

Overlake Office Center

15446 Bel-Red Rd, Redmond, WA 98052



1,408 - 3,073 RSF Office Space Available

\$36.00/RSF - \$42.00/RSF, Full Service



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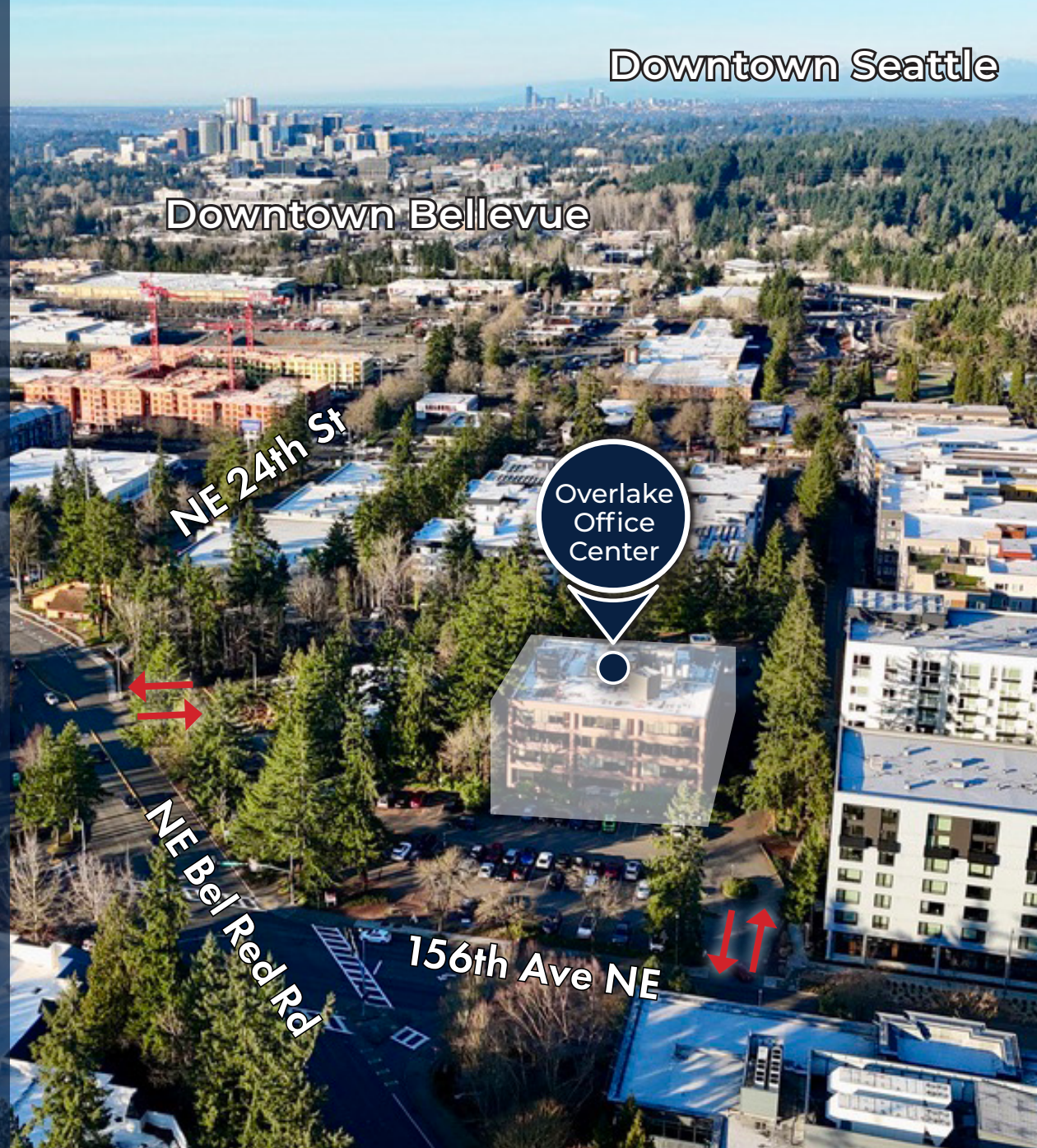


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Property Features



- » Close to Kirkland, Redmond, & Downtown Bellevue with Easy Access to I-405 & SR-520
- » Prominent Monument Signage Available
- » Adjacent Bus Stops for Routes 222, 223 & 226
- » Near Microsoft Campus & Facebook HQ
- » New LED Lighting
- » New Ownership and Building Management as of 2026
- »  &  Available



Available Suites



Floor	Suite	Size	Full Service Rate	Availability
3rd	320	1,423 RSF	\$42.00/RSF, FS	6/1/2026
3rd	350	1,167 RSF	\$42.00/RSF, FS	LEASED
4th	401	1,655 RSF	\$37.50/RSF, FS	8/1/2026
4th	430	1,408 RSF	\$36.00/RSF, FS	Immediately
4th	450	2,874 RSF	\$36.00/RSF, FS	LEASED
CONTIGUOUS OPTIONS				
4th	401+430	3,073 RSF	\$36.00/RSF, FS	8/1/2026



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Overlake Village Station

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Nearby Amenities

1. Starbucks
2. Fred Meyer
3. Bai Tong Thai
4. Trader Joe's
5. Shaburina Hot Pot
6. Arby's
7. Seoul Hot Pot
8. Bento House
9. Panda Express
10. Five Guys
11. Potbelly Sandwiches
12. CanAm Pizza
13. Jacks BBQ & Steakhouse
14. Jimmy Johns
15. Pagliacci Pizza



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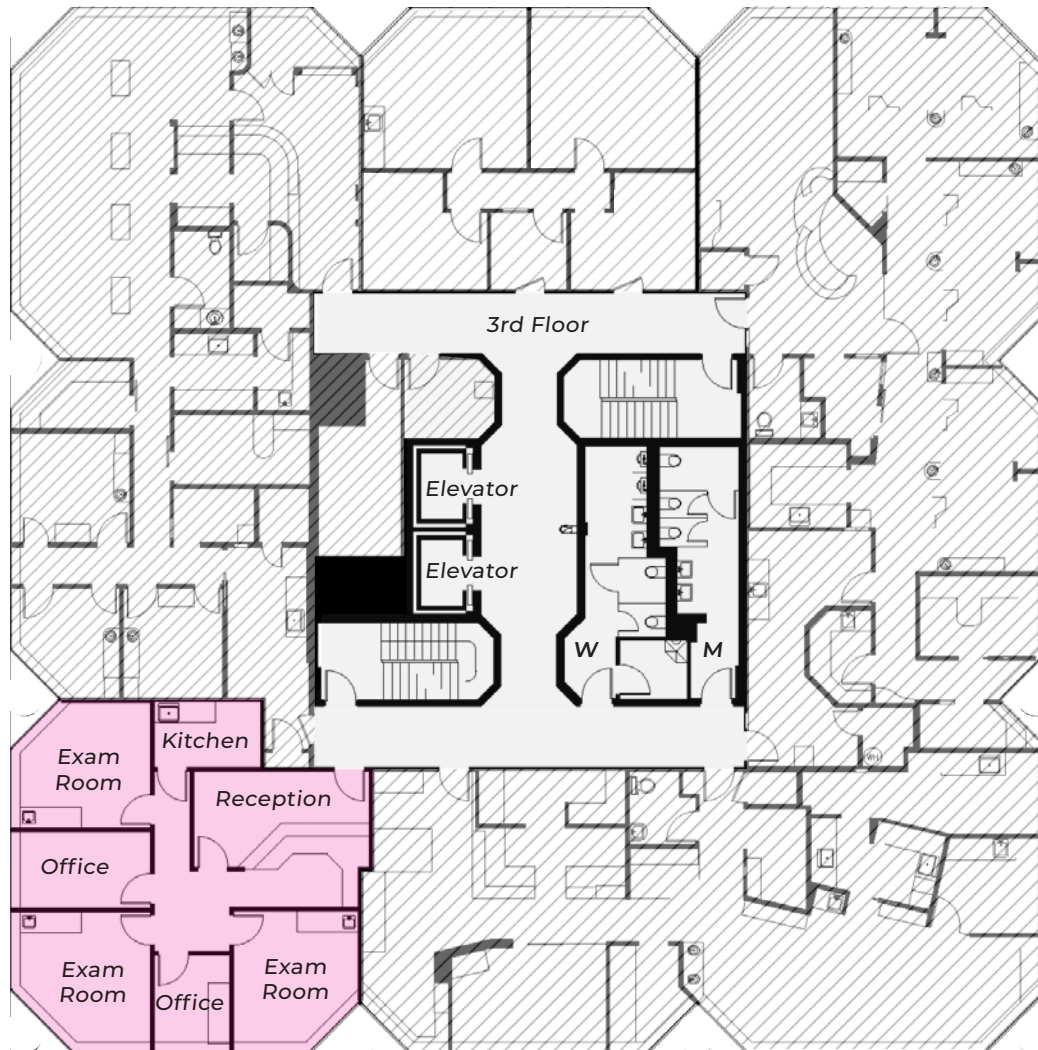


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Suite	Size	Full Service Rate	Available
320	1,423 RSF	\$4,980.50/mo, FS	6/1/2026



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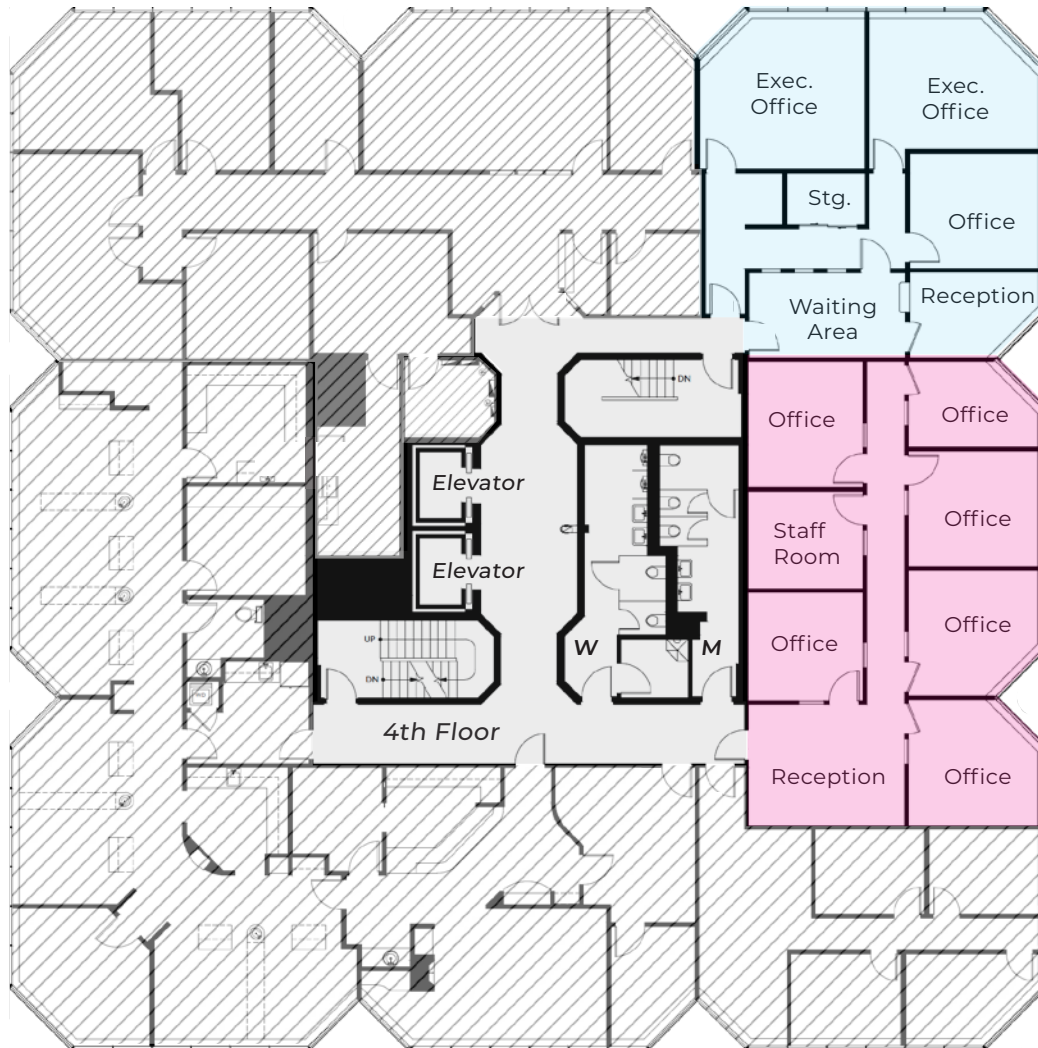


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Suite	Size	Full Service Rate	Available
401	1,655 RSF	\$5,172/mo, FS	8/1/2026
430	1,408 RSF	\$4,224/mo, FS	Immediately
CONTIGUOUS OPTIONS			
401+430	3,073 RSF	\$9,219/mo, FS	8/1/2026



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Building Monument Signage



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Building Lobby



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