

CREEKSIDE OFFICE PARK

1530 140th Ave NE Suite Suite 210, Bellevue, WA 98005



AVAILABLE SF: 996 SF

LEASE RATE: \$24.00 SF/Yr (Gross)

BUILDING SIZE: 11,583 SF

BUILDING CLASS: B

PROPERTY OVERVIEW

Convenient location on 140th and Bel-Red Rd. Monument signage available. There is ample space for a configuration that would yield several rooms that can be used as conference rooms/offices. Ample parking available.

PROPERTY FEATURES

- Current Layout Ideal For Small Office User
- Great Natural Lighting
- Spacious Interior
- Excellent Open Space That Can Be Used for Training
- Easily Convertible to Several Rooms

KW COMMERCIAL
7525 28th Street West
University Place, WA 98466

MICHAEL ARMANIOUS, CCIM
Broker
O: 253.460.8640
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marmanious@kw.com
WA #18346 - CA DRE #01874675

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

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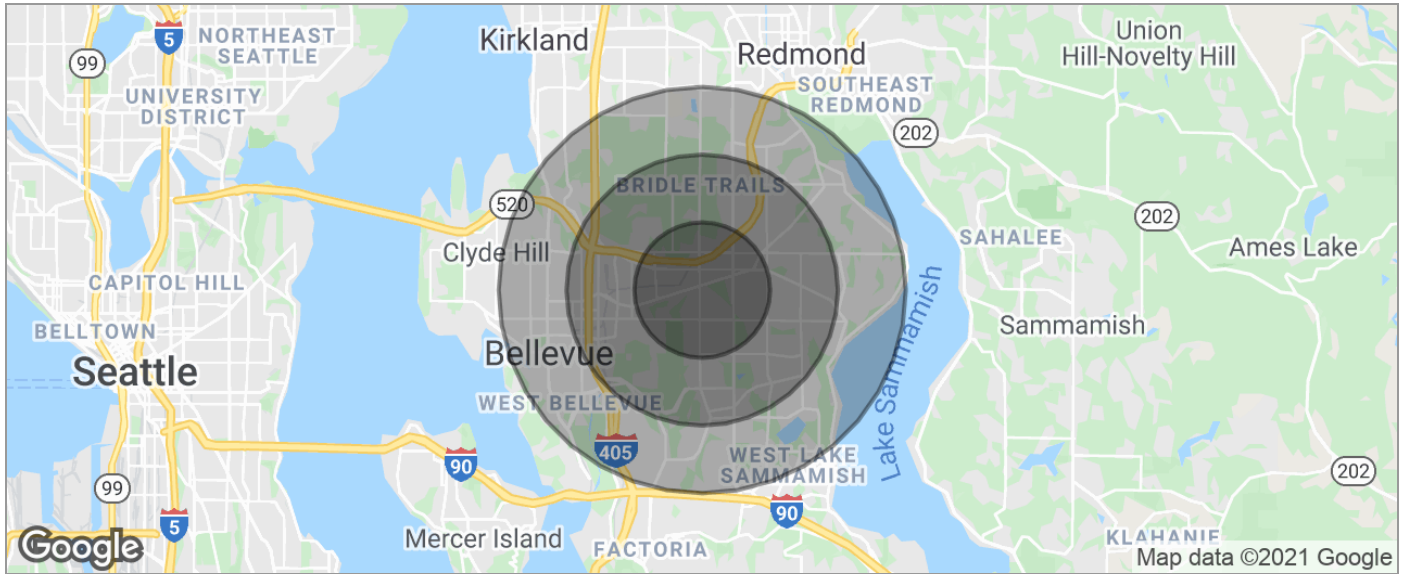
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	15,051	50,834	102,067
MEDIAN AGE	32.3	33.7	35.8
MEDIAN AGE (MALE)	31.6	32.5	34.5
MEDIAN AGE (FEMALE)	34.0	35.6	37.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	6,539	22,101	44,426
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$86,857	\$87,869	\$94,849
AVERAGE HOUSE VALUE	\$462,621	\$472,731	\$492,172
RACE	1 MILE	2 MILES	3 MILES
% WHITE	53.5%	57.4%	62.9%
% BLACK	4.4%	4.0%	3.2%
% ASIAN	29.0%	29.6%	26.0%
% HAWAIIAN	0.3%	0.6%	0.4%
% INDIAN	0.3%	0.3%	0.3%
% OTHER	8.1%	4.5%	3.4%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	14.5%	10.2%	8.1%

* Demographic data derived from 2010 US Census

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BELLEVUE, WA

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PRESENTED BY:

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