



# MERCER POINTE

1745 114th AVENUE SE, BELLEVUE, WA

1745



OFFICE SPACE FOR LEASE



# ELEVATE

the everyday

Mercer Pointe is a thoughtfully designed, two-story office property in a lush, park-like setting. The building has been recently renovated, providing tenants with modern, state-of-the-art facilities & common areas. Situated within Bellefield Office Park, its South Bellevue location provides quick access to I-90 and I-405, as well as Downtown Bellevue and the accompanying retail, dining, and entertainment amenities.



# AMENITIES

of your fingertips



Full building available



Large, efficient floor plates



Showers & lockers on-site



3.5/1,000 USF Parking ratio



Exterior building signage available



Fitness center on-site



On-site dining within Bellefield Office Park



Century Link Fiber Services




Park-like setting with trails on-site



Card key access system



# AVAILABILITY

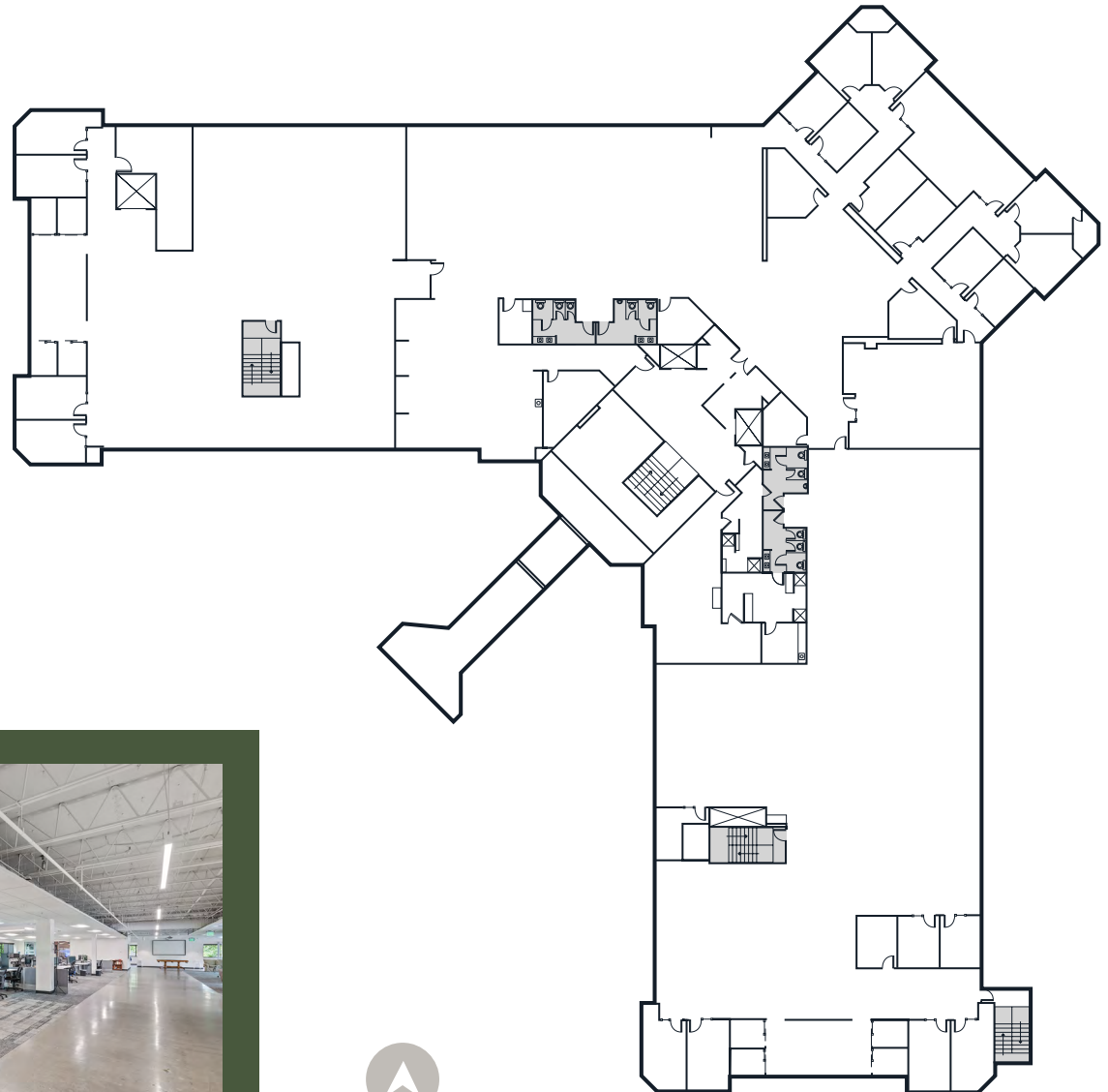
FLOOR	SF	AVAILABLE	NOTES	VIRTUAL TOUR
1	36,056	Now	Current open office buildout with a collaborative kitchen, all-hands meeting space, and fitness center.	
2	35,273	Now	Creative tech inspired space with modern finishes.	
Full Building	71,329	Now	Floors 1 and 2 can be combined for a full-building opportunity.	

# AVAILABILITY

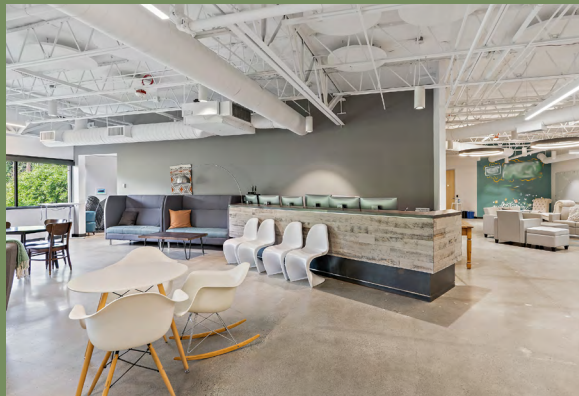
## FLOOR 1 | 36,056 SF



Open office space with an all-hands meeting area, fitness center, and kitchen. Can be combined with floor 2 for a full building opportunity, totaling 71,329 SF. Available now.



Furniture not included.

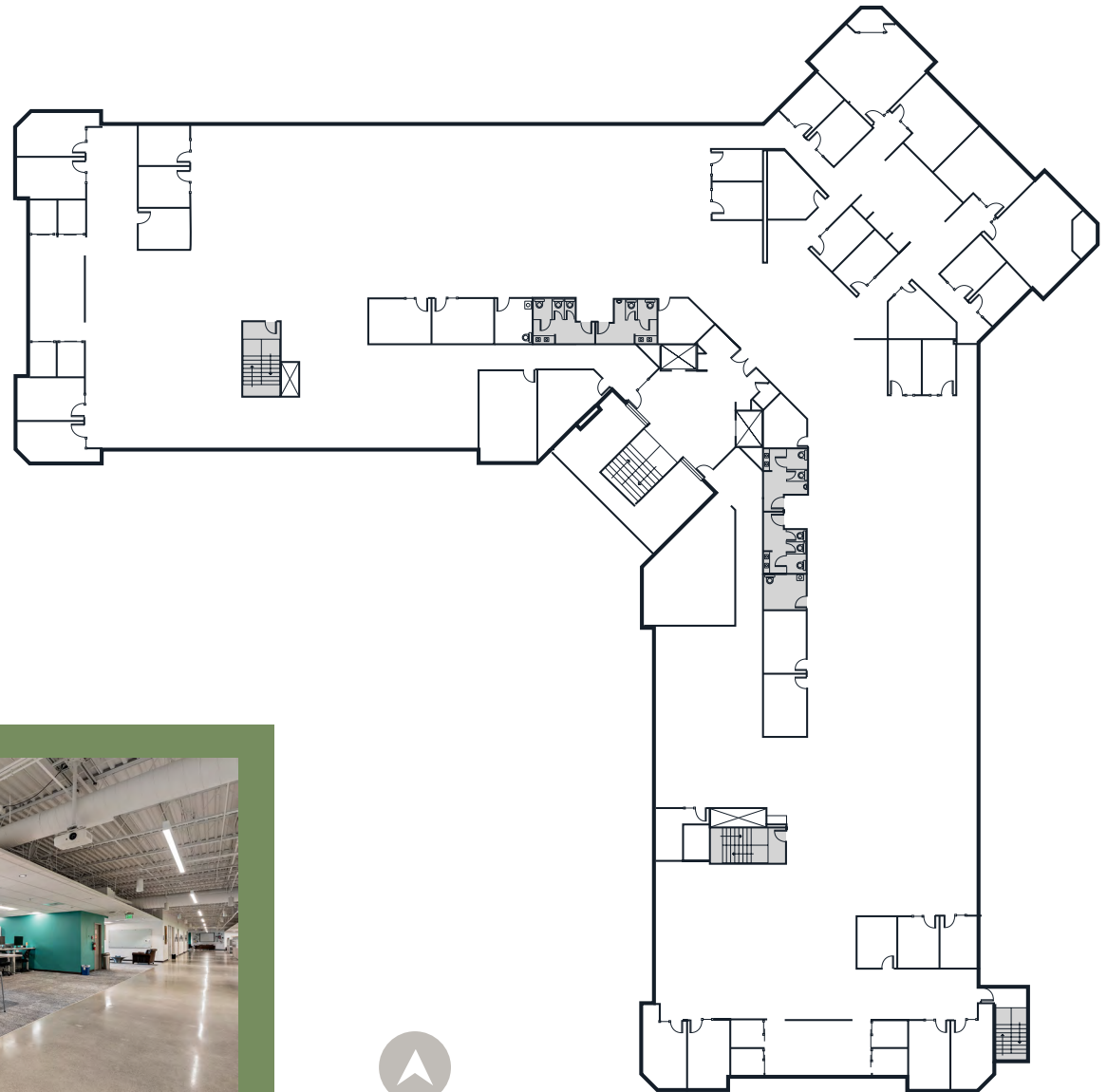


# AVAILABILITY

FLOOR 2 | 35,273 SF



Creative tech inspired space with modern finishes. Suite includes open collaborative work space with a mix of private offices and conference rooms. Can be combined with floor 1 for a full building opportunity, totaling 71,329 SF. Available now.



Furniture not included.





DOWNTOWN BELLEVUE  
7 MIN. DRIVE

BELLEVUE SQUARE MALL

LINK LIGHT RAIL  
STATION

DOWNTOWN SEATTLE  
15 MIN. DRIVE

INTERSTATE  
**405** I-405  
5 MIN. DRIVE

DILETTANTE MOCHA CAFE



BELLEFIELD OFFICE PARK

MERCER SLOUGH  
NATURE PARK

INTERSTATE  
**90** I-90  
7 MIN. DRIVE

112<sup>TH</sup> AVE SE

# AREA AMENITIES

Along with the rotating food trucks on-site at Bellefield, the location provides quick access to downtown Bellevue, I-90, and I-405, and is surrounded by hospitality and wellness options. A quick drive takes you to Downtown Bellevue & Bellevue Square, with its full range of retail, dining, and entertainment amenities.

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