



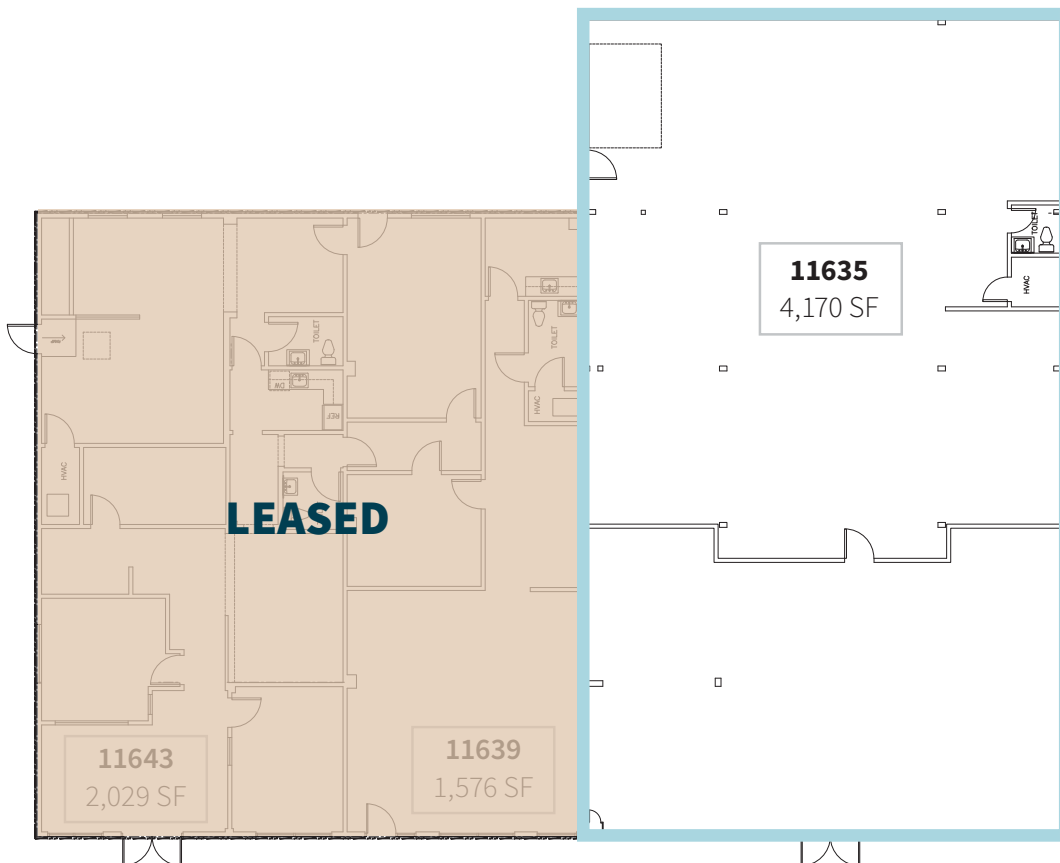
Flex/Retail

1 Unit for lease | 4,170 SF

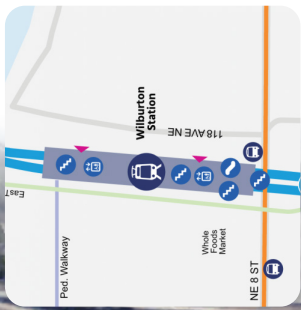
11635 NE 8th St | Bellevue, WA 98004



- + Available 11/1/2023
- + Uses: **General Commercial, Office and Retail**
- + Adjacent to Wilburton Light Rail and Eastrail providing access to 42 miles of regional trails
- + High visibility location with prominent signage and **35,600 VPD** traffic count
- + Across from Whole Foods and next to Los Chilangros Food Truck
- + Free surface parking
- + 400 feet from I-405/NE 8th Street northbound on- and off-ramps; 1,500 feet from southbound on- and off-ramps
- + 400 feet from Overlake Hospital District



4,170 SF Available
Flex, Retail, &
Office use



Wilburton Link Light Rail Station

Whole Foods

116th Ave NE

**Kaiser
Permanente**

NE 8th St

11635 NE 8th St

Chick Fil A

Woods Coffee

116th Ave NE

NE 10th St

405

NE 8th St

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