

PMF Real Estate Services is pleased to present:

FOR LEASE

KELSEY CREEK CENTER OFFICE

14825-15063 Main Street, Bellevue, WA 98007



1,375 SF—3,673 SF 2nd floor office suites overlooking Larsen Lake and Lake Hills Greenbelt

- Crown, monument, & directory signage
- Lumen & Comcast fiber available
- Elevator-serviced
- FREE use of common area parking
- Common area remodel completed Jan-2023
- Adjacent walking trails
- Great on-site amenities for employees: Gym (LA Fitness), Grocery (Neighborhood Market), Starbucks, Wells Fargo, Crumble, Wing Stop, Subway, Greek Express, Stone Korean, Kizuki Ramen, Larsen Lake Blueberry Farm and walking trails.
- Conveniently located between I-90 & 520.



PMF REAL ESTATE SERVICES

Brian Franklin, President

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Timothy Jackson, Executive Vice President

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The information contained herein has been obtained from sources deemed to be reliable, however PMF RES makes no representations or warranties to its accuracy. All information should be independently verified by prospective tenants and/or their representatives.

KELSEY CREEK CENTER OFFICE

Site Plan



KELSEY CREEK CENTER OFFICE

Space Plan

Kelsey Creek Second Floor Office Vacancies

Suite #204

1,518 rsf

\$26.00/rsf + NNN

Suite #205

3,200 rsf

Leased!

Suite #206

1,765 rsf

\$25.00/rsf + NNN

Suite #209

3,673 rsf

\$20.00/rsf + NNN

Suite #212

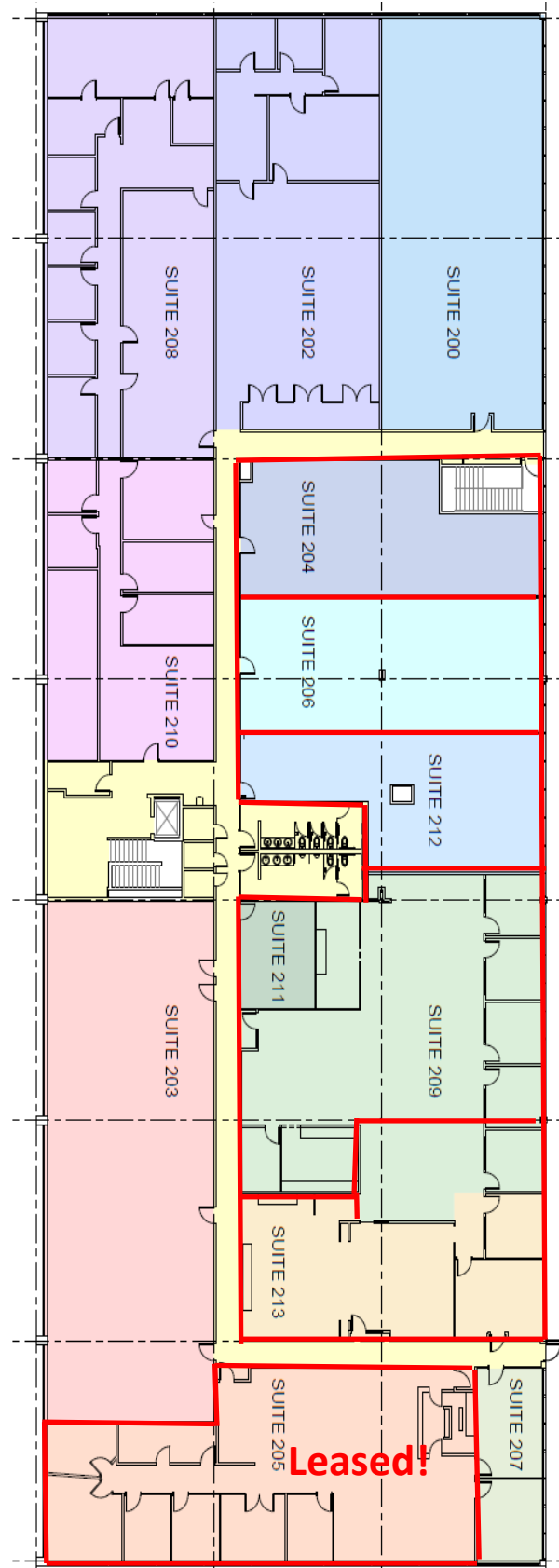
1,375 rsf

\$26.00/rsf + NNN

Suite #213

2,461 rsf

\$22.00/rsf + NNN



KELSEY CREEK OFFICE AMENITIES

Tenant Roster



PMF REAL ESTATE SERVICES

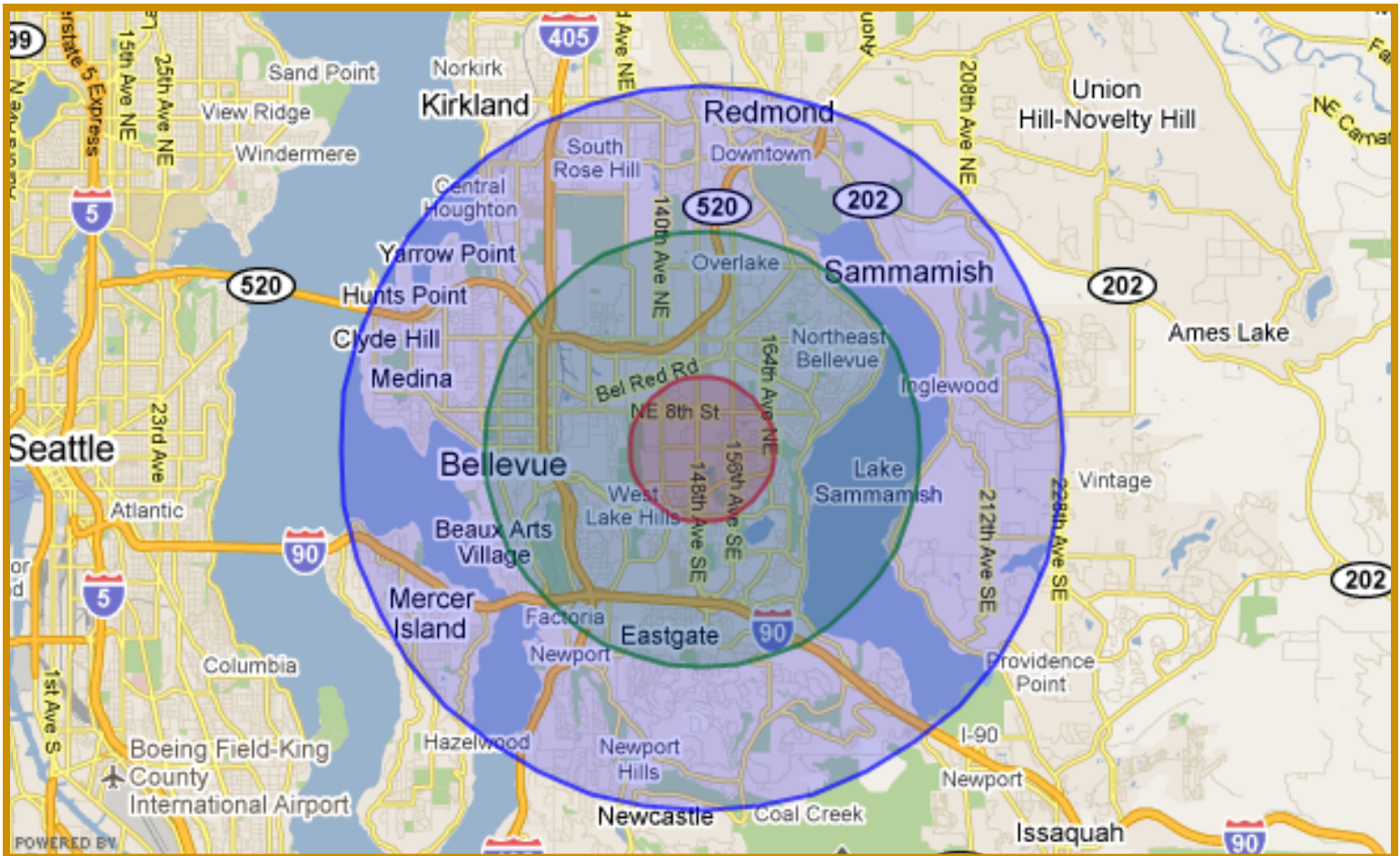
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425-746-6066
425-746-6066

KELSEY CREEK CENTER OFFICE

Area Info



Demographics

	1 Mile	3 Mile	5 Mile
Population	19,875	110,383	255,330
Avg. HH	\$77,237	\$92,215	\$106,809
Total	7,495	46,540	104,437

Traffic Counts

148 th Avenue SE	38,600 Cars/Day
Main Street	8,000 Cars/Day

Travel Time

Seattle	12 Minutes
Issaquah	14 Minutes
Kirkland	15 Minutes

1.5 miles from WA-520 • 2 miles from I-90 • 2.5 miles from I-405

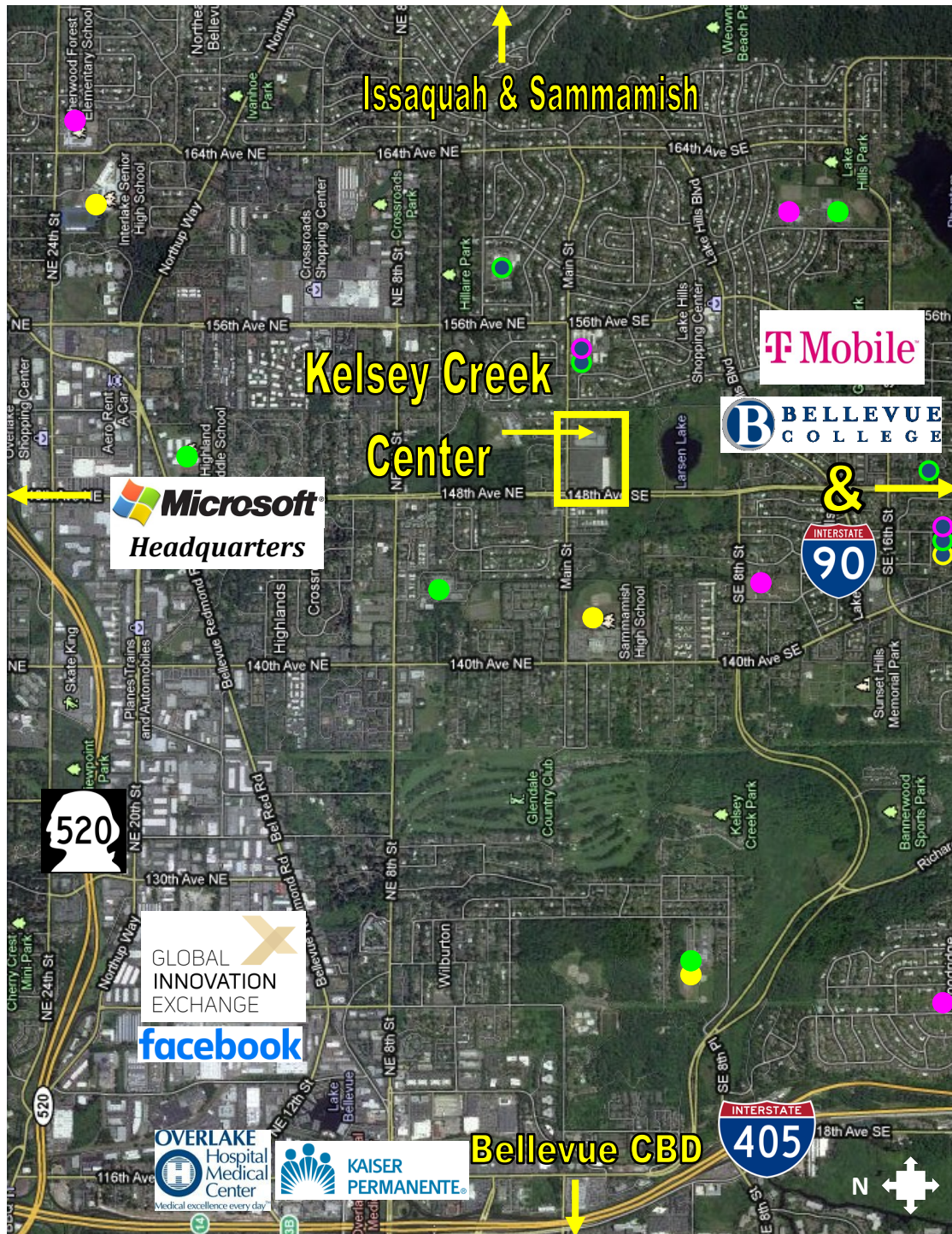
Near: Bellevue College (13,000 students) • Microsoft Headquarters (14,000 offices)

Overlake Hospital (2,500 staff, 400+ beds) • Interlake & Sammamish HS (2,300+ students)

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KELSEY CREEK CENTER OFFICE

Schools/Employers



Legend

Public Schools

- High School
- Middle School
- Elementary School

Private Schools

- High School
- Middle School
- Elementary School

Kelsey Creek Center is a well established community center in the epicenter of suburban Bellevue, serving Lake Hills, Crossroads, Overlake, and Eastgate.

Kelsey Creek benefits from a dynamic mix of retail, restaurant, service, and office tenants.

Daily needs tenants such as Walmart and LA Fitness provide customer traffic year round for co-tenants.

Located in close proximity to Microsoft, I-90, WA-520, recreational parks, schools, and businesses.