

FOR
LEASE

Bel-Red Corridor—Next to Spring District

OFFICE/WAREHOUSE SPACE

1600-1750 124TH AVE NE · BELLEVUE, WA 98005



NEW
RATES!



124TH PLAZA

AVAILABLE SPACE

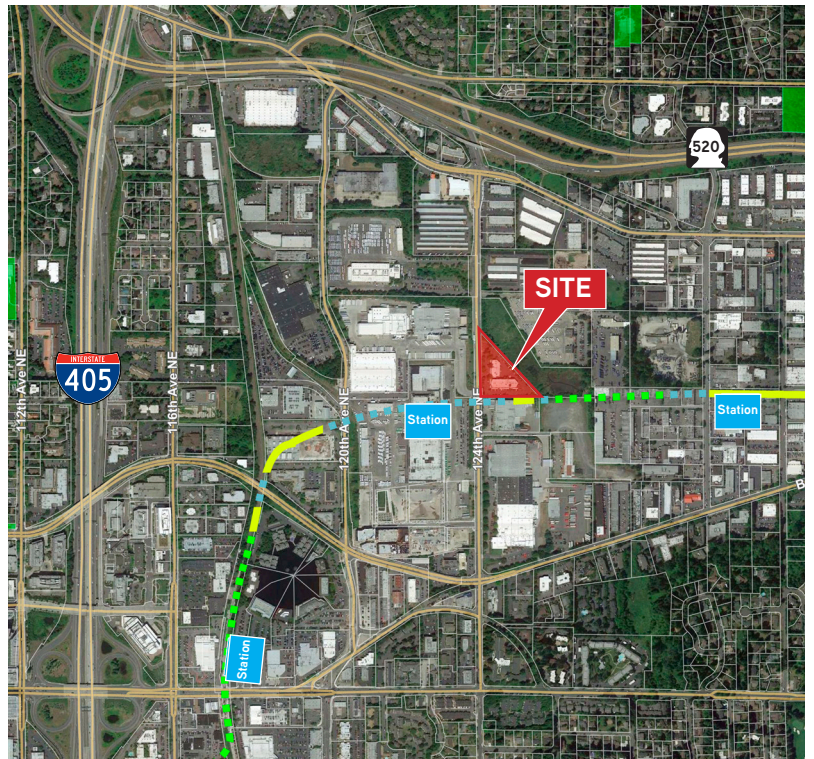
UPPER FLOOR

SUITE	TYPE	SIZE	NNN RATE
1600 C	Office	9,734 RSF	\$17.00
1750 A	Office	2,049 RSF	\$18.50
1750 B	Office	4,782 RSF	\$17.50
1750 A/B	Office	6,831 RSF	Combine Spaces

Annual operating expenses are \$5.02 plus janitorial and electric

PROPERTY HIGHLIGHTS

- » Prime Bel-Red Corridor Location
- » Lower spaces have 12' overhead doors with 14' clear height.
- » CenturyLink provides Fiber and DSL



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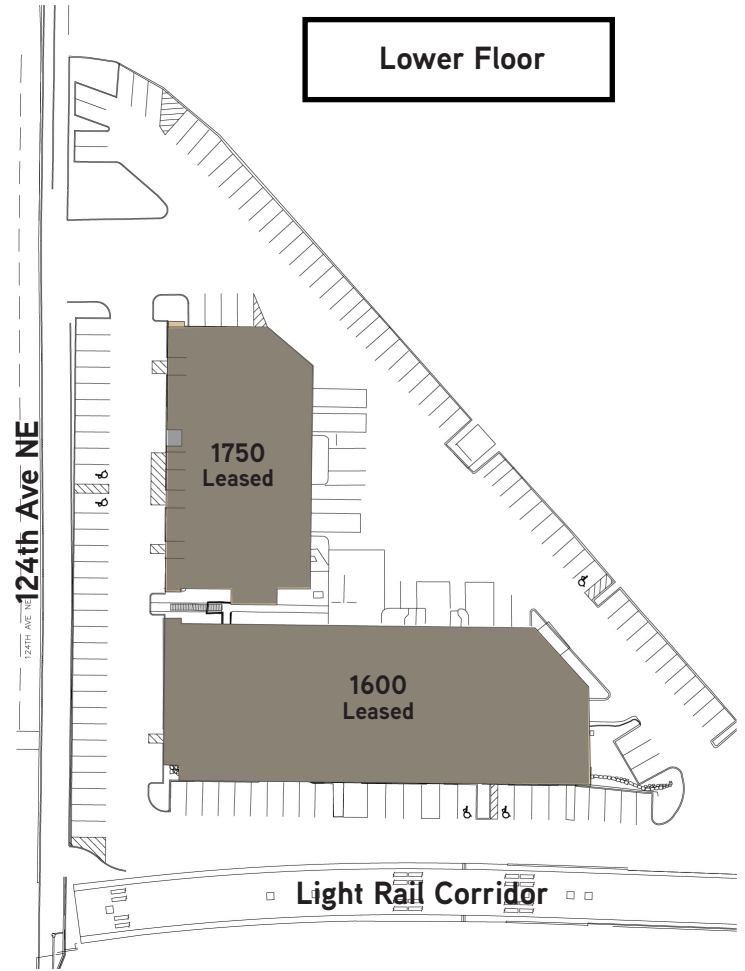
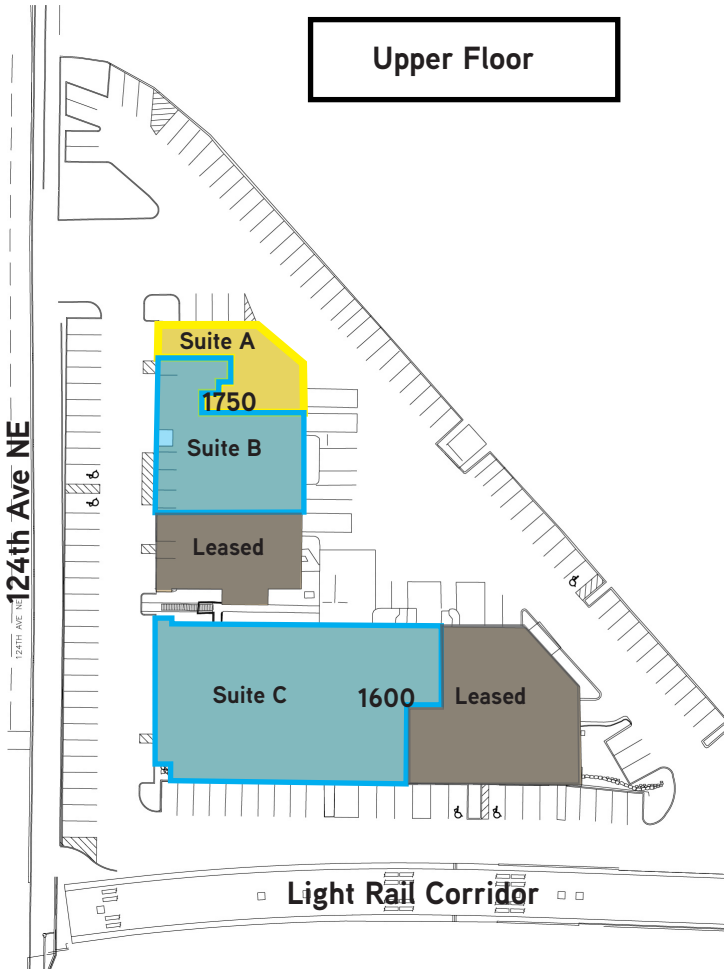


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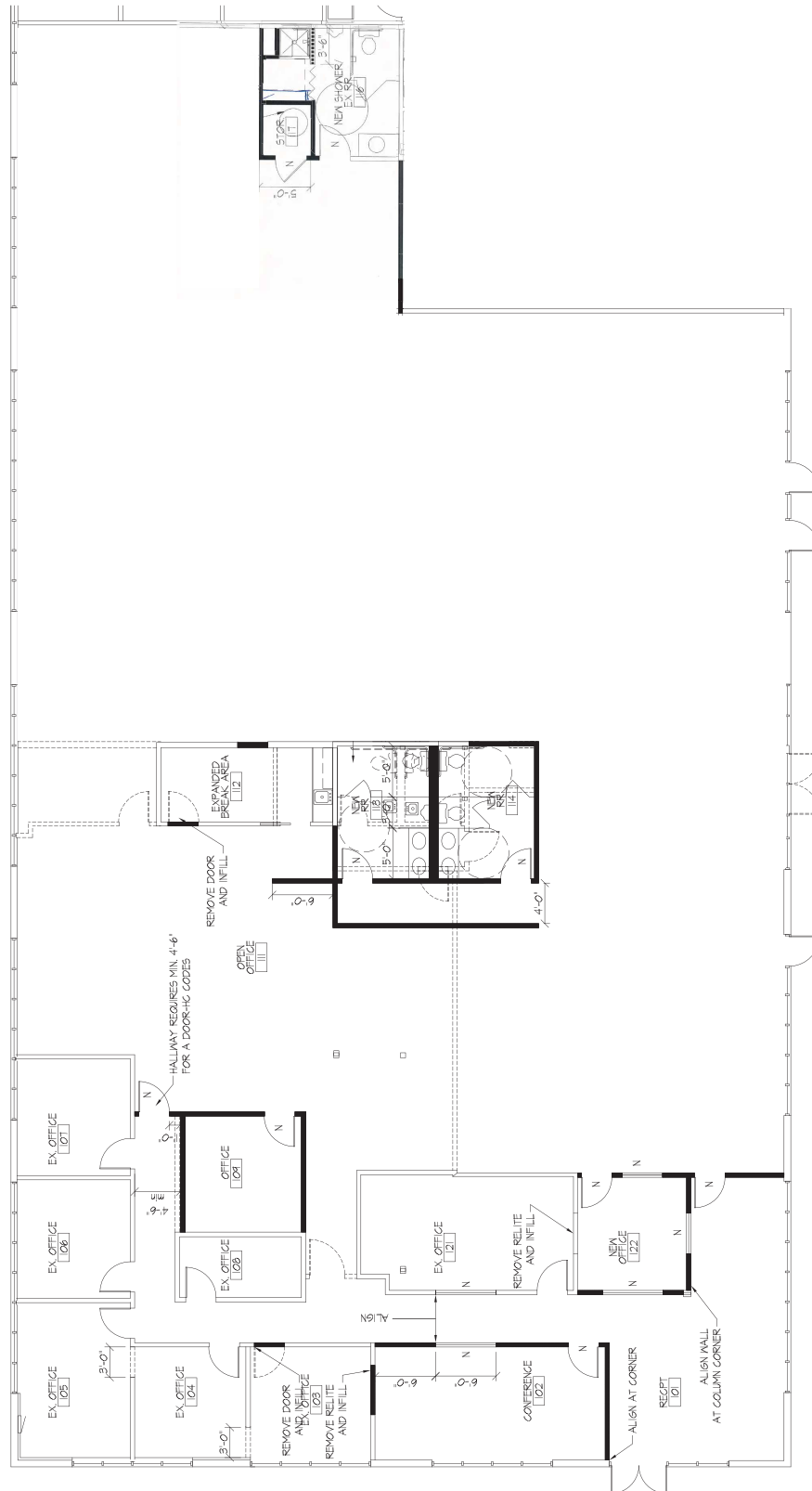
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124TH PLAZA - 1600 BUILDING (UPPER FLOOR)

FLOOR PLAN - SUITE C



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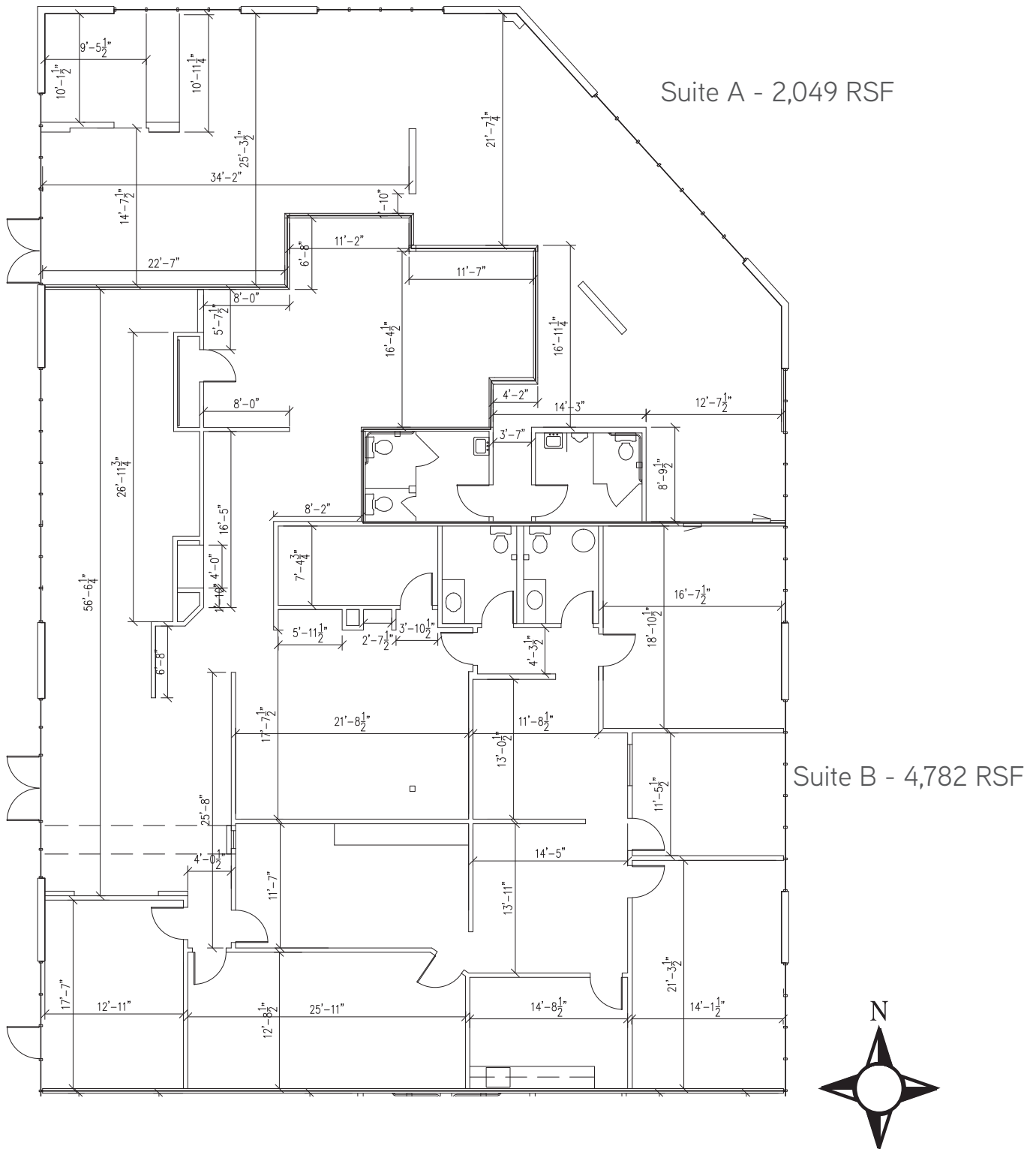
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124TH PLAZA - 1750 BUILDING (UPPER FLOOR)

FLOOR PLAN - SUITE A & B (Available individually or combined)



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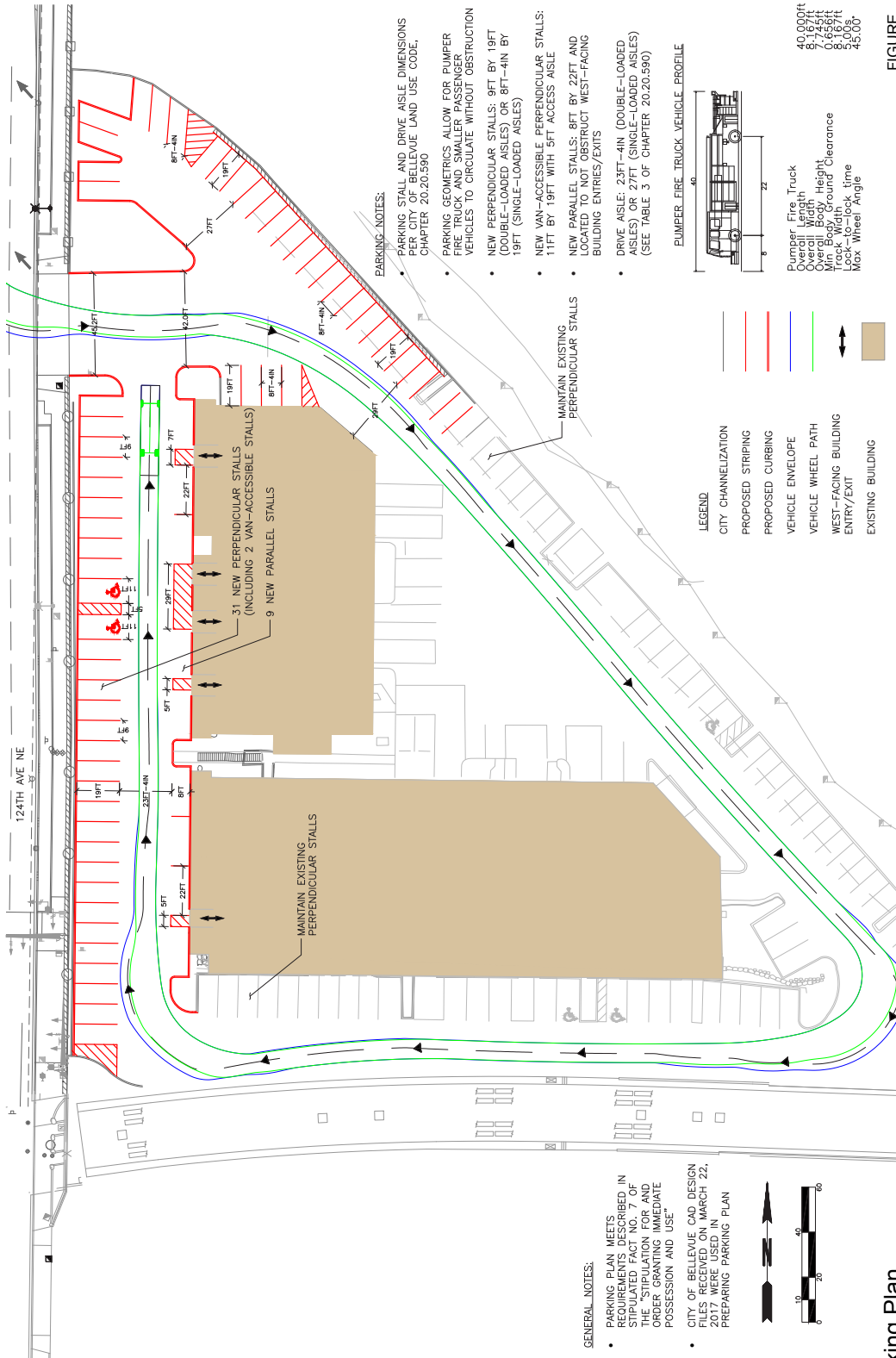
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124TH PLAZA PARKING PLAN



GENERAL NOTES:

- PARKING PLAN MEETS REQUIREMENTS DESCRIBED IN STIPULATED FACT NO. 7 OF THE "STIPULATION FOR AND ORDER GRANTING IMMEDIATE POSSESSION AND USE"
- CITY OF BELLEVUE CAD DESIGN FILES RECEIVED ON MARCH 22, 2017 WERE USED IN PREPARING PARKING PLAN

PARKING NOTES:

- PARKING STALL AND DRIVE AISLE DIMENSIONS PER CITY OF BELLEVUE LAND USE CODE, CHAPTER 20.20.590
- PARKING GEOMETRICS ALLOW FOR PLUMPER FIRE TRUCK AND SMALLER PASSENGER VEHICLES TO CIRCULATE WITHOUT OBSTRUCTION
- NEW PERPENDICULAR STALLS: 9FT BY 19FT (DOUBLE-LOADED AISLES) OR 8FT-4IN BY 19FT (SINGLE-LOADED AISLES)
- NEW VAN-ACCESSIBLE PERPENDICULAR STALLS: 11FT BY 19FT WITH 5FT ACCESS AISLE
- NEW PARALLEL STALLS: 8FT BY 22FT AND LOCATED TO NOT OBSTRUCT WEST-FACING BUILDING ENTRIES/EXITS
- DRIVE AISLE: 23FT-4IN (DOUBLE-LOADED AISLES) OR 27FT (SINGLE-LOADED AISLES) (SEE TABLE 3 OF CHAPTER 20.20.590)

LEGEND:

- CITY CHANNELIZATION
- PROPOSED STRIPING
- PROPOSED CURBING
- VEHICLE ENVELOPE
- VEHICLE WHEEL PATH
- WEST-FACING BUILDING ENTRY/EXIT
- EXISTING BUILDING

PUMPER FIRE TRUCK VEHICLE PROFILE

40,000lb
9-16.7ft
9-16.7ft
0.656ft
8.167ft
8.167ft
45.00'
45.00'

FIGURE 1

transpo group
WHAT TRANSPORTATION CAN BE

Parking Plan
Stipulation for and Order Granting Immediate Possession and Use
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