

PMF Real Estate Services is pleased to present:

**FOR LEASE**

# KELSEY CREEK CENTER OFFICE

14825-15063 Main Street, Bellevue, WA 98007

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**1,838sf—5,380sf 2nd floor office overlooking  
Larsen Lake and Lake Hills Greenbelt**

- Crown, monument, & directory signage
- Lumen & Comcast Fiber available
- Elevator-serviced
- FREE 4:1,000sf Parking
- Common area remodel underway
  
- Great on-site amenities for employees: Gym (LA Fitness), Grocery (Neighborhood Market), Starbucks, Wells Fargo, AutoZone, Menchie's, Sound CU, Subway, and more.
- Conveniently located between I-90 & 520.



**PMF REAL ESTATE SERVICES**  
*a PMF Investments Company*

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The information contained herein has been obtained from sources deemed to be reliable, however PMF RES makes no representations or warranties to its accuracy. All information should be independently verified by prospective tenants and/or their representatives.

# KELSEY CREEK CENTER OFFICE

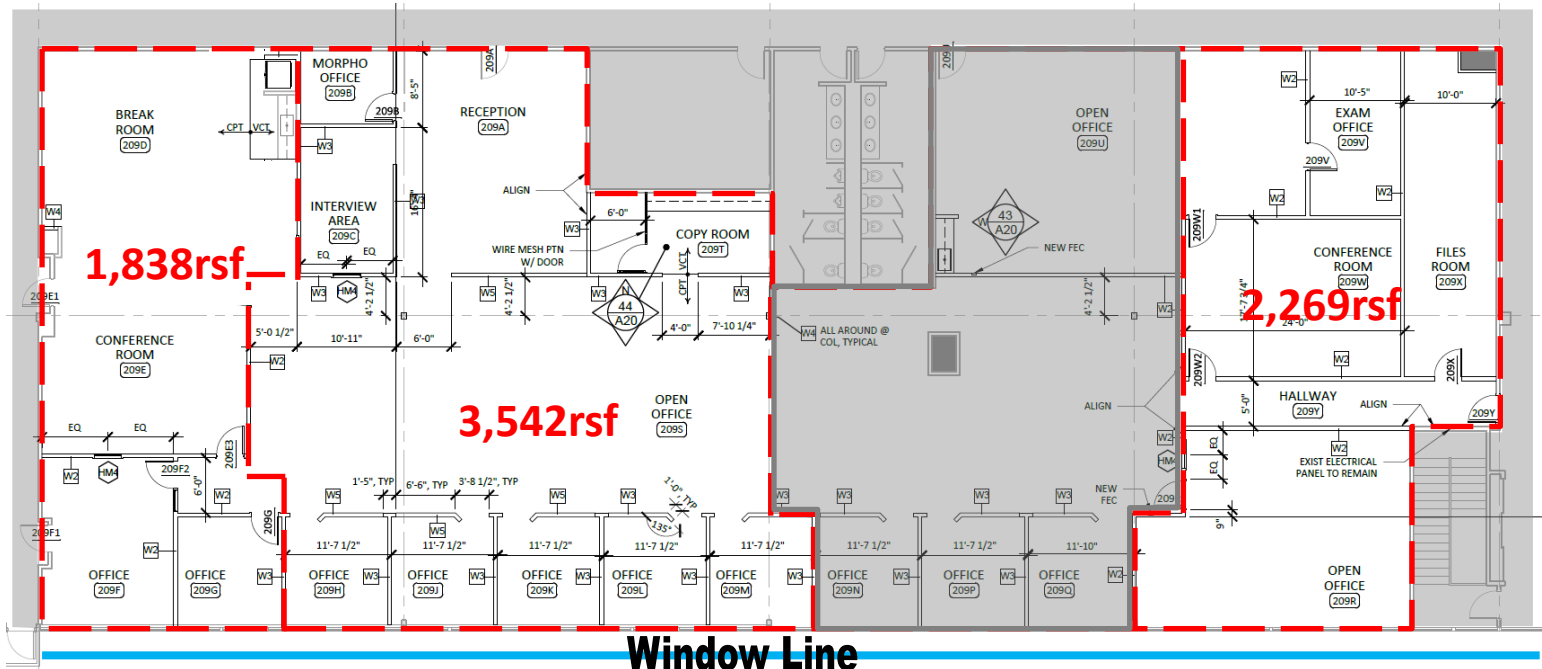
# Site Plan





# KELSEY CREEK CENTER OFFICE

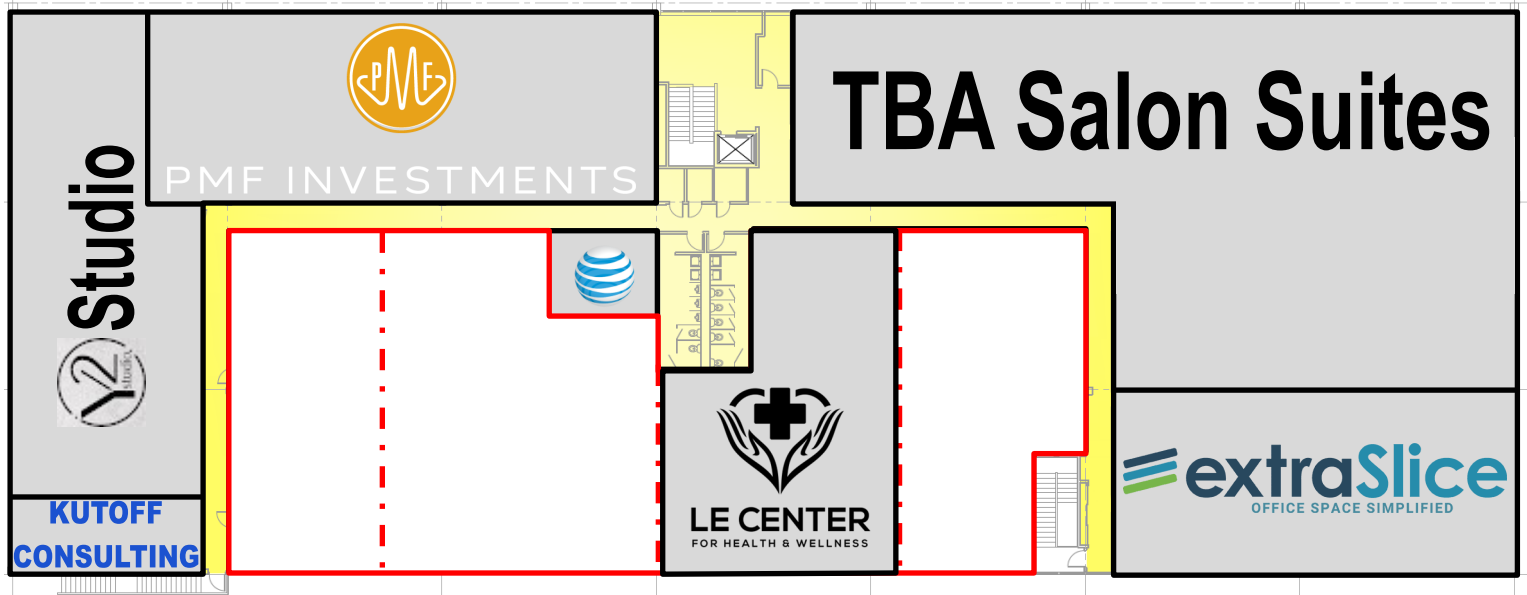
## Space Plan



Suite 209: 1,838rsf—5,380rsf

\$22.00—\$26.00/rsf + \$13.00/rsf NNN

Bright, southern-exposure, window-lined offices overlooking the greenbelt.



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## KELSEY CREEK CENTER OFFICE

## Tenant Roster

### Groceries, Food, & Beverage:



### Beauty, Health, & Wellness:



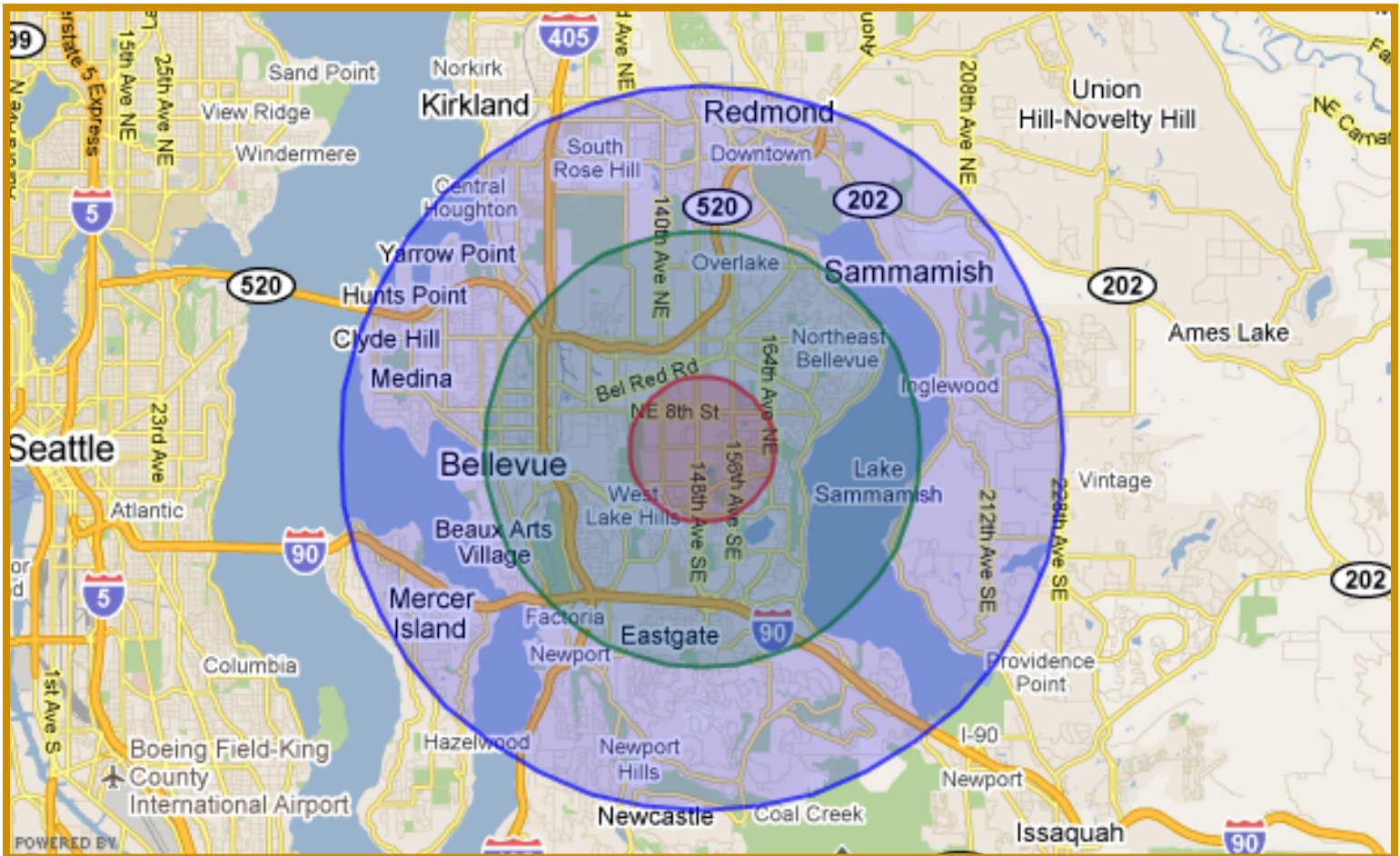
### Retail & Services:



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# KELSEY CREEK CENTER OFFICE

## Area Info



### Demographics

	1 Mile	3 Mile	5 Mile
Population	19,875	110,383	255,330
Avg. HH	\$77,237	\$92,215	\$106,809
Total Households	7,495	46,540	104,437

### Traffic Counts

148 <sup>th</sup> Avenue SE	38,600 Cars/Day
Main Street	8,000 Cars/Day

### Travel Time

Seattle	12 Minutes
Issaquah	14 Minutes
Kirkland	15 Minutes

1.5 miles from WA-520 • 2 miles from I-90 • 2.5 miles from I-405

Near: Bellevue College (13,000 students) • Microsoft Headquarters (14,000 offices)

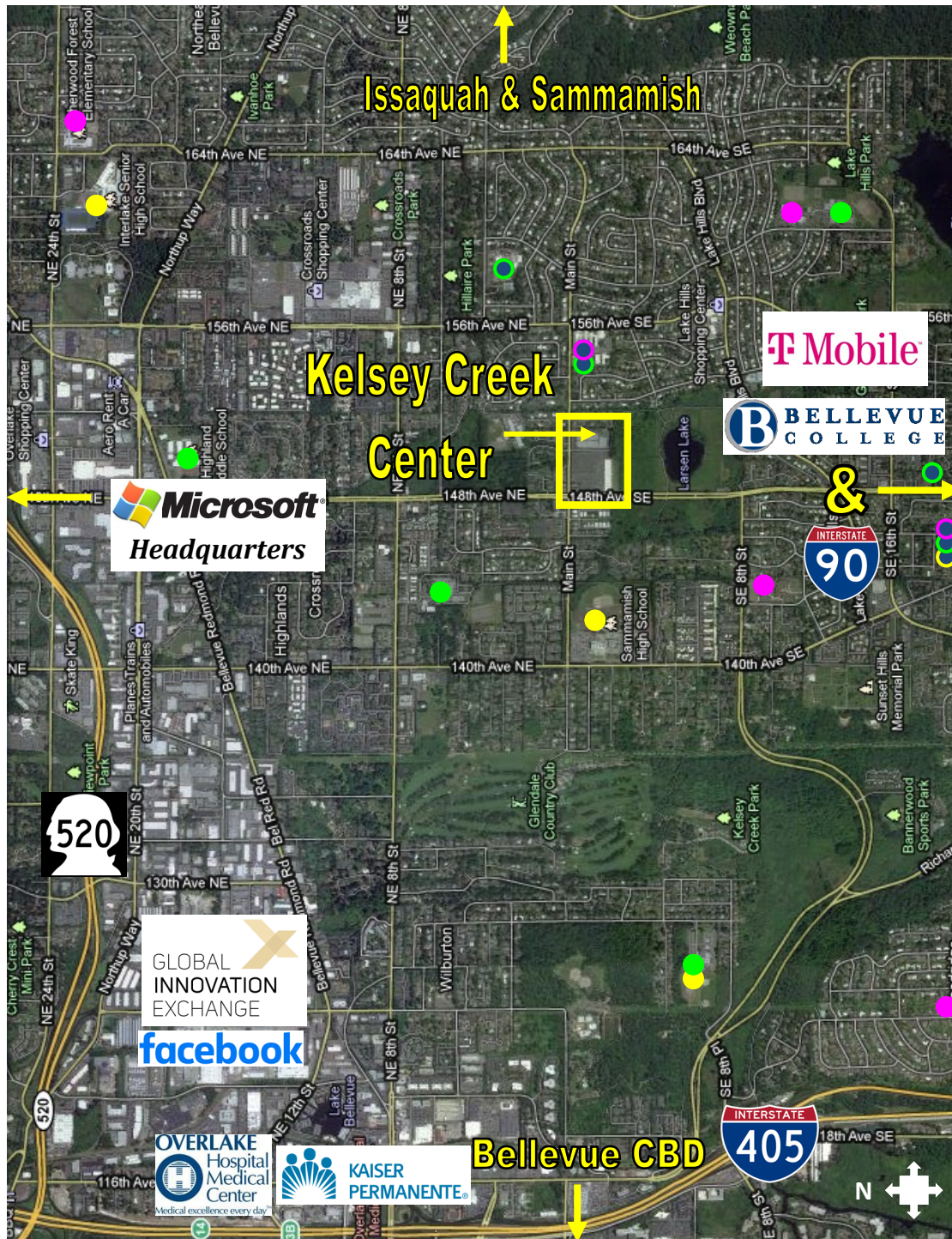
Overlake Hospital (2,500 staff, 400+ beds) • Interlake & Sammamish HS (2,300+ students)

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# KELSEY CREEK CENTER OFFICE

## Schools/Employers



### Legend

#### Public Schools

- High School
- Middle School
- Elementary School

#### Private Schools

- High School
- Middle School
- Elementary School

Kelsey Creek Center is a well established community center in the epicenter of suburban Bellevue, serving Lake Hills, Crossroads, Overlake, and Eastgate.

Kelsey Creek benefits from a dynamic mix of retail, restaurant, service, and office tenants.

Daily needs tenants such as Walmart and LA Fitness provide customer traffic year round for co-tenants.

Located in close proximity to Microsoft, I-90, WA-520, recreational parks, schools, and businesses.



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