FOR LEASE

THE VERT BUILDING

4,181 - 5,347 SF Prime Bel-Red Flex/Office Space Available



13029 NE 20TH ST, BELLEVUE, WA 98005

Kidder Mathews





Property Features

- Centrally located in the Bel-Red commercial district
- Excellent access to major freeways and walking distance to the Bel-Red light rail station
- Convenient parking available in gated back lot
- Potential for retail exposure to NE 20th Street

Availability Details

SUITE	SF	RATE PSF/YR
Combined Street + Lower-Level	~5,347	$35.00 + NNN
Lower-Level Only	~4,181	$29.00 + NNN

NOW
AVAILABLE

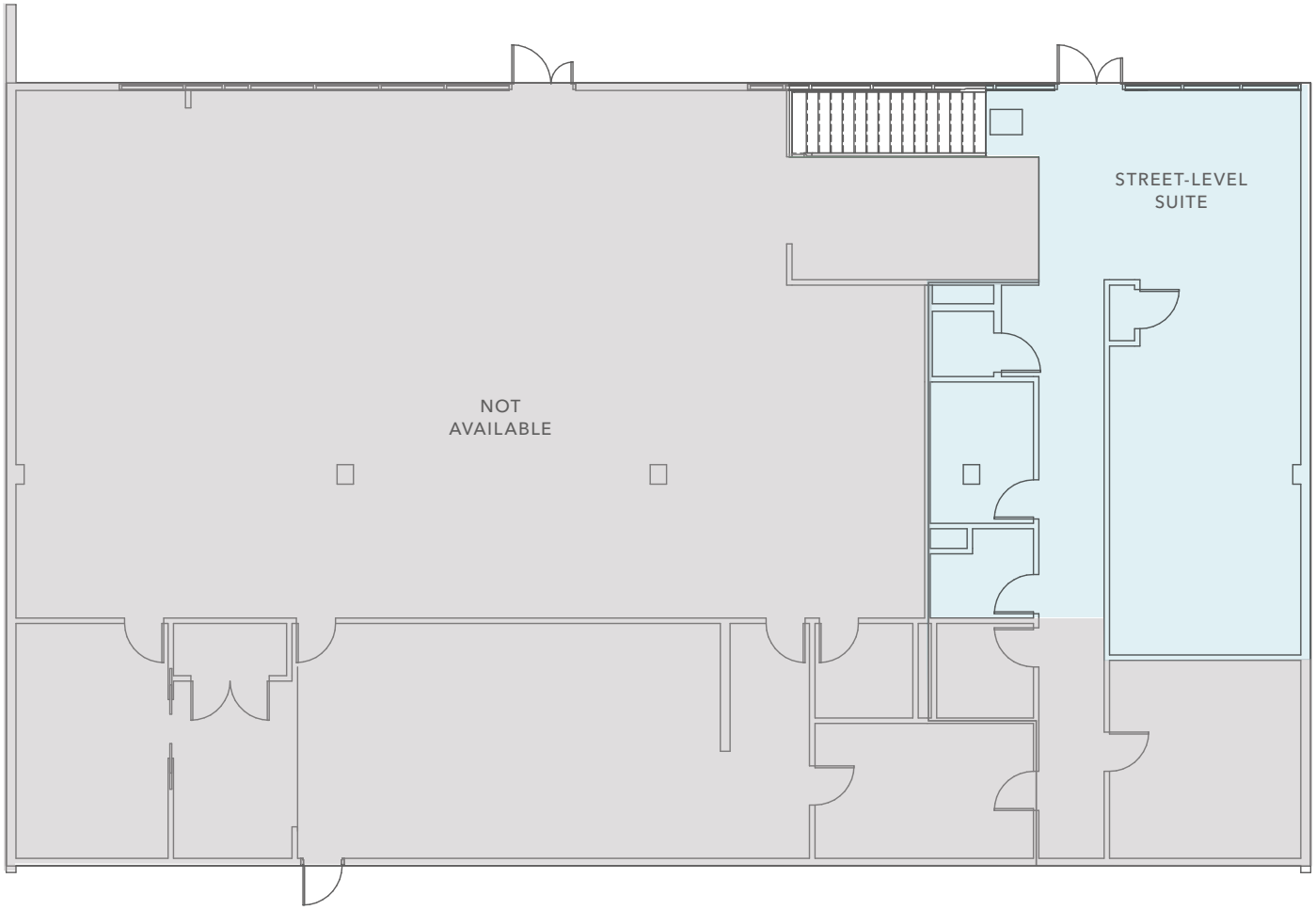
CALL
FOR MORE INFO

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100	70	4 MIN	5 MIN
DRIVING SCORE	WALK SCORE	DRIVE TO I-405	DRIVE TO WA-520



STREET-LEVEL FLOOR PLAN



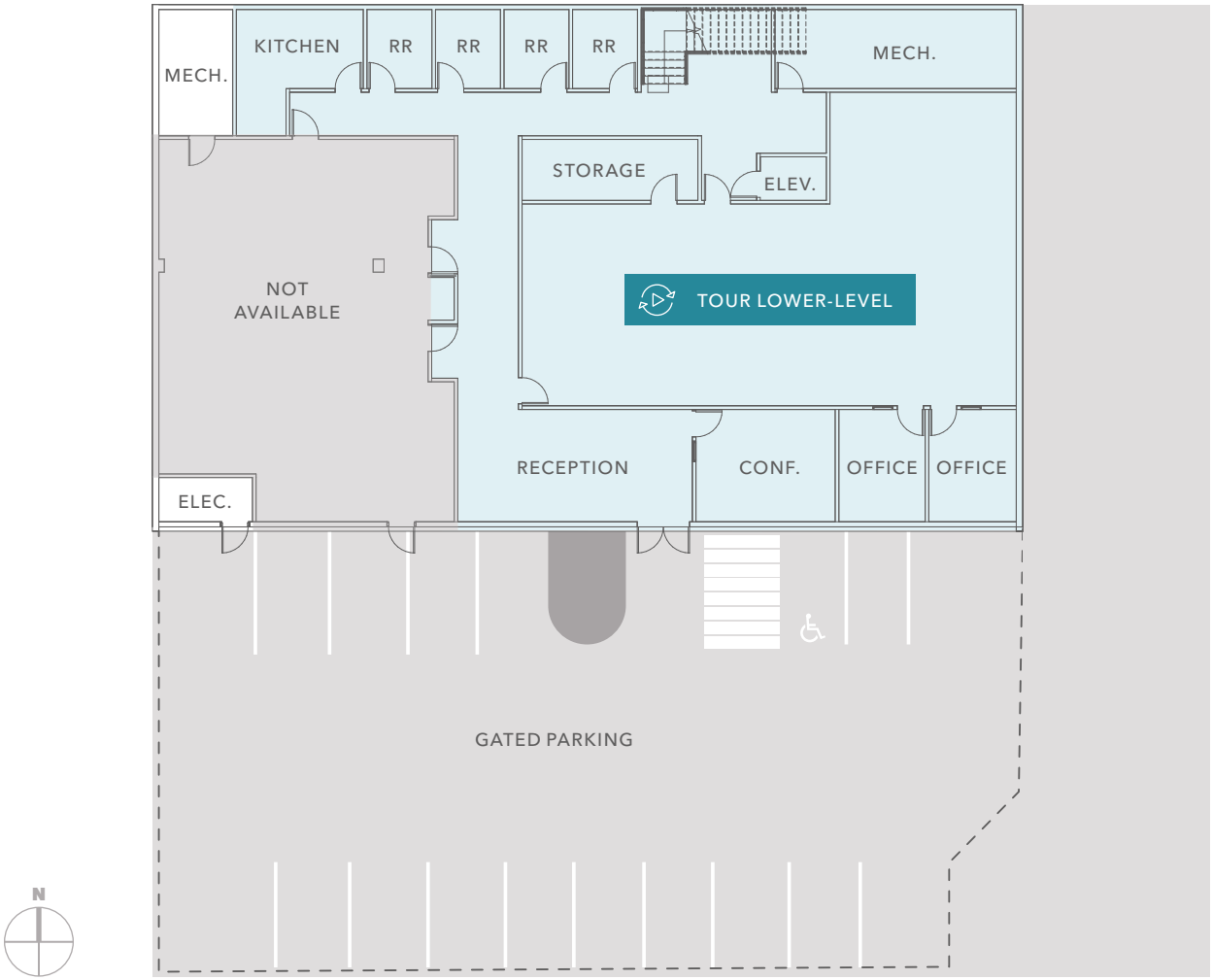
FLOOR PLAN NOT TO SCALE, SUBJECT TO TENANT FIELD VERIFICATION

~1,166 SF

STREET-LEVEL*

*Only available combined with lower-level suite.

LOWER-LEVEL FLOOR PLAN



~4,181 SF
LOWER-LEVEL ONLY

$29.00/SF
PER YEAR +NNN (LOWER-LEVEL)

~5,347 SF
STREET + LOWER-LEVEL

$35.00/SF
PER YEAR + NNN (COMBINED)

FLOOR PLAN NOT TO SCALE, SUBJECT TO TENANT FIELD VERIFICATION

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	8,464	106,922	209,685
2020 CENSUS	10,957	131,145	255,170
2026 ESTIMATED	12,094	137,555	270,993
2031 PROJECTED	13,454	141,460	279,135

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	33.6	35.9	36.9
% FEMALE	46.6%	48.1%	48.7%
% MALE	53.4%	51.9%	51.3%

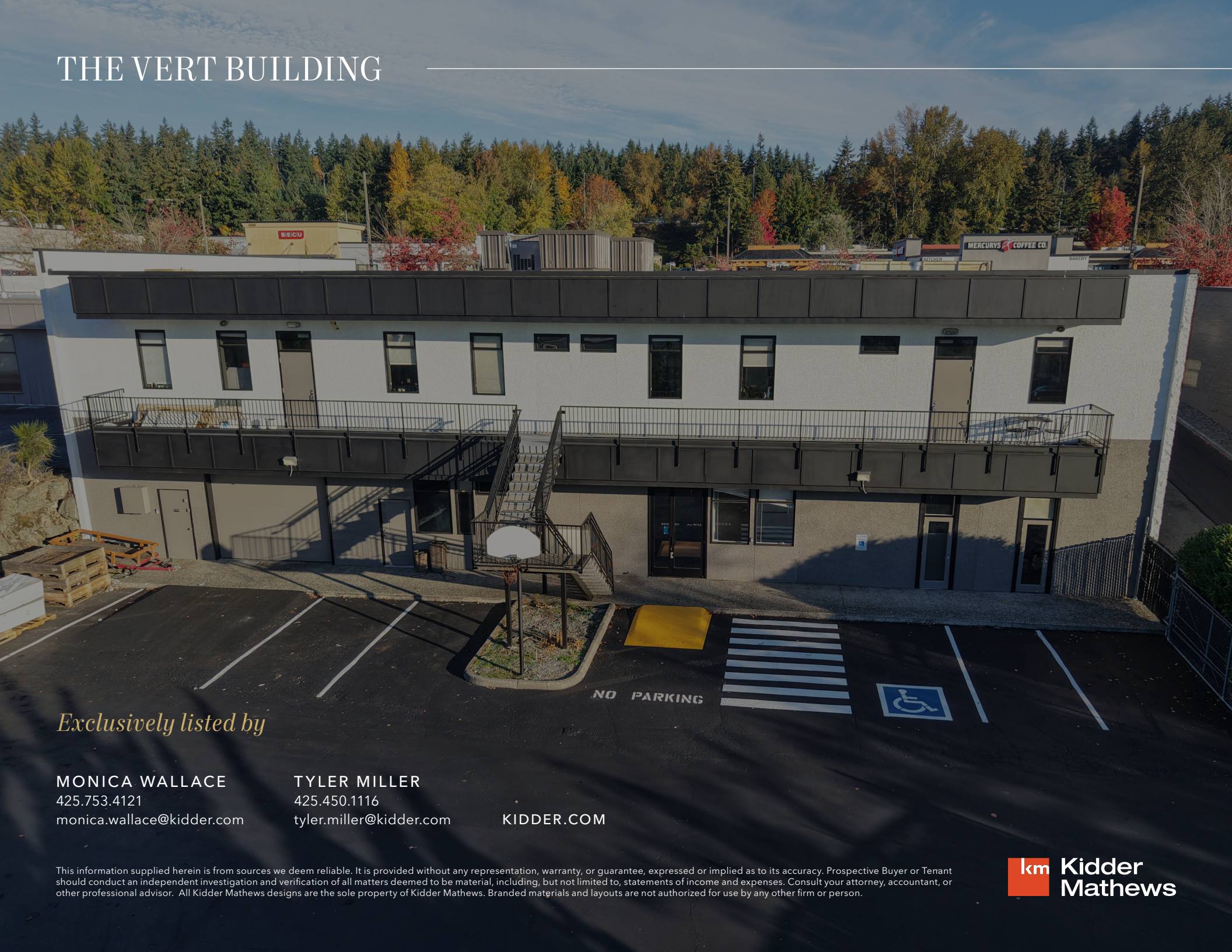
HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2026 MEDIAN	$173,784	$182,243	$186,638
2031 MEDIAN PROJECTED	$170,842	$181,893	$185,596
2026 AVERAGE	$244,366	$267,024	$269,642
2031 AVERAGE PROJECTED	$237,255	$264,980	$267,161

Data Source: ©2026, Sites USA



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Exclusively listed by

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