CREEKSIDE OFFICE PARK

1530 140th Ave NE Suite Suite 200, Bellevue, WA 98005





AVAILABLE SF:

1436 SF

LEASE RATE:

\$24.00 SF/Yr (Gross)

BUILDING SIZE:

11,583 SF

BUILDING CLASS:

В

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 0: 253.460.8640 C: 253.988.6115 marmanious@kw.com WA #18346 - CA DRE #01874675

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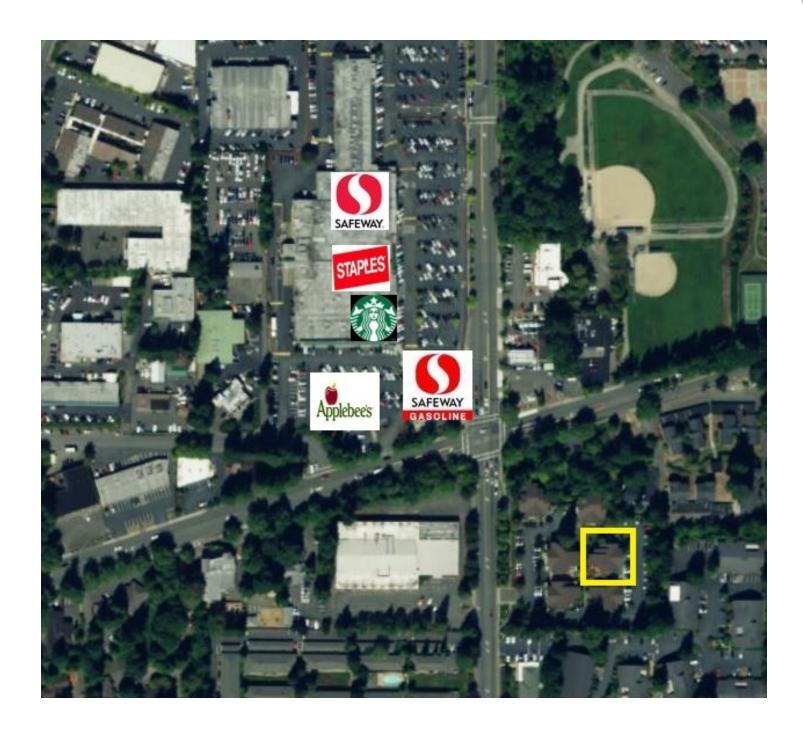
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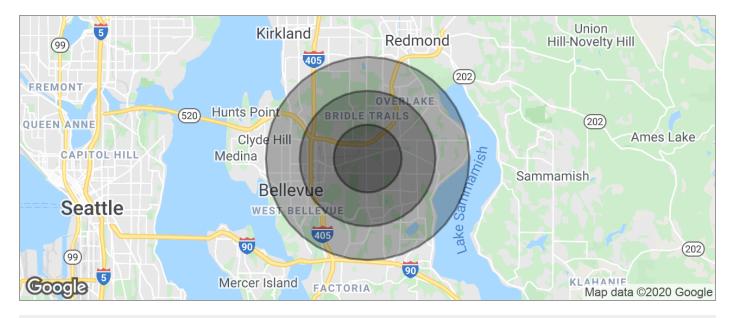
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POPULATION	1 MILE	2 MILES	3 MILES	
TOTAL POPULATION	15,051	50,834	102,067	
MEDIAN AGE	32.3	33.7	35.8	
MEDIAN AGE (MALE)	31.6	32.5	34.5	
MEDIAN AGE (FEMALE)	34.0	35.6	37.6	
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES	
TOTAL HOUSEHOLDS	6,539	22,101	44,426	
# 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	
AVENAGE HOUSE VALUE	φ 102,021	Ψ Ξ,. σ .	Ψ102,172	
RACE	1 MILE	2 MILES	3 MILES	
RACE	1 MILE	2 MILES	3 MILES	
RACE % WHITE	1 MILE 53.5%	2 MILES 57.4%	3 MILES 62.9%	
RACE % WHITE % BLACK	1 MILE 53.5% 4.4%	2 MILES 57.4% 4.0%	3 MILES 62.9% 3.2%	
RACE % WHITE % BLACK % ASIAN	1 MILE 53.5% 4.4% 29.0%	2 MILES 57.4% 4.0% 29.6%	3 MILES 62.9% 3.2% 26.0%	
RACE % WHITE % BLACK % ASIAN % HAWAIIAN	1 MILE 53.5% 4.4% 29.0% 0.3%	2 MILES 57.4% 4.0% 29.6% 0.6%	3 MILES 62.9% 3.2% 26.0% 0.4%	
RACE % WHITE % BLACK % ASIAN % HAWAIIAN % INDIAN	1 MILE 53.5% 4.4% 29.0% 0.3% 0.3%	2 MILES 57.4% 4.0% 29.6% 0.6% 0.3%	3 MILES 62.9% 3.2% 26.0% 0.4% 0.3%	

^{*} Demographic data derived from 2010 US Censu.

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Confidentiality & Disclaimer

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 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.

PRESENTED BY:

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