

I-405 Corporate Center

301 116th Avenue SE
Bellevue, WA 98004

Key Features

- + Rate: \$32 - \$34 NNN
- + Estimated NNN: \$13.88 PSF
- + Available immediately
- + View of Bellevue Central Business District
- + Efficient space with mix of private office and open space
- + 4/1,000 parking ratio
- + Walking distance to future light rail
- + Potential monument and building signage available

Space Available

Suite	Sq. Ft.	Available
425	3,717 RSF	Now
501	6,526 RSF	Now



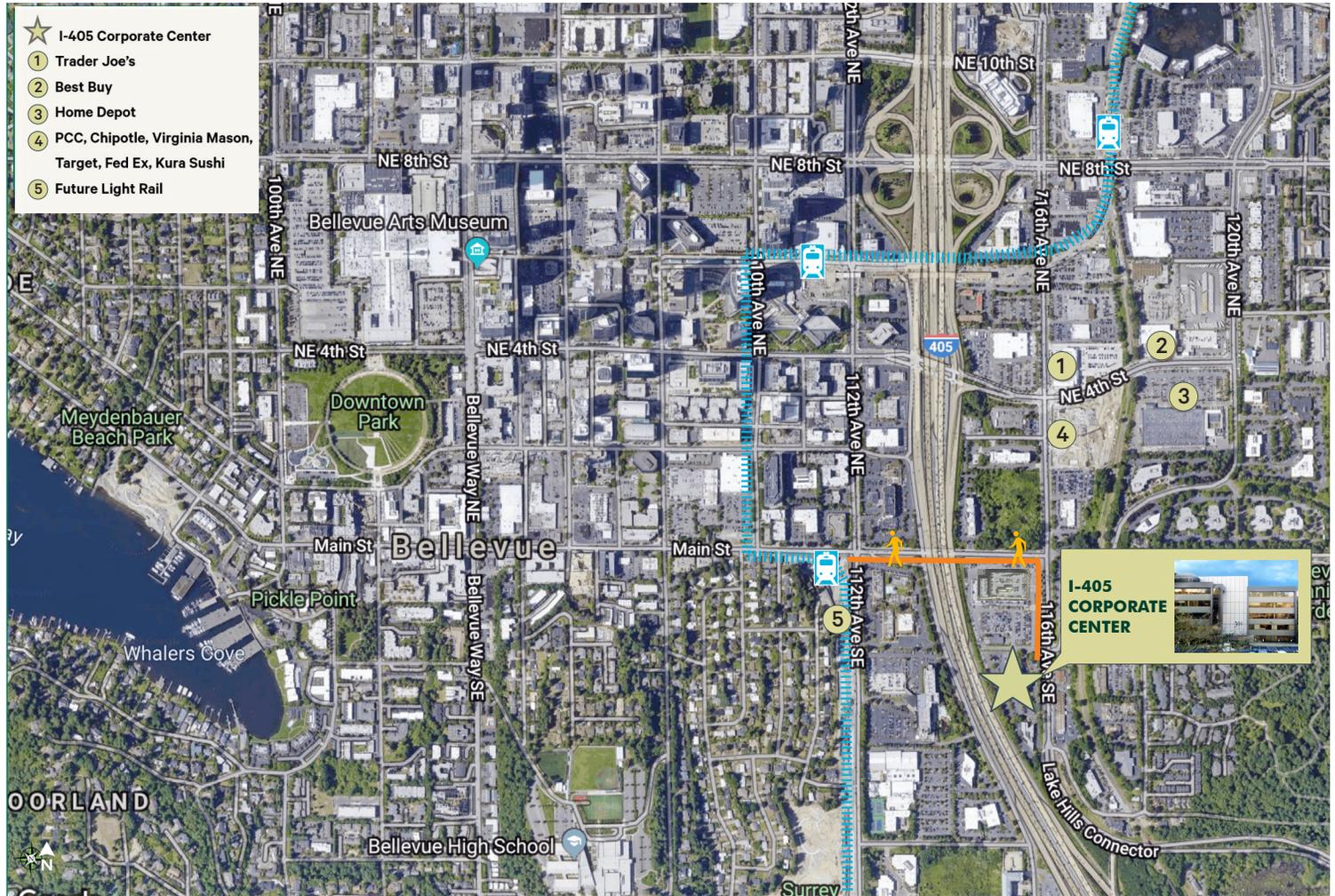
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For Lease

Property Highlights

- + Abundant free surface parking
- + High visibility to I-405
- + Building common areas recently upgraded
- + New destination dispatch elevators with new cab interiors
- + Building has a large backup UPS and generator available to tenants
- + Easy freeway access to I-405, I-90 and SR-520
- + Nearby retail, hotels, services and restaurant amenities
- + Minutes from Bellevue Central Business District



Contact Us

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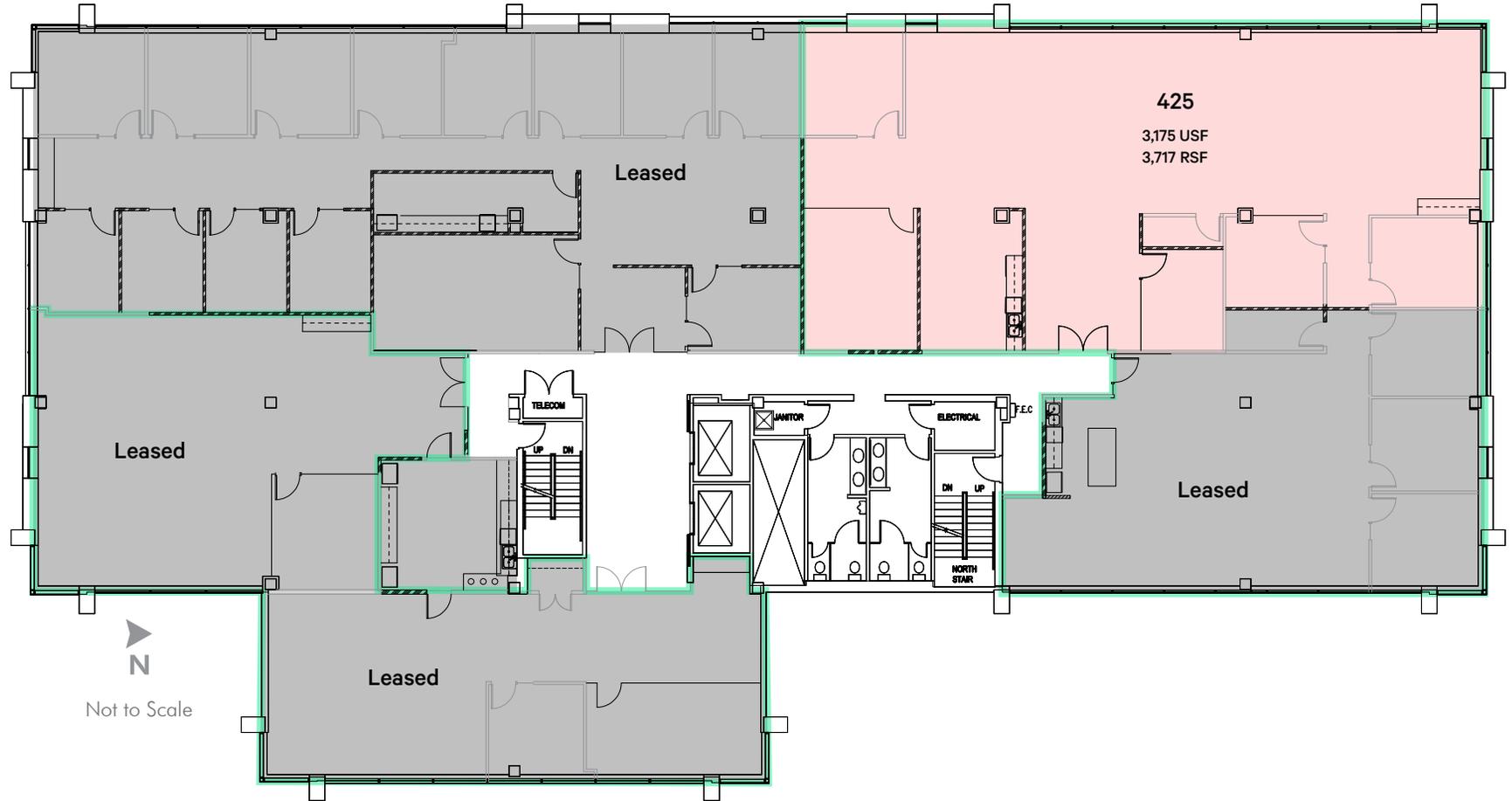
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CBRE

Floor Plan

Suite 425

3,717 RSF
Available Now



Floor Plan

Suite 501

6,526 RSF
Available Now

