



Windermere Real Estate

OFFICE
SPACE FOR
SUBLEASE

I-90 PARK PLAZA

14405 SE 36th Street, Bellevue, WA 98006

ROBERT MESSMER, CCIM
425.458.3902 | 206.948.1577 (c)
rmessmer@rgmcommercial.com

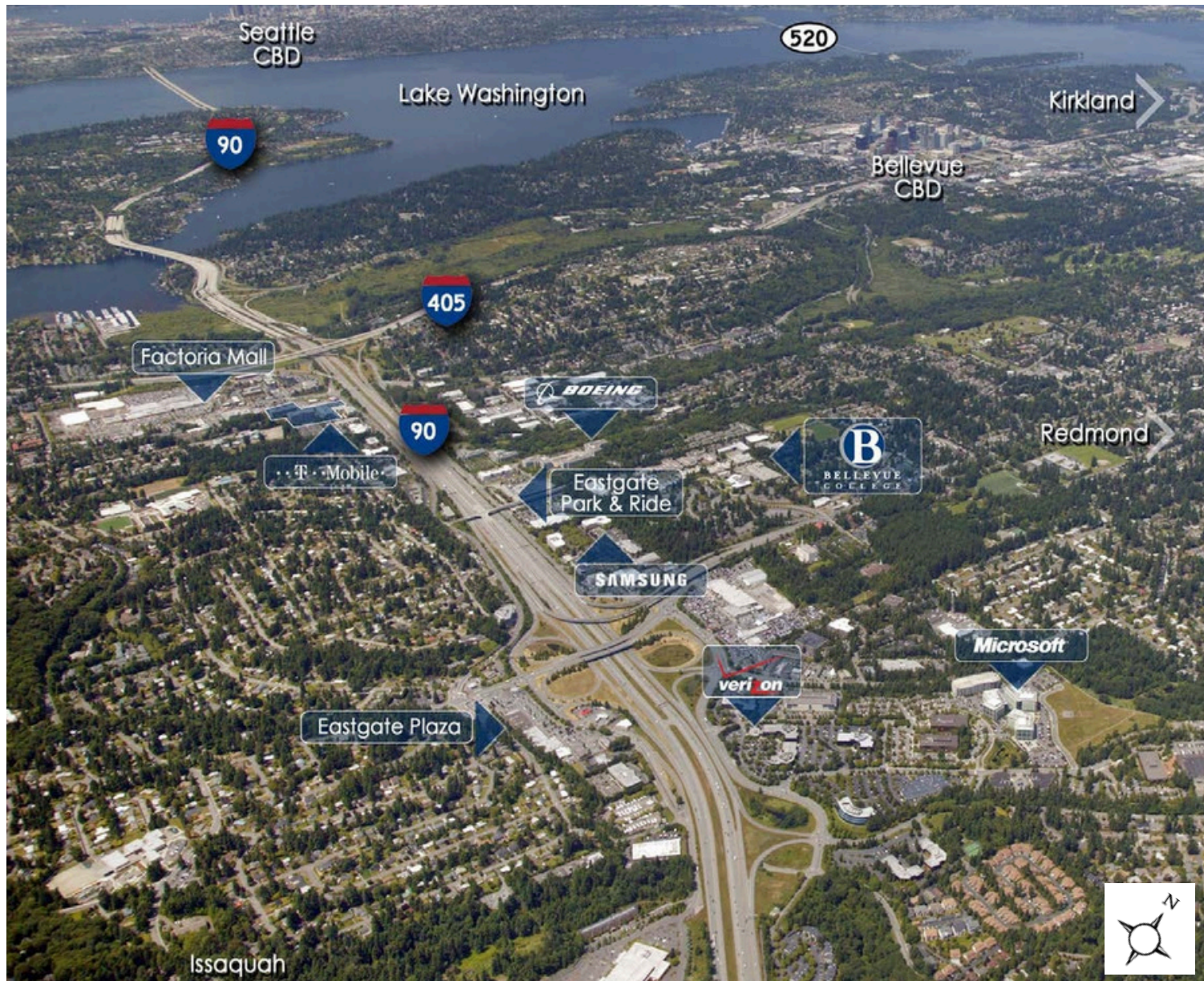
10423 Main Street #5, Bellevue, WA 98004
425.452.3052 | rgmcommercial.com



Office space for Sublease off of I-90 in Bellevue

Suite Available	Suite 206 available for Sublease
Master Lease	Master Lease expires 08/31/2029
Square Feet	5,577 SF
Rental Rate	\$27.00 per SF NNN
Est. NNN (2026)	\$12.55 per SF
Parking	Parking ratio of 3.6 1,000 SF with covered parking available
Signage	Prominent exterior building signage available
Communication/ Fiber	Comcast and Centurylink
Year Built	1987
Access	Located just off I-90 with easy freeway access. Within walking distance of Eastgate Park & Ride





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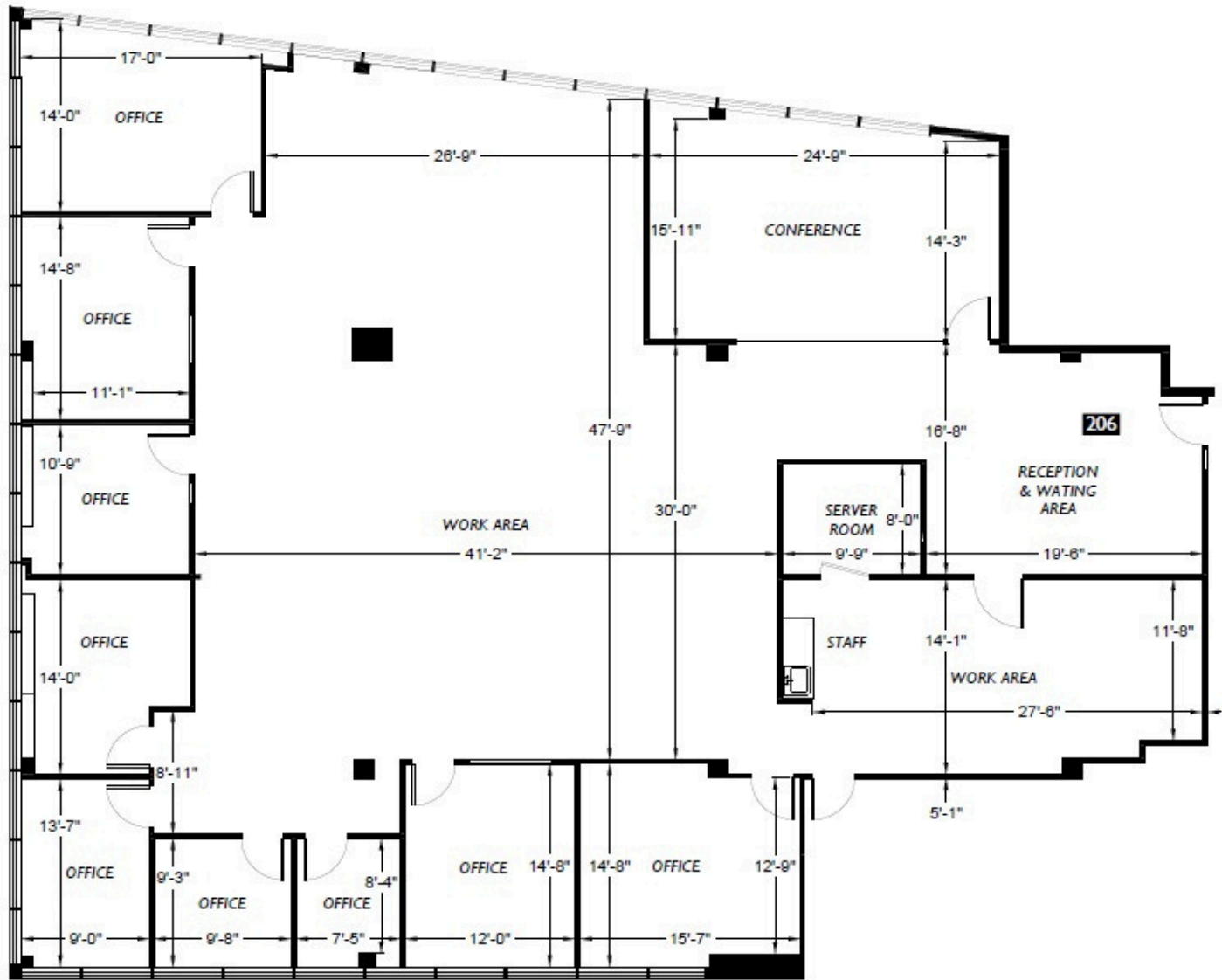
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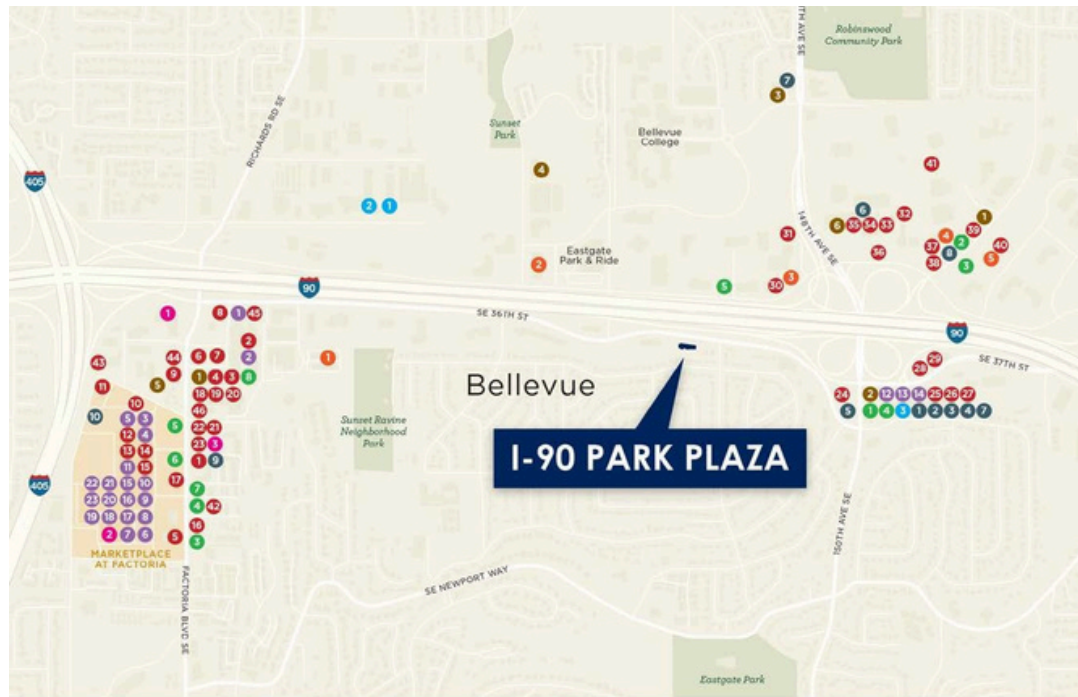
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EATERIES

- 1 Taco Time
- 2 Great Harvest Bread Co.
- 3 El Tapatio
- 4 Subway
- 5 Ricardos Mexican
- 6 The Keg
- 7 Applebee's
- 8 Tokyo Steak House
- 9 Taco Bell
- 10 KFC
- 11 Novithos
- 12 Red Robin
- 13 Cold Stone Creamery
- 14 Panera Bread
- 15 Jamba Juice
- 16 McDonald's
- 17 Burger King
- 18 Tofu 101
- 19 Quiznos Subs
- 20 Peking Wok
- 21 Teriyaki Time
- 22 Ooba Toooba Mex Grill
- 23 I Love Pho
- 24 Southgate Garden
- 25 Domino's Pizza
- 26 Bombay House
- 27 Outback Steakhouse
- 28 Pizza Hut
- 29 Taqueria Medina
- 30 Nine O Bar & Grill
- 31 Hidden Teriyaki
- 32 Li'l Jon Restaurant
- 33 Teriyaki & More
- 34 India Gate Restaurant
- 35 Subway
- 36 DQ Grill & Chill Restaurant
- 37 Dillan House
- 38 McDonald's
- 39 Jack in the Box
- 40 Cascades Grille
- 41 Sister's Deli
- 42 Toshi's Teriyaki
- 43 Top Gun Seafood Restaurant
- 44 Romio's Pizza
- 45 Square Lotus
- 46 Jimmy John's (Delivery Available)

SHOPPING

- 1 QFC
- 2 Bartell Drugs
- 3 Safeway
- 4 Rite Aid
- 5 Nordstrom Rack
- 6 Target
- 7 Walmart
- 8 Big 5 Sporting Goods
- 9 Old Navy
- 10 Bath & Body Works
- 11 T.J. Maxx
- 12 Albertsons
- 13 Rite Aid Pharmacy
- 14 Eastgate Liquor Store
- 15 DSW
- 16 GNC
- 17 Famous Footwear
- 18 RadioShack
- 19 Payless Shoe Source
- 20 Claire's
- 21 ULTA Beauty
- 22 Mighty Moose Comics
- 23 Torrid

FINANCIAL

- 1 Washington Federal
- 2 Citibank ATM
- 3 Key Bank
- 4 U.S. Bank ATM
- 5 Bank of America
- 6 Chase Bank
- 7 Wells Fargo Bank
- 8 BECU

ATTRACTIONS

- 1 AMC Theaters
- 2 KidsQuest
- 3 Bellevue Civic Theatre

COFFEE

- 1 Starbucks
- 2 Mondo's
- 3 148th Ave Coffee Shop
- 4 Sister's Cafe
- 5 Cafe Cubano
- 6 Tully's Coffee

SERVICES

- 1 Mail Plus
- 2 East Gate Plaza Cleaners
- 3 HairMasters
- 4 DeLaurenti Florist
- 5 Chevron Gas Station
- 6 Jerzee's Barber Shop
- 7 Shell Gas Station
- 8 7-Eleven
- 9 The UPS Store
- 10 Bright Now! Dental

FITNESS

- 1 CrossFit Bellevue
- 2 BodyShock Fitness
- 3 Get Zen Hot Yoga

LODGING

- 1 Extended Stay America
- 2 Hyatt House
- 3 Silver Cloud Hotel
- 4 Days Inn
- 5 Embassy Suites by Hilton