WATER VIEWS



40 Lake Bellevue Office Building

T Future Light Rail Station Microsoft - Future Light Rail Path **40 LAKE BELLEVUE** Future Light Rail Station Future Light Rail Path The Spring District NE 10th St **NEARBY RESTAURANT & RETAIL AMENITIES** WHOLE FOODS STARBUCKS PUMPHOUSE GRILL TACO DEL MAR CHICK-FIL-A I LOVE SUSHI BURGER KING THE CRAB POT BARTELL DRUGS KIM'S DELI

OFFICE SPACE FOR LEASE

Available Immediately

- Suite 350: 5,940 RSF
- \$29.50/RSF, Full Service
- Suite 260: 1,439 RSF → LEASED

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
- Close to Future Light Rail Station
- (comcast, in Building **BUSINESS CLASS**



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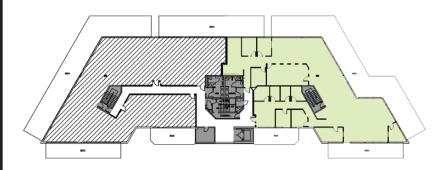
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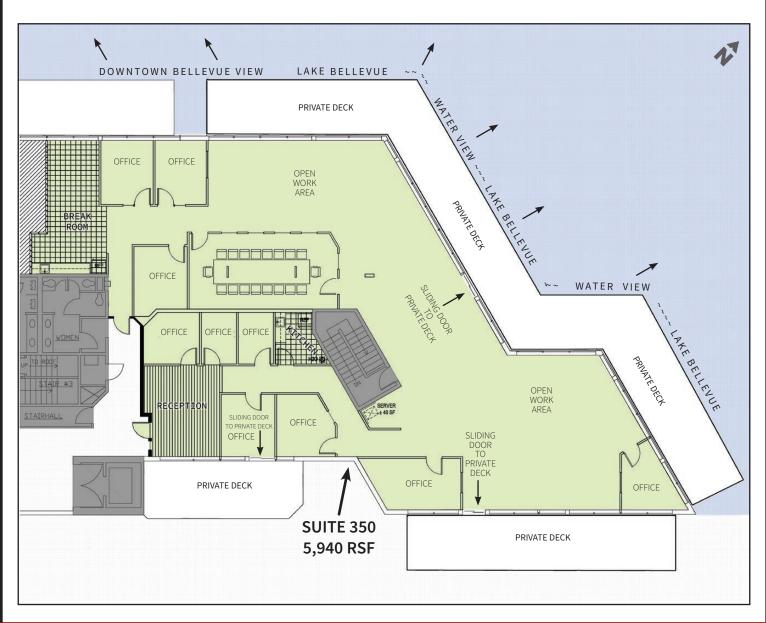
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SPACE FOR LEASE THIRD FLOOR | WATER VIEW



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SUITE 350 | 5,940 RSF \$29.50/RSF, Full Service





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