

CampusOfficePark

1601-1611 116th Avenue NE, Bellevue, WA



Office & Medical Space for Lease

**Leibsohn
& Company** 



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Property Features



- » Building Re-painted in 2025
- » Parking Ratio: **5.0/1,000 RSF**
- » Free Covered Parking
- » Community Conference Room & Kitchen Included
- » New LED Light Fixtures in all Common Areas & Suites
- » Walkable to Overlake Medical Pavilion, Kaiser Permanente, & Downtown Bellevue
- » Walkable to Bell Hop Service
- » **xfinity** Available



Available Suites



Building	Suite	Use	Size	Rent
1611	102	Executive Suite	195 RSF	\$600/month, Gross
1611	110	Executive Suite	369 RSF	\$900/month, Gross
1611	111	Executive Suite	243 RSF	\$650/month, Gross
1611	115	Executive Suite	289 RSF	\$950/month, Gross
1611	122	Executive Suite	243 RSF	\$650/month, Gross
1611	134	Executive Suite	300 RSF	\$750/month, Gross
1611	138	Executive Suite	234 RSF	\$650/month, Gross
1611	206	Executive Suite	359 RSF	\$1,200/month, Gross
1611	211	Executive Suite	275 RSF	\$750/month, Gross
1611	200A	Executive Suite	311 RSF	\$900/month, Gross
1611	200B	Executive Suite	189 RSF	\$750/month, Gross
1611	200C	Executive Suite	251 RSF	\$900/month, Gross
1611	200D	Executive Suite	171 RSF	\$600/month, Gross
1611	200E	Executive Suite	200 RSF	\$800/month, Gross
1611	200G	Executive Suite	198 RSF	\$975/month, Gross
1611	200H	Exclusive Kitchen	122 RSF	\$350/month, Gross
1611	200I	Exclusive Laundry Room	122 RSF	\$350/month, Gross



LocationAerial



520

INTERSTATE
405

Campus
Office
Park

Seattle Children's
Bellevue Clinic
and Surgery Center

Spring District
Station

Meta

120TH AVE NE

Lake
Bellevue

Wilburton Station

OVERLAKE
MEDICAL CENTER & CLINICS

KAISER
PERMANENTE

NE 10TH STREET

INTERSTATE
405

NE 8TH STREET

116TH AVE NE

Downtown
Bellevue

112TH AVE NE

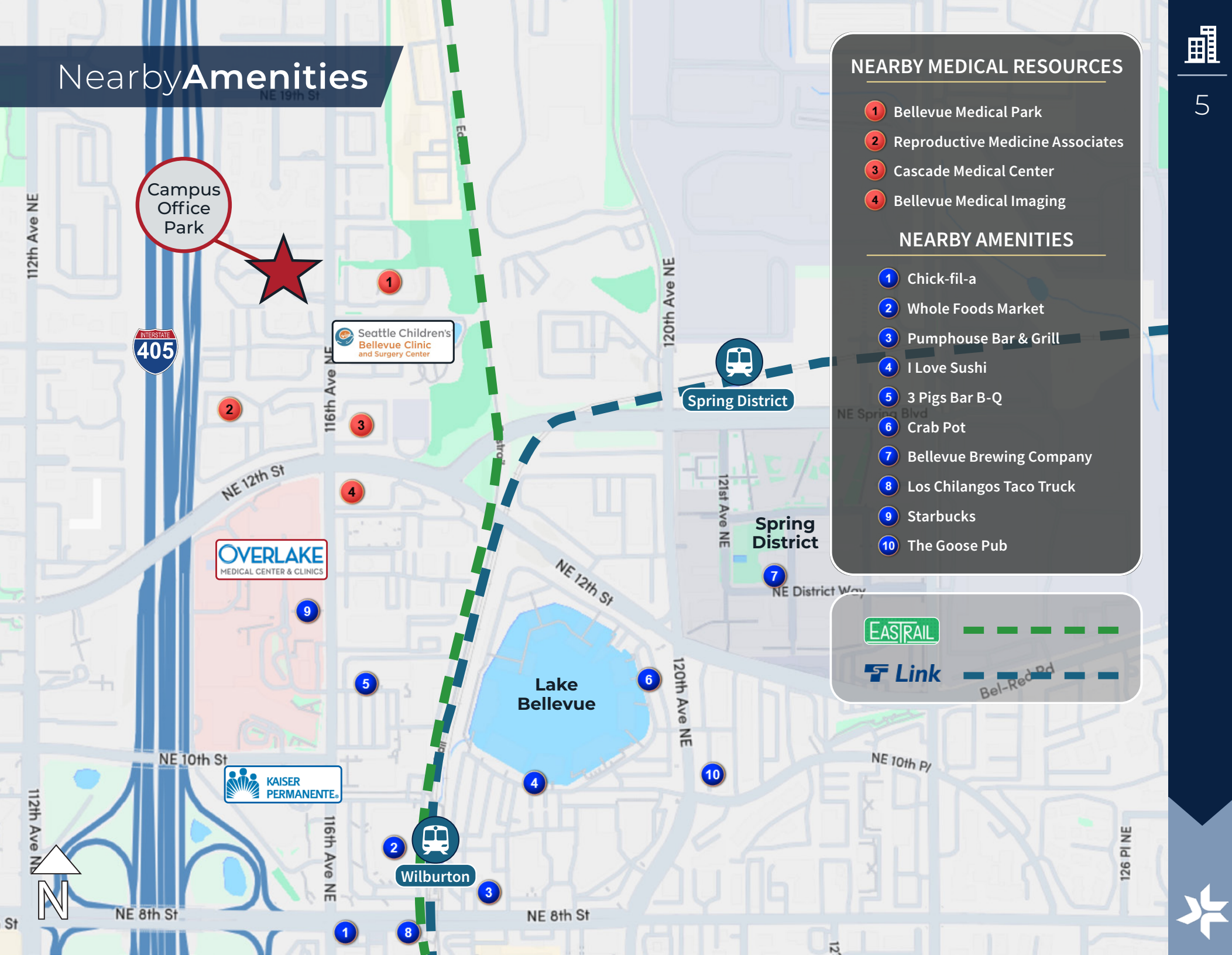
LINK LIGHT RAIL



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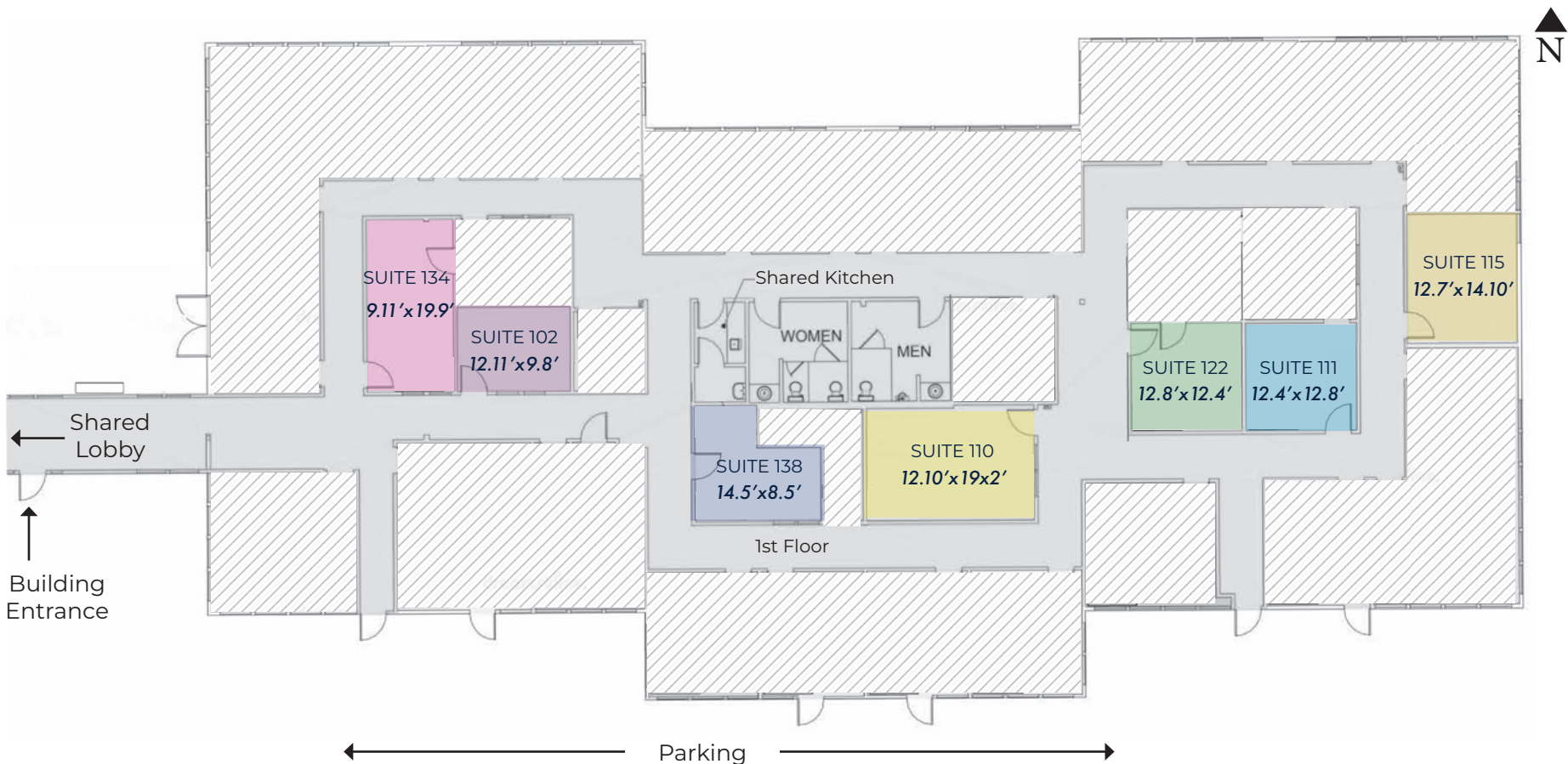
Nearby Amenities



Building 1611 | East Wing Executive Suites



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Suite	Size	Gross Rate	Availability	Notes
102	195 RSF	\$600.00/month	Immediately	Building Core Interior Suite
110	369 RSF	\$900.00/month	Immediately	Building Core Interior Suite
111	243 RSF	\$650.00/month	Immediately	Building Core Interior Suite
115	289 RSF	\$950.00/month	Immediately	Exterior Windowed Office
122	243 RSF	\$650.00/month	Immediately	Building Core Interior Suite
134	300 RSF	\$750.00/month	Immediately	Building Core Interior Suite
138	234 RSF	\$650.00/month	Immediately	Building Core Interior Suite

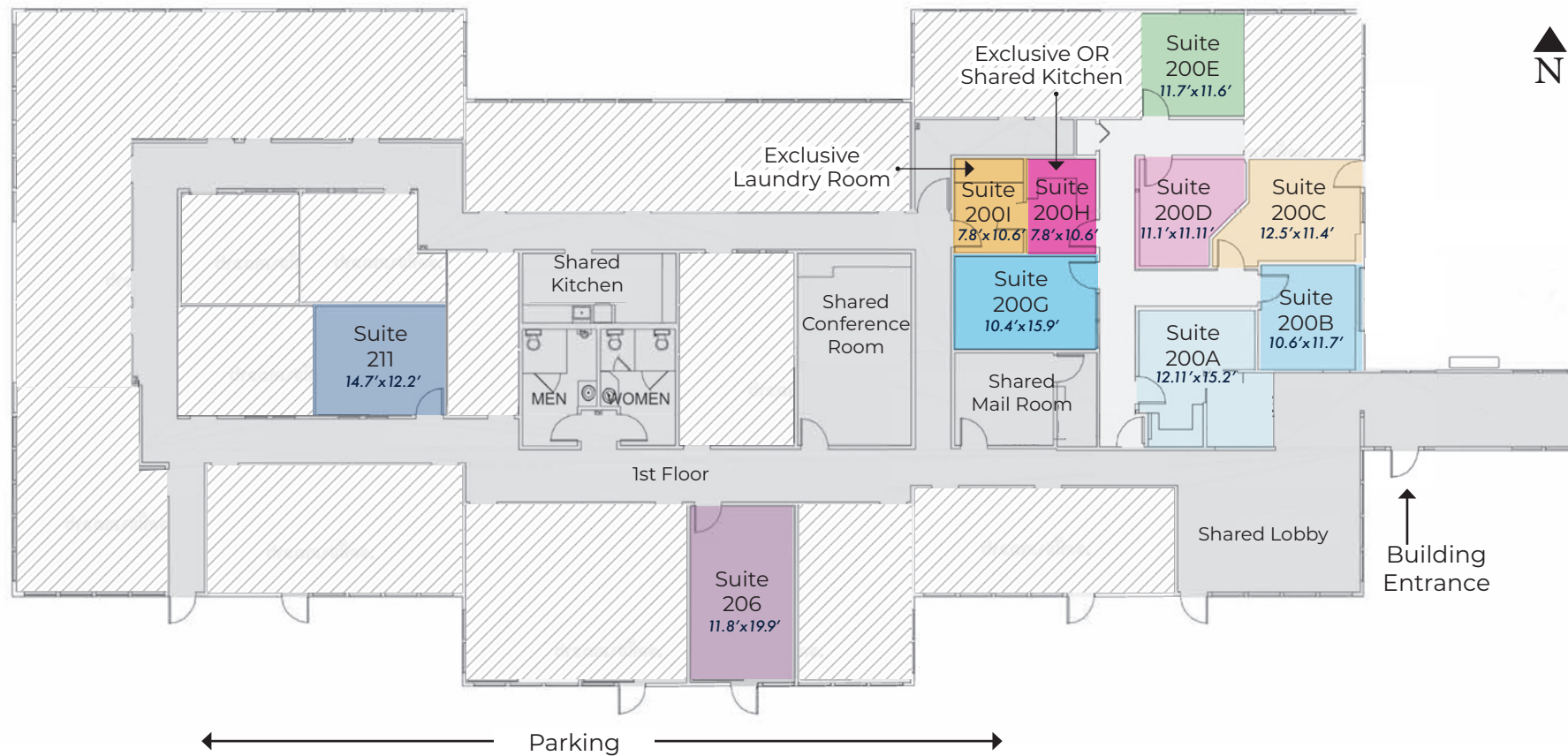
Exec Suite Features
1 Shared Conference Rooms
2 Building Kitchenettes
Mail Room
Shared Building Waiting Area
Grade Level Access



Building 1611 | West Wing Executive Suites



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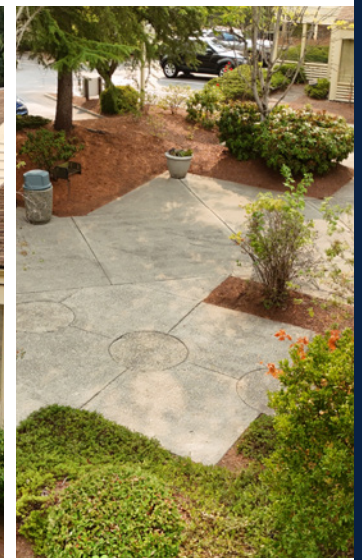


Suite	Size	Gross Rate	Availability	Notes
206	359 RSF	\$1,200.00/month	September 1, 2026	Exterior Windowed Office
211	275 RSF	\$750.00/month	Immediately	Building Core Interior Office
200A	311 RSF	\$900/month	Immediately	Shared Kitchen, Interior Office
200B	189 RSF	\$750/month	Immediately	Shared Kitchen, Interior Office
200C	251 RSF	\$900/month	Immediately	Shared Kitchen, Exterior Window Office
200D	171 RSF	\$600/month	Immediately	Shared Kitchen, Interior Office
200E	200 RSF	\$800/month	Immediately	Shared Kitchen, Exterior Window Office
200G	198 RSF	\$975/month	Immediately	Shared Kitchen, Interior Office
200H	122 RSF	\$350/month	Immediately	Exclusive OR Shared Kitchen
200I	122 RSF	\$350/month	Immediately	Exclusive Laundry Room

Exec Suite Features

- 1 Shared Conference Rooms
- 2 Building Kitchenettes
- Mail Room
- Shared Building Waiting Area
- Grade Level Access







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Leibsohn & Company
Commercial Real Estate Services