



**WALLACE**  
PROPERTIES

330 112th Ave NE, Suite 200  
Bellevue, WA 98004  
425-455-9976  
[www.wallaceproperties.com](http://www.wallaceproperties.com)



Lobby Entry

# WASHINGTON PARK

1407 & 1417 116TH AVE NE | BELLEVUE, WA 98004

FOR LEASING INFORMATION, PLEASE CONTACT:

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# WASHINGTON PARK

BELLEVUE OFFICE SPACE FOR LEASE | 1407 & 1417 116TH AVE NE, BELLEVUE, WA 98004

SUITE	SIZE	FLOOR	BUILDING	AVAILABILITY	NET RENT RATE
E-100	6,618 RSF	1	1407	Now	\$22 (Rent Ready)
E-210	2,137 RSF	2	1407	Now	\$25.50
W-100	10,885 RSF	1	1417	1/1/26	\$25.50
W-200	6,657 RSF	2	1417	1/1/26	\$25.50

## FEATURES:

- EST. 2026 OPERATING EXPENSES: \$12.61/RSF (INCLUDING IN-SUITE ELECTRICITY AND JANITORIAL)
- GREAT LOCATION IN AN OFFICE CAMPUS SETTING WITH EXCELLENT FREEWAY ACCESS
- IDEAL FOR GENERAL OFFICE OR PROFESSIONAL SERVICES INCLUDING MEDICAL
- FREE SURFACE PARKING AND RESERVED GARAGE
- PARKING AT \$75/MONTH PER STALL
- PARKING RATIO: 3.04/1,000, INCLUDING RESERVED PARKING. ADDITIONAL PARKING AVAILABLE FOR MEDICAL TENANTS
- WALKING DISTANCE TO DOWNTOWN BELLEVUE AMENITIES, SPRING DISTRICT AND 120TH SOUND TRANSIT LIGHT RAIL STATION



BLDG. 1407 UPDATED LOBBY

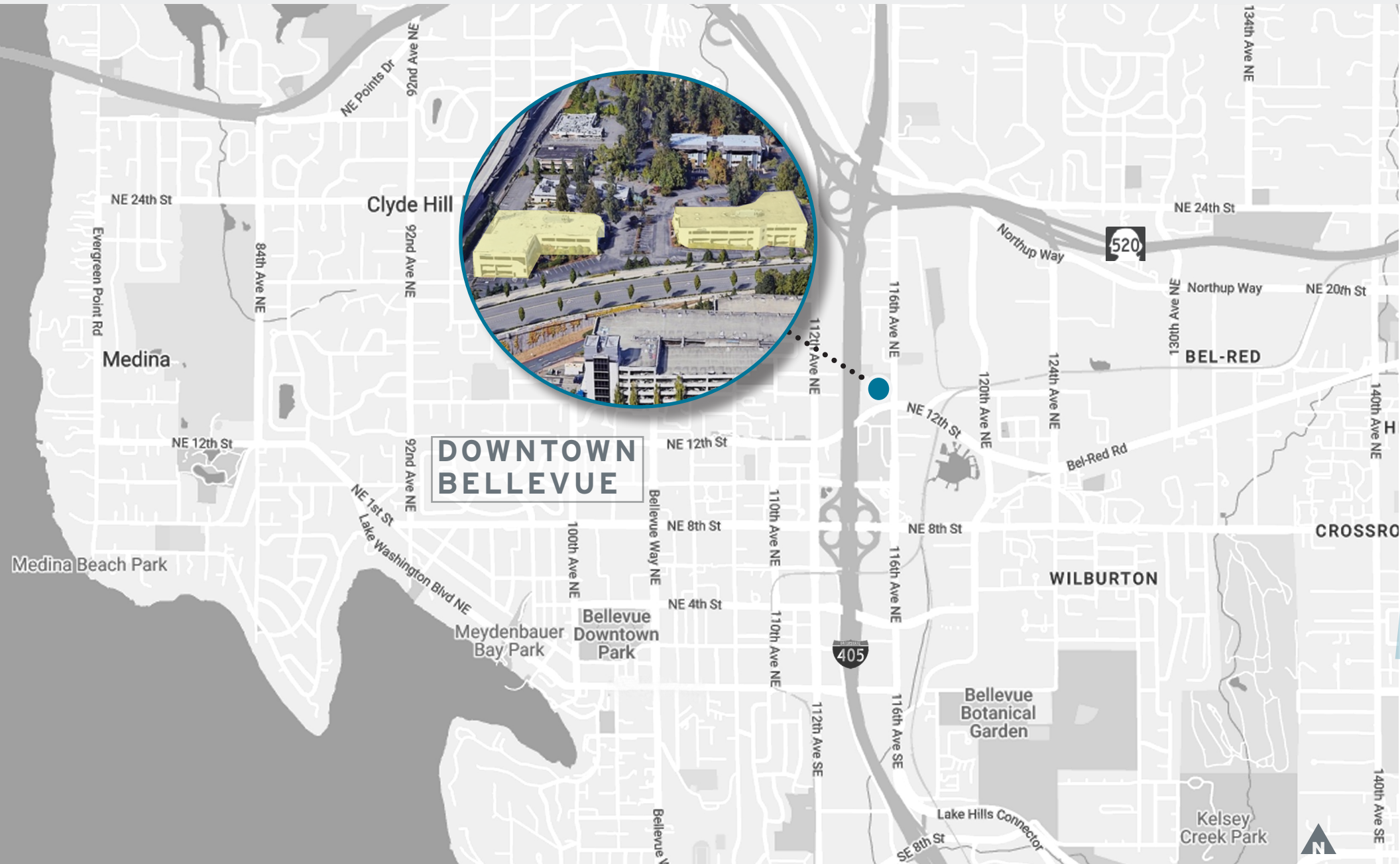
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**DOWNTOWN  
BELLEVUE**

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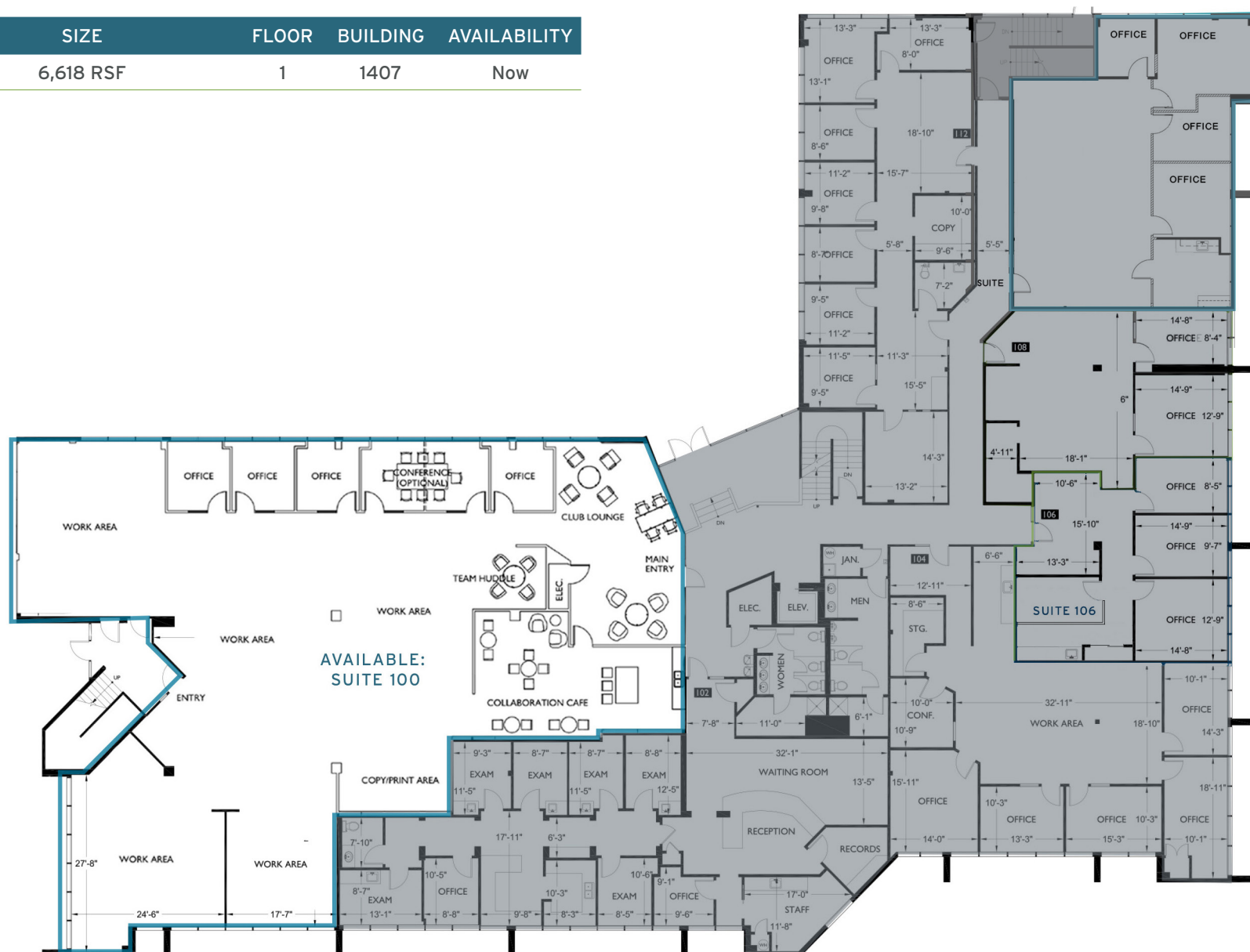


- 0.4 MILES TO SPRING DISTRICT
- 0.4 MILES TO SPRING DISTRICT/120TH LINK LIGHT RAIL STATION
- 0.5 MILES TO WILBURTON LINK LIGHT RAIL STATION
- 0.5 MILES TO DOWNTOWN BELLEVUE



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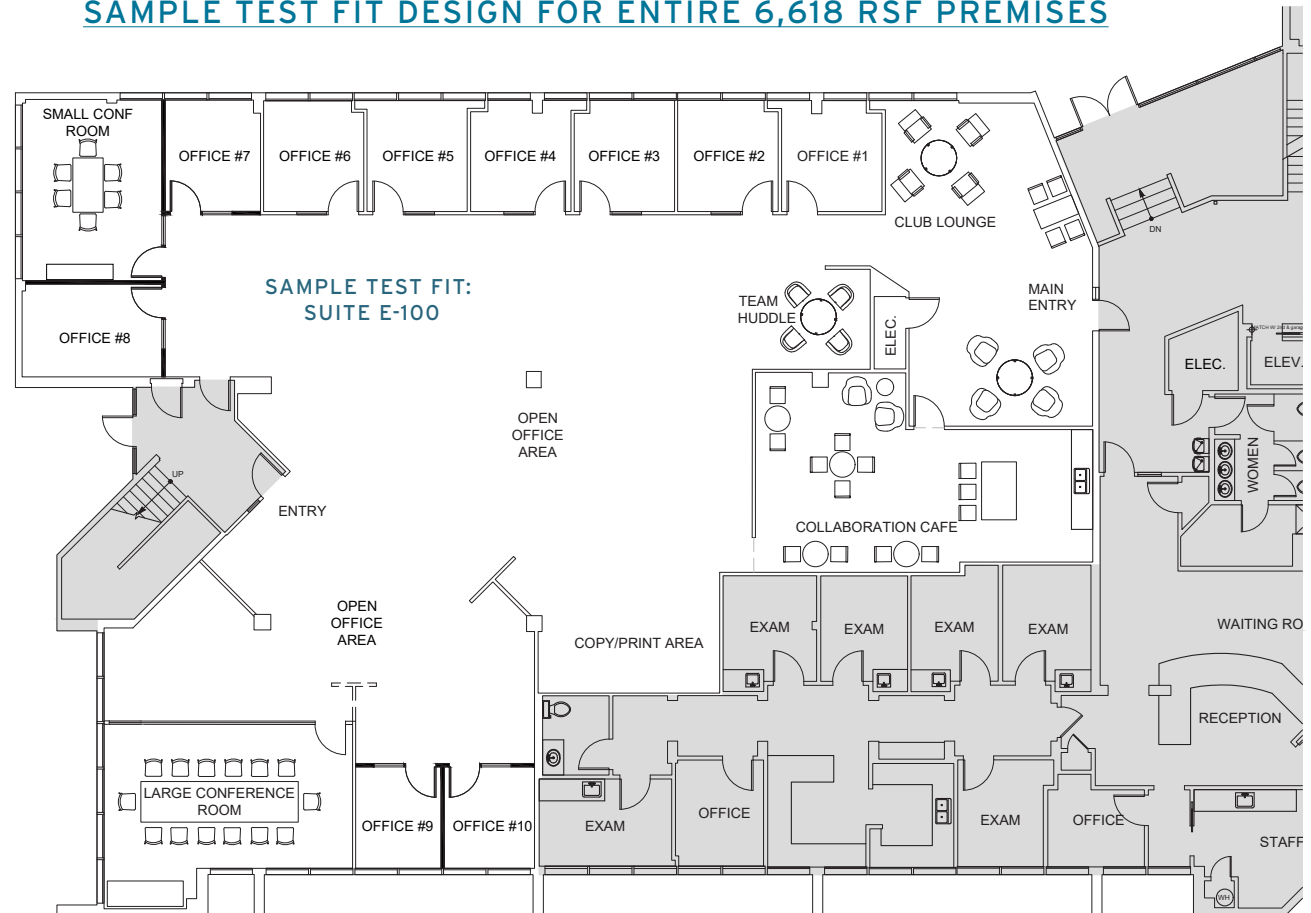
SUITE	SIZE	FLOOR	BUILDING	AVAILABILITY
E-100	6,618 RSF	1	1407	Now



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## SAMPLE TEST FIT DESIGN FOR ENTIRE 6,618 RSF PREMISES



1407 WASHINGTON PARK  
SUITE E-100 | TEST FIT

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SUITE	SIZE	FLOOR	BUILDING	AVAILABILITY
E-210	2,137 RSF	2	1407	Now

AVAILABLE:-  
SUITE 210



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SUITE	SIZE	FLOOR	BUILDING	AVAILABILITY
W-100	10,885 RSF	1	1417	1/1/26

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AVAILABLE  
SUITE 200

SUITE	SIZE	FLOOR	BUILDING	AVAILABILITY
W-200	6,657 RSF	2	1417	1/1/26

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