



# MERCER POINTE

1745 114th AVENUE SE, BELLEVUE, WA

1745



OFFICE SPACE FOR LEASE



# ELEVATE

the everyday

Mercer Pointe is a thoughtfully designed, two-story office property in a lush, park-like setting. The building has been recently renovated, providing tenants with modern, state-of-the-art facilities & common areas. Situated within Bellefield Office Park, it's South Bellevue location provides quick access to I-90 and I-405, as well as Downtown Bellevue and the accompanying retail, dining, and entertainment amenities.



# AMENITIES

at your fingertips



Full building available soon



Large, efficient floor plates



Showers & lockers on-site



3.5/1,000 USF Parking ratio



Exterior building signage available



Fitness center on-site



On-site dining within Bellefield Office Park



CenturyLink Fiber Services



Park-like setting with trails on-site



Card key access system



# AVAILABILITY

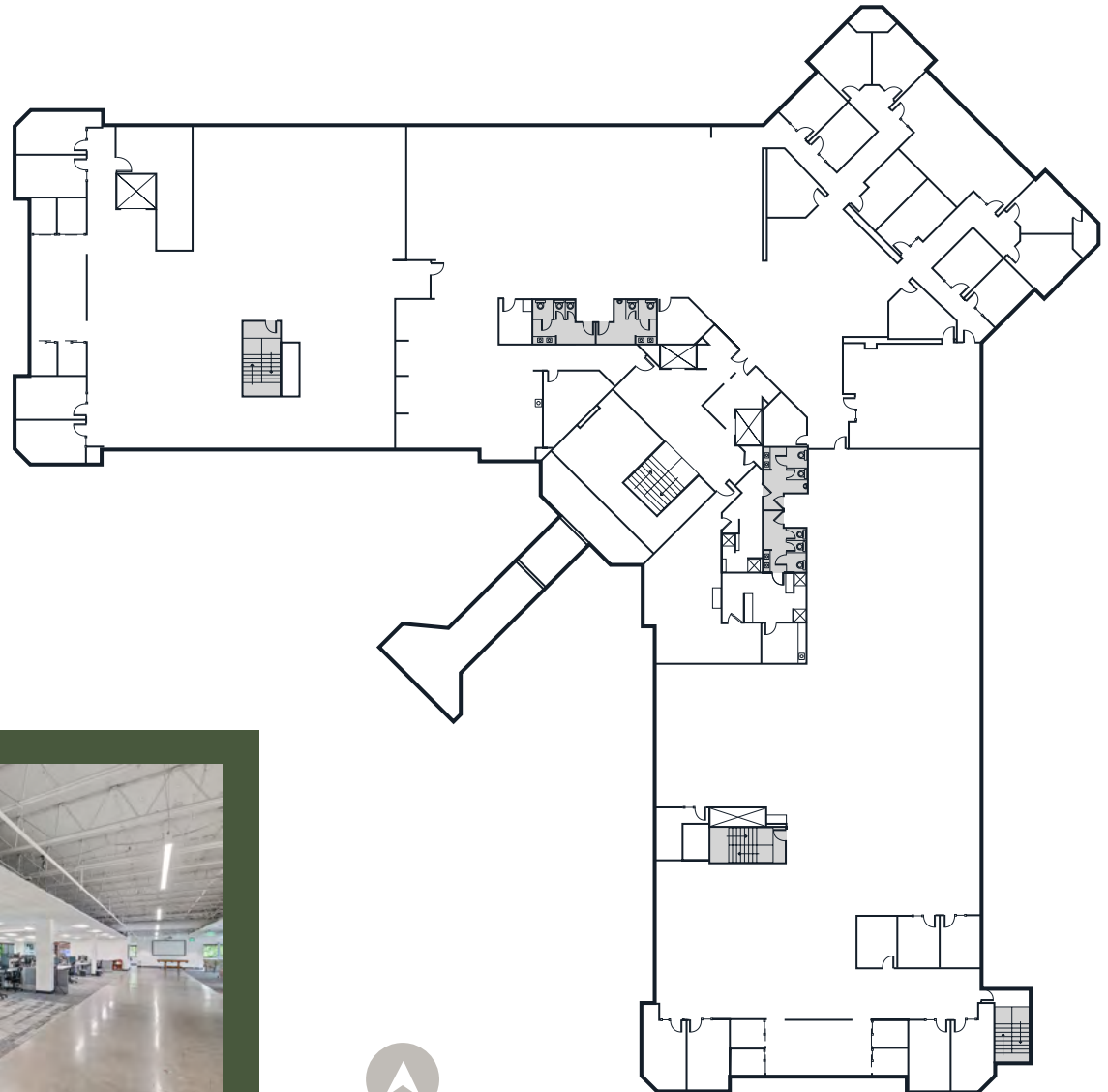
FLOOR	SF	AVAILABLE	NOTES	VIRTUAL TOUR
1	36,056	Now	Current open office buildout with a collaborative kitchen, all-hands meeting space, and fitness center.	
2	35,273	Now	Creative tech inspired space with modern finishes.	
Full Building	71,329	Now	Floors 1 and 2 can be combined for a full-building opportunity.	

# AVAILABILITY

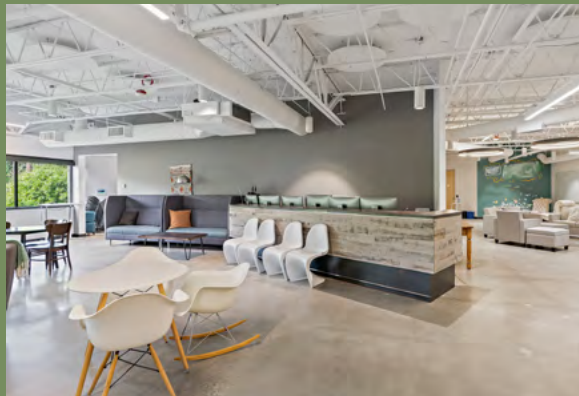
## FLOOR 1 | 36,056 SF



Open office space with an all-hands meeting area, fitness center, and kitchen. Can be combined with floor 2 for a full building opportunity, totalling 71,329 SF. Available now.



Furniture not included.

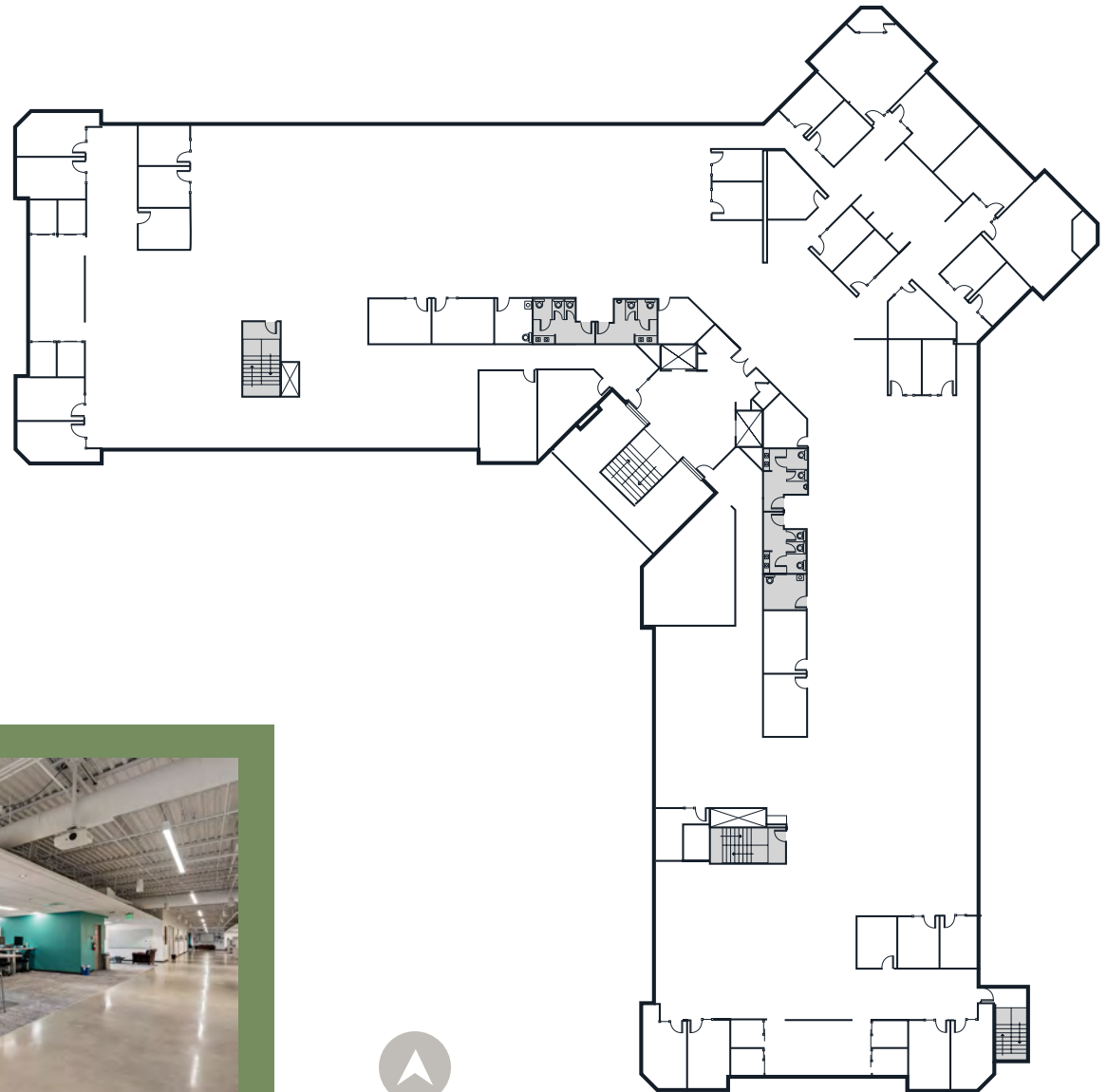


# AVAILABILITY

FLOOR 2 | 35,273 SF



Creative tech inspired space with modern finishes. Suite includes open collaborative work space with a mix of private offices and conference rooms. Can be combined with floor 1 for a full building opportunity, totalling 71,329 SF. Available now.



Furniture not included.





DOWNTOWN BELLEVUE  
7 MIN. DRIVE

BELLEVUE SQUARE MALL

LINK LIGHT RAIL  
STATION

I-405  
I-405  
5 MIN. DRIVE

DOWNTOWN SEATTLE  
15 MIN. DRIVE

DILETTANTE MOCHA CAFE



BELLEFIELD OFFICE PARK

MERCER SLOUGH  
NATURE PARK

I-90  
I-90  
7 MIN. DRIVE

# AREA AMENITIES

Along with the rotating food trucks on-site at Bellefeld, the location provides quick access to downtown Bellevue, I-90, and I-405, and is surrounded by hospitality and wellness options. A quick drive takes you to Downtown Bellevue & Bellevue Square, with its full range of retail, dining, and entertainment amenities.

# MERCER POINTE

1745 114th AVENUE SE, BELLEVUE, WA



## Jake Bos

Senior Vice President

[jake.bos@jll.com](mailto:jake.bos@jll.com)

M +1 425 974 4086

## Bailey Hallis

Senior Associate

[bailey.hallis@jll.com](mailto:bailey.hallis@jll.com)

M +1 425 974 4009



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2025 Jones Lang LaSalle IP, Inc. All rights reserved.

