

OFFICE BUILDING FOR LEASE

136th Office Park

1800 -1804 136th Place NE, Bellevue, WA 98005



OFFERING SUMMARY

Available RSF: 207 – 2,830 RSF

Lease Rate: \$24.00 - \$28.00 RSF/yr.(NNN)

Building Size: 28,075 SF

PROPERTY OVERVIEW

A mixed-use property, 136th Office Park is well-located within walking distance of the retailers within the Bel-Red corridor. The future Bel-Red/130th Station (targeted completion 2023) will be located within walking distance of the property, allowing tenants expanded transportation options.

PROPERTY HIGHLIGHTS

- Located just off NE 20th Street
- Flexible lease terms available
- Walking distance to retail amenities in the Bel-Red corridor
- Located near the new East Link Light Rail Station and ten blocks from the new Spring District
- Floor plans shown may have been altered since initial buildout

Phillips Real Estate
711 6th Avenue North, Suite 200, Seattle, Washington
98109

SORAYA CLEMENTS
206.694.1730
sclements@phillipsre.com

The information contained herein, while not guaranteed, has been secured from sources Phillips Real Estate LLC, a real estate company, believes to be reliable and is considered the most current and correct data available. Prospective purchaser (or lessee) should verify all such information on their own behalf or have information verified by their attorney, accountant or business advisor.

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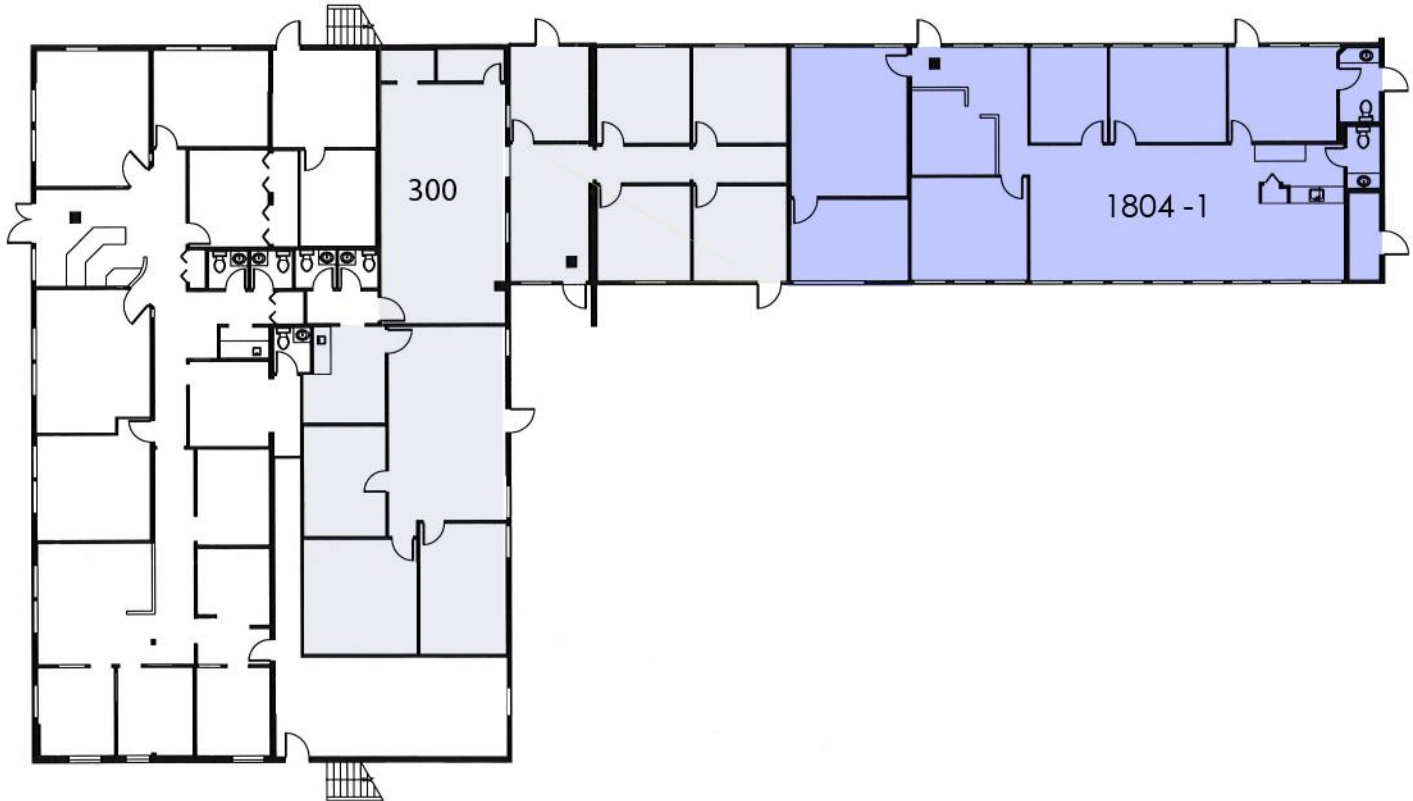
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LEASE TYPE | NNN TOTAL SPACE | 5,041-RSF LEASE TERM | Negotiable LEASE RATE | \$24.00 - \$28.00RSF/yr.



SUITE	AVAILABLE ON	SIZE (SF)	LEASE TYPE	DESCRIPTION
1804 Suite 300	October 1, 2020	2,830 RSF	NNN	1st Floor
1804 Suite 1	September 1, 2020	2,211 RSF	NNN	1st Floor

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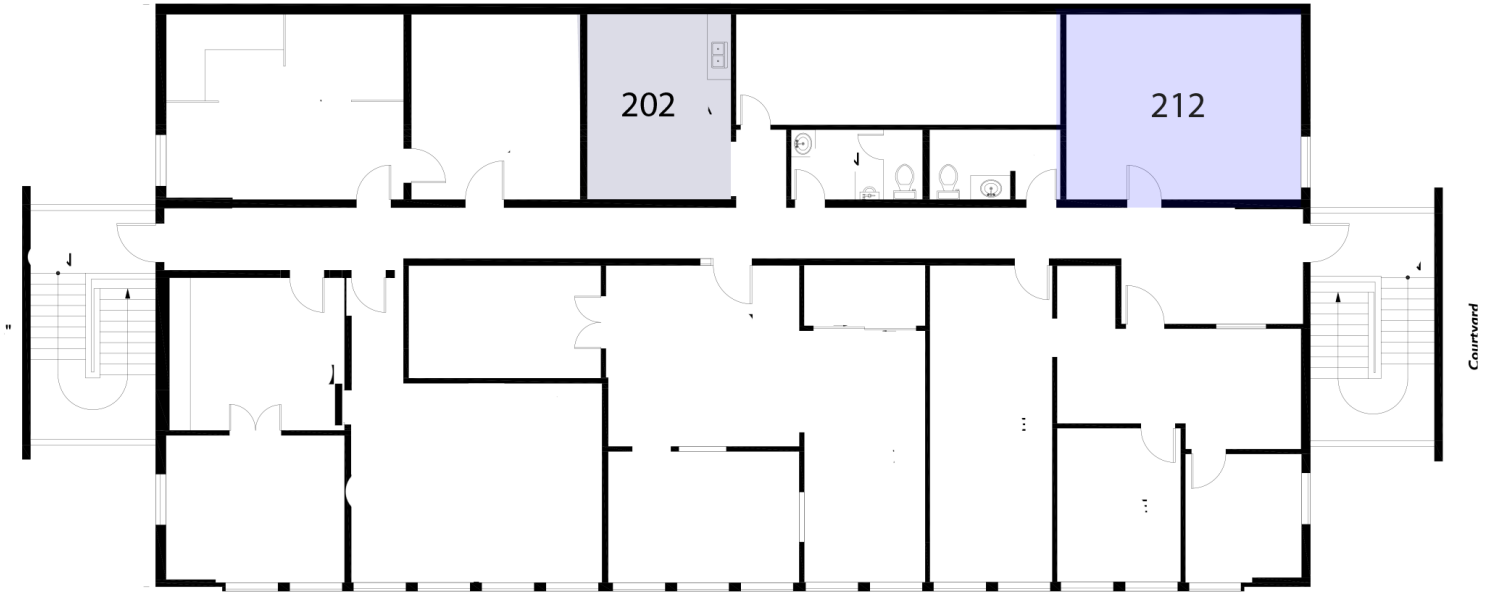
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LEASE TYPE | GROSS TOTAL SPACE | 207 – 360 RSF LEASE TERM | Negotiable LEASE RATE | \$24.00 - \$28.00 RSF/yr.



SUITE	AVAILABLE ON	SIZE (SF)	LEASE TYPE	DESCRIPTION
1800 Suite 202	Available Now	207 RSF	GROSS	2nd Floor
1800 Suite 212	Available Now	360 RSF	GROSS	2nd Floor

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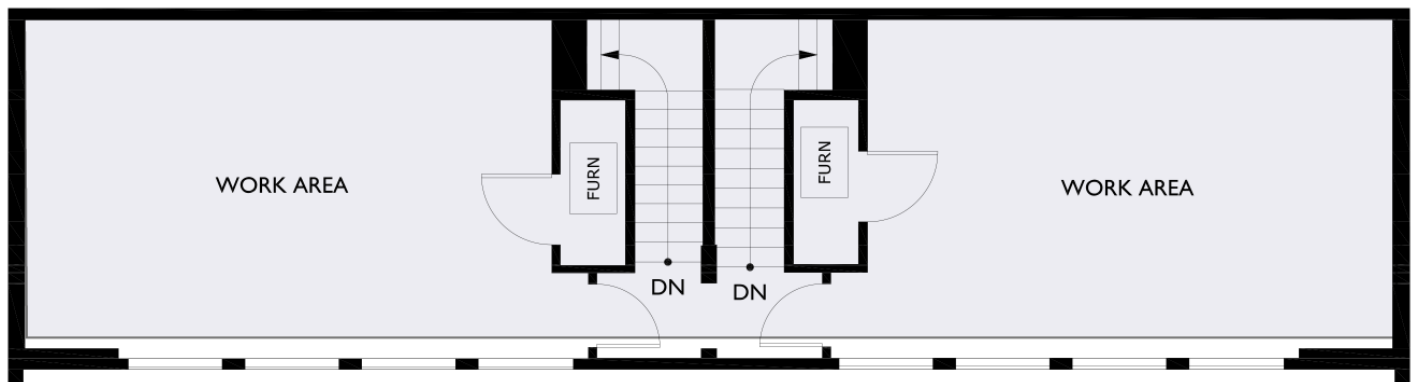
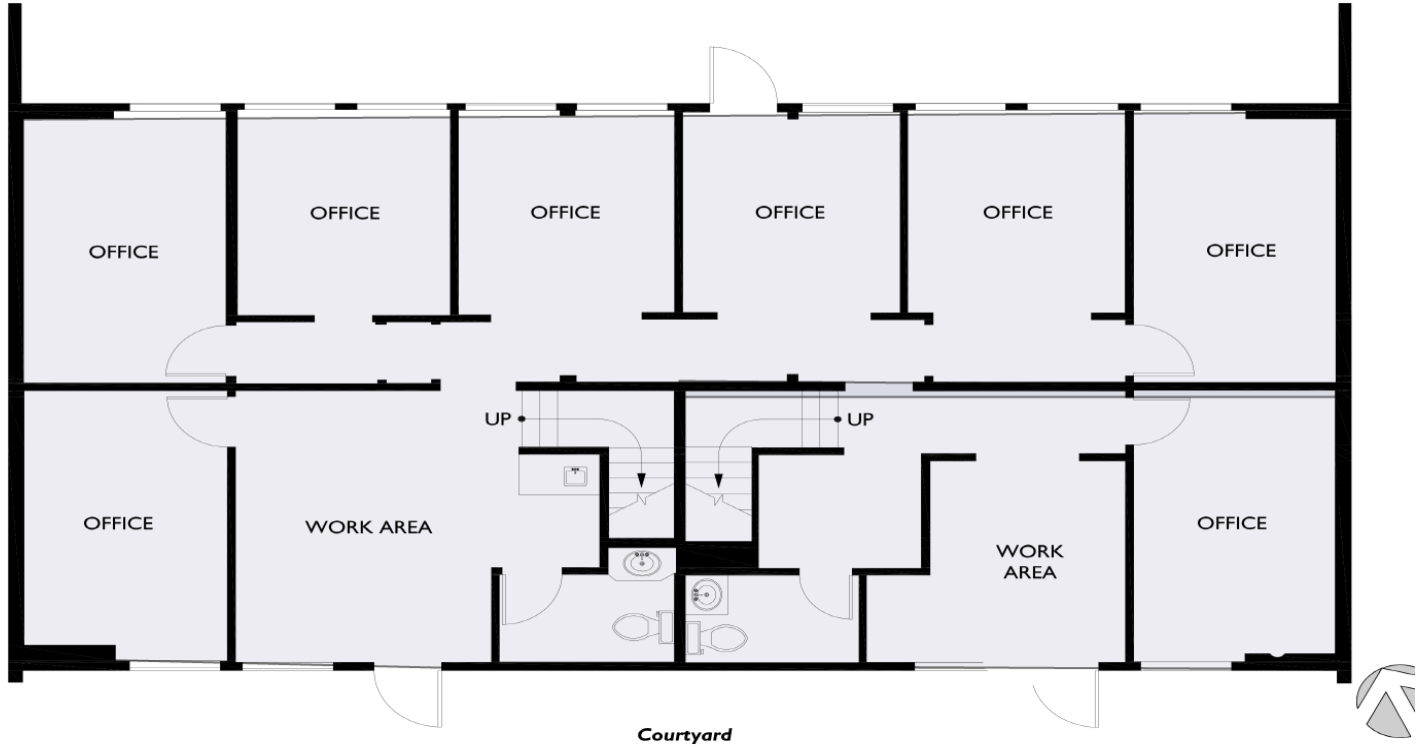
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LEASE TYPE | NNN TOTAL SPACE | 2,700 RSF LEASE TERM | Negotiable LEASE RATE | \$24.00 - \$28.00 RSF/yr.



SUITE	AVAILABLE ON	SIZE (SF)	LEASE TYPE	DESCRIPTION
1802 Suite 100	Available Now	2,700 RSF	NNN	1st / 2nd Floor

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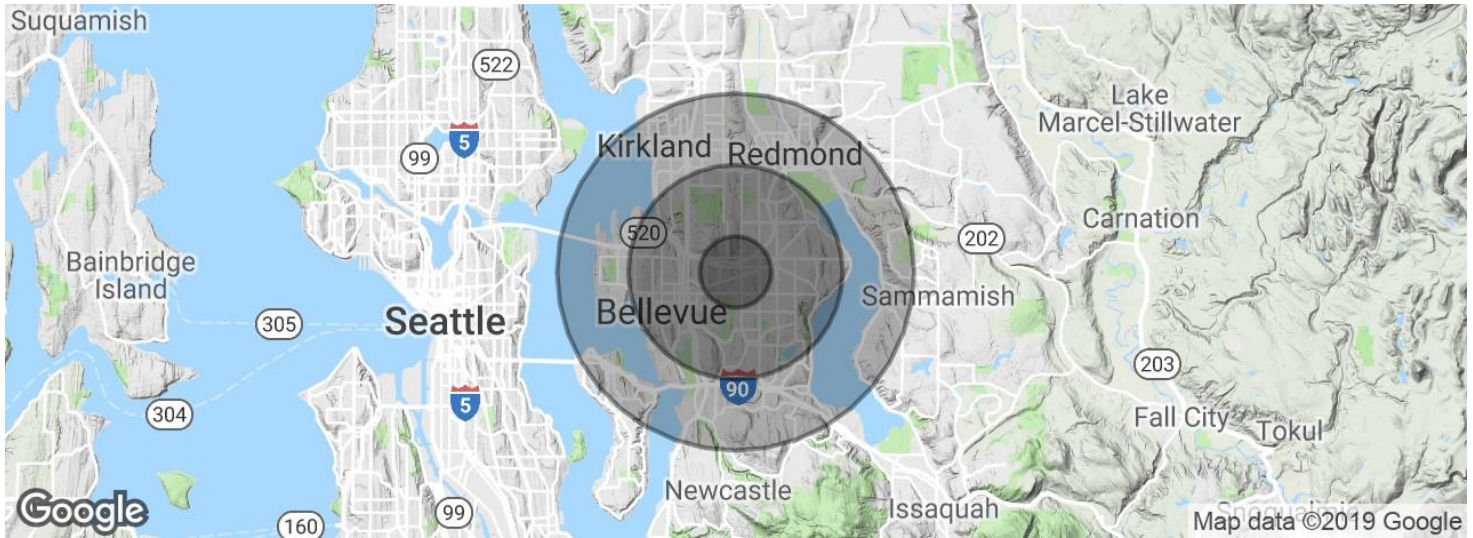
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,521	136,306	278,279
Median age	36.50	35.9	37.7
2024 Population:	14,652	147,774	302,388
Pop Growth 2019-2024:	8.36%	8.41%	8.66%

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,443	57,812	116,533
# of persons per HH	2.4	2.2	2.3
Average HH income	\$106,421	\$95,869	\$109,550
Average house value	\$885,692	\$808,884	\$833,562

* Demographic data derived from Costar

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