








# FOR LEASE

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

SUBURBAN  
LOCATION WITH  
DOWNTOWN  
AMENITIES

## 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)
-  VIEWS OF BELLEVUE CITYSCAPE

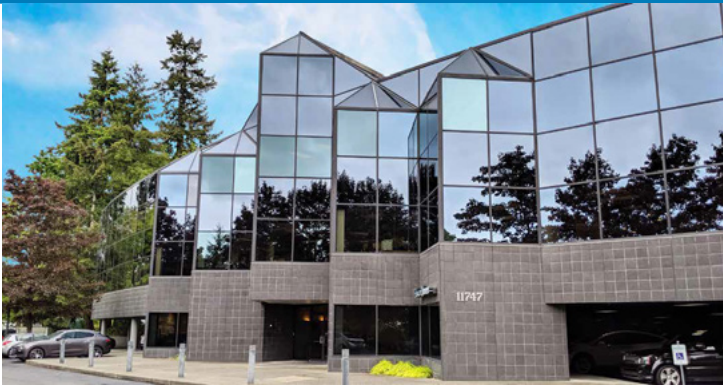


\$40.00 PSF FULL SERVICE

### FOR MORE INFORMATION, PLEASE CONTACT:

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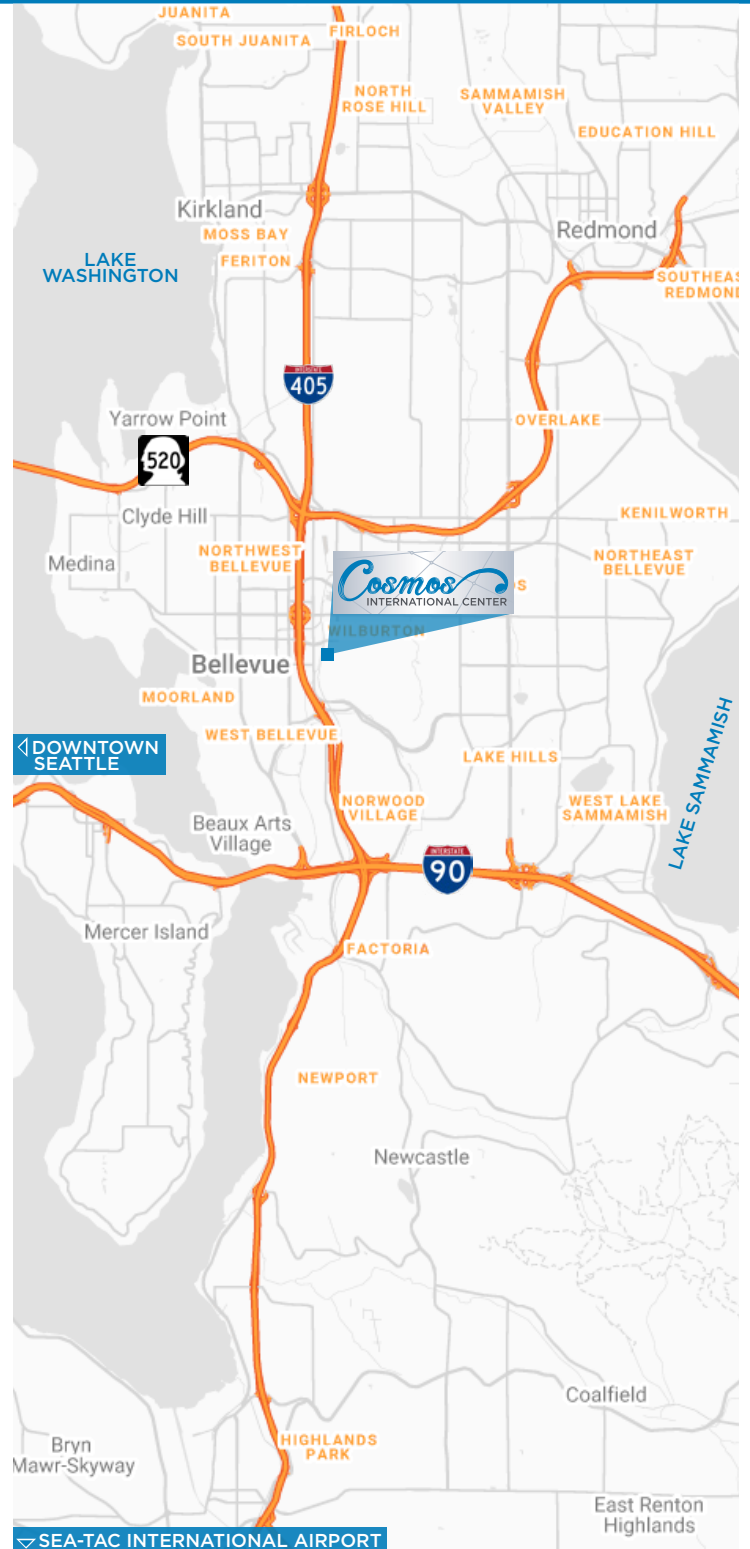
 **ORION**  
COMMERCIAL PARTNERS



# 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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