

WATER VIEWS



40 Lake Bellevue Office Building

40 Lake Bellevue Drive | Bellevue, WA 98005

OFFICE SPACE FOR LEASE

Available Immediately:



Suite 340 | 1,380 RSF

~~Suite 350 | 5,940 RSF~~ → **LEASED**

Lease Rate:

\$33.00/RSF, Full Service

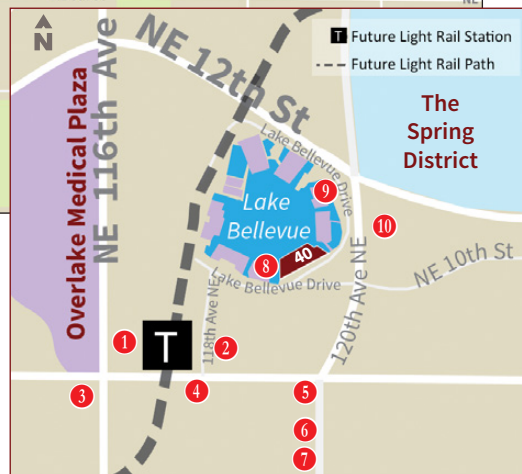
Building Features:

- Water Views
- Abundant Free Parking
- Easy Access to I-405
- Close to SR-520 & I-90
- Bus Stop & Amenities Nearby
- Multiple Restaurants Nearby
- Close to Downtown Bellevue
- Adjacent to Future Light Rail Station
-  CenturyLink Fiber Available
-  Comcast in Building **BUSINESS CLASS**



NEARBY RESTAURANT & RETAIL AMENITIES

- | | |
|-------------------|----------------|
| 1 WHOLE FOODS | 6 TACO DEL MAR |
| 2 PUMPHOUSE GRILL | 7 STARBUCKS |
| 3 CHICK-FIL-A | 8 I LOVE SUSHI |
| 4 BURGER KING | 9 THE CRAB POT |
| 5 BARTELL DRUGS | 10 KIM'S DELI |



Commercial Real Estate Services

Dan Krekel, CCIM

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425-586-4655



COMMERCIAL REAL ESTATE SERVICES

Tom Wallin, CCIM

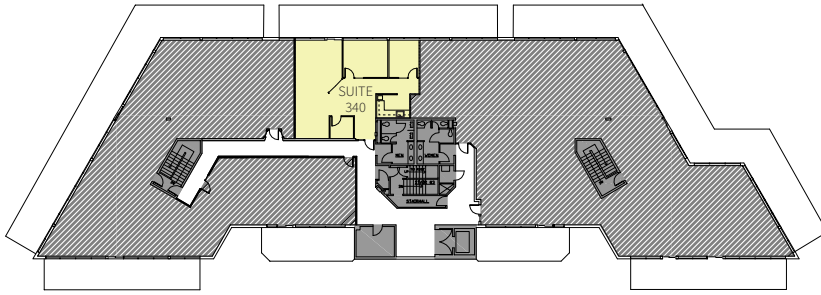
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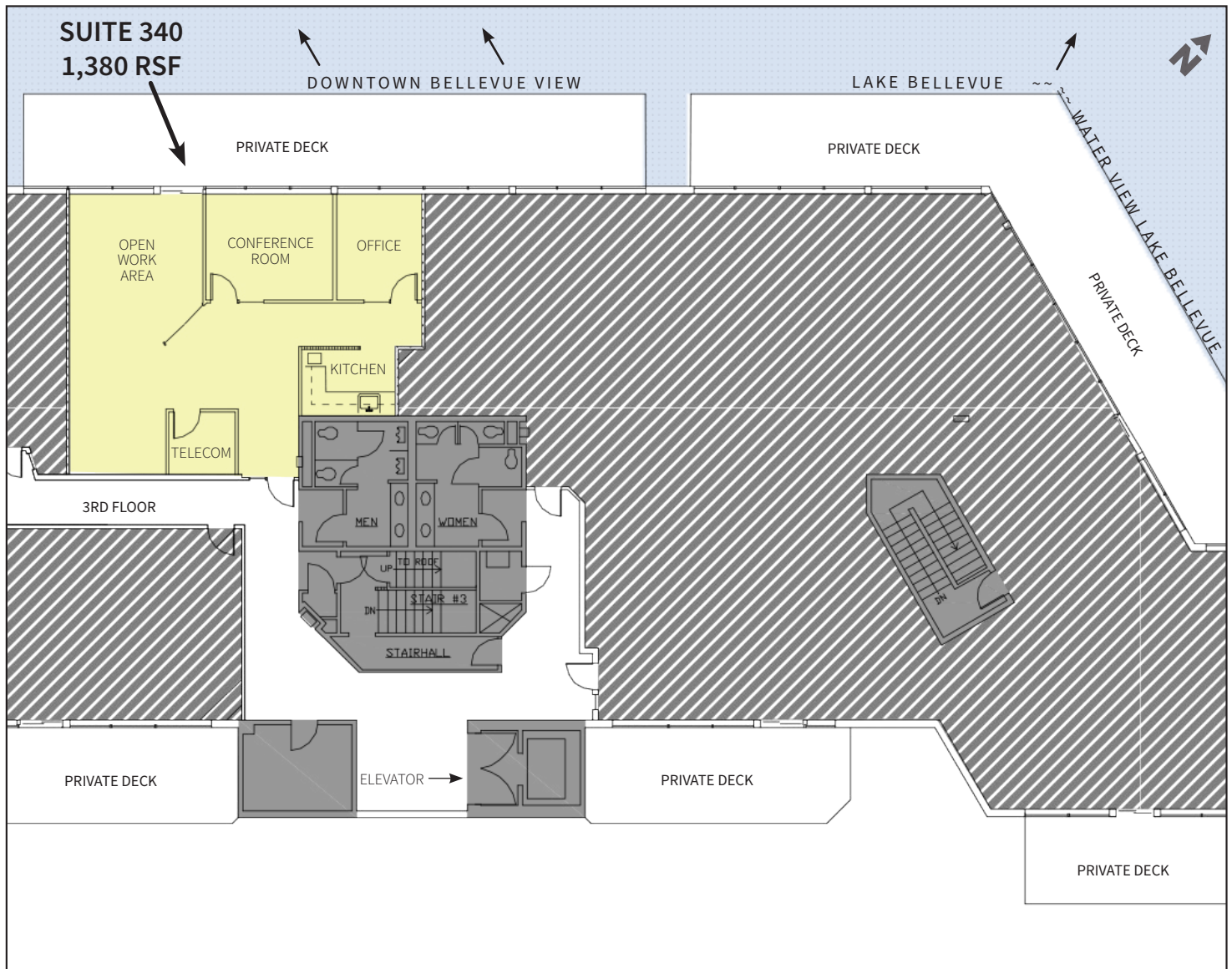
SPACE FOR LEASE
THIRD FLOOR | WATER VIEW



THIRD FLOOR LAYOUT

WATER VIEW SPACE
AVAILABLE IMMEDIATELY

SUITE 340 | 1,380 RSF
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Leibsohn Wallin Management

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