

CampusOfficePark

1601-1611 116th Avenue NE, Bellevue, WA



Office & Medical Space for Lease

Leibsohn & Company 



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Property Features



- » Building Re-painted in 2025
- » Parking Ratio: **5.0/1,000 RSF**
- » Free Covered Parking
- » Community Conference Room & Kitchen Included
- » New LED Light Fixtures in all Common Areas & Suites
- » Walkable to Overlake Medical Pavilion, Kaiser Permanente, & Downtown Bellevue
- » Walkable to Bell Hop Service
- » **xfinity** Available



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Available Suites



Building	Suite	Use	Size	Rent
1603	100	Office	1,224 RSF	\$35.00/RSF, Full Service
1603	114	Office	1,833 RSF	\$35.00/RSF, Full Service
1603	116	Office	1,733 RSF	\$35.00/RSF, Full Service
1603	120	Office	1,550 RSF	\$36.00/RSF, Full Service
1611	200	Office	2,449 RSF	\$35.00/RSF , Full Service

Building	Suite	Use	Size	Rent
1611	124	Executive Suite	198 RSF	\$600.00/month, Gross
1611	118	Executive Suite	243 RSF	\$710.00/month, Gross
1611	134	Executive Suite	300 RSF	\$900.00/month, Gross
1611	209	Executive Suite	389 RSF	\$1,135.00/month, Gross
1611	211	Executive Suite	275 RSF	\$810.00/month, Gross
1611	218	Executive Suite	249 RSF	\$730.00/month, Gross
1611	222	Executive Suite	269 RSF	\$785.00/month, Gross
1611	228	Executive Suite	212 RSF	\$750.00/month, Gross



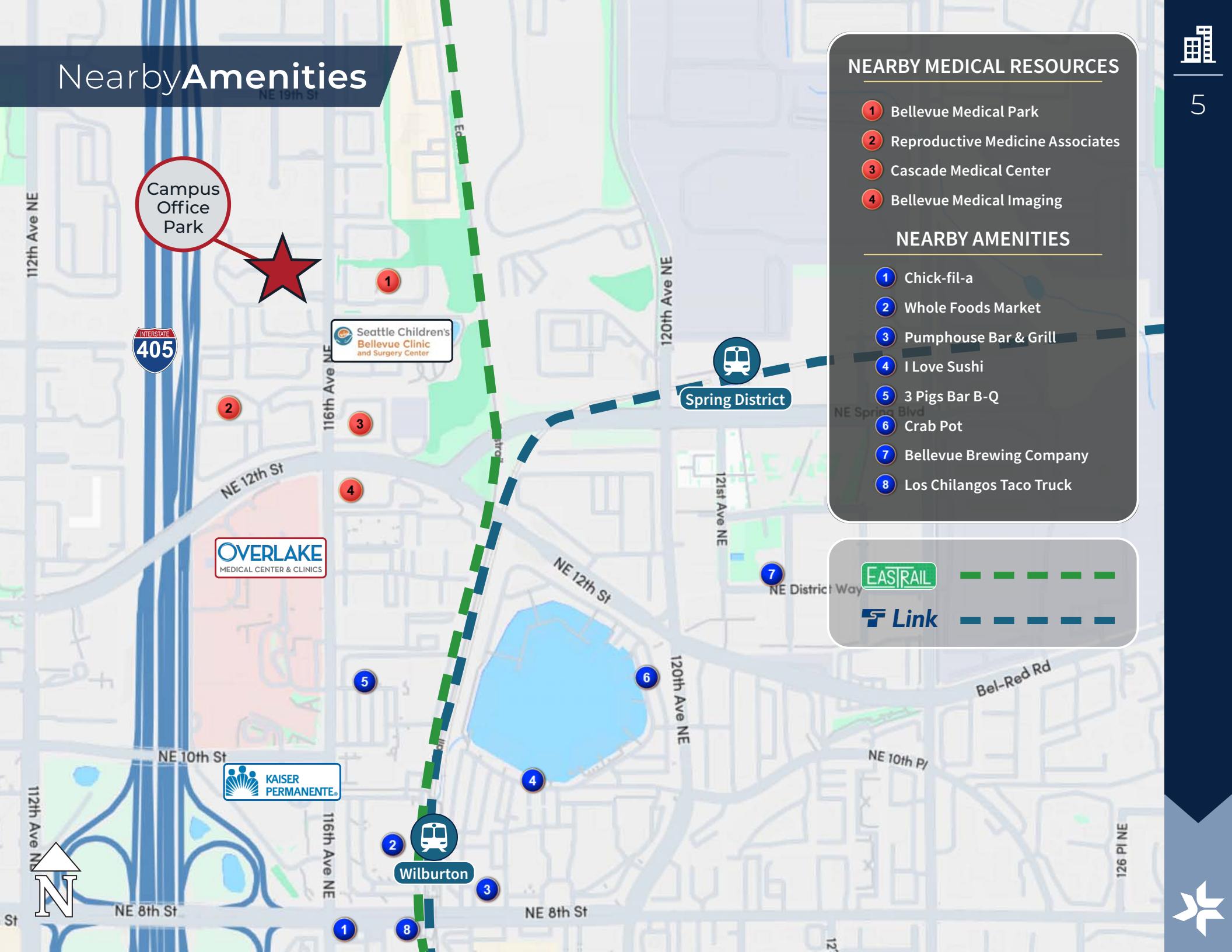
LocationAerial

520

4



Nearby Amenities



NEARBY MEDICAL RESOURCES

- 1 Bellevue Medical Park
- 2 Reproductive Medicine Associates
- 3 Cascade Medical Center
- 4 Bellevue Medical Imaging

NEARBY AMENITIES

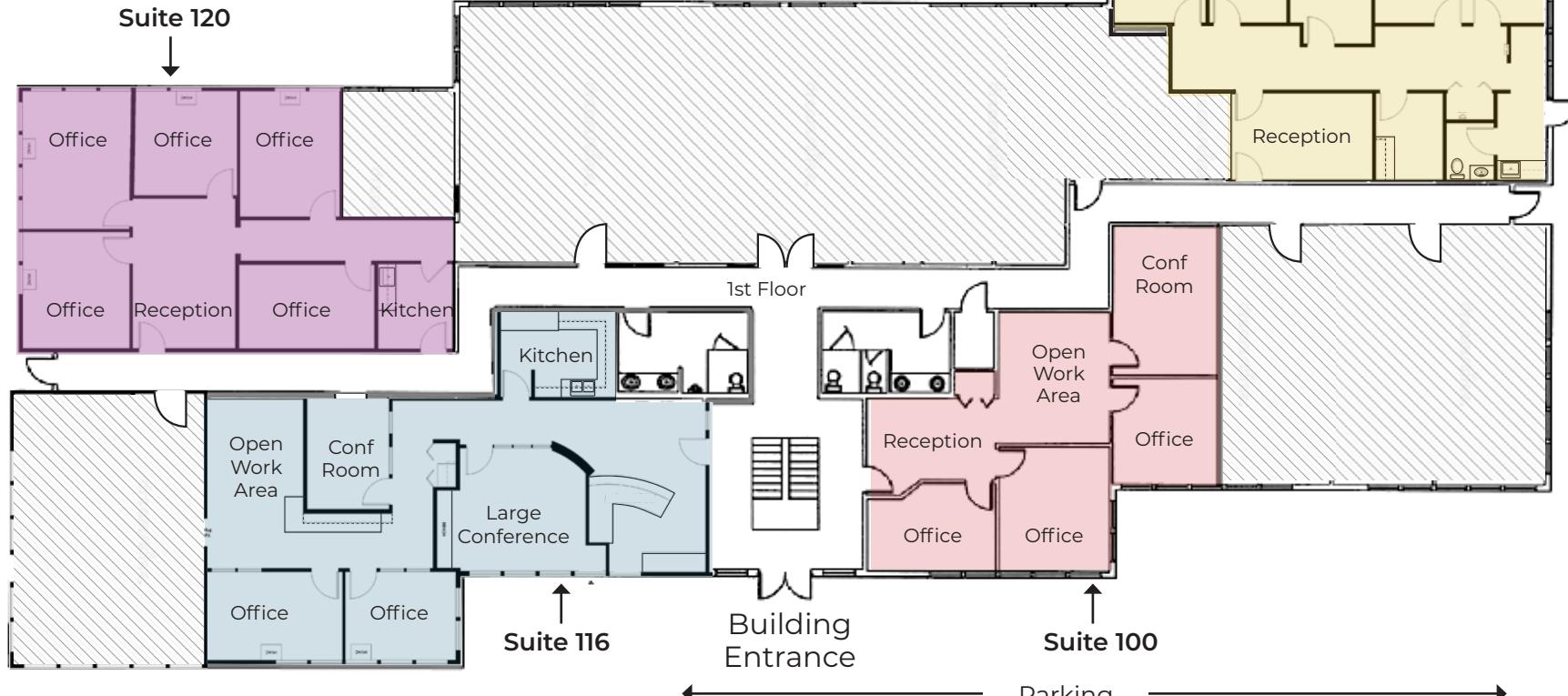
- 1 Chick-fil-a
- 2 Whole Foods Market
- 3 Pumphouse Bar & Grill
- 4 I Love Sushi
- 5 3 Pigs Bar B-Q
- 6 Crab Pot
- 7 Bellevue Brewing Company
- 8 Los Chilangos Taco Truck



Building 1603



6

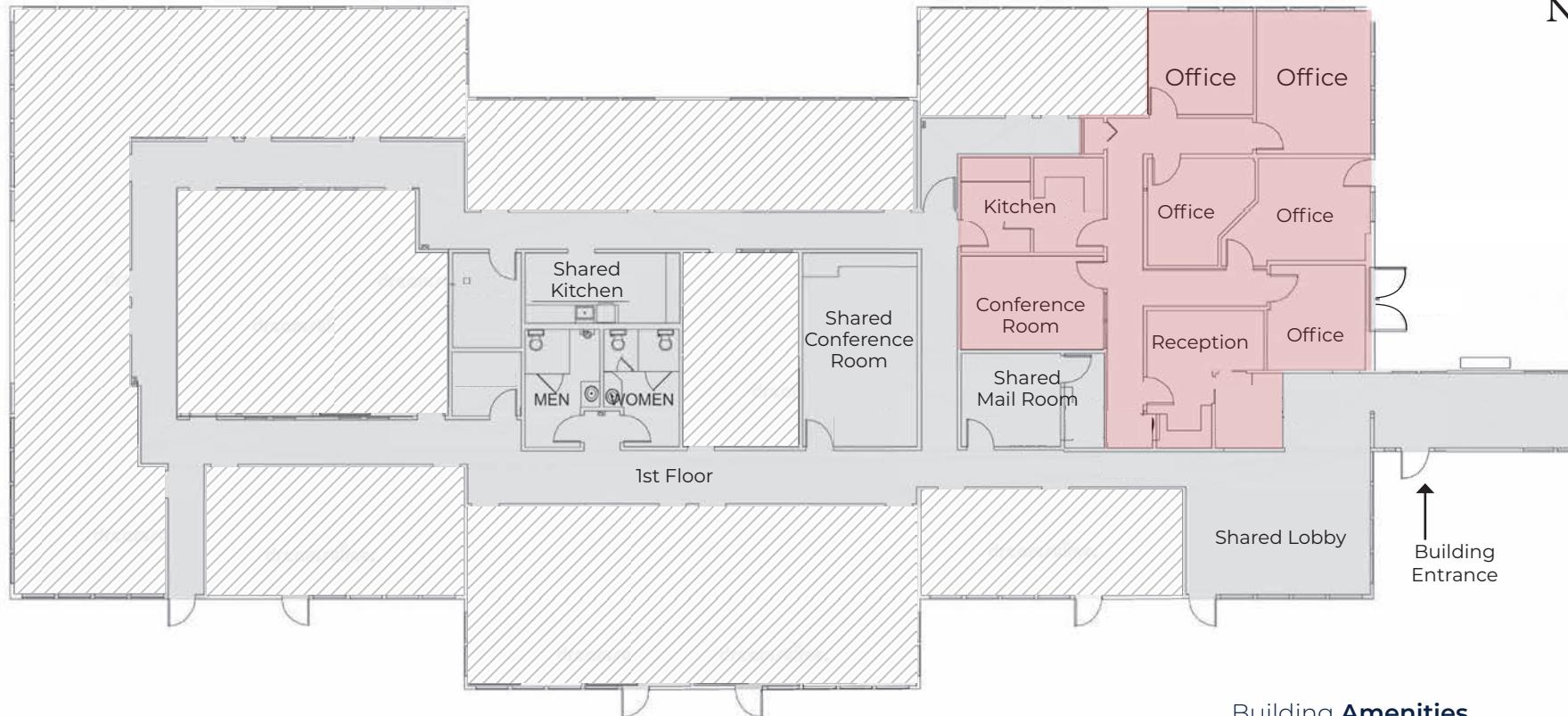


Suite	Size	Full Service Rate	Available	Features
100	1,224 RSF	\$3,570.00/mo	Immediately	Open Work Areas, 3 Private Offices
112	1,842 RSF	LEASED		
114	1,833 RSF	\$5,346.25/mo	Immediately	4 Offices, Exam Room, Waiting Area, In-Suite Restroom, Kitchen
116	1,733 RSF	\$5,054.58/mo	Immediately	3 Offices, Conference, Open Work Area, Reception, Kitchen
118	693 RSF	LEASED		
120	1,550 RSF	\$4,650.00/mo	Immediately	5 Offices, Conference, Waiting Area, Kitchen



Building 1611 | Suite 200

N



Building Amenities

2 Shared Conference Rooms

2 Building Kitchenettes

Mail Room

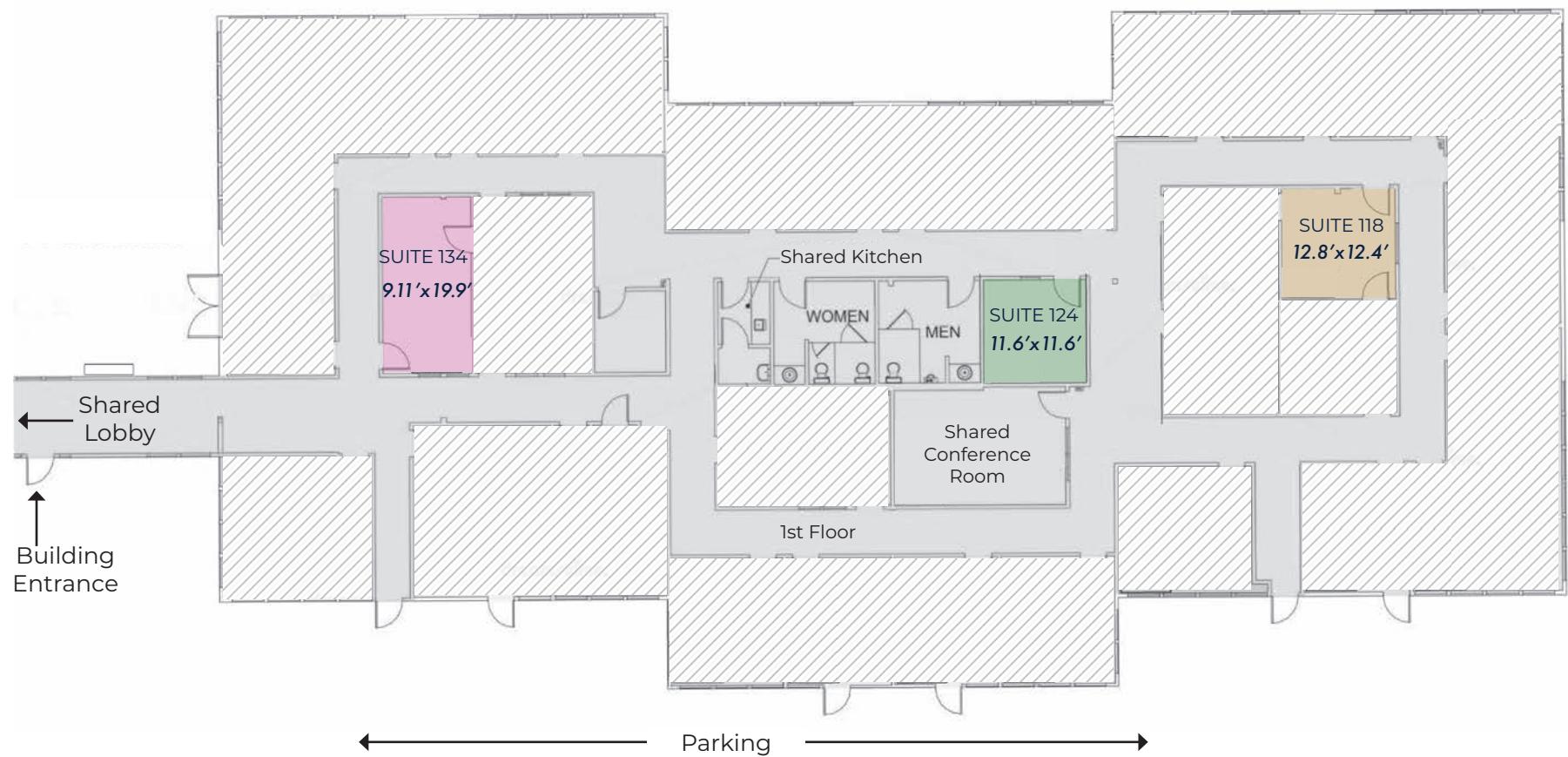
Shared Building Waiting Area

Grade Level Access

Suite	Size	Full Service Rate	Available	Features
200	2,449 RSF	\$7,142.92/mo	Immediately	6 Private Offices, Kitchen, Built-In Reception, Staff Room



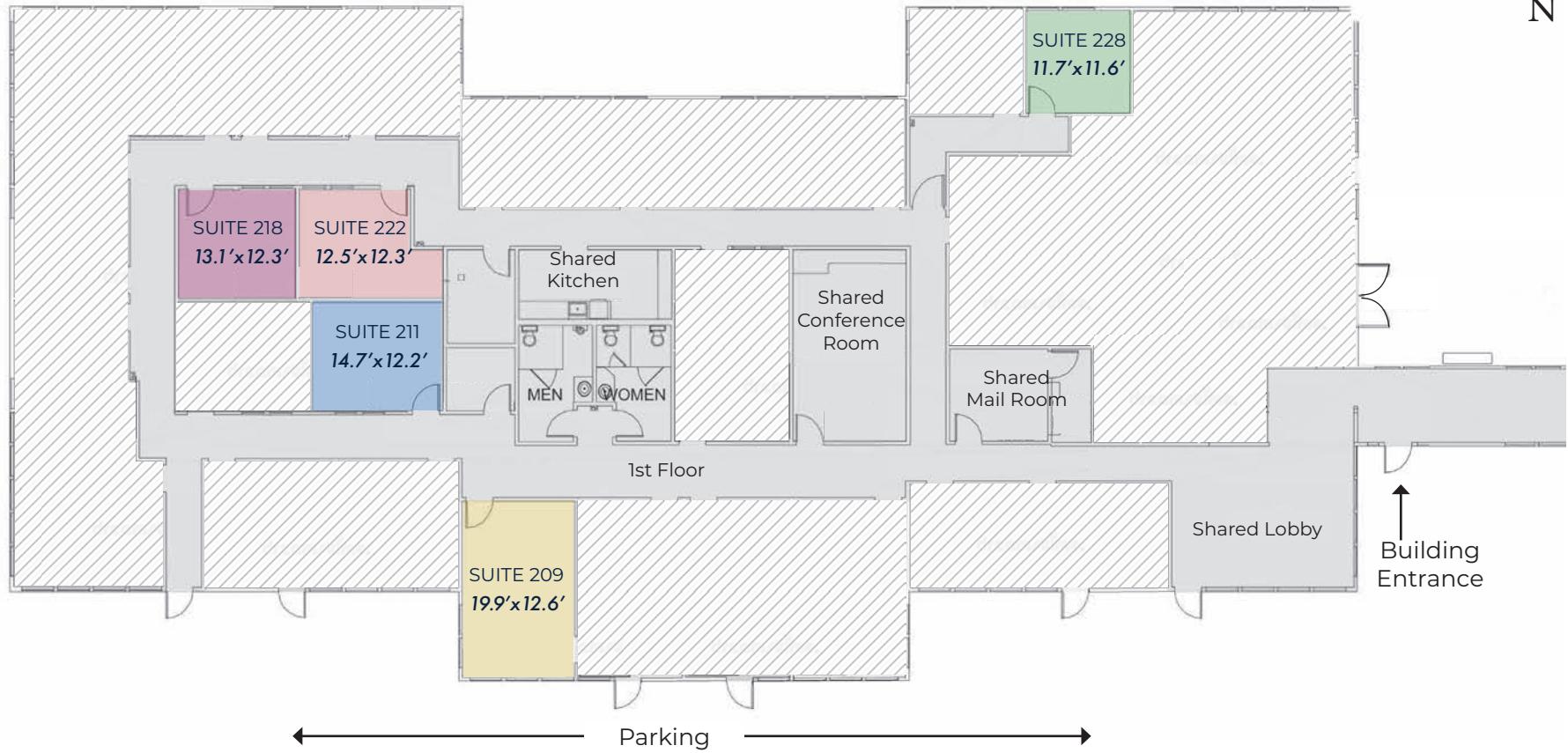
Building 1611 | East Wing Executive Suites



Suite	Size	Gross Rate	Availability	Notes	Exec Suite Features
102	194 RSF	— LEASED —			2 Shared Conference Rooms
118	243 RSF	\$710.00/month	Immediately	Building Core Interior Suite	2 Building Kitchenettes
124	198 RSF	\$600.00/month	Immediately	Building Core Interior Suite	Mail Room
134	300 RSF	\$900.00/month	Immediately	Building Core Interior Suite	Shared Building Waiting Area
					Grade Level Access

Building 1611 | West Wing Executive Suites

N



Suite	Size	Gross Rate	Availability	Notes
209	389 RSF	\$1,135.00/month	Immediately	Exterior Window
211	275 RSF	\$810.00/month	Immediately	Building Core Interior Suite
218	249 RSF	\$730.00/month	Immediately	Building Core Interior Suite
222	269 RSF	\$785.00/month	Immediately	Building Core Interior Suite
226	309 RSF	— LEASED —		
228	212 RSF	\$750.00/month	Immediately	Exterior Windows

Exec Suite Features

- 2 Shared Conference Rooms
- 2 Building Kitchenettes
- Mail Room
- Shared Building Waiting Area
- Grade Level Access





10





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