

OVERLAKE COMMONS

2265 116th Ave NE, Bellevue, WA 98004



OFFERING SUMMARY

AVAILABLE SF:	720 - 4,320 SF
LEASE RATE:	\$25.00 - 32.00 SF/yr (MG)
LOT SIZE:	1.11 Acres
YEAR BUILT:	1980
BUILDING SIZE:	14,600 SF
RENOVATED:	2019

PROPERTY OVERVIEW

Conveniently located a few short blocks from the Bellevue CBD and Overlake Medical Center on 116th Avenue, Overlake Commons offers a peaceful and secluded work environment only minutes away from all the modern urban amenities that Bellevue has to offer. Easy access from both Interstate 405 and 520, Overlake Commons provides an easy commute for the major talent pools in Seattle, Bellevue, Redmond, and Kirkland.

PROPERTY HIGHLIGHTS

- Modernized Interior
- Flexible Lease Terms
- Premier Location
- Superior Access
- Signage Visibility from I405 and SR520
- Quiet, Relaxed Setting
- Professional, Local Management

KW COMMERCIAL
505-106th Ave NE, Ste 210
Bellevue, WA 98004

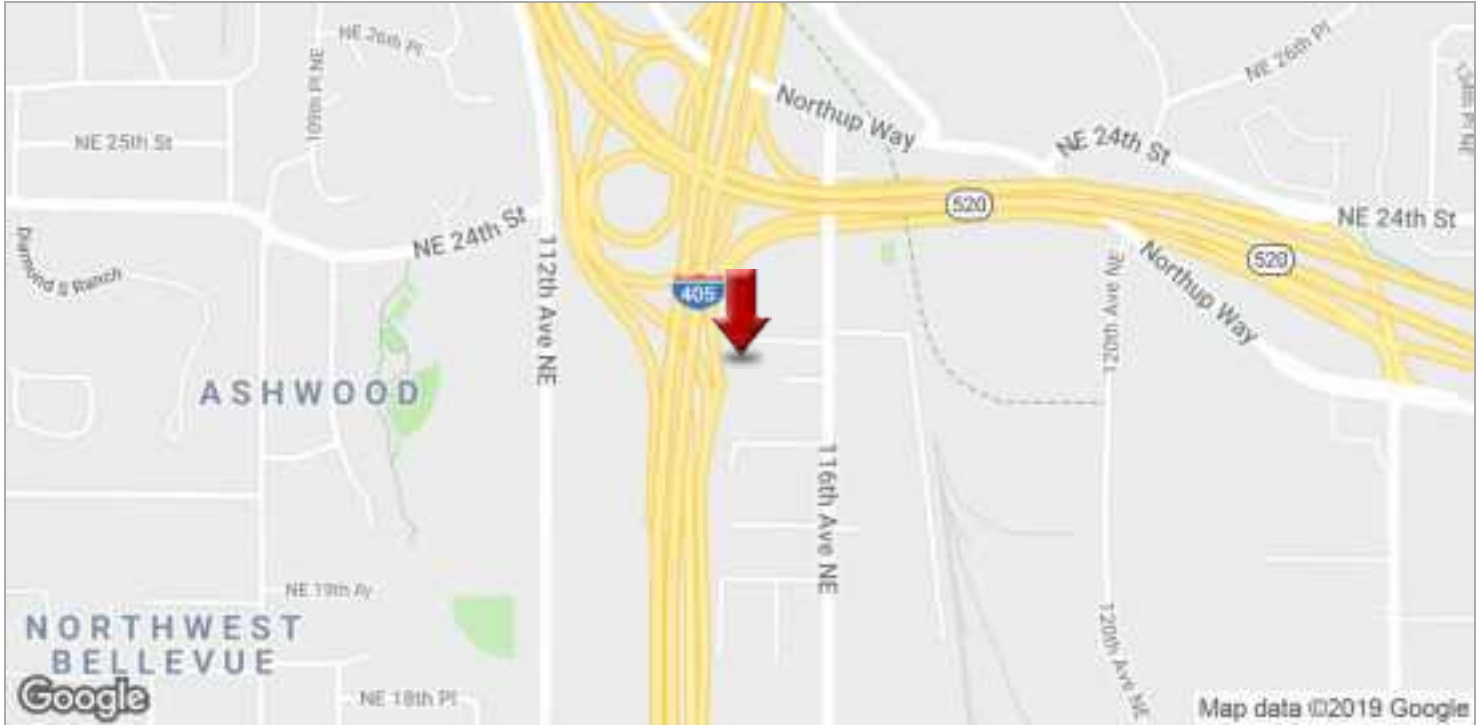
JUSTIN SULT
Director
O: 425.454.0911
C: 206.724.3676
justinsult@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OVERLAKE COMMONS

2265 116th Ave NE, Bellevue, WA 98004



KW COMMERCIAL
505-106th Ave NE, Ste 210
Bellevue, WA 98004

JUSTIN SULT
Director
O: 425.454.0911
C: 206.724.3676
justinsult@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

OVERLAKE COMMONS

2265 116th Ave NE, Bellevue, WA 98004



LEASE RATE: \$28 - \$32 **TOTAL SPACE:** 720 - 4,320 SF
LEASE TYPE: MG **LEASE TERM:** -

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 1	Medical	\$28.00 - 32.00 SF/yr	Modified Gross	720 - 3,120 SF	Negotiable	
Suite 2	Office Building	\$26.00 - 30.00 SF/yr	Modified Gross	3,710 SF	Negotiable	
Suite 3	Office Building	\$28.00 - 32.00 SF/yr	Modified Gross	800 - 2,800 SF	Negotiable	
Suite 4	Office Building	\$25.00 - 28.00 SF/yr	Modified Gross	4,320 SF	Negotiable	

KW COMMERCIAL
505-106th Ave NE, Ste 210
Bellevue, WA 98004

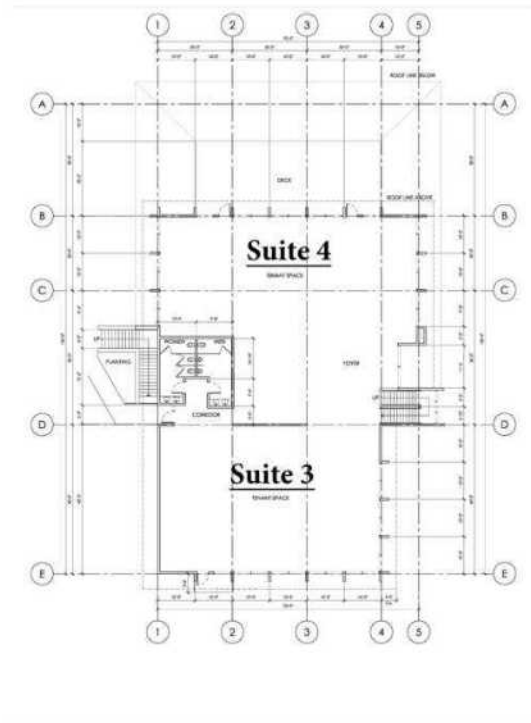
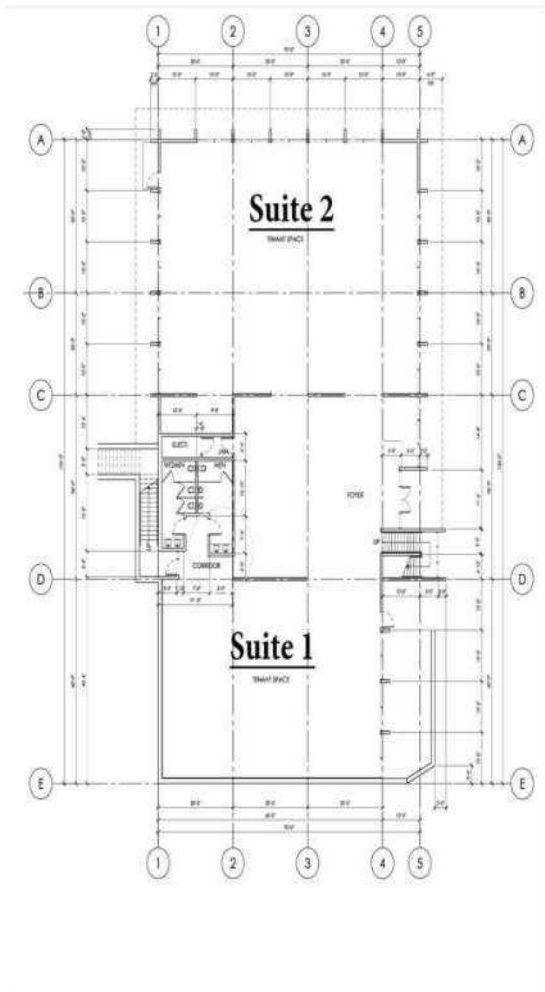
JUSTIN SULT
Director
O: 425.454.0911
C: 206.724.3676
justinsult@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OVERLAKE COMMONS

2265 116th Ave NE, Bellevue, WA 98004



KW COMMERCIAL
505-106th Ave NE, Ste 210
Bellevue, WA 98004

JUSTIN SULT
Director
O: 425.454.0911
C: 206.724.3676
justinsult@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com