

Plaza 520 | 13228 Building

13228 NE 20th St, Bellevue, WA 98005



Available Immediately for Sublease or Direct Lease

4,967 RSF (Office) or 7,105 RSF (Flex/Office)



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Property Features

- ◆ Abundance of on-site restaurants
 - ◆ Mercury's Coffee
 - ◆ Ramen Nori & Sushi
 - ◆ Royal Kitchen
 - ◆ Dan Gui Sichuan Cuisine
 - ◆ Kin Dee Thai
- ◆ Outdoor Community Courtyard
- ◆ Adjacent to SR-520 & close proximity to I-405



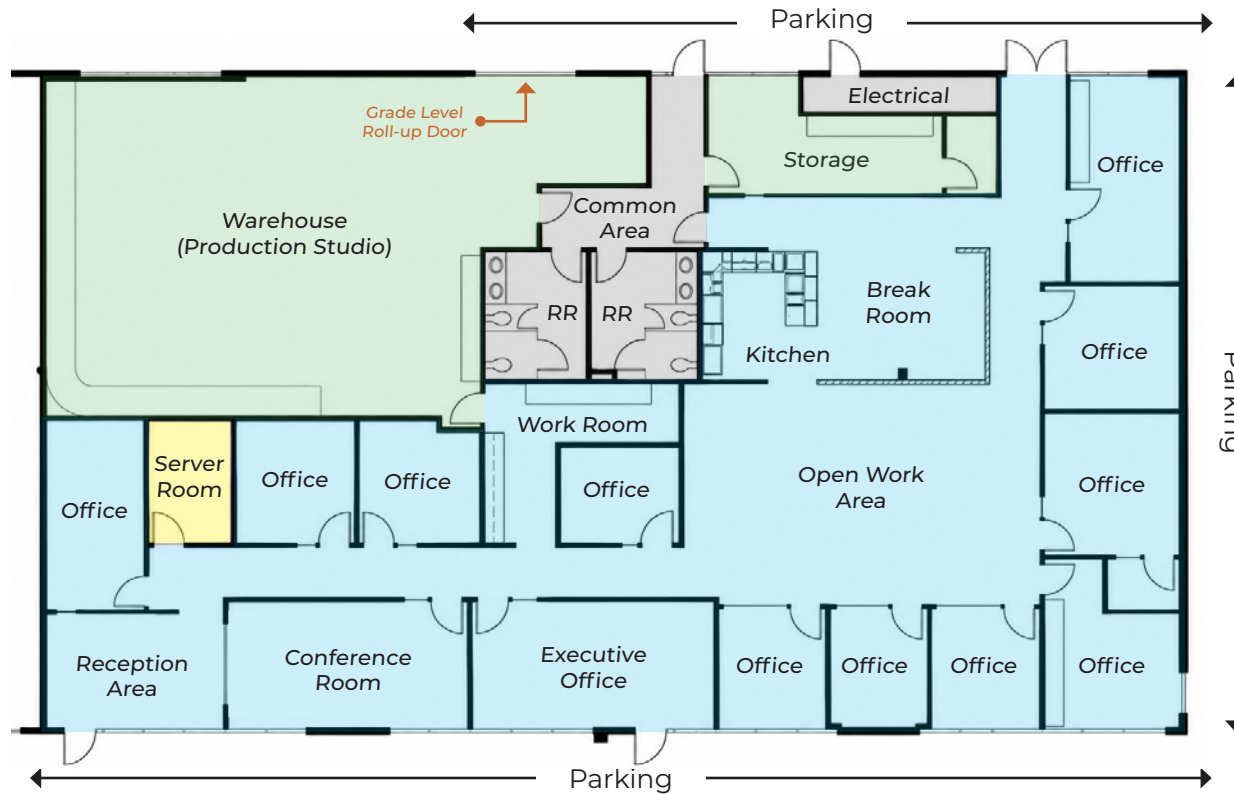
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Suite 400/500 Floor Plan



SuiteFeatures

- ◆ Modern Offices
- ◆ Conference Room
- ◆ Grade Level Rollup Door
- ◆ Professional Production Studio
- ◆ Modern Kitchen
- ◆ Abundance of Natural Light
- ◆ Furniture Available

Direct Lease Options:

Suite	Type	Size	Direct Rate	Available	Lease Term
400/500	Flex/Office	7,105 RSF (Office/Retail: 5,073 RSF + Warehouse: 2,032 RSF)	Base Rate: \$33.00/RSF 2026 Est. NNNs: \$10.60/SF (\$6,277/month)	Immediately	Long Term Lease Available Direct with Landlord

Sublease Options:

Suite	Type	Size	Sublease Rate	Available	Sublease Term
400/500	Flex/Office	7,105 RSF (Office: 5,073 RSF + Warehouse: 2,032 RSF)	Negotiable	Immediately	Sublease Through 11/30/27
500	Office	4,967 RSF* *Excluding Server Room	Negotiable	Immediately	Sublease Through 11/30/27



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Nearby Amenities

1. Cascadia Pizza Restaurant & Brewery
2. Chai N More Cafe
3. Mercury's Coffee Co
4. Angelo's Italian
5. Ramen Nori
6. Kin Dee Thai
7. Sugee's Box Lunch Company
8. Bellevue Brewing Restaurant
9. Iron Works Gym
10. Teriyaki Express

Plaza 520
Business Park

Spring District
Station

BelRed Station

EASTRAIL

Link





On Site Retail & Restaurants



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On Site Cafe



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Beautiful Property Grounds



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Conference Room



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Vmg
STUDIOS

Waiting Area



**Leibsohn
& Company**



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Modern Kitchen





Professional Production Studio



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