

Overlake Office Center

15446 Bel-Red Rd, Redmond, WA 98052



1,167 RSF - 4,282 RSF Office Space Available

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



DAN KREKEL, CCIM
Senior Vice President
+1 425 586 4655
dkrekel@leibsohn.com

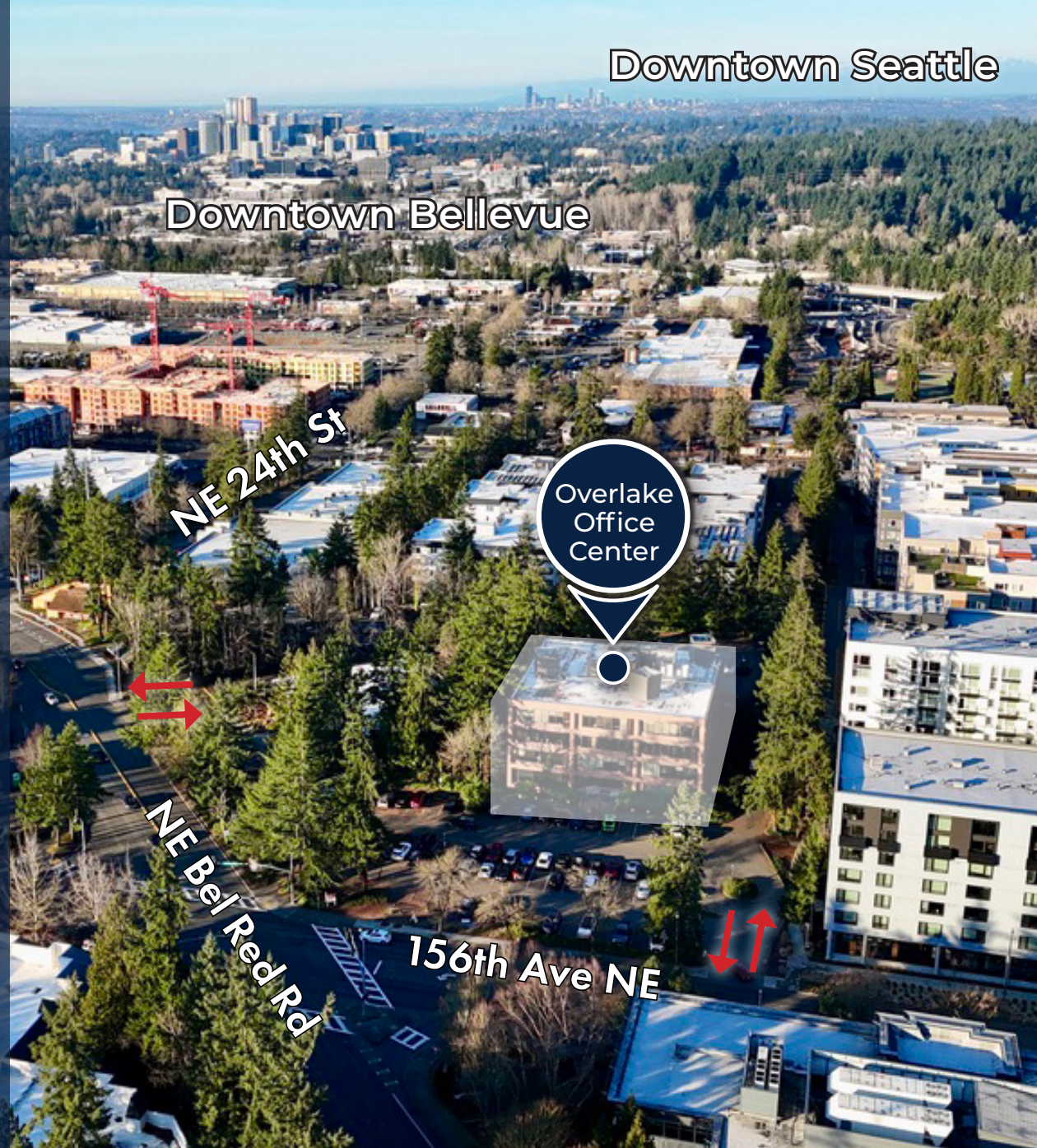


MAXTON MACLACHLAN
Associate Vice President
+1 425 586 4659
mmaclachlan@leibsohn.com

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	Immediately
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	7/1/2026
CONTIGUOUS OPTIONS				
4th	401+430	3,073 RSF	\$36.00/RSF, FS	8/1/2026
4th	430+450	4,282 RSF	\$36.00/RSF, FS	7/1/2026
4th	401+430+450	5,947 RSF	\$36.00/RSF, FS	8/1/2026



Overlake Office Center

15446 Bel-Red Rd, Redmond, WA 98052



Overlake Village Station

Overlake Office Center

Nearby Amenities

1. Safeway
Starbucks
Bank of America
2. Fred Meyer
Starbucks
3. QDOBA Mexican Eats
4. Trader Joe's
5. Shaburina Hot Pot
6. Arby's
7. Seoul Hot Pot
8. Red Robin Gourmet Burgers
9. Panda Express
10. Five Guys
11. Potbelly Sandwiches
12. CanAm Pizza
13. Jacks BBQ & Steakhouse
14. Jimmy Johns
15. Pagliacci Pizza



DAN KREKEL, CCIM
Senior Vice President
+1 425 586 4655
dkrekel@leibsohn.com

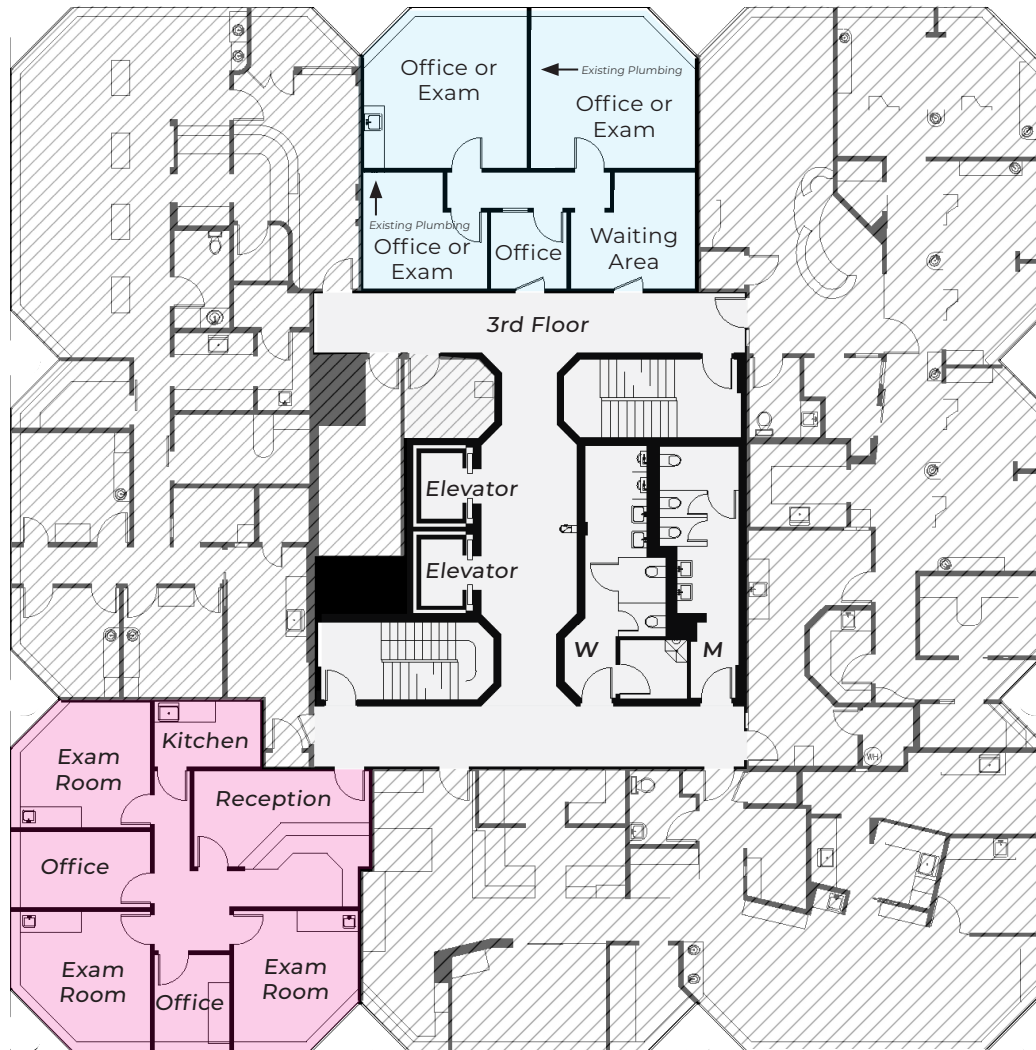


MAXTON MACLACHLAN
Associate Vice President
+1 425 586 4659
mmaclachlan@leibsohn.com

Overlake Office Center

15446 Bel-Red Rd, Redmond, WA 98052

Suite	Size	Full Service Rate	Available
320	1,423 RSF	\$4,980.50/mo, FS	6/1/2026
350	1,167 RSF	\$4,085.00/mo, FS	Immediately



Overlake Office Center

15446 Bel-Red Rd, Redmond, WA 98052



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
450	2,874 RSF	\$8,622/mo, FS	7/1/2026

CONTIGUOUS OPTIONS

401+430	3,073 RSF	\$9,219/mo, FS	8/1/2026
430+450	4,282 RSF	\$12,846/mo, FS	7/1/2026
401+430+450	5,947 RSF	\$17,841/mo, FS	8/1/2026



Overlake Office Center

15446 Bel-Red Rd, Redmond, WA 98052



Building Monument Signage



Overlake Office Center

15446 Bel-Red Rd, Redmond, WA 98052



Building Lobby



Overlake Office Center

15446 Bel-Red Rd, Redmond, WA 98052

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. ©Leibsohn & Company 2026



DAN KREKEL, CCIM
Senior Vice President
+1 425 586 4655
dkrekel@leibsohn.com



MAXTON MACLACHLAN
Associate Vice President
+1 425 586 4659
mmaclachlan@leibsohn.com