

Office/flex space for lease along SR 520

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North Creek Business Park - Bldg B

14204 - 14260 NE 21st St. • Bellevue, WA

Suite 14210 - 4,402 RSF (available Jan. 1, 2027)

- 3,096 RSF office; 1,306 RSF warehouse

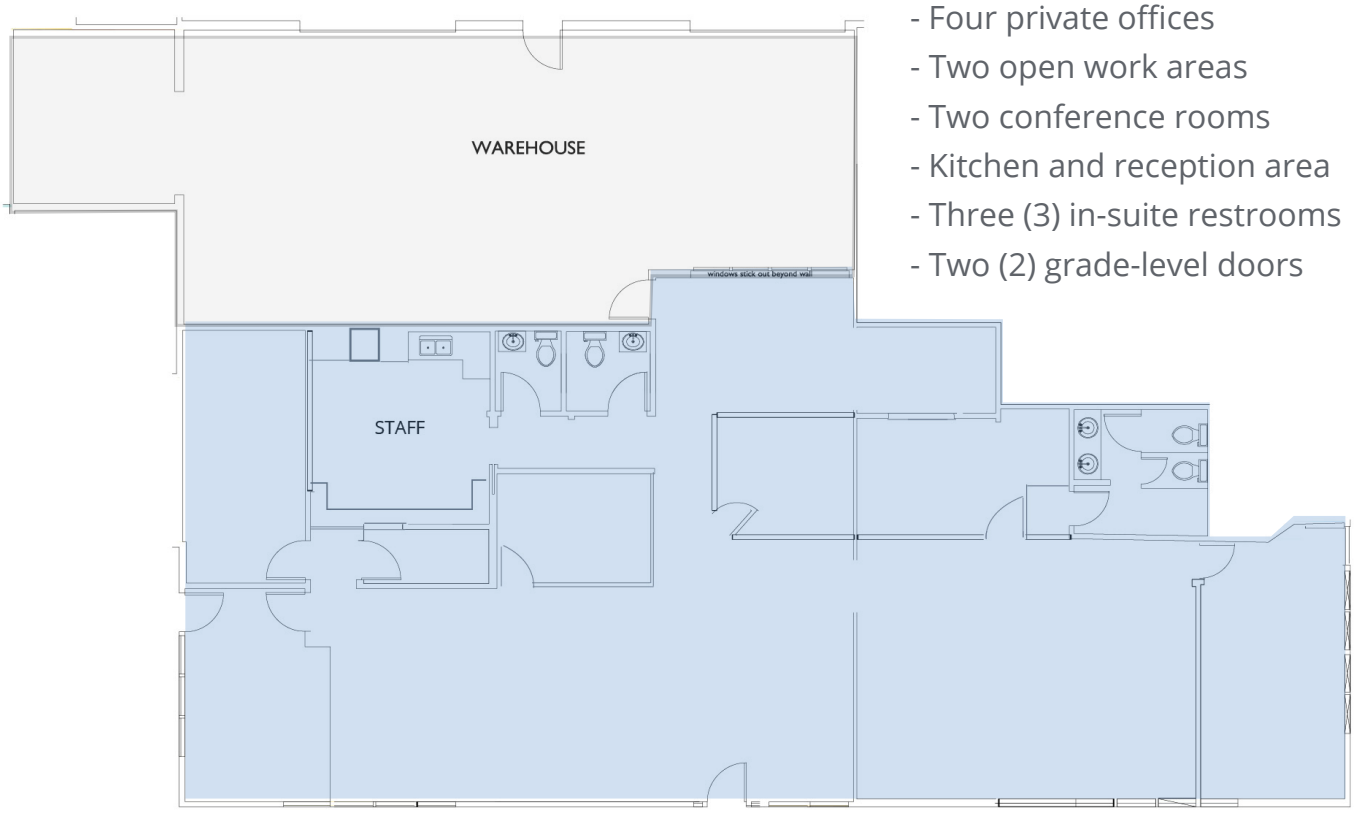
Suite 14260 - 2,462 RSF

- 1,032 RSF office/flex; 520 RSF warehouse

- Base Rent - $27.00/RSF/Yr, NNN (est. 2026 NNNs=$8.16)
- Great access to I-405 and SR 520
- 3.5 stalls/1,000 RSF
- Close proximity to major bus routes and local retail/restaurants
- Zoned BR-GC - permitted uses include:
  - Specialty school/daycare center
  - Light manufacturing/fabrication
  - General retail/office
  - Financial, business and personal services
  - Construction services
  - Veterinary clinic

Building B: Suite 14210 - 4,402 RSF

- 3,096 RSF office; 1,306 RSF warehouse
- Four private offices
- Two open work areas
- Two conference rooms
- Kitchen and reception area
- Three (3) in-suite restrooms
- Two (2) grade-level doors





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Building B: Suite 14210 - Photos







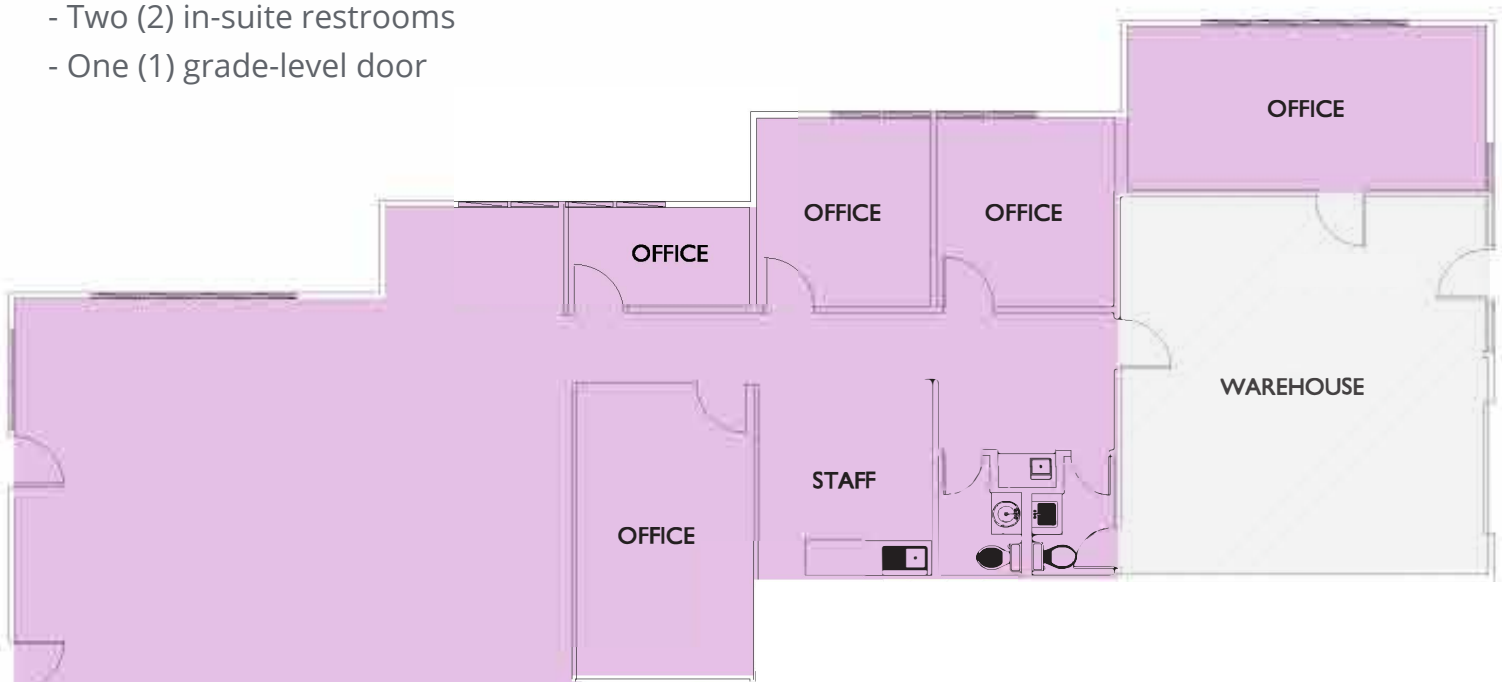


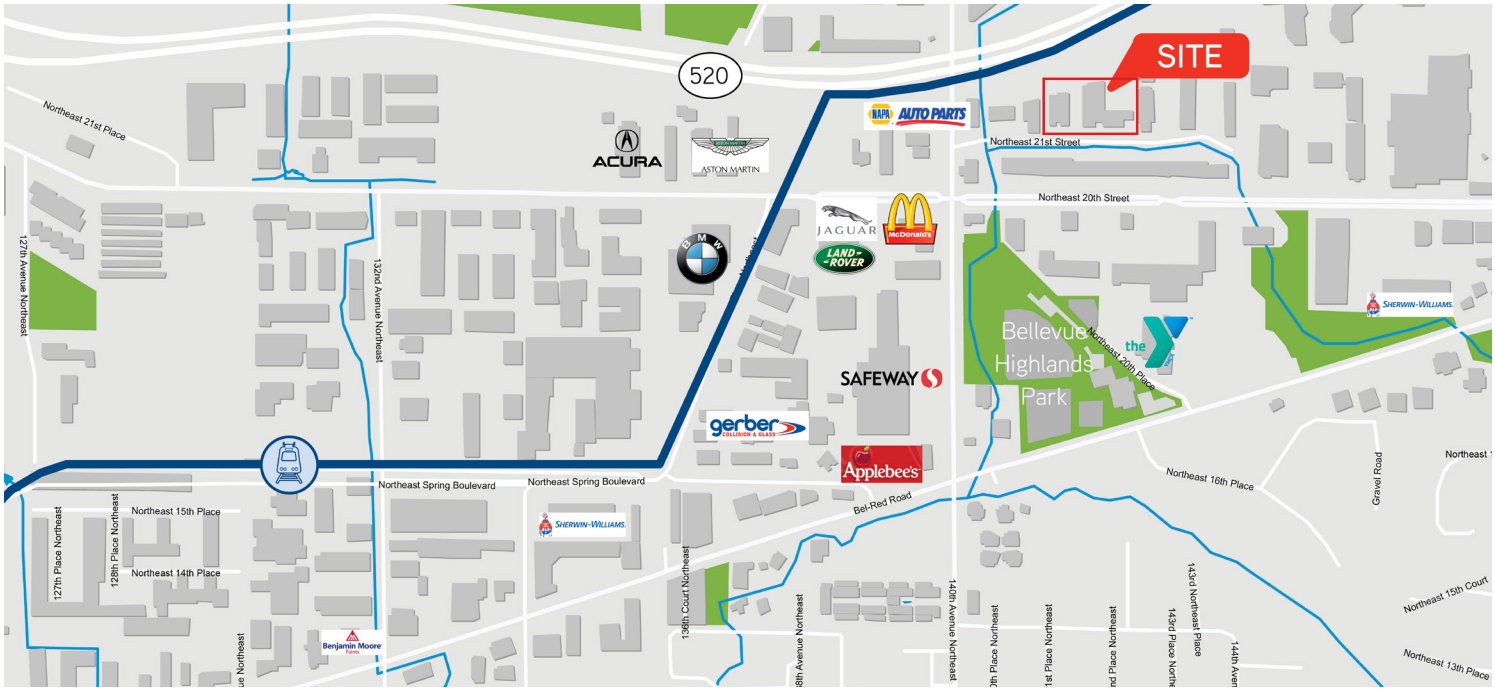
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Building B: Suite 14260 - 2,462 RSF

- 1,932 SF office/flex; 530 SF warehouse
- Mix of private offices and open space
- Kitchenette
- Two (2) in-suite restrooms
- One (1) grade-level door





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