



THE YUHL
BUILDING

12828 Northup Way, Bellevue, WA 98005



\$24.00/RSF, plus NNN

709 - 1,816 RSF Office Space Available



DAN KREKEL, CCIM
Senior Vice President
(425) 586-4655
dkrekel@leibsohn.com



MAXTON MACLACHLAN
Associate Vice President
(425) 586-4659
mmaclachlan@leibsohn.com

DOWNTOWN BELLEVUE

SPRING DISTRICT

124TH AVE NE

YB THE YUHL BUILDING

NORTHUP WAY

NE 21ST PL

Property Features

- ◆ Unique High-End Tech Building
- ◆ ADA-Accessible
- ◆ Easy Access to SR-520 & I-405
- ◆ On-site Property Management
- ◆ **COMCAST BUSINESS** and **ziply fiber** Available

VIEW POINT PARK

520



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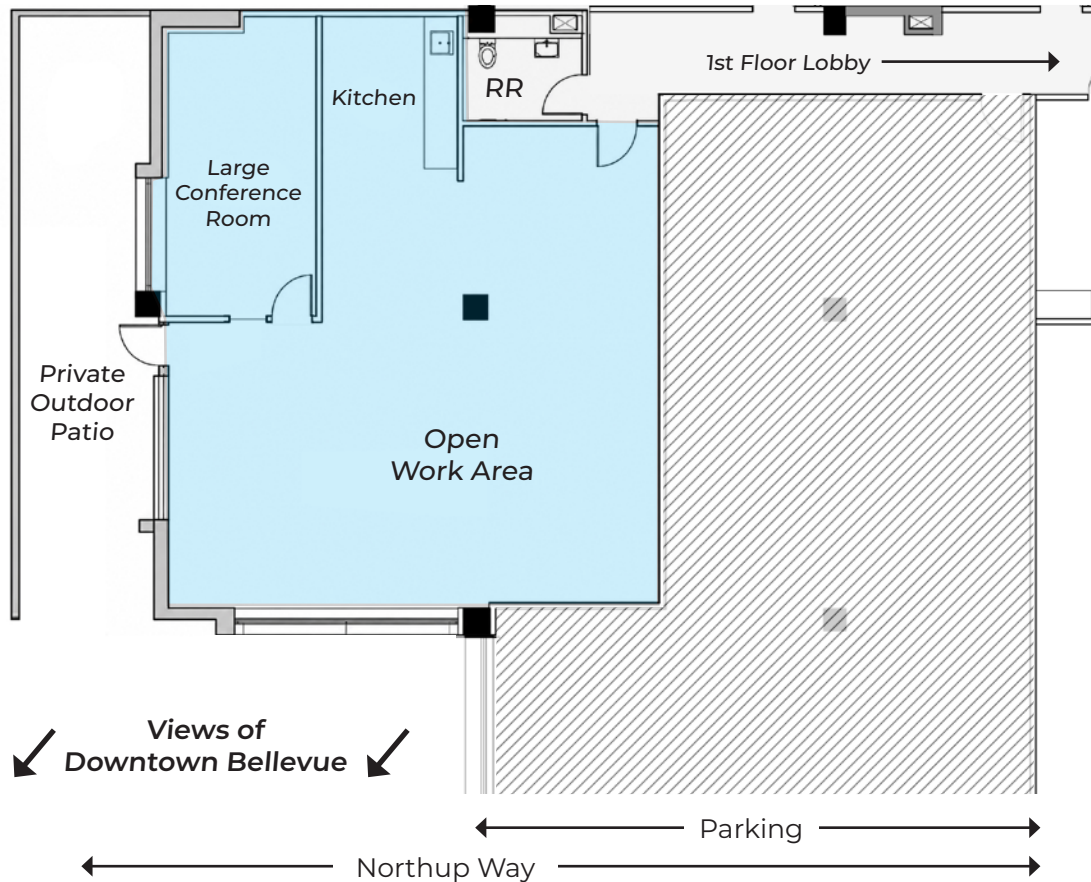
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12828 Northup Way, Bellevue, WA 98005

Suite105

1,816 RSF

Base Rent \$3,632.00/mo
NNN Rent \$1,437.67/mo
Available Immediately



Open Work Area

SuiteFeatures

- ◆ Private Outdoor Patio
- ◆ Views of Downtown Bellevue
- ◆ Views of Spring District
- ◆ Adjacent to Restroom
- ◆ Market Ready Space w/ Modern Finishes
- ◆ Large Open Work Area
- ◆ Large Conference Room
- ◆ Abundance of Natural Light



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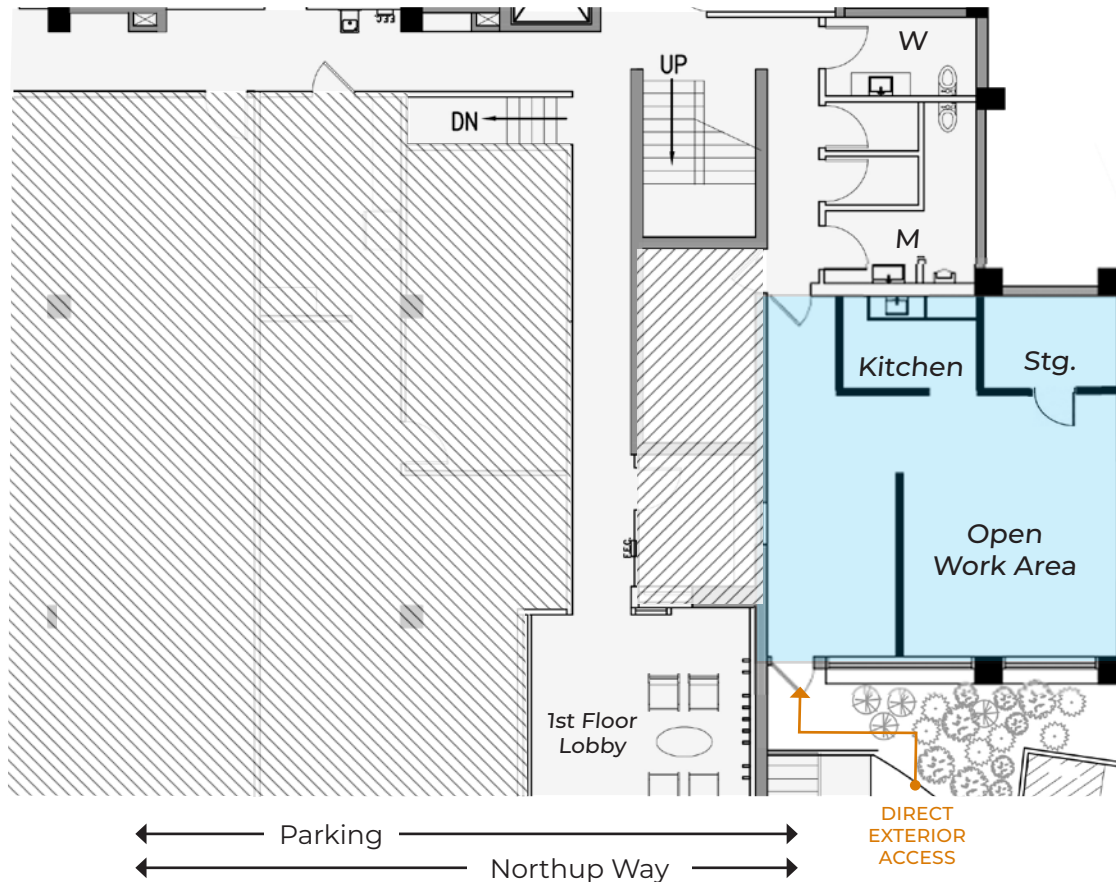
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12828 Northup Way, Bellevue, WA 98005

Suite120

709 RSF

Base Rent \$1,418.00/mo
NNN Rent \$561.29/mo
Available December 1, 2026



SuiteFeatures

- ◆ Direct Exterior Access
- ◆ Open Office Space
- ◆ Grade Level Entry
- ◆ Adjacent to Restrooms
- ◆ Abundance of Natural Light



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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

Spring District
Station

BelRed Station

EASTRAIL

Link





Suite 105 - Kitchen Area



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Suite 105 - Conference Room



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Suite 120 - Kitchen Area





1st Floor Lobby





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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*



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