

OFFICE
LEASE



PARK HEIGHTS BUILDING

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OFFICE SPACE NEAR DOWNTOWN BELLEVUE

381 SF - 3,795 SF Available

\$40.00-\$45.00/SF, Full Service

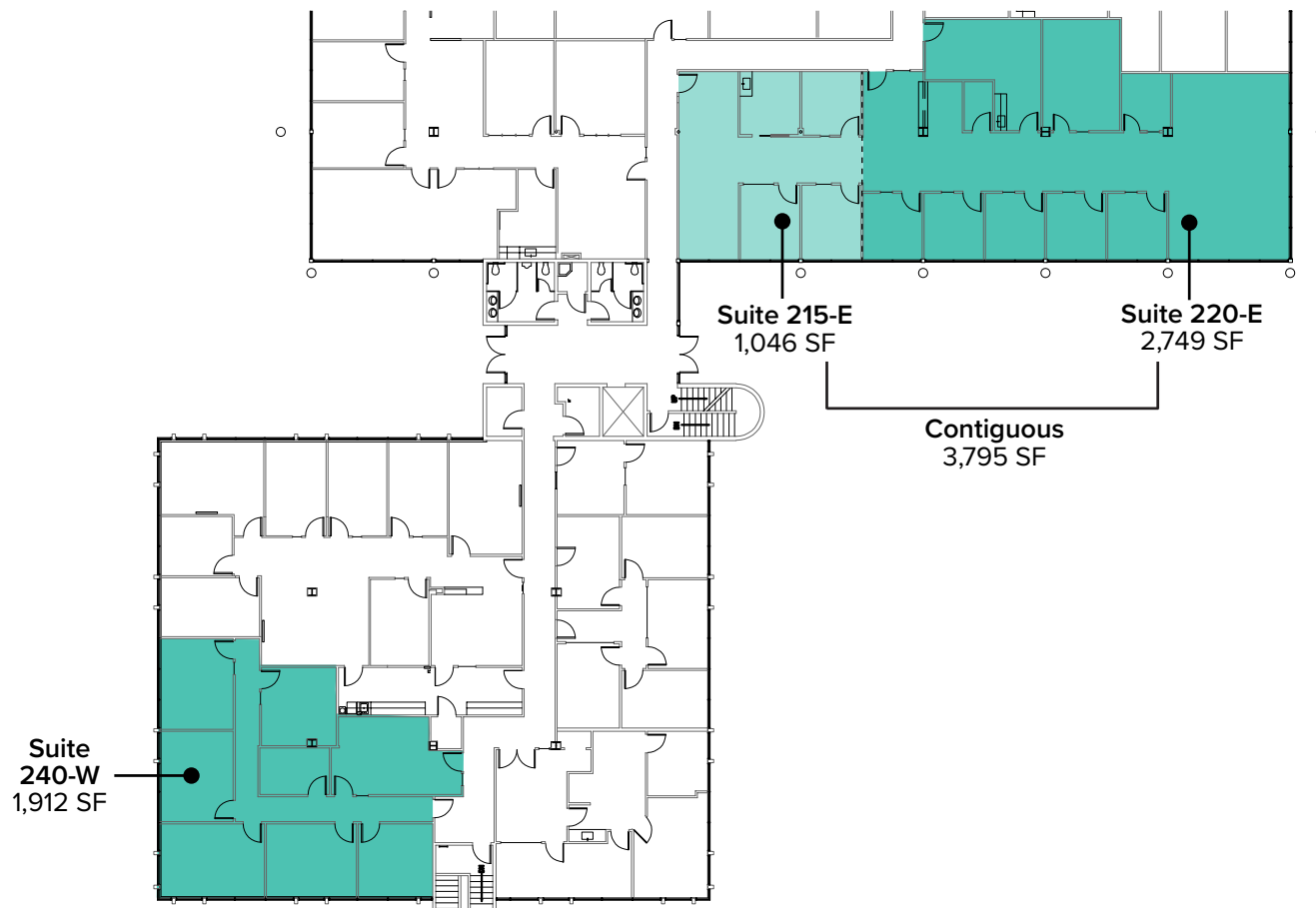
PROPERTY FEATURES:

- Close-In Bellevue Location
- Free Surface Parking
- Minutes from Downtown Bellevue, Bellevue Square, Future Link Light Rail Station, Overlake Medical Center, and Spring District
- Located next to I-405 and SR-520

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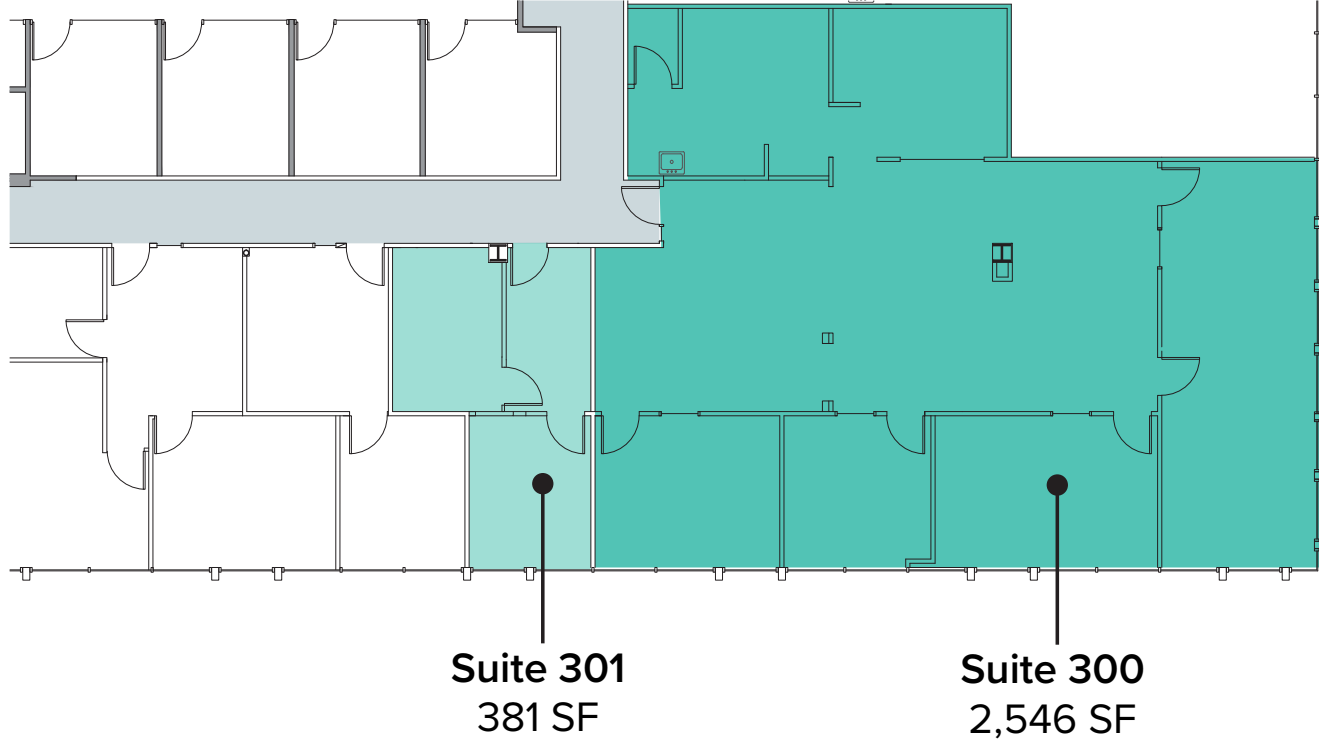
SECOND LEVEL FLOOR PLAN

Suite	Square Feet	Notes
215-E & 220 E	1,046 SF - 3,795 SF	Mix of open work area and private offices with break rooms and kitchenette. Combined for 3,795 SF or can be demised. Available 4/1/2027.
240-W	1,912 SF	Currently a therapy office. 5 private offices on the window line with great natural light, reception, breakroom with kitchenette, and separate exit door. Available 11/1/2026.

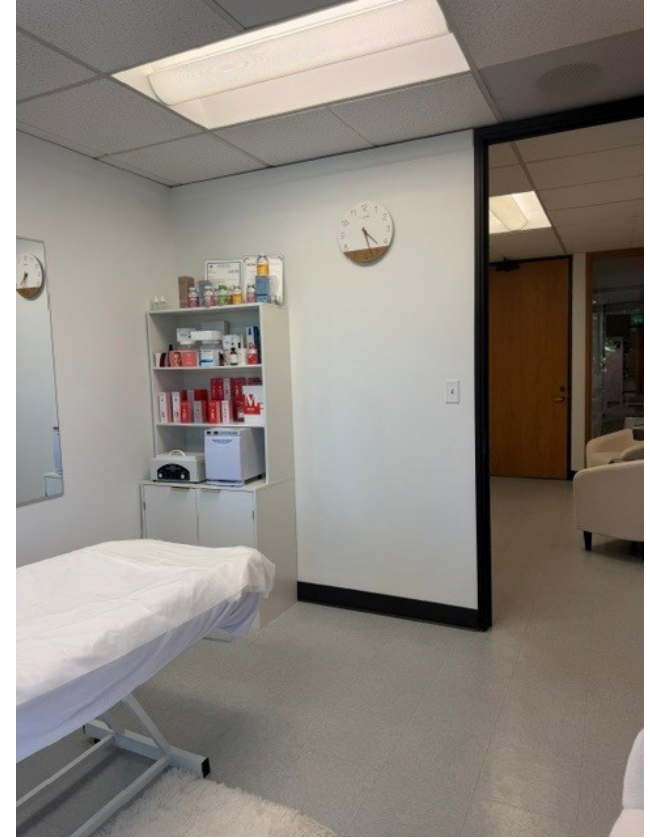


THIRD LEVEL FLOOR PLAN

Suite	Square Feet	Notes
300	2,546 SF	Open work space, private offices, and kitchenette. Available 4/1/2027.
301	381 SF	Pseudo-medical, former aesthetician space. Clean & bright treatment rooms. \$1,700/Month, Full Service. Available for Sublease 8/1/2026.



SUITE 301



LOCATION MAP

