

CLASS A OFFICE FOR LEASE

OVERLAKE 520



WEST BUILDING - 14335 NE 24TH STREET, BELLEVUE WA 98007 | EAST BUILDING - 14475 NE 24TH STREET, BELLEVUE WA 98007

PROPERTIES.CBRE.US/OVERLAKE-520/

PROPERTY HIGHLIGHTS



Less than a half mile from the Overlake Light Rail Station



Prominent freeway visibility



Parking: 4/1,000 SF



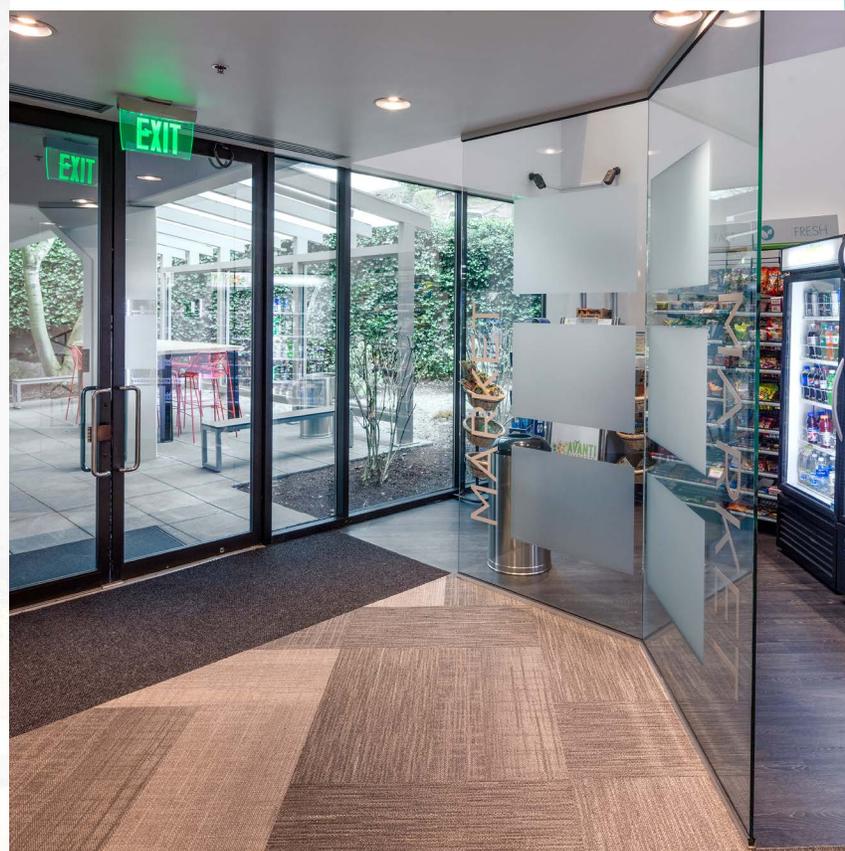
Avanti Market



Amenities include a fitness center, bike storage, an outdoor amenity space and shuttle service to the Microsoft Campus

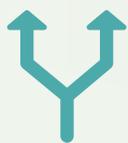


2025 Estimated Operating Expenses: \$12.68 / SF





A REFRESHED PERSPECTIVE



Improved site entry



Outdoor seating areas with collaborative working spaces



Property signage and wayfinding



Enhanced building lobbies



Upgraded landscaping



Exterior paint

AVAILABLE SPACE

EAST BUILDING

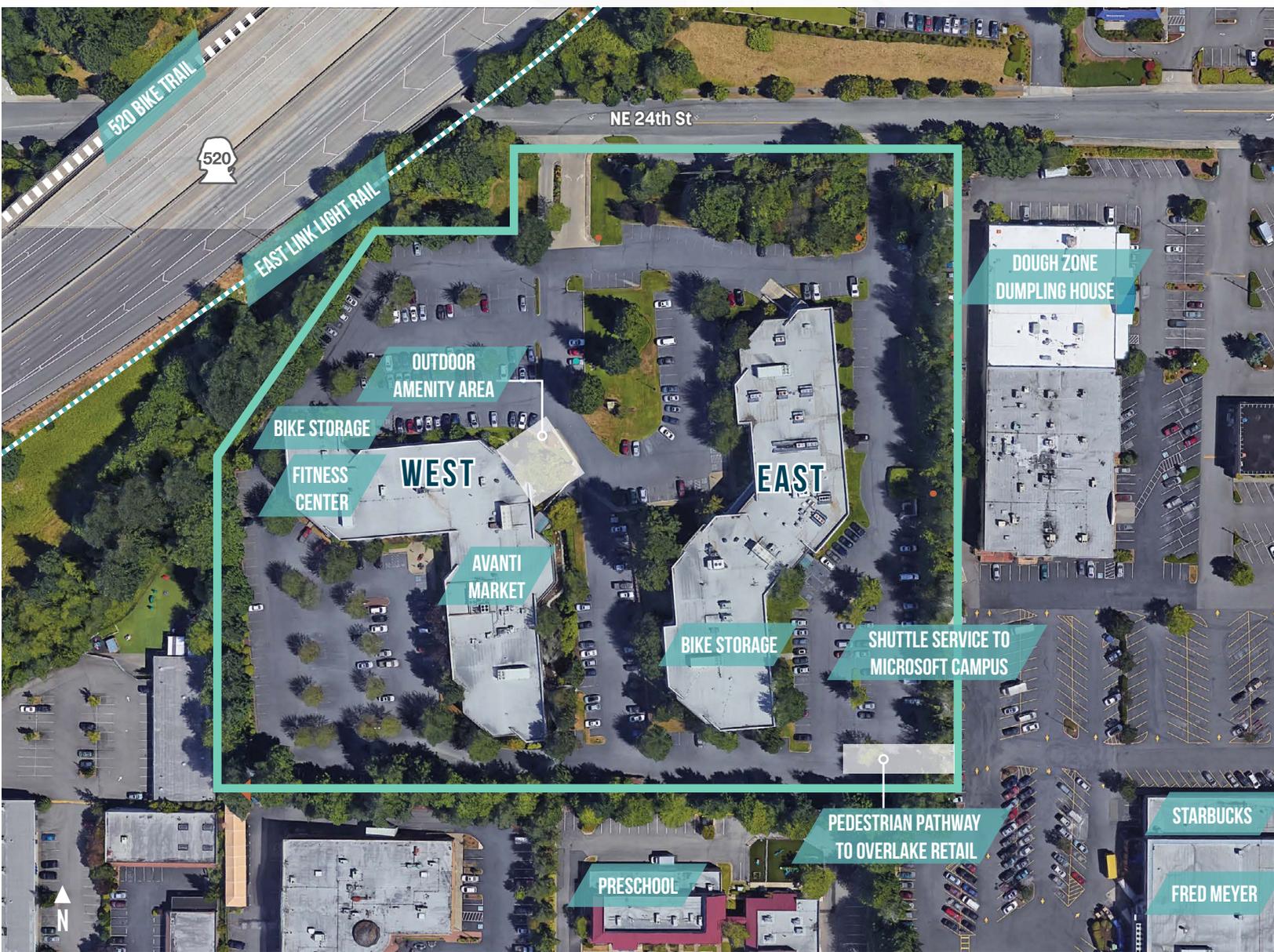
SUITE 100 | 9,536 SF | AVAILABLE NOW

SUITE 150 | 3,213 SF | AVAILABLE NOW

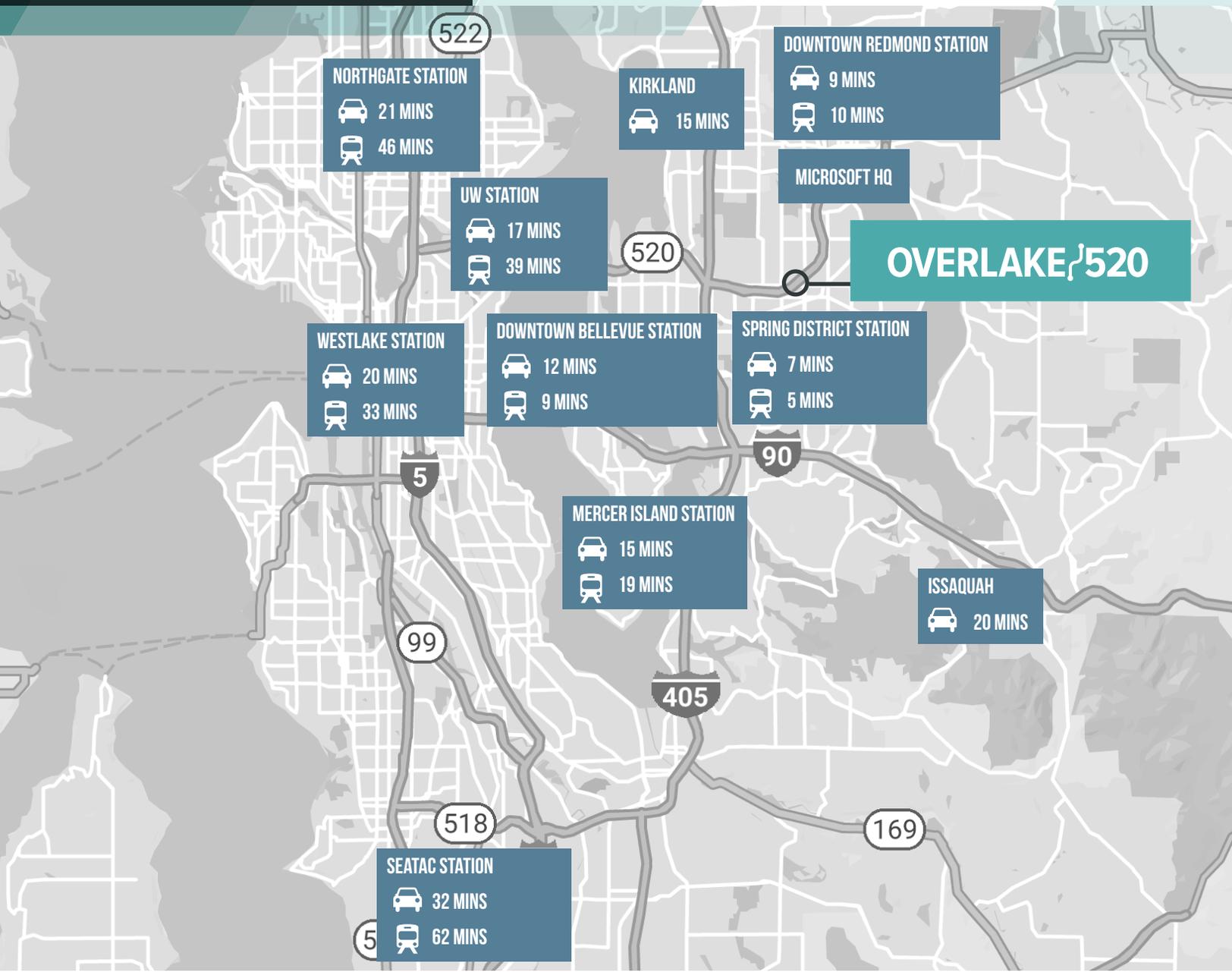
SUITE 200 | 17,622 SF | AVAILABLE APRIL 1, 2026



SITE PLAN



TRANSIT



AMENITIES

- RESTAURANTS
- GROCERY / DAILY ERRANDS
- BANKS
- HOTELS
- CHILDCARE / EDUCATION
- FITNESS



West Building - 14335 NE 24th Street, Bellevue WA 98007 | East Building - 14475 NE 24th Street, Bellevue WA 98007

OVERLAKE 520



PROPERTIES.CBRE.US/OVERLAKE-520/

BROKER CONTACTS

TIM OWENS

Senior Vice President
+1 425 462 6913
tim.owens@cbre.com

SCOTT DAVIS

Executive Vice President
+1 425 941 7573
scott.davis@cbre.com

LENNON ATTEBERRY

Senior Vice President
+1 425 462 6991
lennon.ateberry@cbre.com

INNOVATUS
CAPITAL PARTNERS, LLC

LEASING

CBRE

MANAGEMENT

LPCWEST
LINCOLN PROPERTY COMPANY

CBRE, Inc. | 929 108th Ave NE | Suite 700 | Bellevue, WA 98004

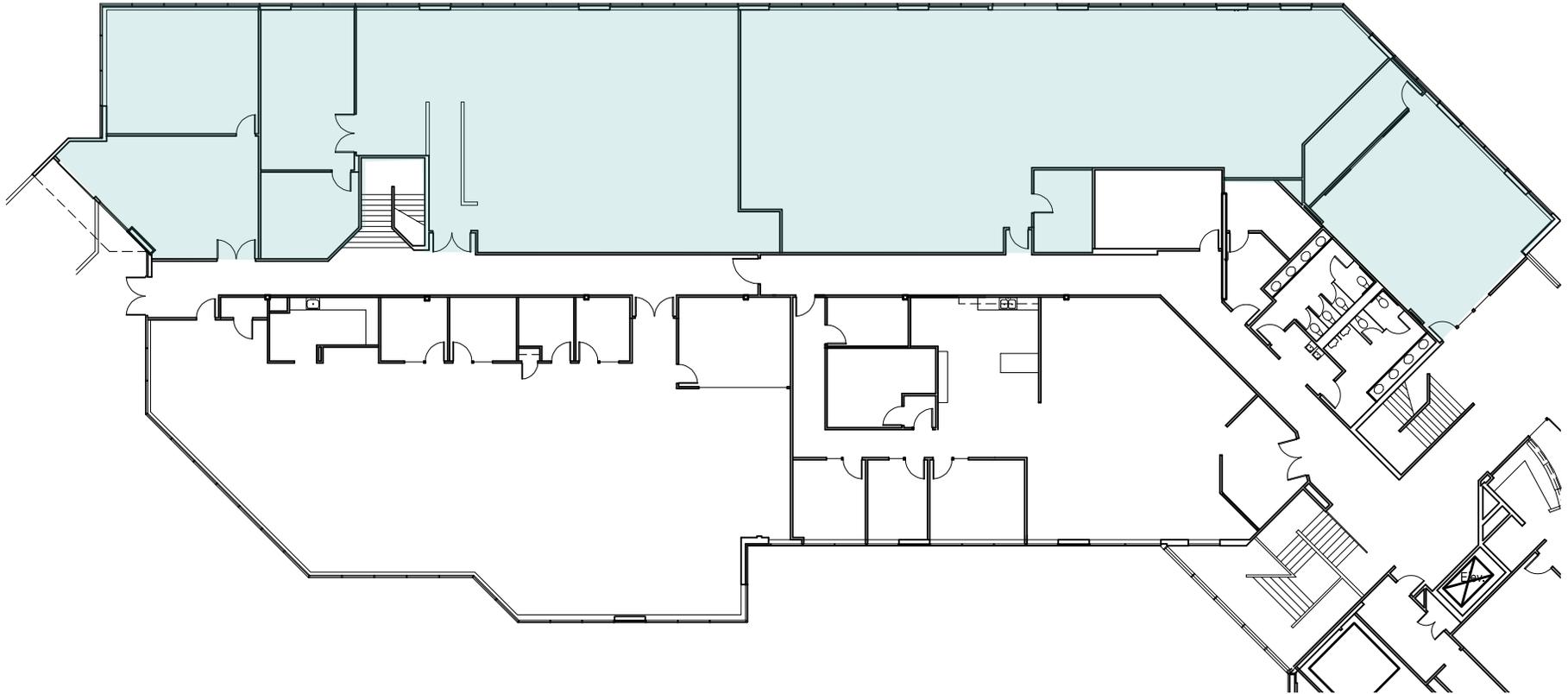
© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CLASS A OFFICE FOR LEASE

OVERLAKE 520

AVAILABLE NOW

EAST BUILDING | SUITE 100 | 9,536 SF



BROKER CONTACTS

SCOTT DAVIS

Executive Vice President
+1 425 941 7573
scott.davis@cbre.com

TIM OWENS

Senior Vice President
+1 425 462 6913
tim.owens@cbre.com

LENNON ATTEBERRY

Senior Vice President
+1 425 462 6991
Lennon.attedberry@cbre.com

CBRE, INC

929 108th Ave NE
Suite 700
Bellevue, WA 98004

INNOVATUS CAPITAL PARTNERS, LLC

LEASING

CBRE

MANAGEMENT

LPCWEST
LINCOLN PROPERTY COMPANY

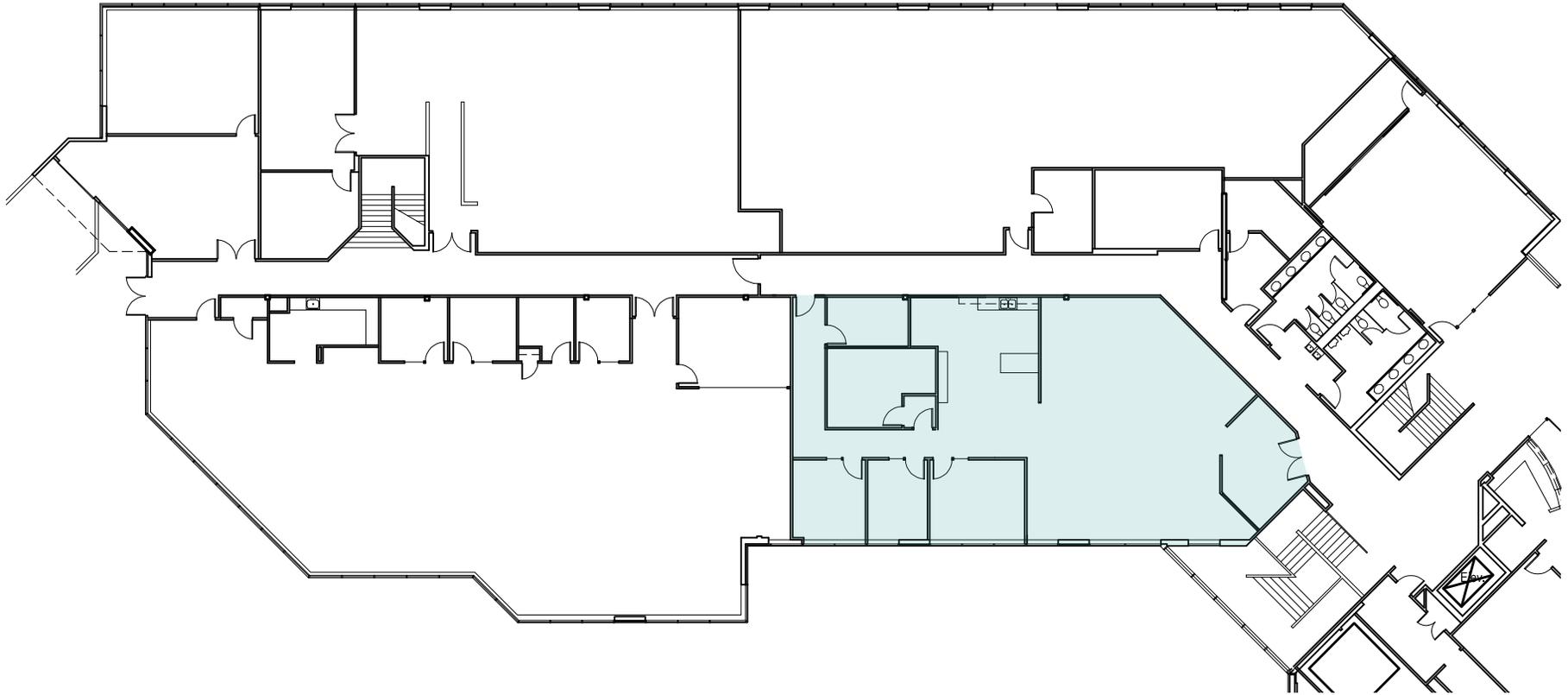
© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CLASS A OFFICE FOR LEASE

OVERLAKE 520

AVAILABLE NOW

EAST BUILDING | SUITE 150 | 3,213 SF



BROKER CONTACTS

SCOTT DAVIS

Executive Vice President
+1 425 941 7573
scott.davis@cbre.com

TIM OWENS

Senior Vice President
+1 425 462 6913
tim.owens@cbre.com

LENNON ATTEBERRY

Senior Vice President
+1 425 462 6991
Lennon.attedberry@cbre.com

CBRE, INC

929 108th Ave NE
Suite 700
Bellevue, WA 98004

INNOVATUS CAPITAL PARTNERS, LLC

LEASING

CBRE

MANAGEMENT

LPCWEST
LINCOLN PROPERTY COMPANY

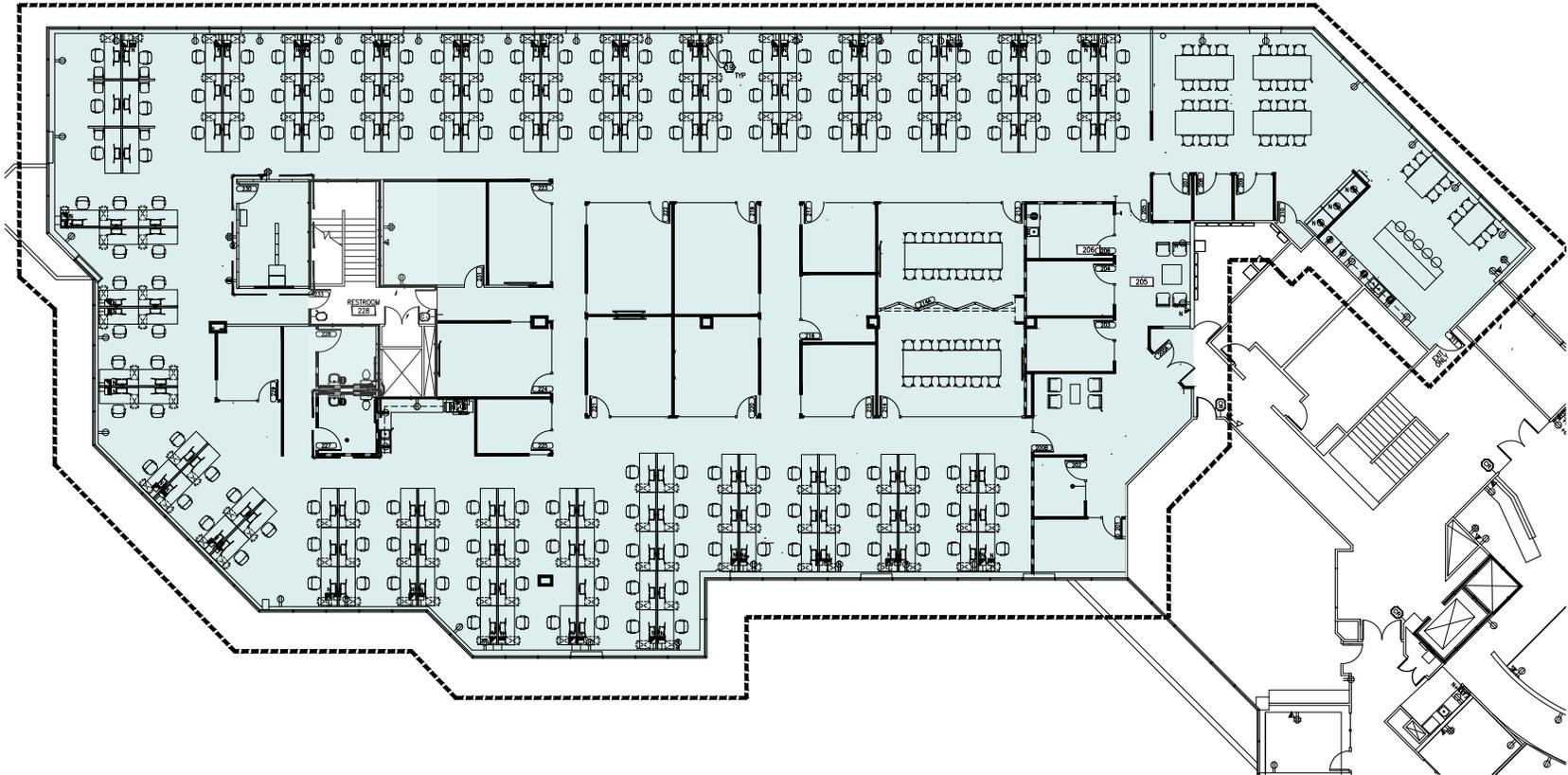
© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CLASS A OFFICE FOR LEASE

OVERLAKE 520

FURNITURE PLAN

EAST BUILDING | SUITE 200 | 17,622 SF



BROKER CONTACTS

SCOTT DAVIS

Executive Vice President
+1 425 941 7573
scott.davis@cbre.com

TIM OWENS

Senior Vice President
+1 425 462 6913
tim.owens@cbre.com

LENNON ATTEBERRY

Senior Vice President
+1 425 462 6991
Lennon.attedberry@cbre.com

CBRE, INC

929 108th Ave NE
Suite 700
Bellevue, WA 98004

INNOVATUS
CAPITAL PARTNERS, LLC

LEASING

CBRE

MANAGEMENT

LPCWEST
LINCOLN PROPERTY COMPANY

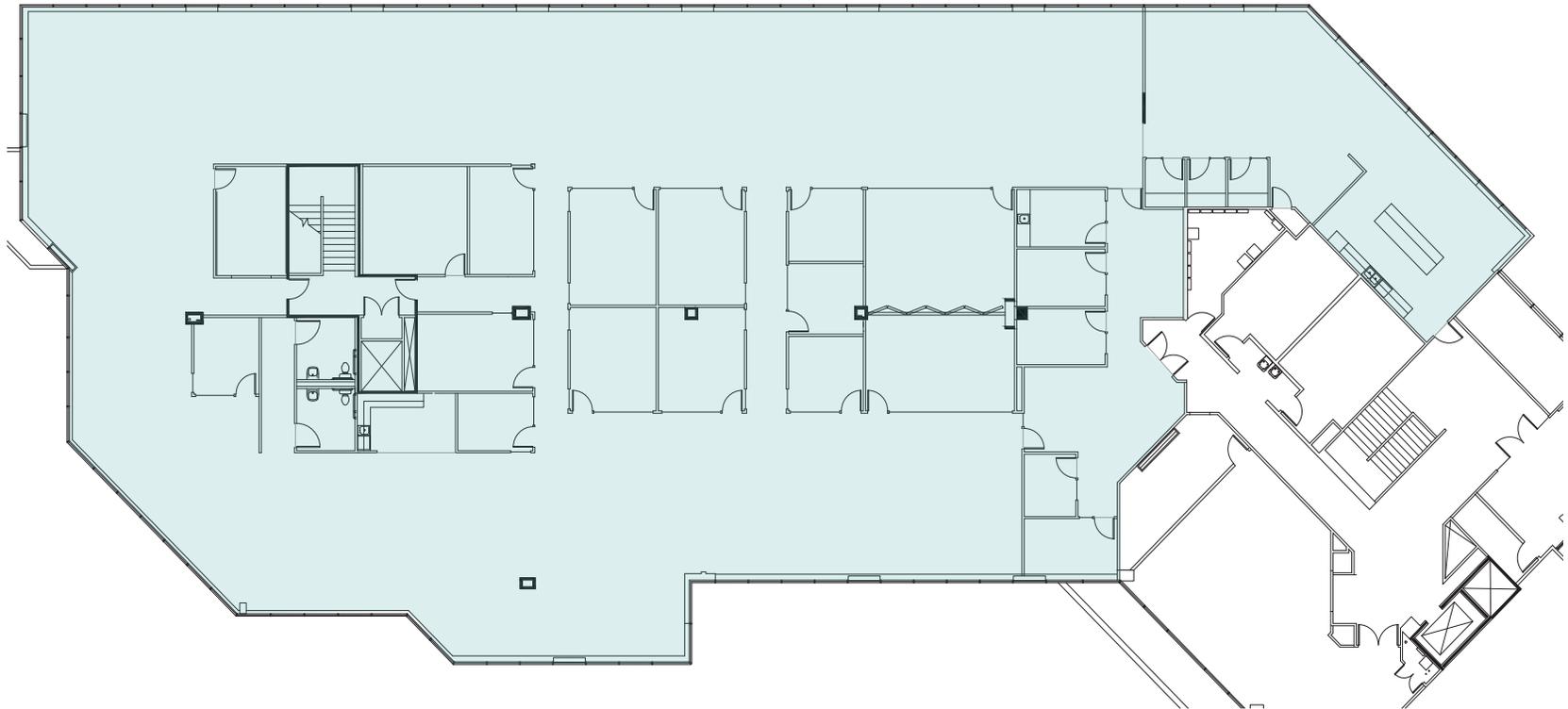
© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CLASS A OFFICE FOR LEASE

OVERLAKE 520

AS-BUILT PLAN

EAST BUILDING | SUITE 200 | 17,622 SF



BROKER CONTACTS

SCOTT DAVIS

Executive Vice President
+1 425 941 7573
scott.davis@cbre.com

TIM OWENS

Senior Vice President
+1 425 462 6913
tim.owens@cbre.com

LENNON ATTEBERRY

Senior Vice President
+1 425 462 6991
Lennon.attedberry@cbre.com

CBRE, INC

929 108th Ave NE
Suite 700
Bellevue, WA 98004

INNOVATUS CAPITAL PARTNERS, LLC

LEASING

CBRE

MANAGEMENT

LPCWEST
LINCOLN PROPERTY COMPANY

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.