

OFFICE SPACE
FOR LEASE



LAKE HILLS VILLAGE - BUILDING A

655 156th Ave SE, Bellevue, WA 98007

Caleb Farnworth, CCIM

425.289.2235

calebf@rosenharbottle.com

Stossi Tsantilas

425.279.7943

stossit@rosenharbottle.com

425.454.3030
rosenharbottle.com

PO Box 5003
Bellevue, WA 98009 - 5003



CLASS A MIXED USE NEIGHBORHOOD HUB

Can Accommodate Any Size Between
1,095 SF - 11,571 SF

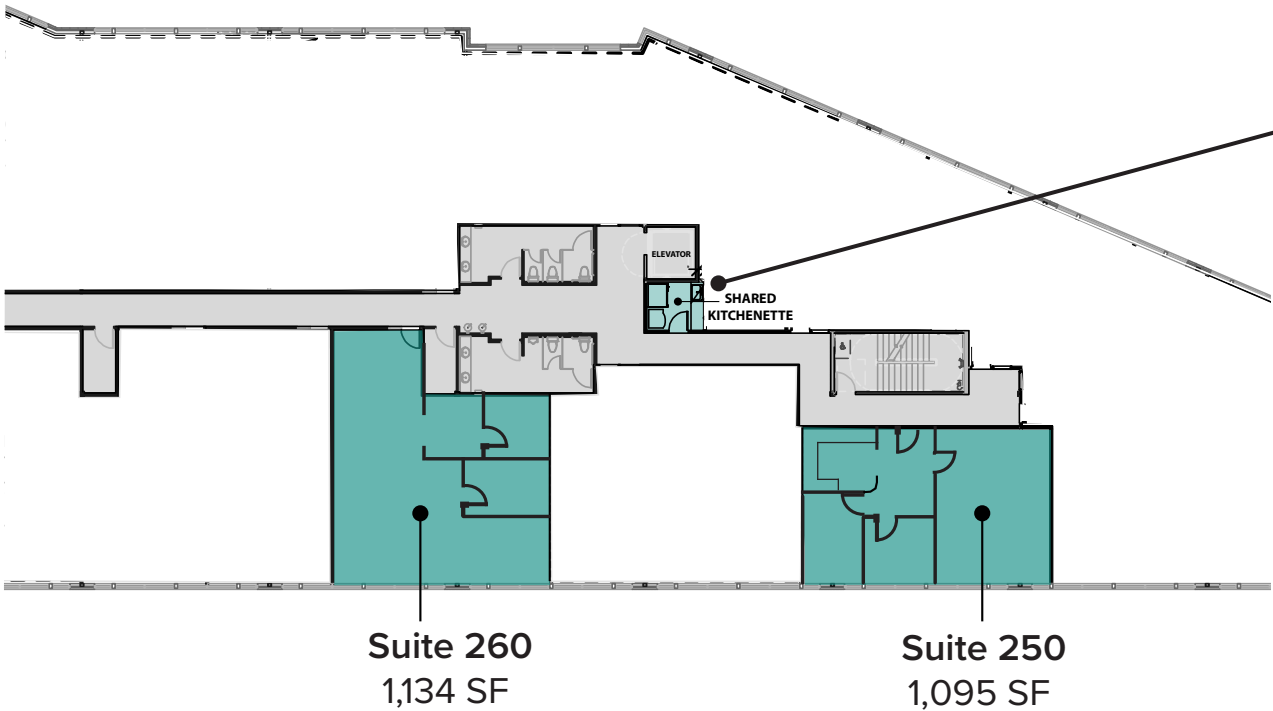
PROPERTY FEATURES:

- On-Site Retail & Restaurant Amenities
- ~56,000 SF of Class A Office Space & ~70,000 SF of Retail & 90 Residential Units
- Anchored by Overlake Medical Clinic and King County Public Library
- Shared Kitchenette for Office Tenants
- Free On-Site Fitness Center with Showers
- Great Visibility from Lake Hills Blvd & 156th Street
- Surface & Garage Parking: 4 Stalls per 1,000 SF



BUILDING A - SECOND FLOOR

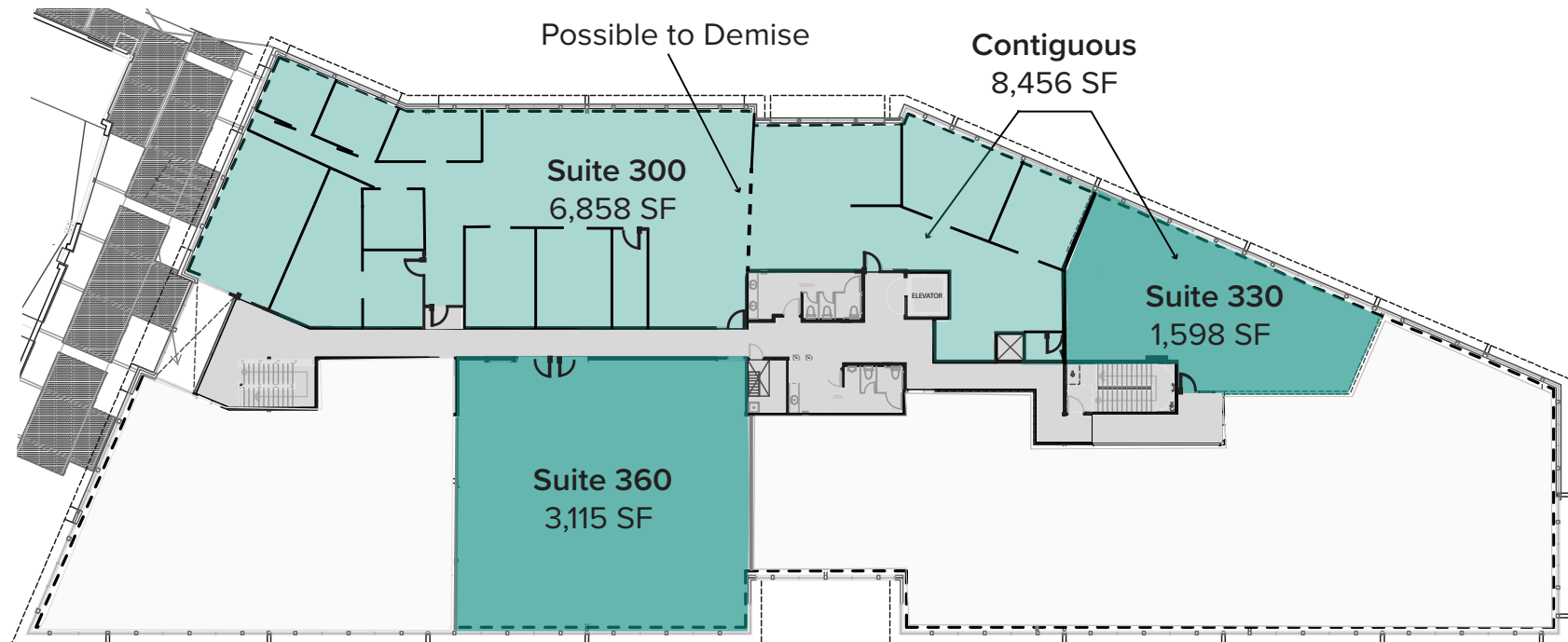
Suite	Square Feet	Rate	Notes
250	1,095 SF	\$33-\$36/SF, NNN	Suite with 2 private offices, reception, open work area and abundant natural light. Available Now.
260	1,134 SF	\$33-\$36/SF, NNN	Suite with 1 private office, storage room, open work area and abundant natural light. Available Now.



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BUILDING A - THIRD FLOOR

Suite	Square Feet	Rate	Notes
300	4,000 SF - 8,456 SF	\$33-\$36/SF, NNN	Suite with 9 private offices, conference rooms, open work area, breakroom, storage and abundant natural light. Can be contiguous with suite 330 for 8,456 SF, or demised into smaller suites around 4,000-5,000 SF. Available Now.
330	1,598 SF - 8,456 SF	\$33-\$36/SF, NNN	Open work area with abundant natural light. Can be contiguous with suite 300 for 8,456 SF. Available Now.
360	3,115 SF - 11,571 SF	\$33-\$36/SF, NNN	Open work area with tenant improvement dollars available for custom build out. Can be leased with suite 300 and 330 for 11,571 SF. Available Now.



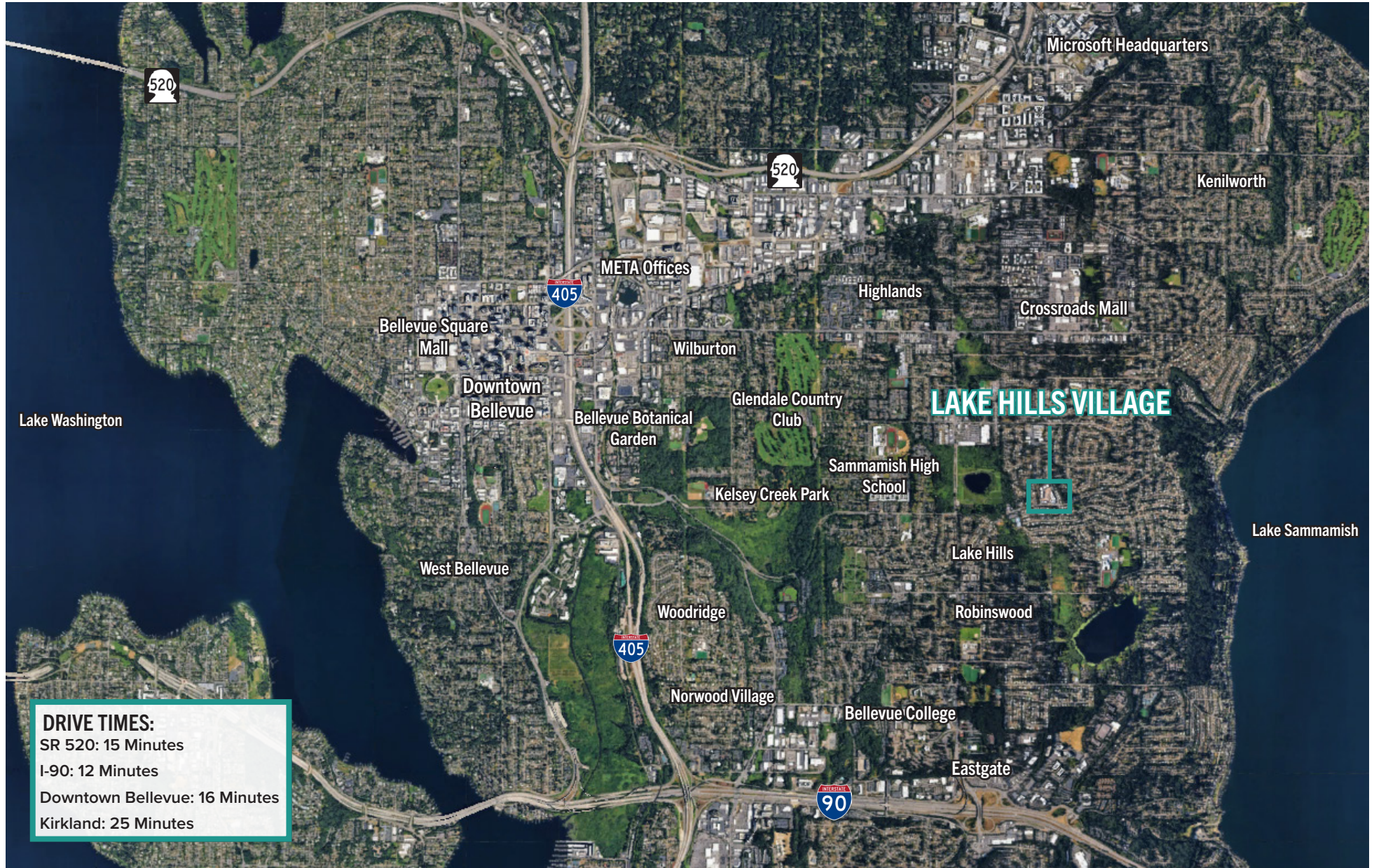
INTERIOR PHOTOS



FREE ON-SITE FITNESS CENTER & SHOWERS



LOCATION MAP



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