

Office Space For Lease or Sublease

I-90 Building

15405 SE 37th St. Bellevue, WA 98006

Prime Bellevue location offering instant freeway access, nearby amenities, and a strong Eastside business presence



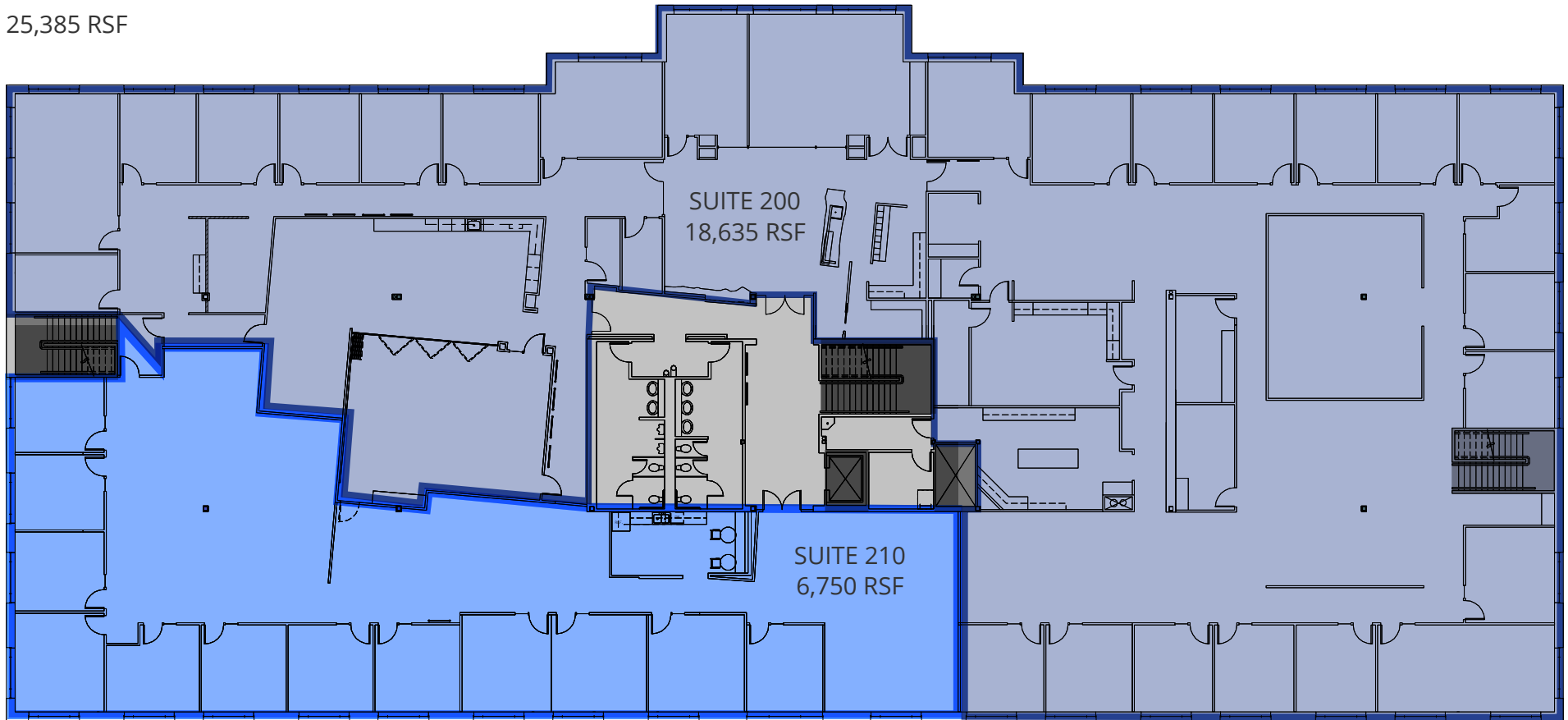
Colliers Bellevue
11225 SE 6th St, Suite 240
Bellevue, WA 98004
www.colliers.com

Jeff Chaney
Executive Vice President
jeff.chaney@colliers.com
+1 425 260 8900

Seamus Ober
Senior Associate
seamus.ober@colliers.com
+1 425 652 3890

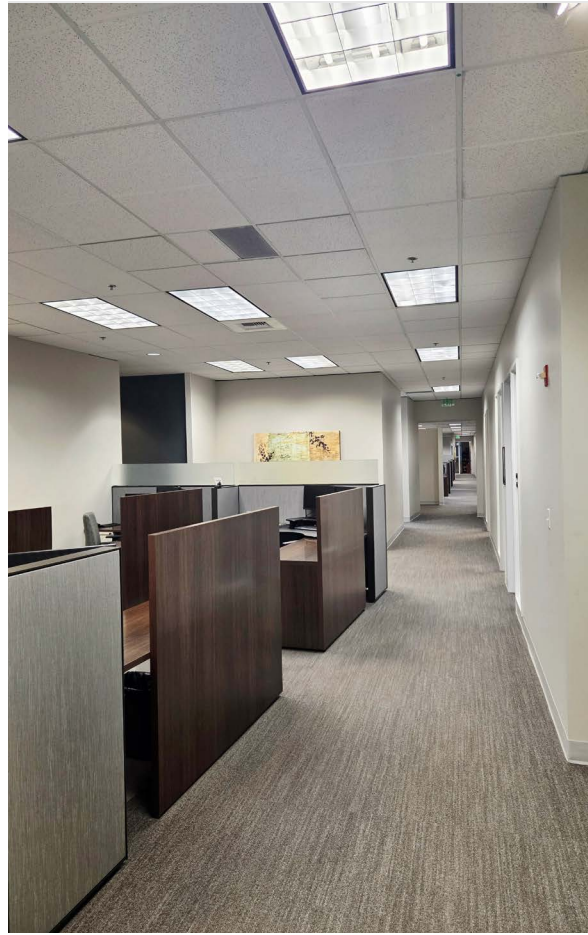
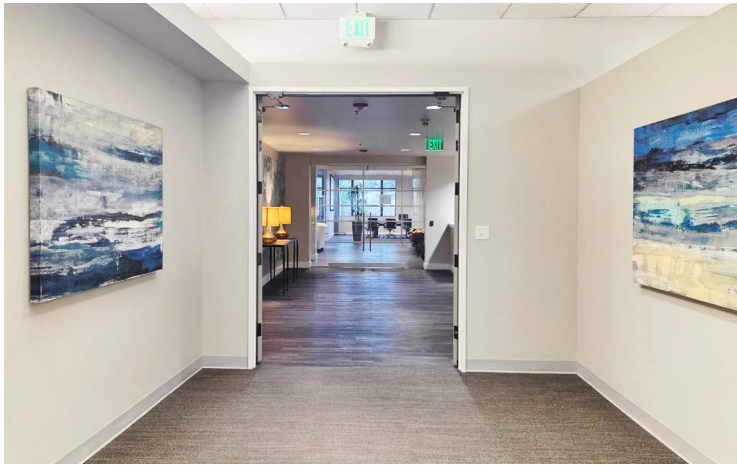
2nd Floor Plan

25,385 RSF



2nd Floor: 6,750 – 25,385 RSF Available

- Up to full floor (25,385 RSF) available
- Plug-and-play office space
- Fully furnished
- Available with 90 days' notice
- Term: Sublease through December 2029; flexible
- Prominent signage opportunity
- Parking ratio: 3.5 / 1,000 RSF
- Rate: Negotiable (contact broker)



For Lease

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Enjoy Bellevue's best amenities without the downtown traffic or parking challenges.



Highly visible Southeast Bellevue location with convenient access to major arterial roads



Immediate freeway access to I-90 and I-405, providing quick connections to Seattle and the Eastside



Short drive to Downtown Bellevue, Factoria, and other major commercial districts



Close to numerous restaurants, cafes, grocery stores, hotels, and everyday services



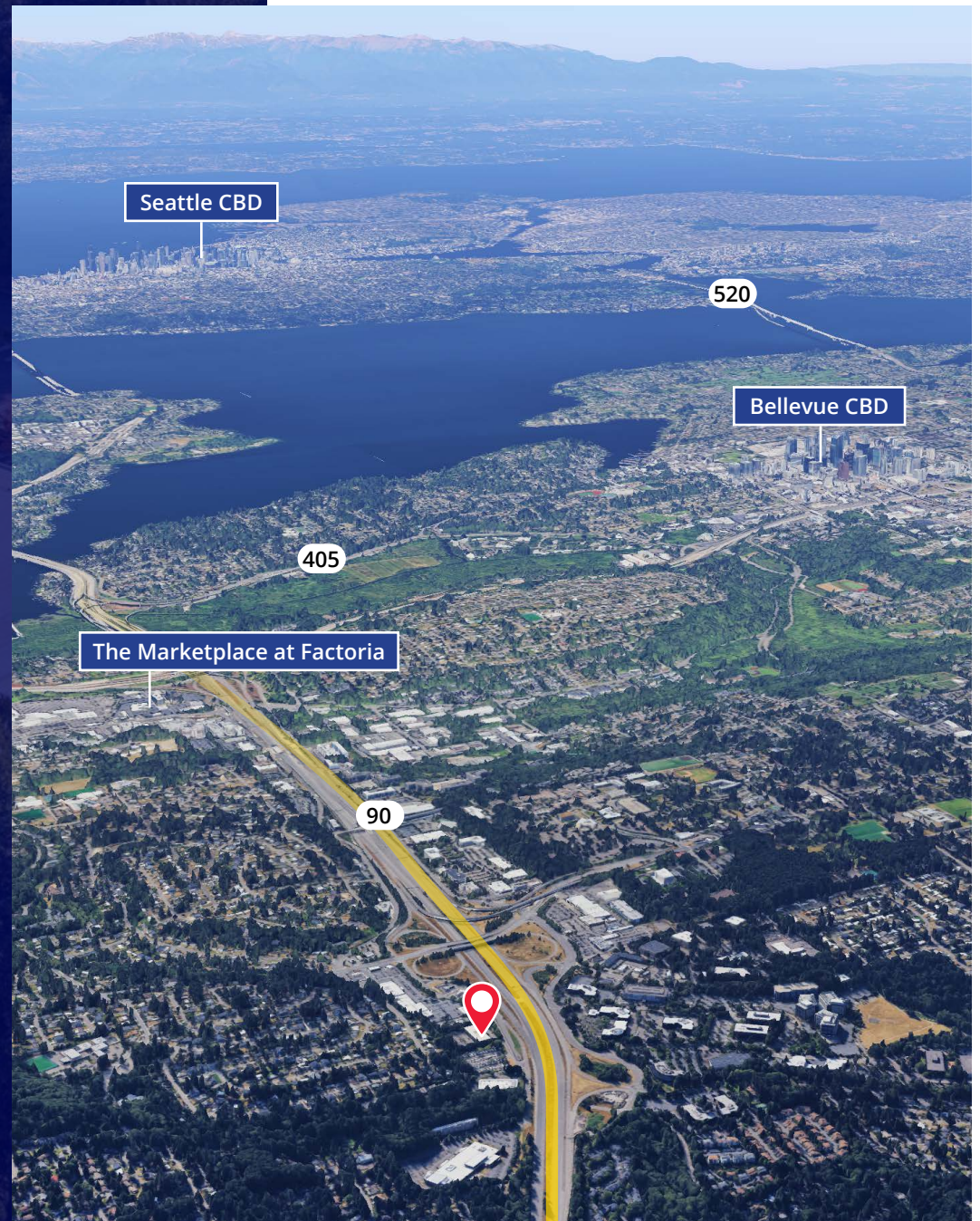
Strong surrounding office, flex, and light industrial business environment

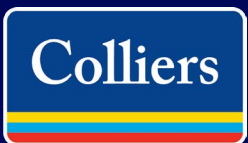


Well served by public transit with routes connecting Bellevue, Seattle, and Redmond



Nearby parks, trails, and green spaces, supporting employee wellness and work-life balance





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