

**13629 NE BEL RED RD.
BELLEVUE, WA 98005**



RARE STAND ALONE BUILDING FOR LEASE- 7,582 SF

PROPERTY FEATURES

This Bel-Red property offers a rare full-building or full-floor opportunity featuring open, efficient floorplans within a building that has undergone a full gut renovation across both the interior and exterior. Located in the heart of the Eastside, the site provides convenient access to SR-520 with quick connectivity to I-405, Bellevue, Redmond, and Seattle. Just minutes from the BelRed and Spring District light rail stations, the property is close to retail, daily services, restaurants, and cafés. Tenants can enjoy strolling along the on-site water stream or take advantage of nearby Parks for a peaceful outdoor break. The property's central location and unique setting make it ideal for daycare, office, or medical users seeking a calming, well-located asset in a high-demand Bellevue submarket.

AVAILABLE SPACE

FIRST FLOOR	Suite 101 2,914 SF
SECOND FLOOR	Suite 201 4,235 SF
PARKING	3.96 stalls per 1,000 RSF
ZONING	BR-ORT
INTENDED USE	Daycare-Office-Medical
LEASE RATE	Call Brokers
AVAILABILITY	Immediate

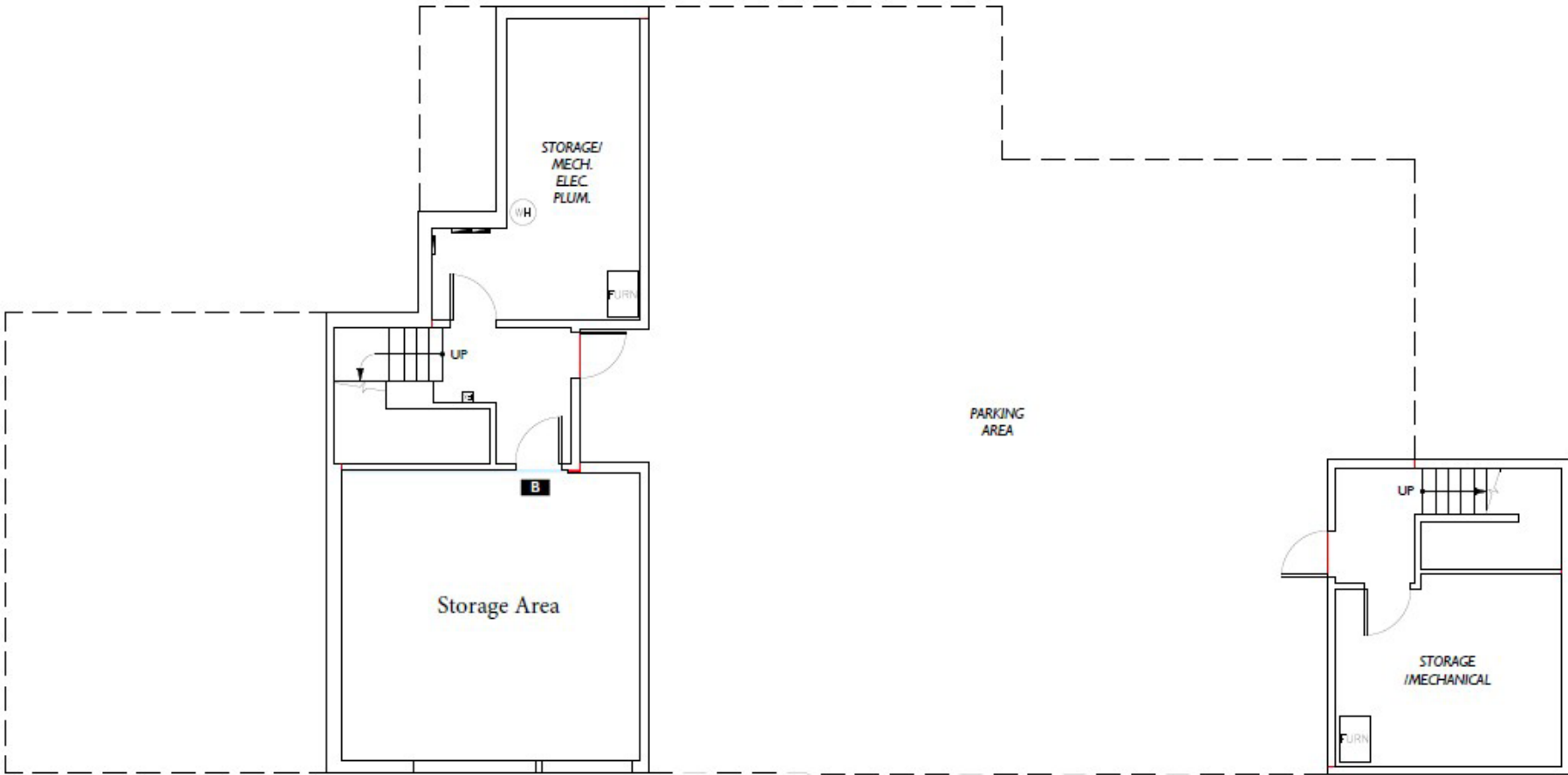


HIGHLIGHTS

- Full building or full-floor opportunity with open floorplans and 433 SF of basement storage
- Convenient access to SR-520 and minutes to I-405
- Minutes to BelRed & Spring District light rail stations (Link 2 Line)
- Monument exterior building signage available
- 21 Surface plus 9 covered parking stalls
- 7 Electric Vehicle Charging Stations
- Fully renovated interior with exterior improvements

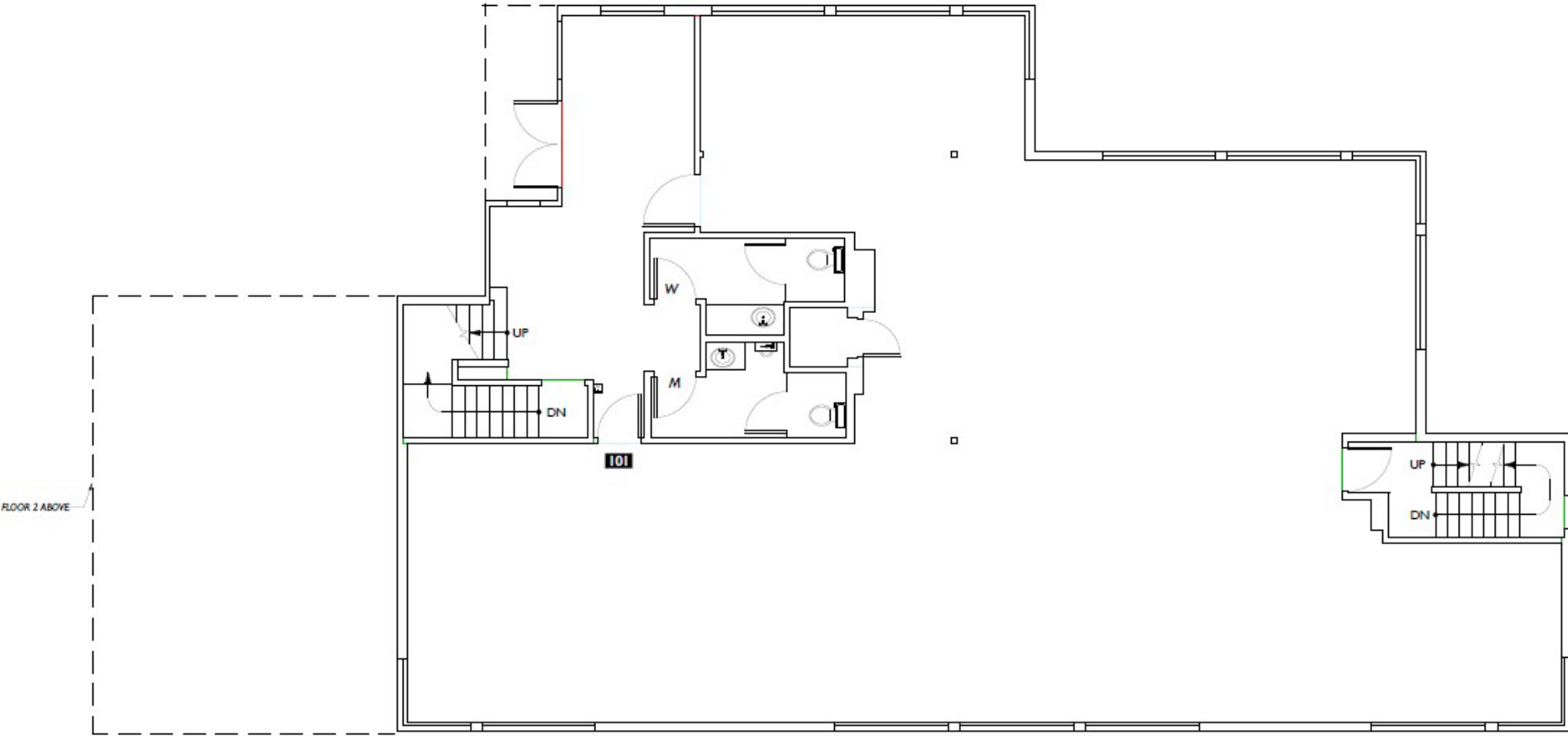
FLOOR PLAN

BASEMENT LEVEL | 433 SF



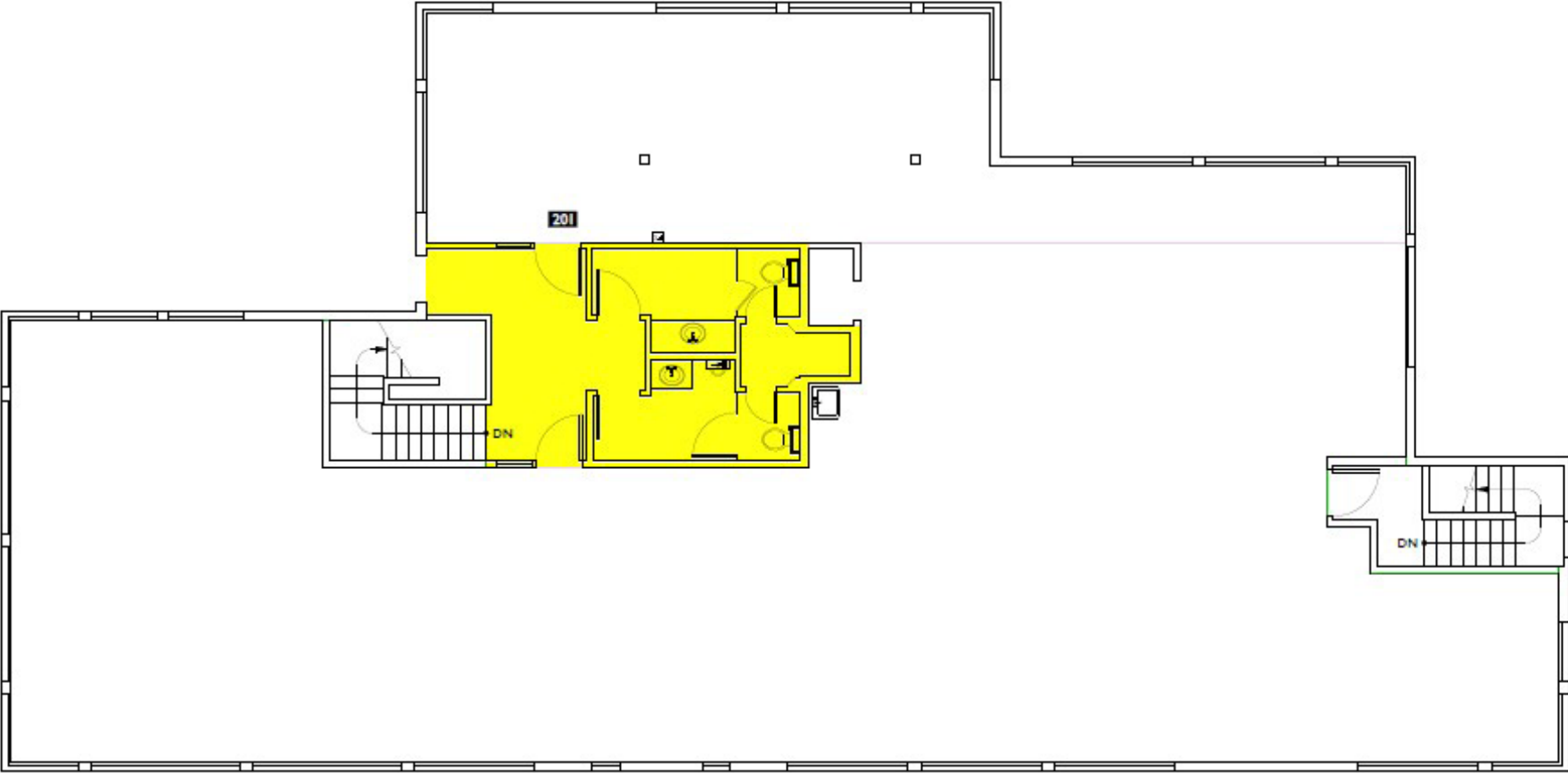
FLOOR PLAN

MAIN FLOOR | 2,914 SF



FLOOR PLAN

UPPER FLOOR | 4,235 SF





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