

OFFICE
LEASE



PARK HEIGHTS BUILDING

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ROSEN HARBOTTLE
COMMERCIAL REAL ESTATE



OFFICE SPACE NEAR DOWNTOWN BELLEVUE

381 SF - 3,795 SF Available

\$40.00-\$45.00/SF, Full Service

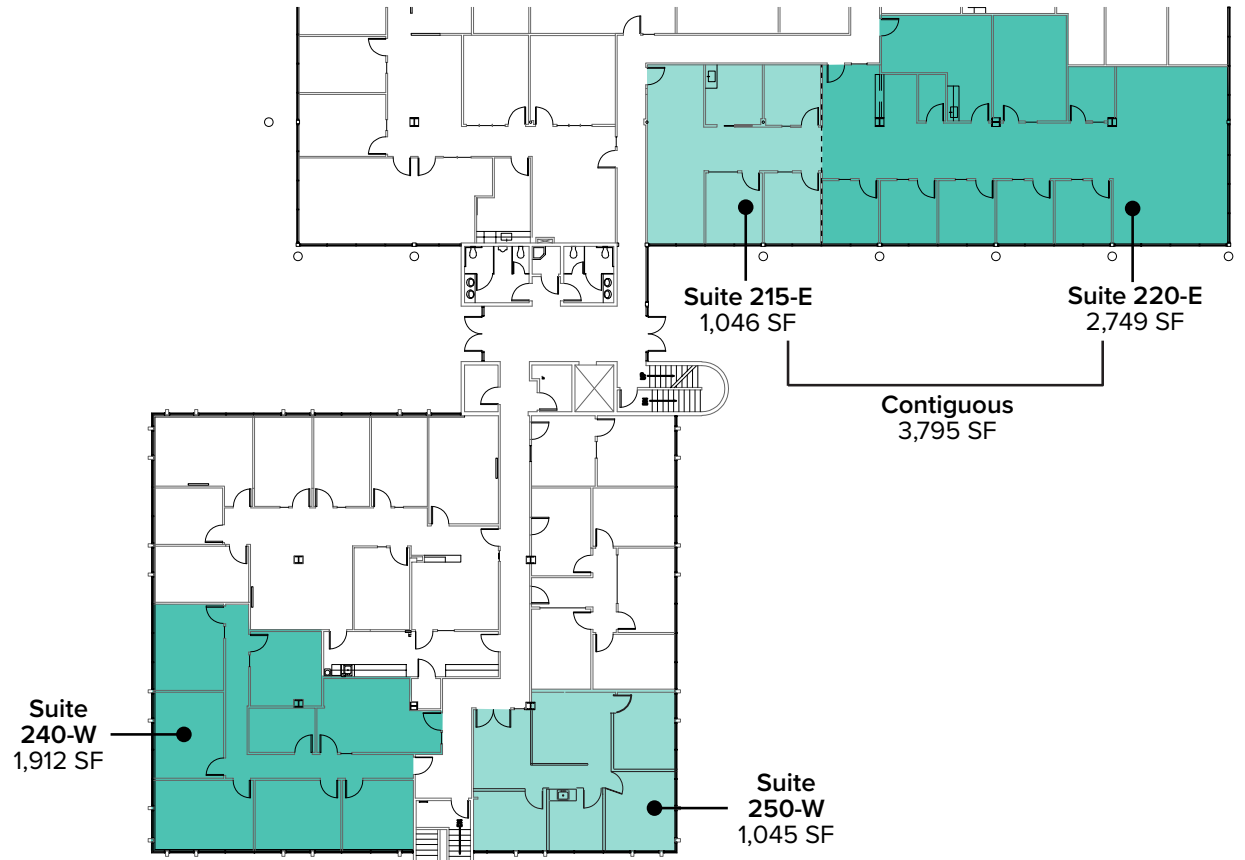
PROPERTY FEATURES:

- Close-In Bellevue Location
- Free Surface Parking
- Minutes from Downtown Bellevue, Bellevue Square, Future Link Light Rail Station, Overlake Medical Center, and Spring District
- Located next to I-405 and SR-520

The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

SECOND LEVEL FLOOR PLAN

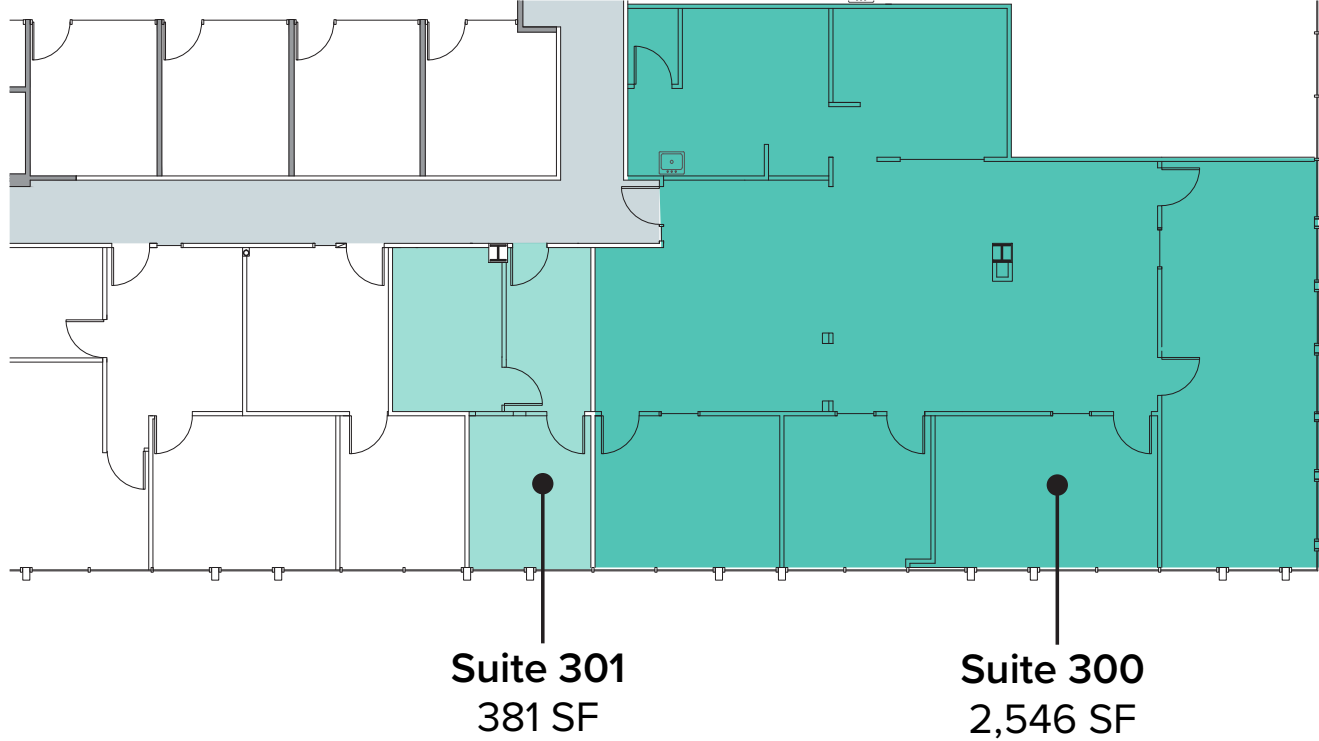
Suite	Square Feet	Notes
215-E & 220-E	1,046 SF - 3,795 SF	Mix of open work area and private offices with break rooms and kitchenette. Combined for 3,795 SF or can be demised. Available 4/1/2027.
240-W	1,912 SF	Currently a therapy office. 5 private offices on the window line with great natural light, reception, breakroom with kitchenette, and separate exit door. Available 11/1/2026.
250-W	1,045 SF	Reception, kitchenette, and 3 private offices on window line. Includes copy/print area and double door entry. Available 11/1/2026.



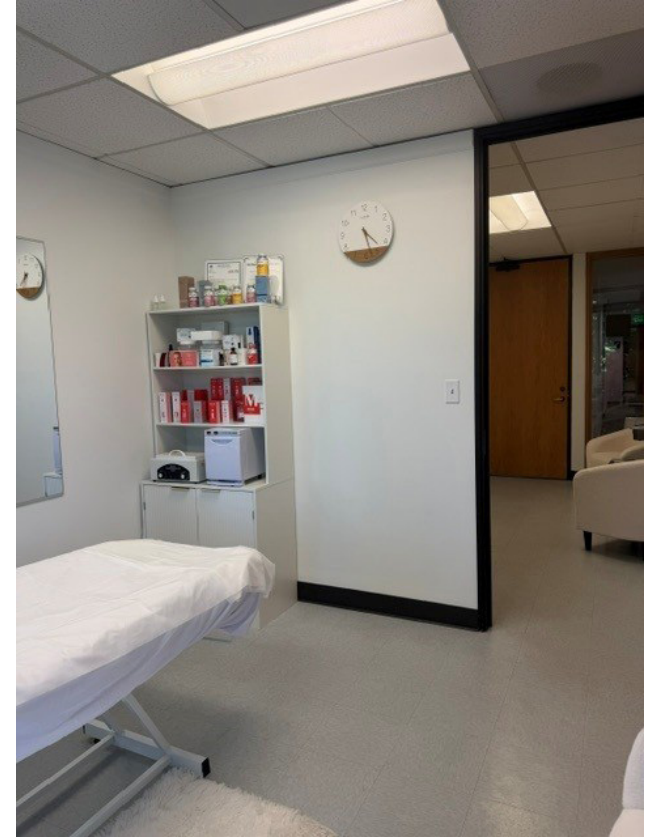
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THIRD LEVEL FLOOR PLAN

Suite	Square Feet	Notes
300	2,546 SF	Open work space, private offices, and kitchenette. Available 4/1/2027.
301	381 SF	Pseudo-medical, former aesthetician space. Clean & bright treatment rooms. \$1,700/Month, Full Service. Available for Sublease 8/1/2026.



SUITE 301



LOCATION MAP

