

#### 11747 NE 1ST ST, BELLEVUE, WA 98005



# FOR LEASE

CENTRALLY LOCATED; NORTH TO SR-520, SOUTH TO I-90, AND EAST TO I-405 IN SOUGHT-AFTER BELLEVUE.

S U B U R B A N LOCATION WITH D O W N T O W N A M E N I T I E S

# FEATURES

+/- 28,616 SF OF CLASS A OFFICE

- 🕑 SHARED OUTDOOR PATIO
- 24/7 BUILDING SECURITY WITH ACCESS CODE
- AMPLE SURFACE & COVERED PARKING (PARKING RATION: 4/1,000 RSF)



### \$40.00 PSF FULL SERVICE

### FOR MORE INFORMATION, PLEASE CONTACT:

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1218 Third Ave, Suite	2200, Seattle, WA 98101   orioncp.com





The information contained herein was obtained from sources believed reliable; however, ORION Commercial Partners LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.





### GETTING AROUND

Cosmos International Center is located just minutes away from Downtown Bellevue and has easy access to and from Mercer Island, Downtown Seattle, and Sea-Tac International Airport.

- 3 MINUTES ► HWY ACCESS: I-405
- 3 MINUTES ► DOWNTOWN BELLEVUE
- 7 MINUTES HWY ACCESS: WA-520
- 8 MINUTES > BELLEVUE VILLAGE CENTER
- 10 MINUTES > MERCER ISLAND
- 15 MINUTES > KIRKLAND
- 15 MINUTES ► DOWNTOWN SEATTLE
- 25 MINUTES > SEA-TAC INTERNATIONAL AIRPORT

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