

OFFICE FOR LEASE

CREEKSIDE OFFICE PARK

1530 140th Ave NE, Bellevue, WA 98005



OFFERING SUMMARY

AVAILABLE SF: 864 - 3,791 SF

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

YEAR BUILT: 1988

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.

AVAILABLE SPACES	LEASE RATE	SIZE (SF)
1510 140TH AVE NE STE 201	\$24.00 SF/yr	864 SF
1530 140TH AVE NE STE 111	\$24.00 SF/yr	1,159 SF
1530 140TH AVE NE STE 200	\$24.00 SF/yr	1,436 SF
1530 140TH AVE NE STE 210	\$24.00 SF/yr	996 SF
1510 140TH AVE NE STE 100	\$24.00 SF/yr	3,791 SF

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

MICHAEL ARMANIOUS, CCIM
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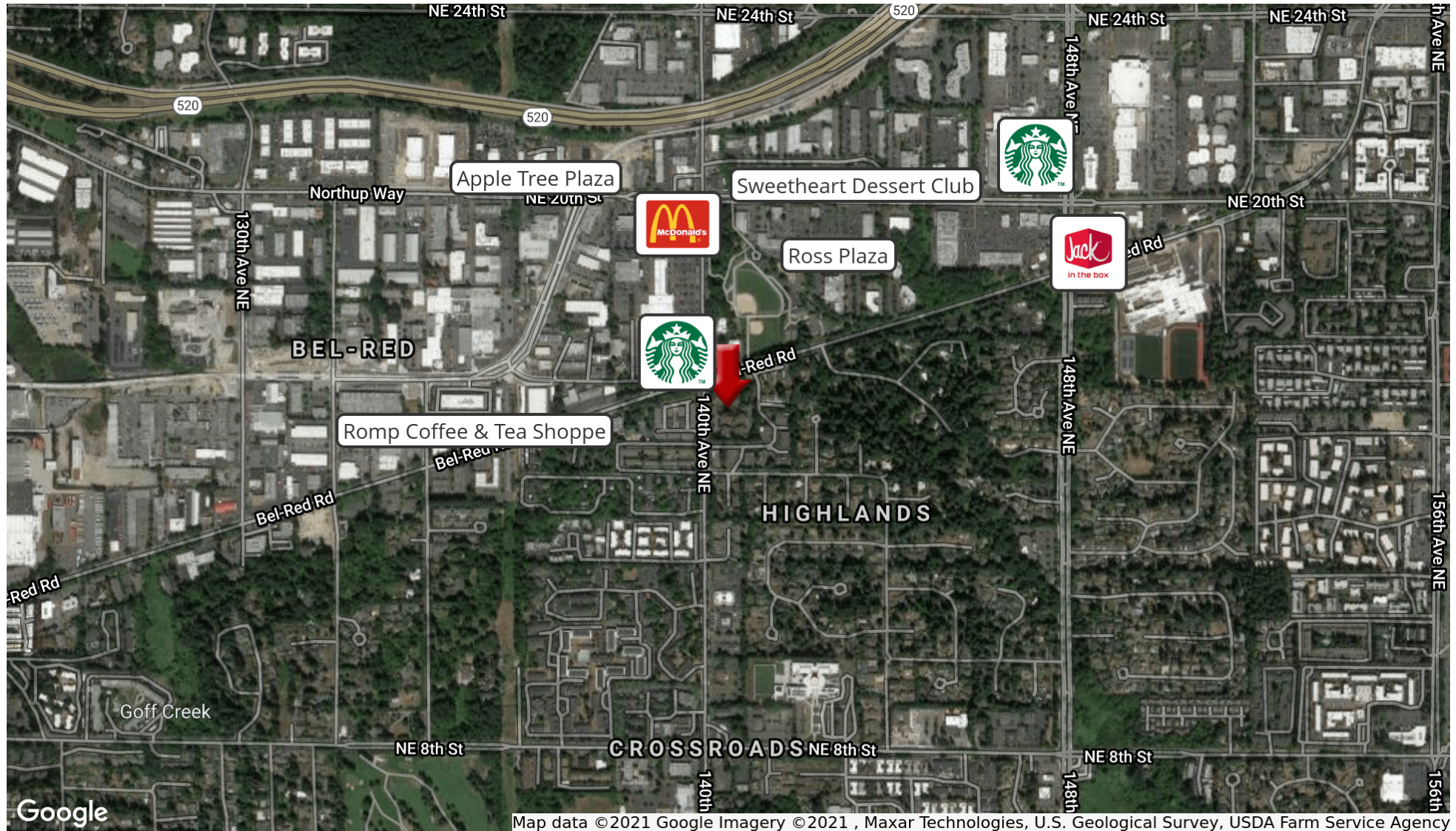
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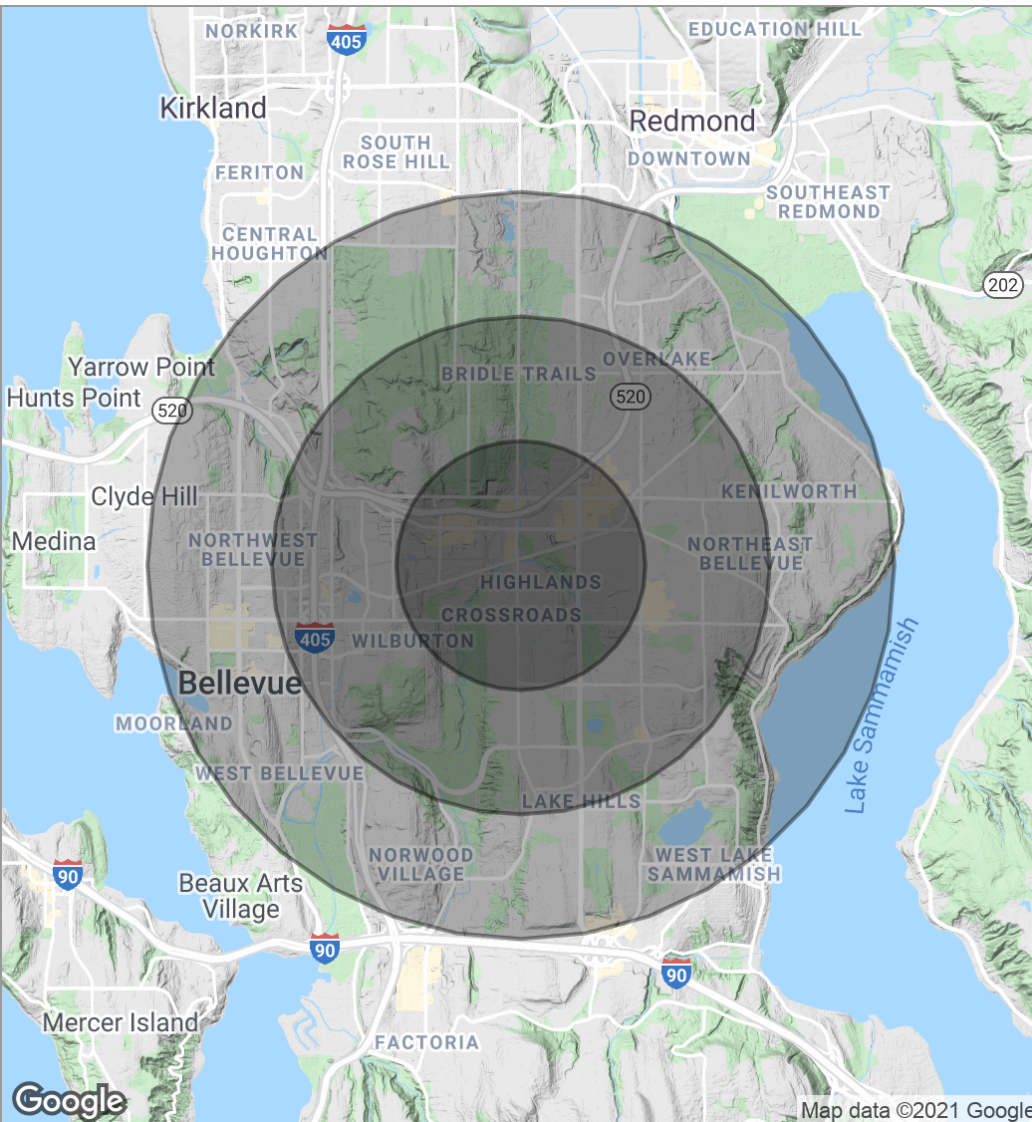
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	15,051	50,834	102,067
Median Age	32.3	33.7	35.8
Median Age (Male)	31.6	32.5	34.5
Median Age (Female)	34.0	35.6	37.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	6,539	22,101	44,426
# 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

** Demographic data derived from 2010 US Census*

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BELLEVUE, WA

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Tacoma in compliance with all applicable fair housing and equal opportunity laws.

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PRESENTED BY:

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