

# 15 LAKE BELLEVUE

12,816 RSF SUBLEASE



 THE ANDOVER  
COMPANY, INC.  
CORFAC INTERNATIONAL

 AVISON  
YOUNG  
Intelligent  
Real Estate  
Solutions

# PROPERTY HIGHLIGHTS

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- Up to 12,816 RSF - Suite 100 & 101
- Divisible to 7,456 RSF & 5,360 RSF
- Sublease term until 06/30/2021
- \$40.00 RSF/YR, Full Service
- Direct 1<sup>st</sup> floor lobby access and exposure
- High end finishes in excellent condition
- Exterior decks with lake views
- Free parking at 4.0/1,000 RSF
- Direct lease transaction possible with landlord for longer term







UNIQUE  
WATERFRONT  
LOCATION WITH  
SPECTACULAR  
VIEWS



CLOSE-IN  
BELLEVUE  
LOCATION WITH  
EXCELLENT  
VISIBILITY



WALKING DISTANCE  
TO RESTAURANTS,  
AMENITIES, AND  
THE SPRING  
DISTRICT



STEPS AWAY FROM  
FUTURE LIGHT RAIL  
STATION



MINUTES TO  
DOWNTOWN  
BELLEVUE



WATERFRONT,  
WRAPAROUND  
DECK SPANS ENTIRE  
BUILDING



EXPERIENCED  
LOCAL LANDLORD  
WITH STRONG  
PRIDE OF  
OWNERSHIP



FREE PARKING  
4.0/1,000 RSF



FIBER PROVIDED BY  
QWEST



# FLOOR 1



- Up to 12,816 RSF - Suite 100 & 101
- Divisible to 7,456 RSF & 5,360 RSF
- Available January 1, 2020
- Direct lobby access
- Exterior decks with water views



### FUTURE ESTIMATED LIGHT RAIL TRAVEL TIMES

WILBURTON STATION > BELLEVUE CBD	2 MIN.
WILBURTON STATION > MICROSOFT HEADQUARTERS	16 MIN.
WILBURTON STATION > SEATTLE'S INTERNATIONAL DISTRICT	21 MIN.
WILBURTON STATION > UNIVERSITY DISTRICT	34 MIN.
WILBURTON STATION > SEATAC INTERNATIONAL AIRPORT	55 MIN.



EAST MAIN STATION  
OPENING 2023

MAIN ST

NE 4<sup>TH</sup>

NE 6<sup>TH</sup>

NE 8<sup>TH</sup>

NE 10<sup>TH</sup>

NE 12<sup>TH</sup>



BELLEVUE DOWNTOWN STATION  
OPENING 2023

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12,816 RSF SUBLEASE



SPRING DISTRICT/120<sup>TH</sup> STATION  
OPENING 2023

SPRING DISTRICT

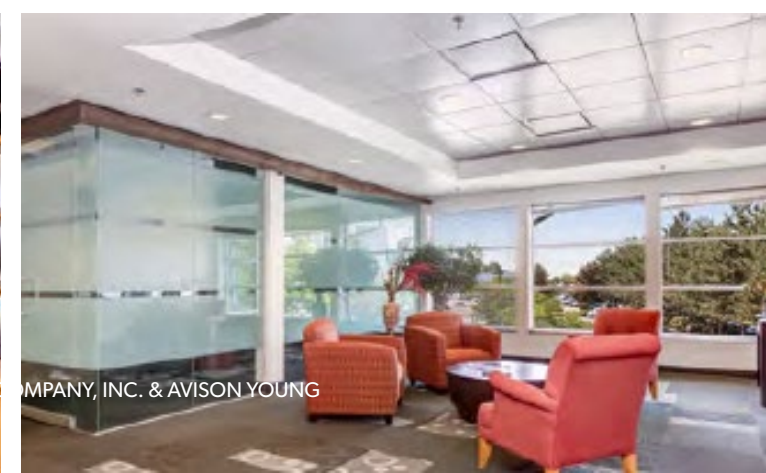
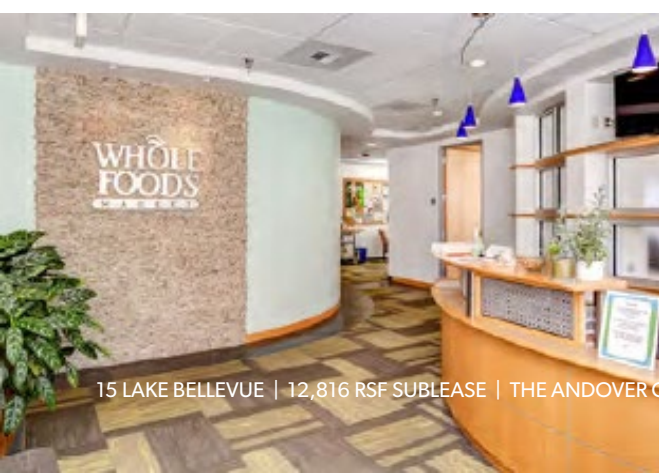


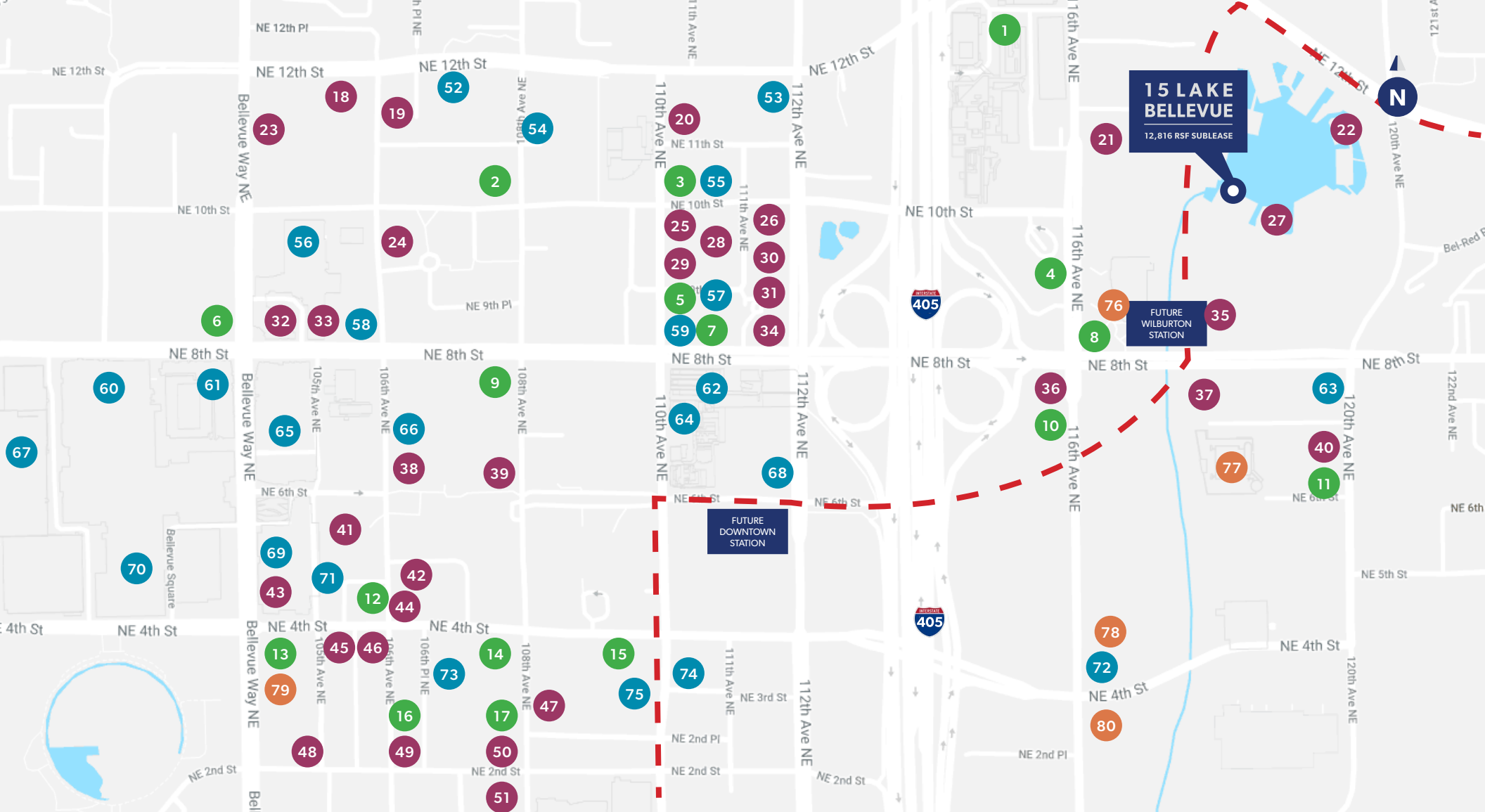
WILBURTON STATION  
OPENING 2023



### CURRENT ESTIMATED DRIVING TRAVEL TIMES

15 LAKE BELLEVUE > DOWNTOWN KIRKLAND	9 MIN.
15 LAKE BELLEVUE > MICROSOFT HEADQUARTERS	12 MIN.
15 LAKE BELLEVUE > DOWNTOWN SEATTLE	16 MIN.





**COFFEE/CAFE**

- 1. Stanza's Café
- 2. Cafe Cesaura
- 3. Sharetea
- 4. Caffé Sospeso
- 5. Honor Coffee
- 6. Starbucks
- 7. Starbucks
- 8. Allegro Coffee Co.
- 9. Starbucks
- 10. Woods Coffee
- 11. Starbucks
- 12. Starbucks

**DINING**

- 13. Starbucks
- 14. Caffè Ladro
- 15. Café Pogacha
- 16. Fika House Kafé
- 17. Starbucks
- 18. Panera Bread
- 19. Flo Sushi
- 20. Rolls Sushi
- 21. 3 Pigs BBQ
- 22. Crab Pot
- 23. Stone Lounge
- 24. Top Pot Doughnuts
- 25. Andiamo
- 26. Lunchbox
- 27. Laboratory
- 28. Scotty Browns
- 29. Chutney's
- 30. The French Bakery
- 31. Minamoto
- 32. Joey's - Bellevue
- 33. Daniel's Broiler
- 34. Tokyo Steakhouse
- 35. The Pumphouse Bar & Grill
- 36. Chick-fli-A
- 37. Burger King
- 38. Bellevue Food Trucks
- 39. Inchins Bamboo Garden
- 40. Taco Del Mar
- 41. California Pizza Kitchen

**RETAIL/SERVICES**

- 42. Lot No. 3
- 43. Wild Ginger
- 44. Purple Cafe
- 45. Chipotle
- 46. Evergreens Salads
- 47. The Melting Pot
- 48. Sushi Mara
- 49. Taco Time
- 50. Seastar
- 51. Bake's Place
- 52. Silver Cloud Hotel
- 53. Aryana Salon
- 54. barre3
- 55. bFit Bellevue
- 56. Hyatt Regency
- 57. Ashram yoga
- 58. Chase Bank
- 59. Courtyard Hotel
- 60. Nordstrom
- 61. Crate & Barrel
- 62. Neiman Marcus
- 63. Bartell Drugs
- 64. The Shops at Bravern
- 65. Lincoln Square
- 66. Barnes & Noble
- 67. Apple Store
- 68. Meydenbauer Center
- 69. Bellevue Museum
- 70. Microsoft Store
- 71. Bright Horizons
- 72. REI
- 73. Key Bank
- 74. First Citizens Bank
- 75. Bright Horizons

**GROCERY**

- 76. Whole Foods
- 77. Uwajimaya
- 78. Trader Joe's
- 79. Safeway
- 80. PCC





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