MEDICAL/ DENTAL BUILDING

FOR LEASE

Bear Creek Professional Center

17130 Avondale Way NE | Redmond, WA 98052



Leibsohn & Company
Commercial Real Estate Services

Dan Krekel CCIM
Senior Vice President
(425) 586-4655 | dkrekel@leibsohn.com

The information contained herein has been received from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. You are advised to independently verify all information.

Bear Creek Professional Center

Medical/ Dental Building
FOR LEASE



1	Rite Aid	5	Starbucks	9	76 Gas Station
2	Ross	6	US Bank	10	WaFd Bank
3	Ulta	7	Jiffy Lube	11	Dairy Queen
4	GNC	8	McDonald's	12	Panera Bread



AVAILABILITY

Suite 116 | 2,011 RSF

- Available: April 1, 2027
- Lease Rate: $25/RSF, plus NNN
- 2026 NNN Rate: $13.12/RSF*
  *excl. electricity/janitorial for the Premises

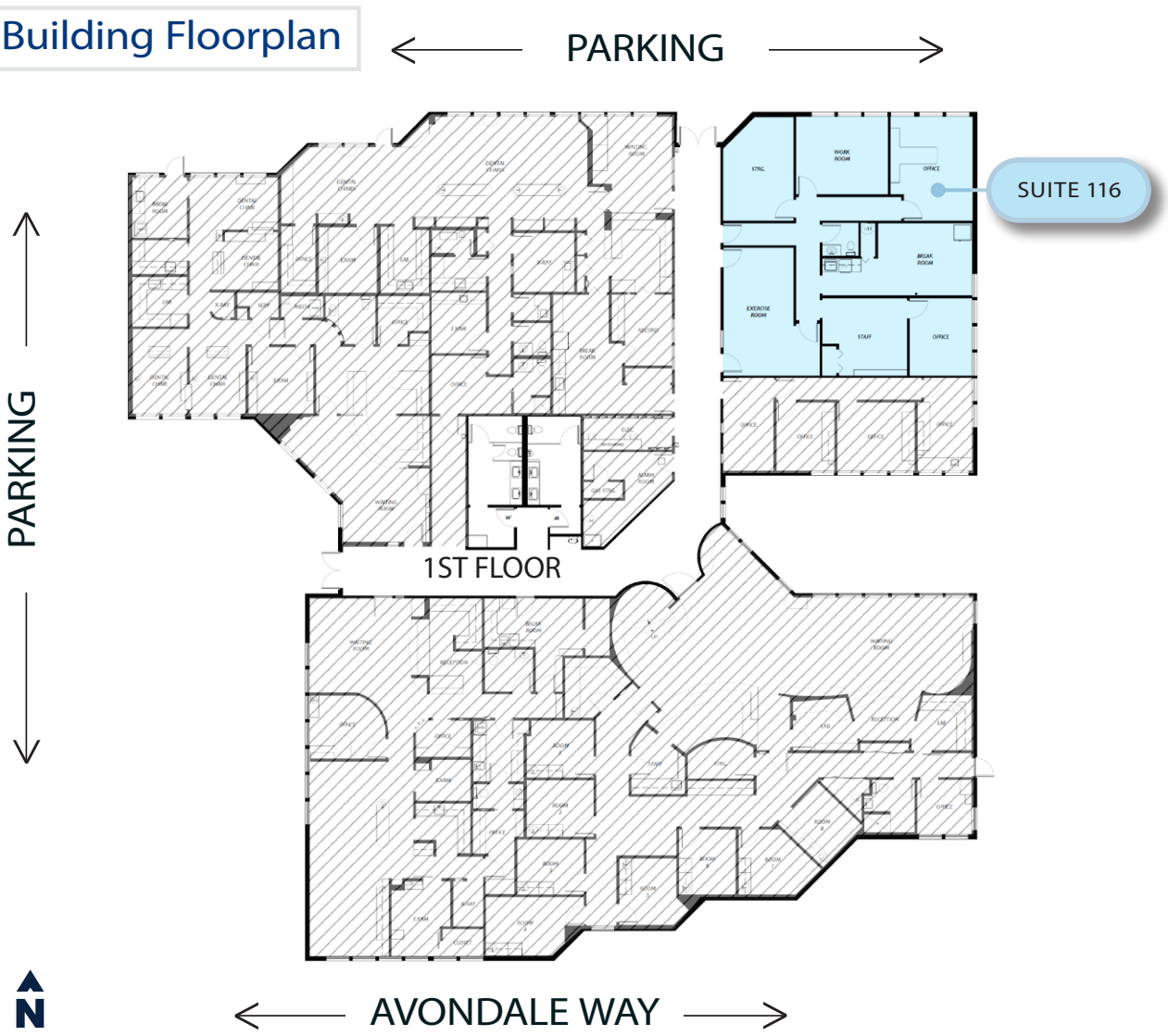
PROPERTY FEATURES

Accessibility & Location	• Easy Access to SR-520 & Downtown Redmond • Prominent Monument Signage • Grade Level Entry • Nearby Amenities
Parking	• Abundant Parking • Parking Ratio: 5.0 / 1000 SF

Bear Creek Professional Center

Medical/ Dental Building
FOR LEASE

Building Floorplan









Leibsohn & Company
Commercial Real Estate Services

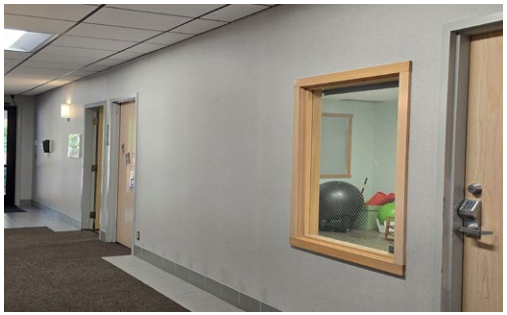
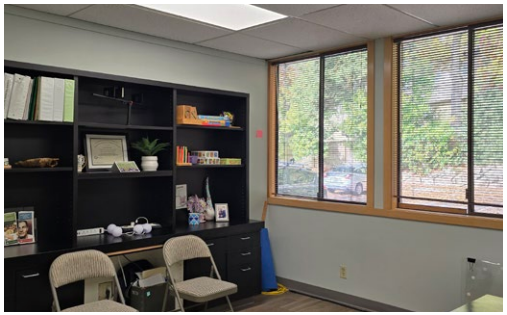
Dan Krekel CCIM
Senior Vice President
(425) 586-4655 | dkrekel@leibsohn.com

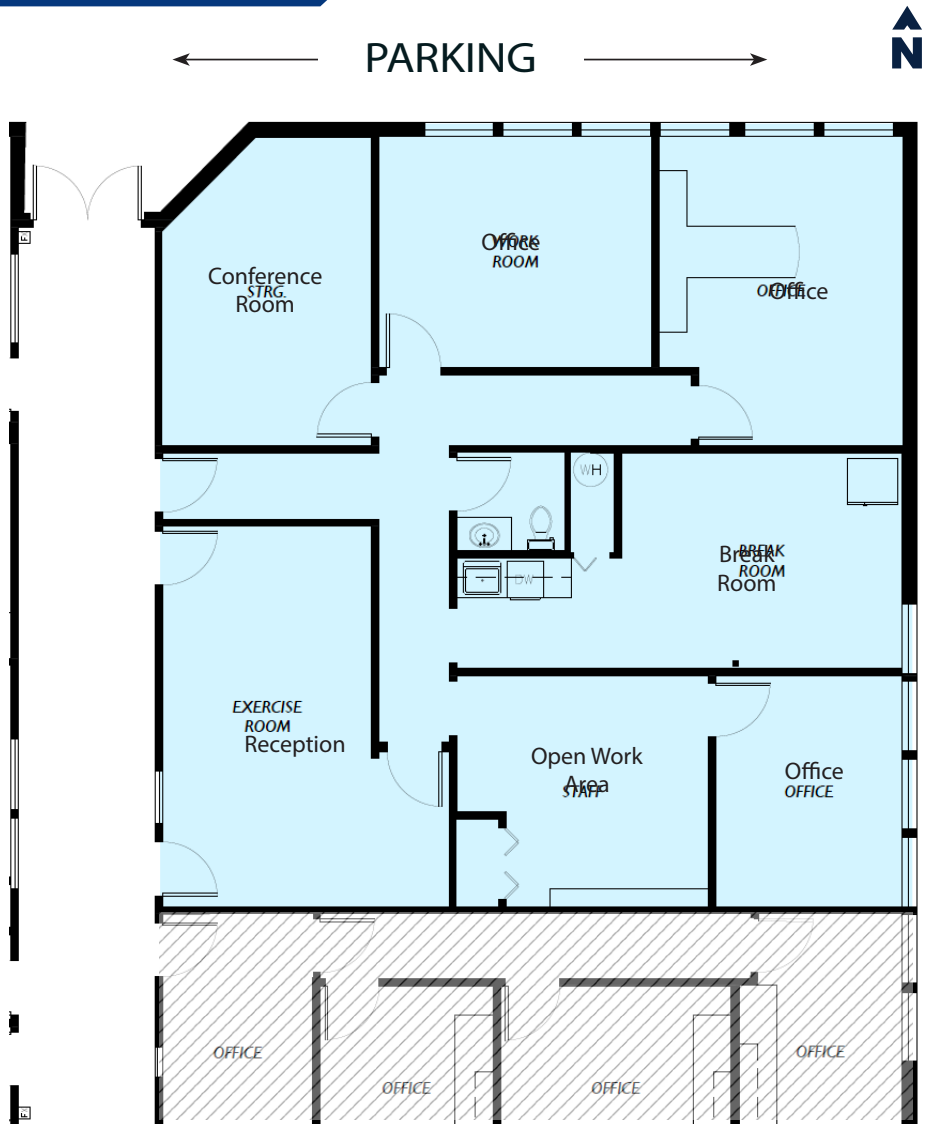
The information contained herein has been received from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. You are advised to independently verify all information.

Bear Creek Professional Center

Medical/ Dental Building
FOR LEASE





Suite 116 | 2,011 RSF

- Available: April 1, 2027
- Lease Rate: $25/RSF, plus NNN
- 2026 NNN Rate: $13.12/RSF*
  *excl. electricity/janitorial for the Premises

Leibsohn & Company
Commercial Real Estate Services

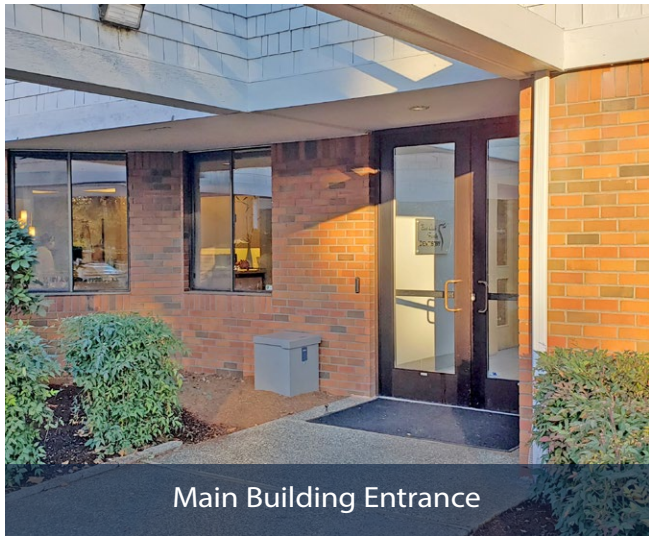
Dan Krekel CCIM
Senior Vice President
(425) 586-4655 | dkrekel@leibsohn.com

The information contained herein has been received from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. You are advised to independently verify all information.

Bear Creek Professional Center

Medical/ Dental Building
FOR LEASE


Main Building Loddy


Main Building Entrance



Prominent Monument Signage


Front of Building


Abundant Parking

Leibsohn & Company
Commercial Real Estate Services

Dan Krekel CCIM
Senior Vice President
(425) 586-4655 | dkrekel@leibsohn.com

The information contained herein has been received from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. You are advised to independently verify all information.