

# 7,582 SF AVAILABLE FOR LEASE OR FOR SALE

## 13629 NE BEL RED RD.

BELLEVUE, WA 98005

CUSHMAN & WAKEFIELD

# 13629 NE BEL RED RD.
## Bellevue, WA 98005



## OFFERING SUMMARY

13629 NE Bel Red Road offers the rare opportunity to lease or acquire a freestanding, fully renovated building in the heart of the Eastside. Following a complete interior and exterior renovation, the vacant, immediately available property delivers open, efficient floorplans that can be occupied in full or leased by the floor. Convenient access to SR-520 connects the site quickly to I-405, Bellevue, Redmond, and Seattle, while the BelRed and Spring District light rail stations are just minutes away. Retail, daily services, restaurants, and cafés surround the property, completing a setting that suits daycare, office, and medical users seeking well-located, high-visibility space, as well as investors and owner-users looking for a freestanding asset in a high-demand Bellevue submarket.

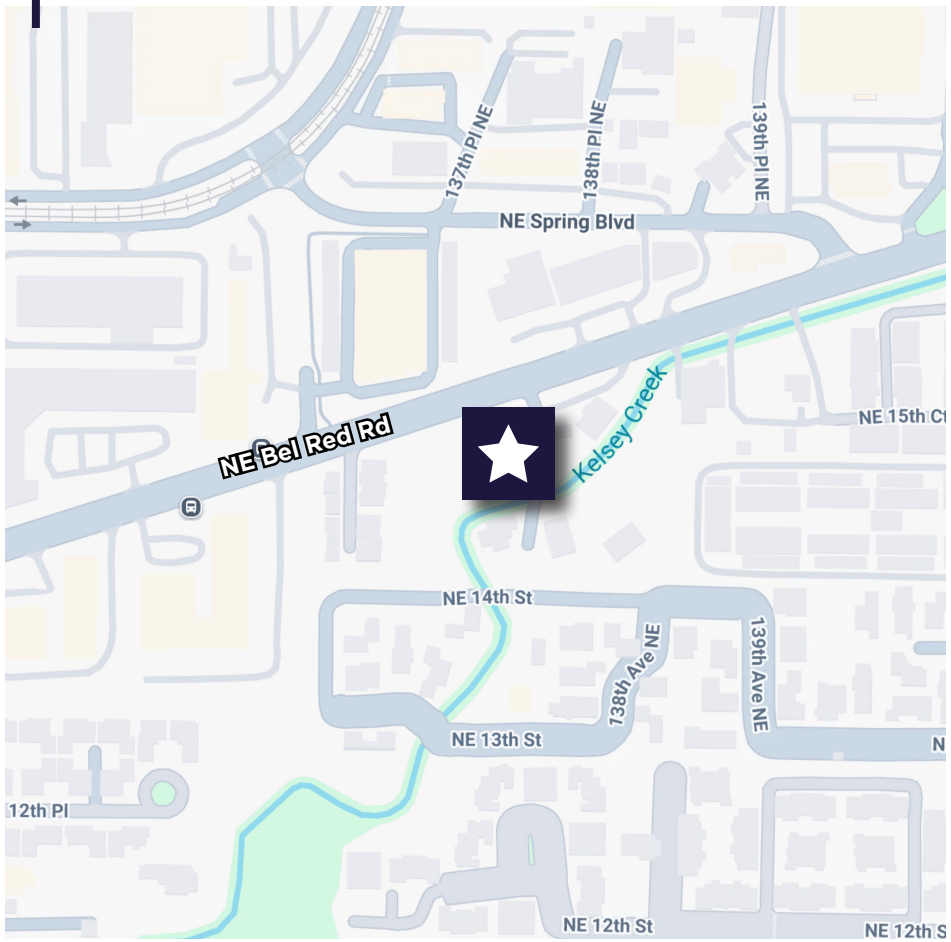
| PROPERTY FEATURES | | | |
|---|---|---|---|
| **Address:** | 13629 Bel-Red Road, Bellevue, WA 98005 | **First Floor** | 2,914 SF |
| **Parcel Number:** | 272505-9293 | **Second Floor** | 4,235 SF |
| **Lot Size:** | 18,568 SF | **Full Building** | 7,582 SF |
| **Year Built:** | 1983 | **Lease Rate** | Call brokers |
| **Zoning:** | BR-ORT | **Sale Price** | Call brokers |
| **Occupancy:** | Vacant | **Availability** | Immediate |

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## Property Highlights

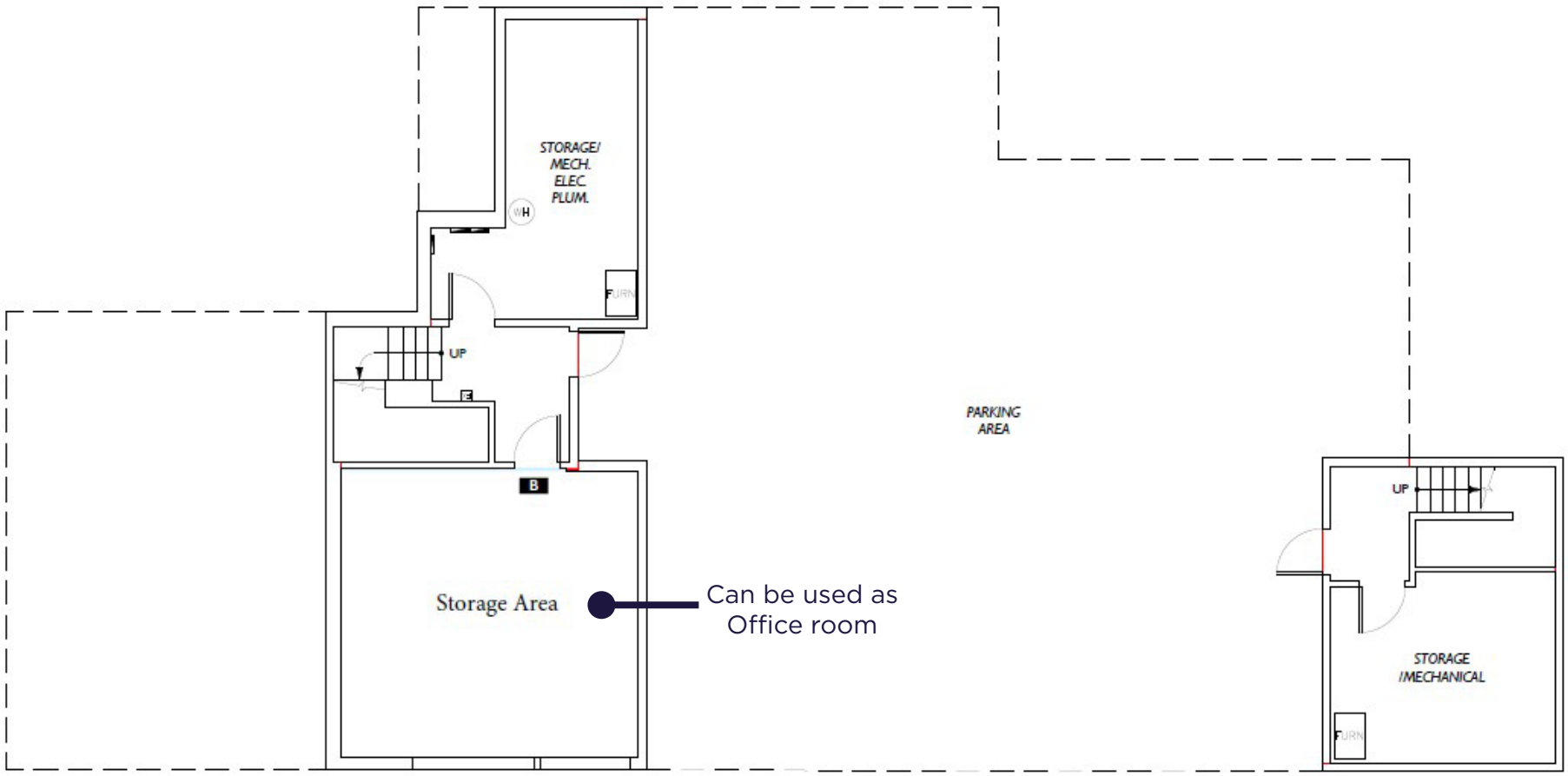
- Full building or full-floor opportunity with open floorplans and 433 SF of basement storage
- Convenient access to SR-520 and minutes to I-405
- Minutes to BelRed & Spring District light rail stations (Link 2 Line)
- Monument exterior building signage available
- 20 Surface plus 9 covered parking stalls
- 7 Electric Vehicle Charging Stations
- Fully renovated interior and exterior improvements

## Location Map



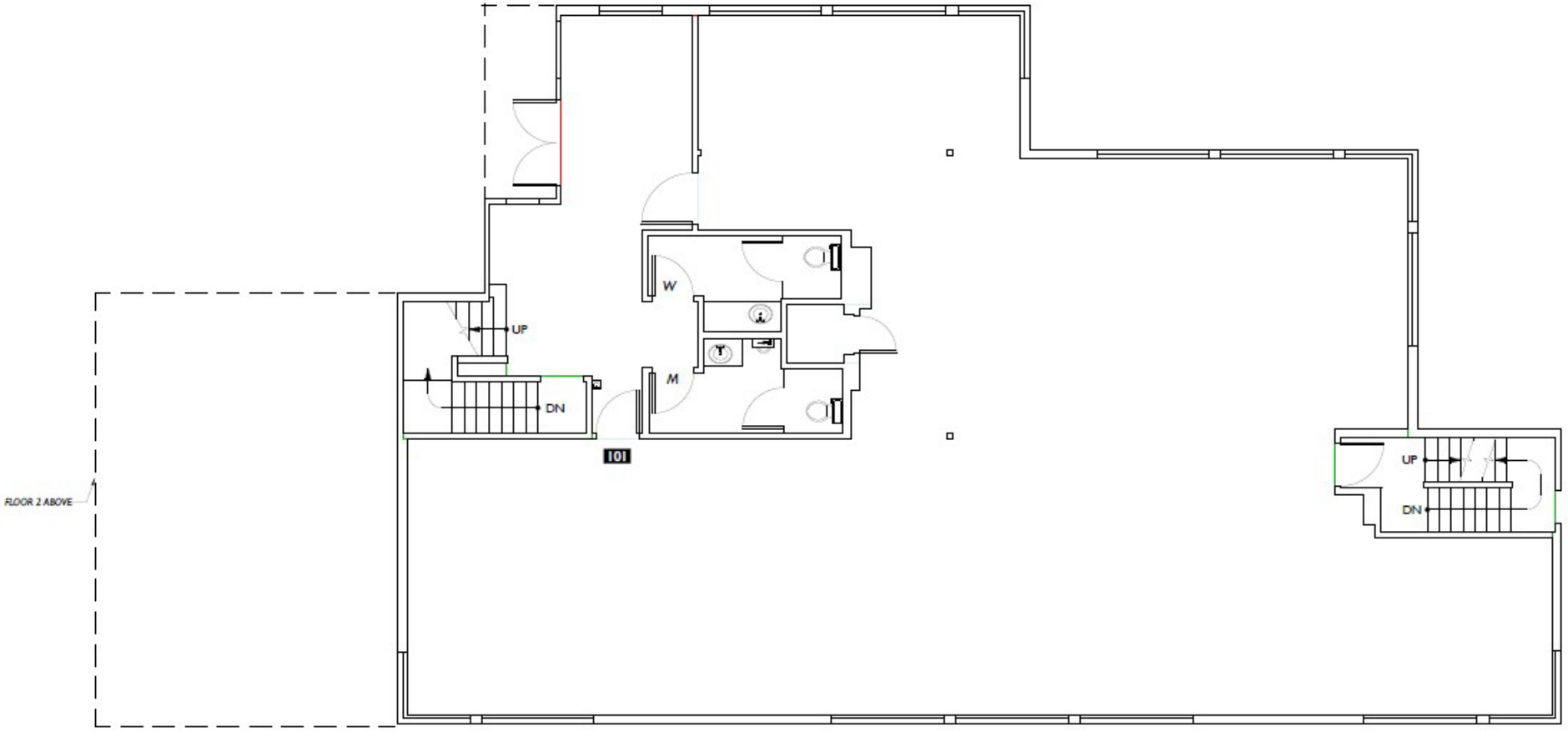
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## FLOOR PLAN
**BASEMENT LEVEL |** 433 SF



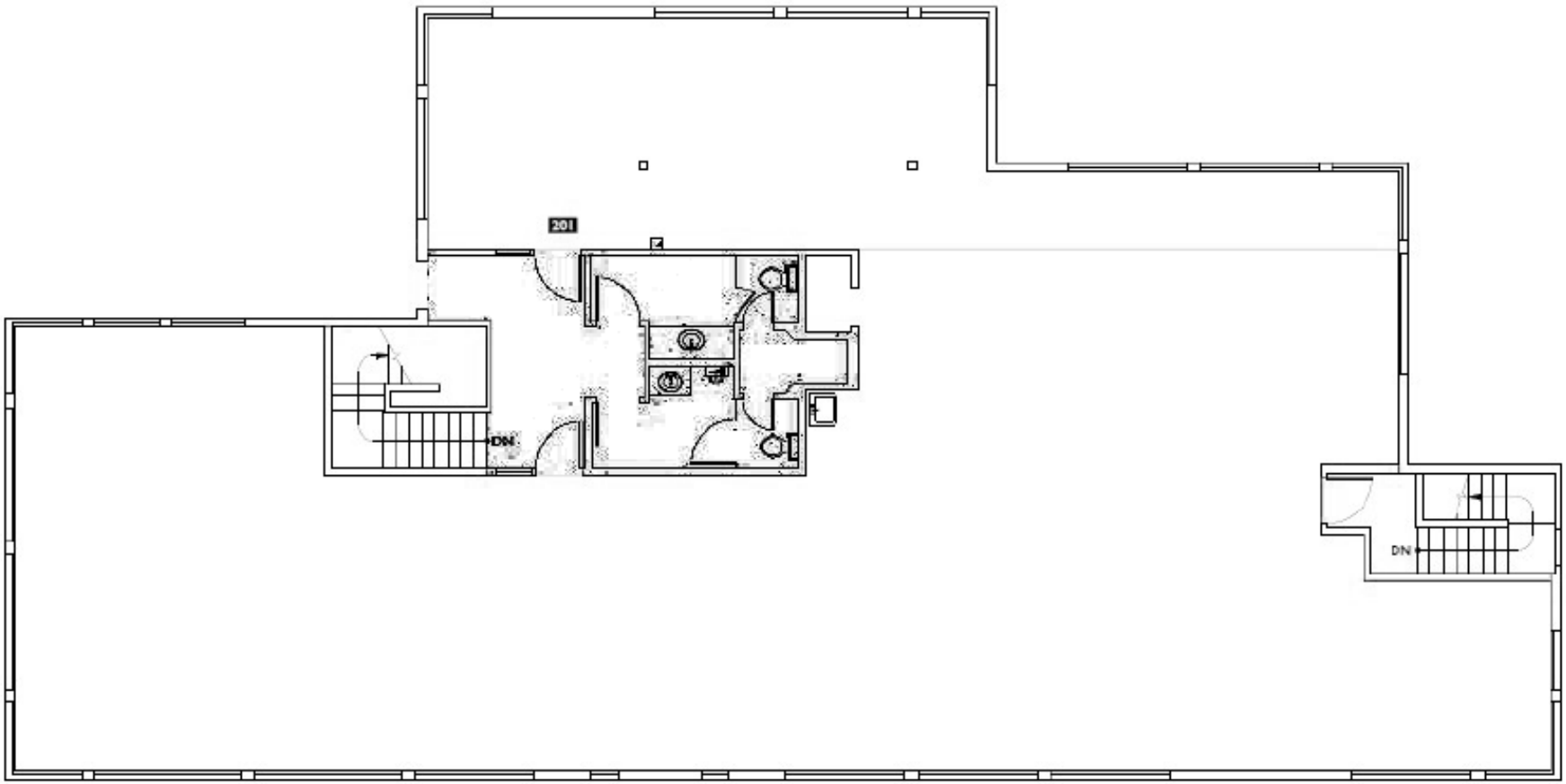
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## FLOOR PLAN
**MAIN FLOOR |** 2,914 SF



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## FLOOR PLAN
**UPPER FLOOR |** 4,235 SF



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## AERIAL MAP

**12 MINS**
Walk to Belred Link Station

**8 MINS**
Drive to Bellevue DT

**15 MINS**
Drive to Redmond DT



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# AMENETIES MAP

### BANKS
1. Bank of America
2. Bank of America
3. Bank of America
4. Bank of America
5. Bank of Hope
6. Banner Bank
7. Banner Bank
8. Cathay Bank
9. Chase
10. Chase
11. Chase
12. Columbia Bank
13. East West Bank
14. East West Bank
15. First Citizens Bank
16. KeyBank
17. U.S. Bank
18. U.S. Bank
19. U.S. Bank
20. WaFd Bank
21. WaFd Bank
22. WaFd Bank
23. Wells Fargo
24. Wells Fargo
25. Wells Fargo
26. Wells Fargo
27. Wells Fargo

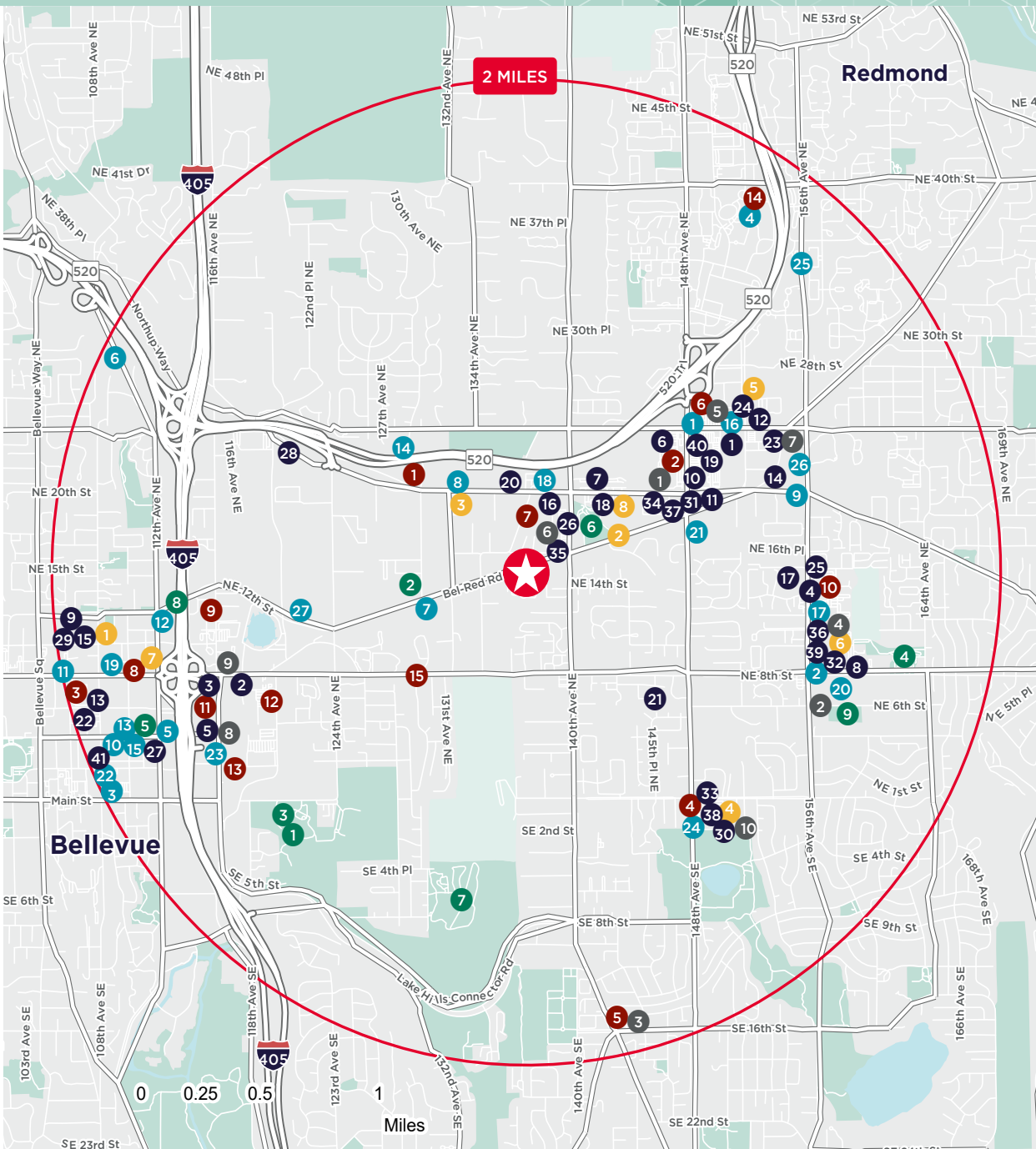
### GROCERY
1. Fred Meyer
2. Grocery Outlet
3. QFC
4. QFC
5. Safeway
6. Safeway
7. Trader Joe's
8. Trader Joe's
9. Whole Foods Market
10. Walmart Neighborhood Market

### FITNESS
1. Barre3
2. YMCA
3. Club Pilates
4. LA Fitness
5. Orangetheory
6. Planet Fitness
7. Pure Barre
8. StretchLab

### PARKS
1. Wilburton Hill Park
2. Bel Red Pond
3. Bellevue Botanical Garden
4. Crossroad Park
5. Cotton Hill Park
6. Bellevue Skate Park
7. Kelsey Creek Park
8. McCormick Park
9. Hillaire Park

### FOOD & RESTAURANTS
1. Arby's
2. Burger King
3. Chick-fil-A
4. Chipotle Mexican Grill
5. Chipotle Mexican Grill
6. Chuck E Cheese's
7. Dickey's Barbecue Pit
8. Domino's
9. Domino's
10. Five Guys
11. Jack in the Box
12. Jersey Mike's Subs
13. Jimmy John's
14. Jimmy John's
15. Jimmy John's
16. Market Cocina
17. McDonald's
18. McDonald's
19. MOD Pizza
20. Panda Express
21. Papa Johns
22. Papa Murphy's
23. Potbelly Sandwich Shop
24. Potbelly Sandwich Shop
25. Qdoba Mexican Eats
26. Subway
27. Subway
28. Subway
29. Subway
30. Subway
31. Subway
32. Taco Bell
33. Wing Street
34. Wingstop
35. 85C Bakery Cafe
36. Applebee's
37. Cold Stone Creamery
38. IHOP
39. Pizza Hut
40. Red Robin
41. The Melting Pot

### COFFEE
1. Mercury's Coffee
2. Starbucks
3. Starbucks
4. Starbucks
5. Starbucks
6. Starbucks
7. Starbucks
8. Starbucks
9. Starbucks
10. Starbucks
11. Woods Coffee
12. Starbucks
13. Starbucks
14. Starbucks
15. Mercury's Coffee





## FOR MORE INFORMATION, CONTACT:


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