

PARK 120

BELLEVUE, WASHINGTON

BUILDING A: 636 120TH AVE NE | BUILDING B: 626 120TH AVE NE
BUILDING C: 616 120TH AVE NE | BUILDING D: 606 120TH AVE NE



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Year Built:	1980/1981	
Square Footage:	636 120th Ave NE / Building A	20,647 SF
	626 120th Ave NE / Building B	20,647 SF
	616 120th Ave NE / Building C	20,647 SF
	606 120th Ave NE / Building D	20,647 SF
	Total Square Footage	82,588 SF
Rental Rate:	\$27.50–\$30.00 per rentable square foot, NNN	
Operating Expenses:	2024 Estimated Operating Expenses: \$10.75/RSF. Tenant is separately metered for electrical	
Load Factors:	Per 1996 BOMA standards (varies) extremely efficient space with low load factors	
Parking/Rates:	Approximately 4 stalls for every 1,000 square feet of usable area. Surface is free, reserved stalls currently \$100.00 per stall per month	
Fiber Optics:	Providers of fiber optics include Xfinity / Comcast and CenturyLink	
Area Amenities:	Park 120 is near the up and coming Spring District and a stone's throw to Downtown Bellevue. There are abundant food, grocery, and retail amenities within walking distance or a short drive without having to cross I-405	
Location:	Conveniently located just off of Bellevue's main drag of NE 8th with unmatched access to I-405 (via NE 8th and NE 4th) at the midpoint between I-90, and SR-520. At this location, there is ample opportunity for tenants to take full advantage of the Light Rail with two stops under a 6 minute walk to Park 120	
Ownership:	Sheen's Bellevue One	
Property Management:	Rob Gasca Real Estate Group LLC	
Leasing:	Tony Ulacia 425.646.5244 ulacia@broderickgroup.com	
	Eric Haehl 425.646.5266 haehl@broderickgroup.com	

PROPERTY HIGHLIGHTS



ABUNDANT
PARKING AVAILABLE
WITH ACCESS AT
120TH AVE NE



CLOSE PROXIMITY
TO RESTAURANTS
& FOOD SERVICES



WALKING DISTANCE
TO NUMEROUS RETAIL
AMENITIES



LOCATED 2 BLOCKS
AWAY FROM
BELLEVUE'S FUTURE
LIGHT RAIL STATION



DIRECT ACCESS TO
SUITES WITH PERSONAL
RESTROOM FACILITIES



PARK 120 } BELLEVUE, WASHINGTON

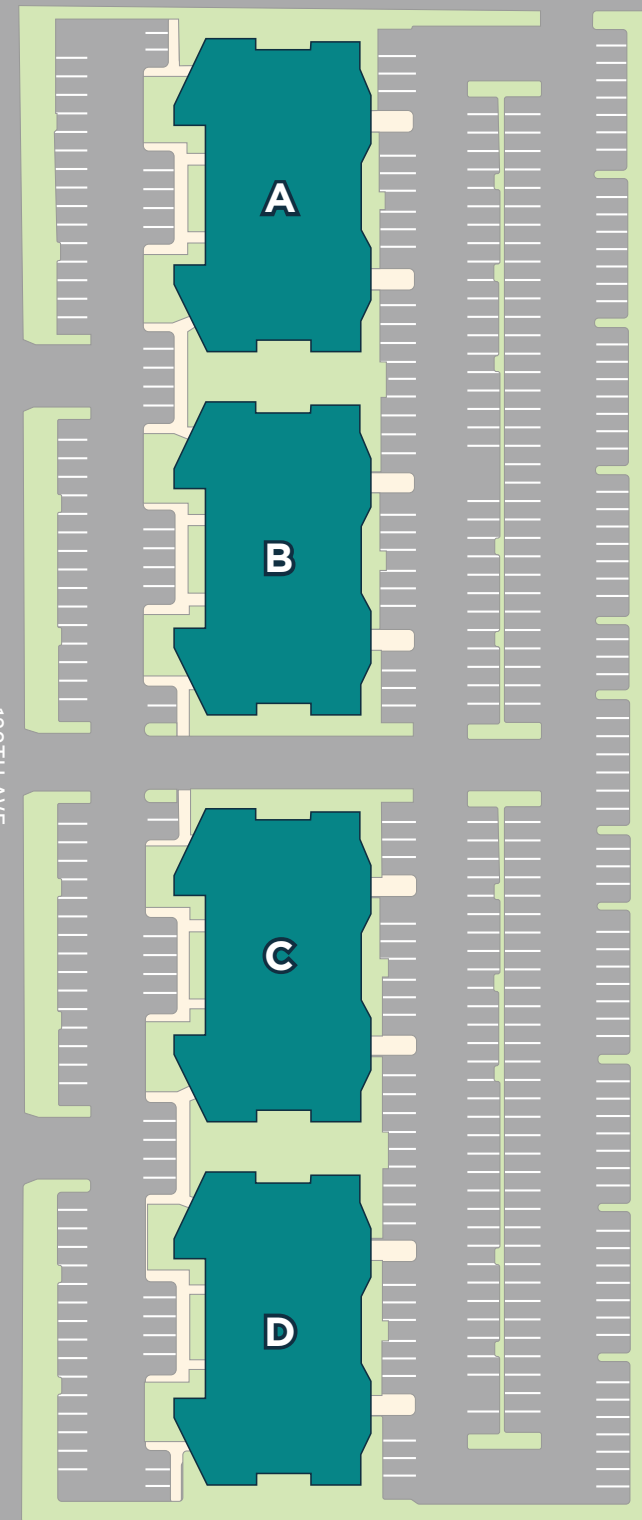
AVAILABLE SPACE

BUILDING C } 616 120TH NE AVENUE, BELLEVUE, WA 98005

Suite	RSF Available	Avail. Date	Rental Rate	Comments
100	4,822 RSF	Now	\$27.50-\$30.00/ RSF, NNN	Brand new buildout with nice finishes and new carpet and paint. Open work space, conference rooms, kitchenette, and two private offices. Click to view Virtual Tour
204	2,660 RSF	Now	\$27.50-\$30.00/ RSF, NNN	Click to view Virtual Tour

The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

120TH AVE.



A COMMUNITY OF CONVENIENCE



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FUTURE ESTIMATE LIGHT RAIL TRAVEL TIMES

Wilburton Station > Bellevue CBD	2 minutes
Wilburton Station > Microsoft Headquarters	16 minutes
Wilburton Station > Seattle's International District	21 minutes
Wilburton Station > U District	34 minutes
Wilburton Station > SeaTac Airport	55 minutes

PARK 120

THE SPRING DISTRICT

SPRING DISTRICT / 120TH STATION
OPENING 2024/2025

WILBURTON STATION
OPENING 2024/2025

EAST MAIN STATION
OPENING 2024/2025

BELLEVUE DOWNTOWN STATION
OPENING 2024/2025

CURRENT ESTIMATE DRIVING TRAVEL TIMES

Park 120 > Downtown Kirkland	9 minutes
Park 120 > Microsoft Headquarters	12 minutes
Park 120 > Downtown Seattle	16 minutes

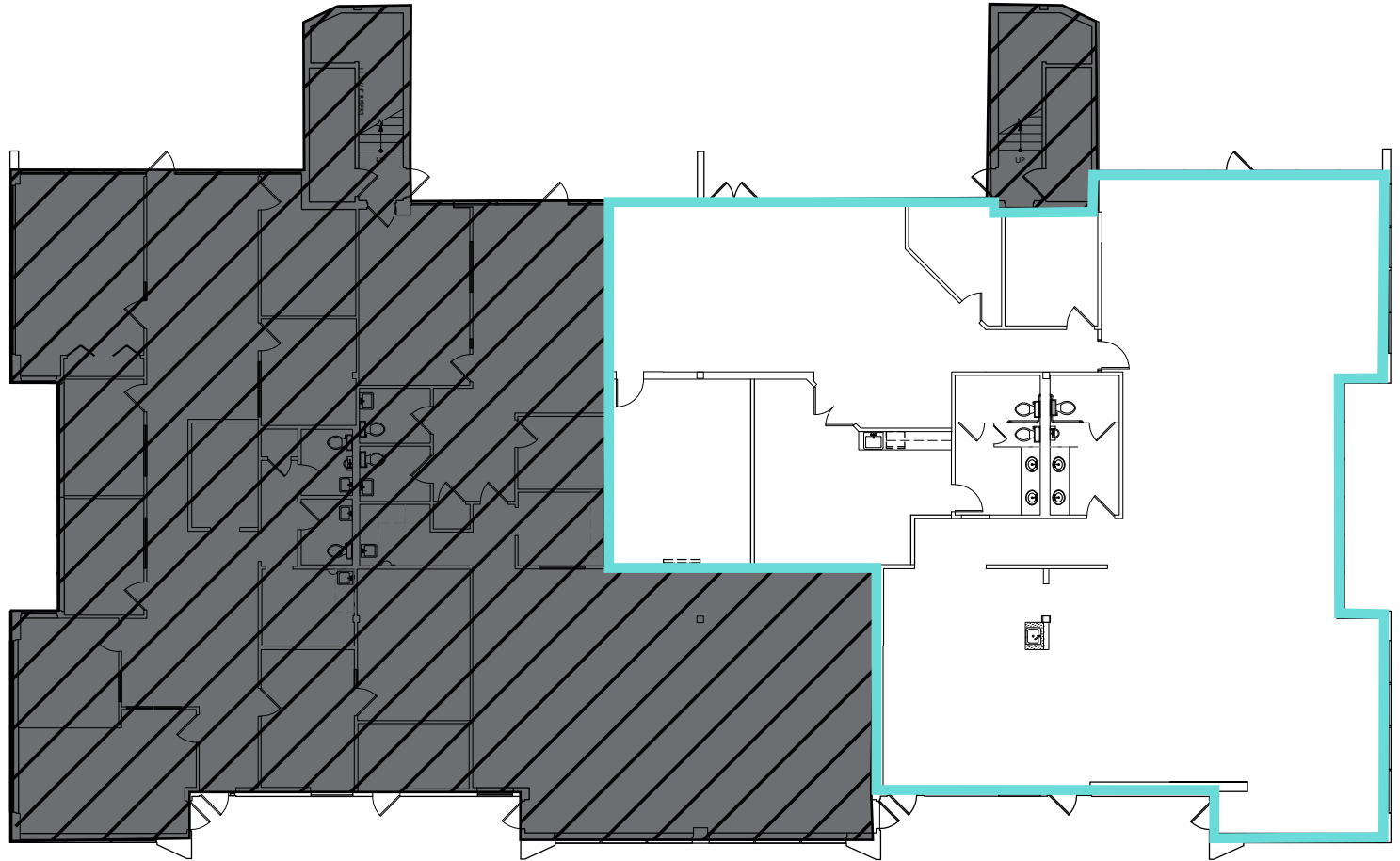
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BUILDING C - FLOOR 1

- + Suite 100 - 4,822 RSF
- + Available Now
- + Brand new buildout with nice finishes and new carpet and paint.
- + Open work space, conference rooms, kitchenette, and two private offices.

 [CLICK TO VIEW VIRTUAL TOUR](#)



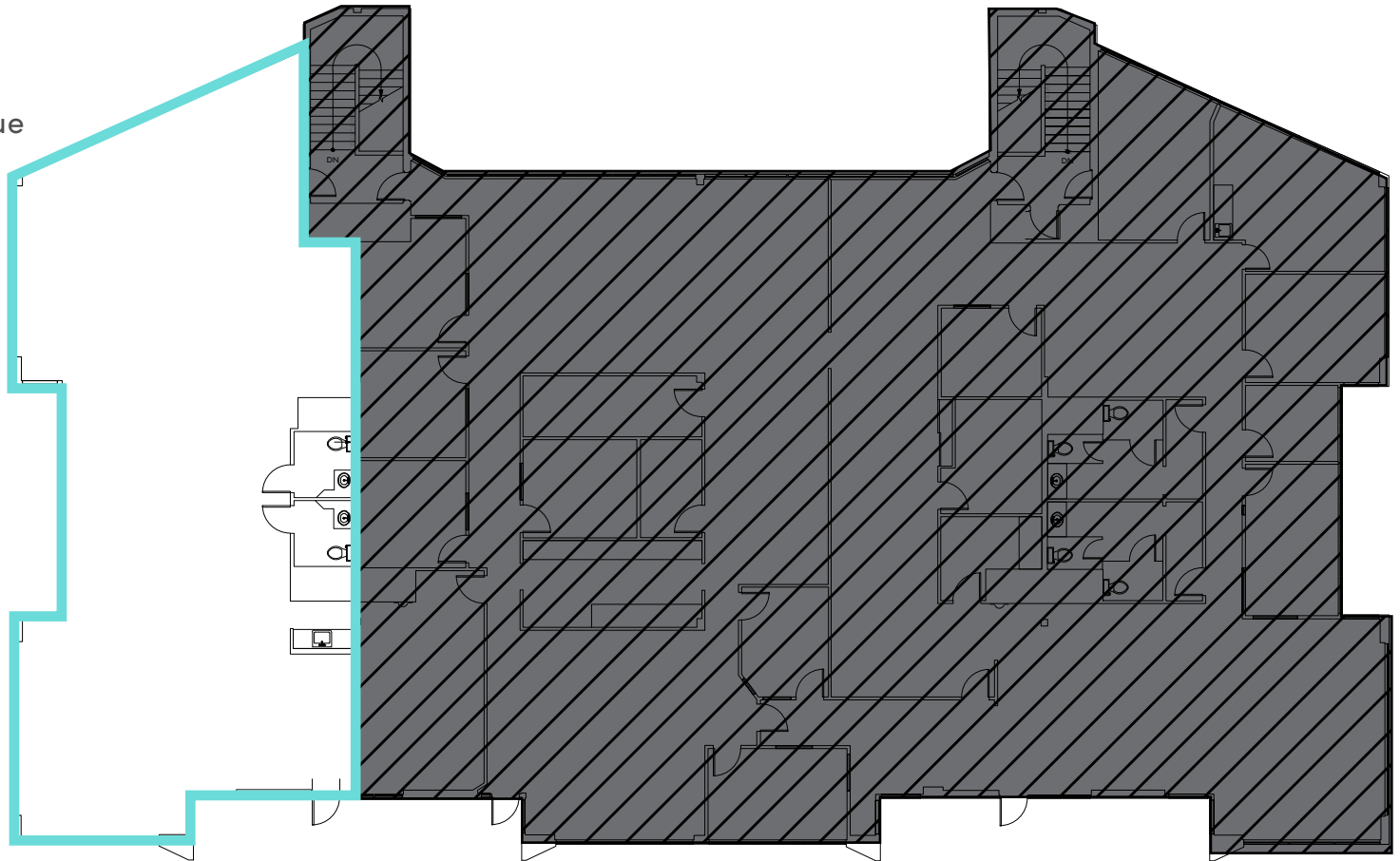
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BUILDING C - FLOOR 2

- + Suite 204 - 2,660 RSF
- + Available Now
- + Views of Downtown Bellevue

 [CLICK TO VIEW
VIRTUAL TOUR](#)



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