

OFFICE  
LEASE



# PARK HEIGHTS BUILDING

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# OFFICE SPACE NEAR DOWNTOWN BELLEVUE

**381 SF - 1,912 SF Available**

**\$40.00/SF, Full Service**



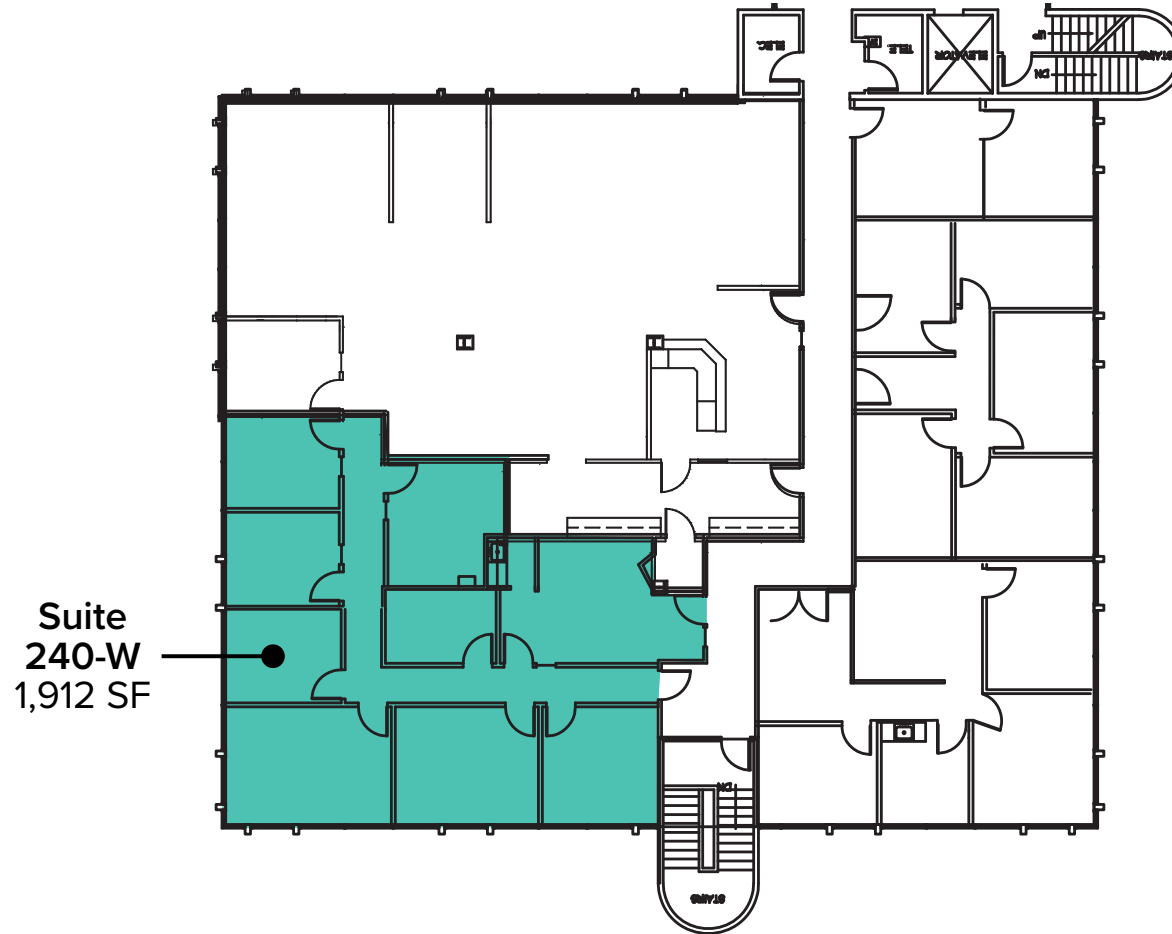
## PROPERTY FEATURES:

- 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

The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

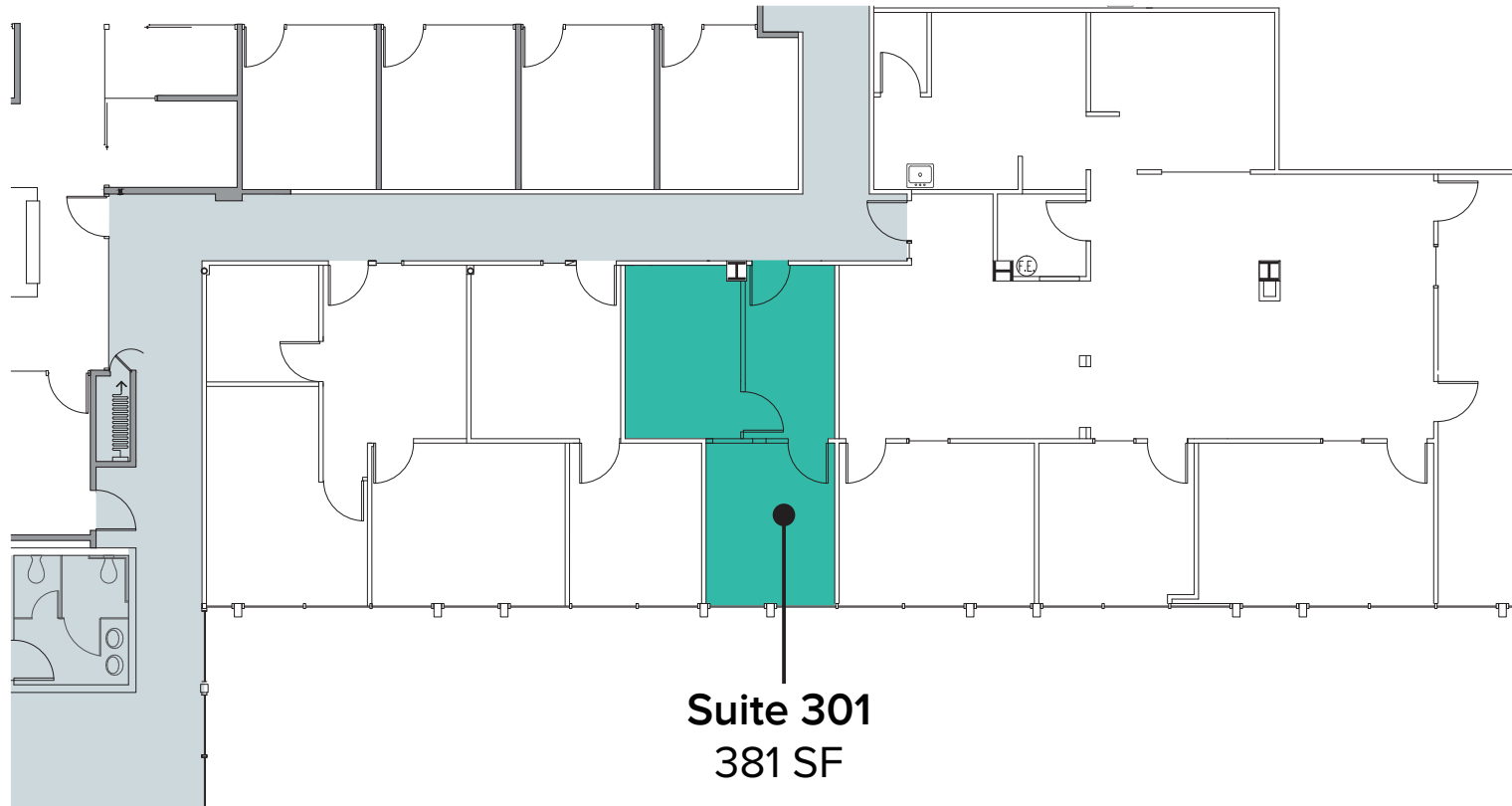
# SECOND LEVEL FLOOR PLAN

Suite	Square Feet	Rate	Notes
240-W	1,912 SF	\$40.00/SF, Full Service	Currently a therapy office. 5 private offices on the window line with great natural light, reception, breakroom with kitchenette, and separate exit door. <b>Available 11/1/2026.</b>

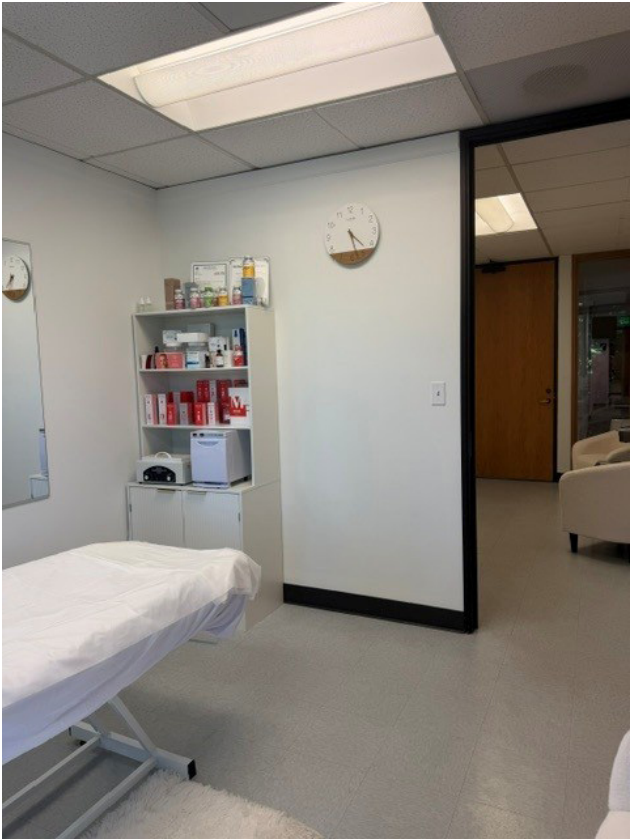


# THIRD LEVEL FLOOR PLAN

Suite	Square Feet	Rate	Notes
301	381 SF	\$1,700/Month, Full Service	Pseudo-medical, former aesthetician space. Clean & bright treatment rooms. Available for Sublease 8/1/2026.



# SUITE 301



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# LOCATION MAP

