



Overlake

MEDICAL PAVILION

WWW.OVERLAKEMEDICALPAVILION.COM



MEDICAL SPACE FOR LEASE

1231 116th Avenue NE • Bellevue, WA 98004

CBRE



Overlake

MEDICAL PAVILION

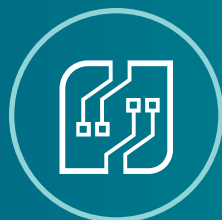
Located at the heart of the Overlake Hospital Medical Center and the Bellevue medical community, Overlake Medical Pavilion features 191,051 square feet of Class A medical-office space.



HIGHLIGHTS



**Direct access to
Overlake Hospital**



**Direct fiber
connectivity to
Overlake Hospital and
external data**



**Abundant parking:
740 stalls
(4 stalls per 1,000 SF)**



**Building parking
accessible directly
from 116th Avenue NE**



**On-site building
management and
maintenance**



**Aggressive
tenant improvement
allowance available**

BUILDING FEATURES

- Floor load capacity and floor-to-floor heights designed for medical tenants
- Bike racks, commuter lockers and men's and women's locker rooms with showers
- Excellent access to I-405, SR-520 and I-90
- Close proximity to downtown Bellevue, Metro bus service and future Link Light Rail stops
- High-rise rated life safety and smoke management
- Abundant natural light with views of downtown Bellevue and surrounding territory
- Floor-by-floor fresh air mechanical system
- Service elevator serving floors 1-9
- Ground floor Starbucks
- LEED® Silver Certification for shell and core



View the Virtual Tour
of the P3 Lobby



View the Virtual Tour
of the P1 Lobby

“ Our patients are very pleased with the atmosphere and environment of our office in the Overlake Medical Pavilion. They frequently comment on how aesthetically pleasing and relaxing our office is to visit. ”

- Lucinda Berrington, Administrator
Overlake OBGYN (Suite 950)

“ Our move allowed us to enhance effective work flows and fully adapt to systems. We are able to see more patients, our staff work more efficiently, and the beautiful scenic work space just makes everyone feel better. ”

- Glenda Smith, Practice Administrator
Bellevue Ear, Nose & Throat (Suite 915)



PREMIER CLASS A MEDICAL OFFICE BUILD-OUT



LOCATION & ACCESS



Excellent access
to I-405, SR-520
and I-90



7 bus lines
within a half mile



Five minute walk to
future East Link Light
Rail stop



Located on the
Overlake Medical
Center Campus



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