

OFFICE BUILDING FOR LEASE

1800 136th Place NE

Bellevue, WA 98005



asset
growth
management



OFFERING SUMMARY

Available SF: 360 - 3,624 SF

Lease Rate: \$22.00 - 26.00 SF/yr
(NNN)

NNN Rate: \$8.12

PROPERTY OVERVIEW

A mixed-use property, 136th Office Park is well-located within walking distance of the retailers within the Bel-Red corridor. The future Bel-Red/130th Station (targeted completion 2023) will be located within walking distance of the property, allowing tenants expanded transportation options.

PROPERTY HIGHLIGHTS

- Located just off NE 20th Street
- Recently renovated with high-end exterior finishes
- Flexible lease terms available
- Located near the new East Link Light Rail Station and ten blocks from the new Spring District
- Walking distance to retail amenities in the Bel-Red corridor

AGM, INC.
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425.576.8700 | agmrealestate.com

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The information contained herein, while not guaranteed, has been secured from sources AGM Incorporated, a commercial real estate company, believes to be reliable and is considered the most current and correct data available. Prospective purchaser (or lessee) should verify all such information on their own behalf or have information verified by their attorney, accountant or business advisor.

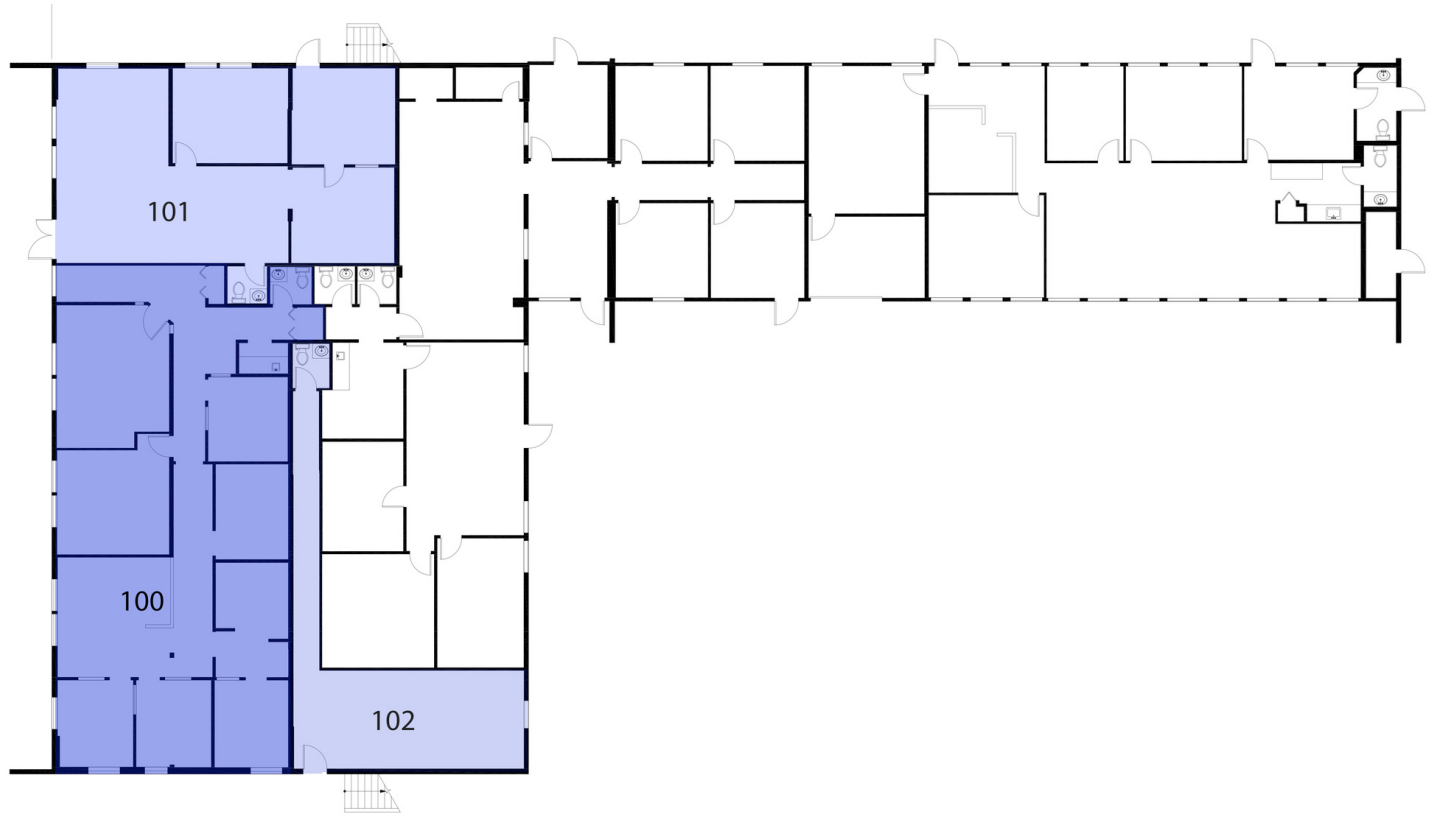
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LEASE TYPE | NNN **TOTAL SPACE** | 360 - 3,624 SF **LEASE TERM** | Negotiable **RATE** | \$26.00 SF/yr



SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE
100	Available	1,910 - 3,624 SF	NNN	\$26.00 SF/yr
101	Available	1,159 SF	NNN	\$26.00 SF/yr
102	Available	555 SF	NNN	\$26.00 SF/yr

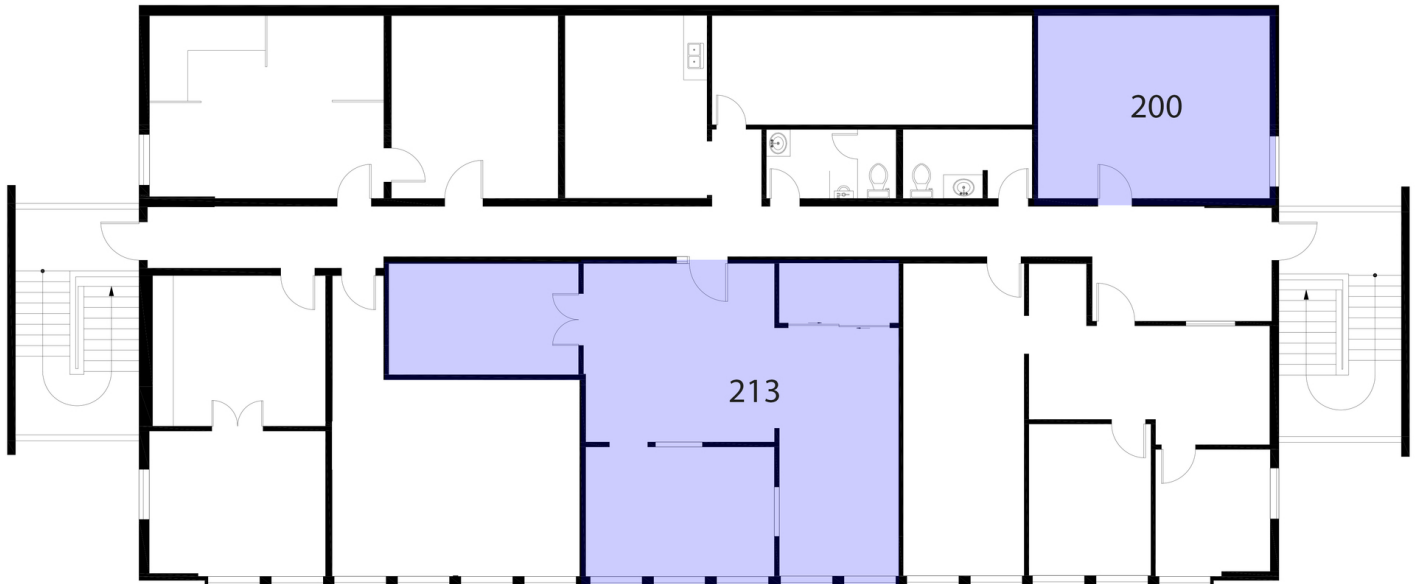
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LEASE TYPE | NNN **TOTAL SPACE** | 360 - 3,624 SF **LEASE TERM** | Negotiable **RATE** | \$22.00 SF/yr



SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE
200	Available	360 SF	NNN	\$22.00 SF/yr
213	Available	1,043 SF	NNN	\$22.00 SF/yr

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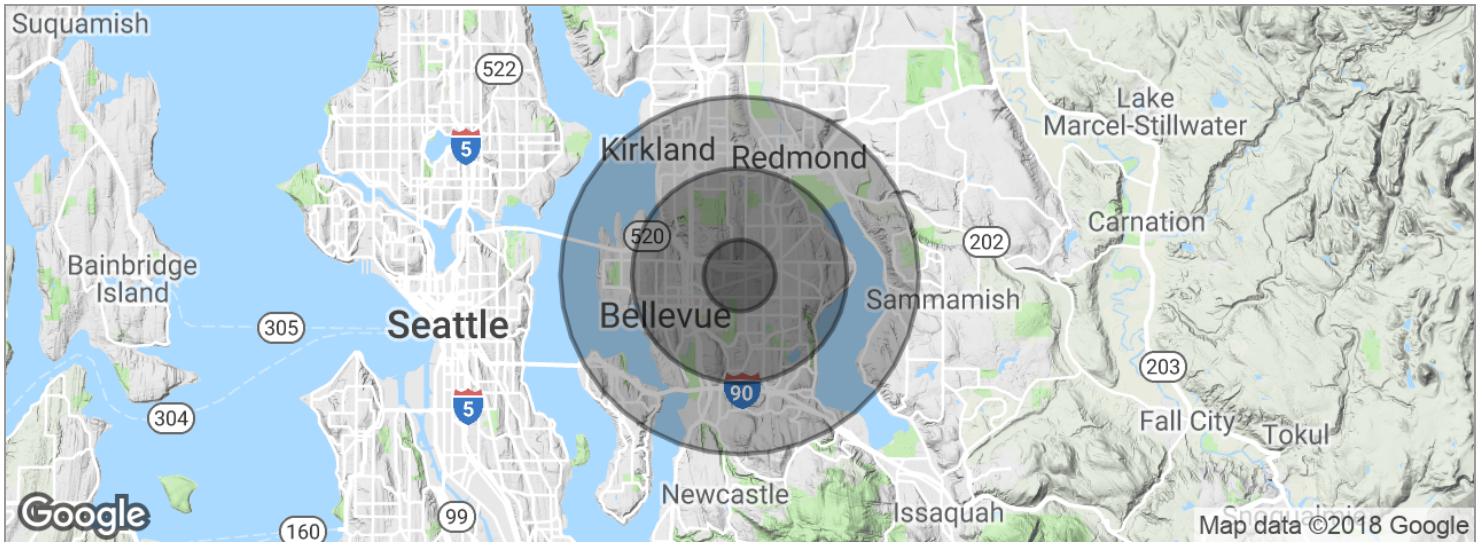
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,833	102,319	248,342
Median age	32.8	35.9	37.7
Median age (Male)	32.0	34.6	36.5
Median age (Female)	34.6	37.7	39.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,224	45,090	106,945
# of persons per HH	2.3	2.3	2.3
Average HH income	\$91,742	\$95,869	\$109,550
Average house value		\$500,776	\$581,197

* Demographic data derived from 2010 US Census

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