

Q1 2025

Eastside Office Market Report

General Overview

While leasing activity slowed some in Q1 2025, the 2024 Puget Sound office market experienced its best performance since 2021, in large part due to a resurgence of tech office activity in Bellevue. The Bellevue CBD submarket remains the region's healthiest and fastest growing, adding almost 3M square feet since 2023, mostly driven by Amazon. Even though the Bellevue CBD submarket still boasts an availability rate over 25%, landlords remain bullish on rental rates for the submarket's best buildings. While vacancy and availability rates are high in most submarkets, the Eastside as a whole, continues to anticipate the impacts of Amazon's 5-day, per week, in-office mandate effective as of January 2025. Amazon's mandate should push occupancy rates higher provided other tech companies follow suit as there continues to be good tech-sector activity expected through 2025.

Eastside's suburban markets, notably Bellevue I-90, Redmond and Bothell remain quiet as market rents and concession packages have mostly settled while area landlords remain slow to correct lease rates even as vacancy levels increase. Despite such settling, there remains notable opportunity and value if you know where to look.

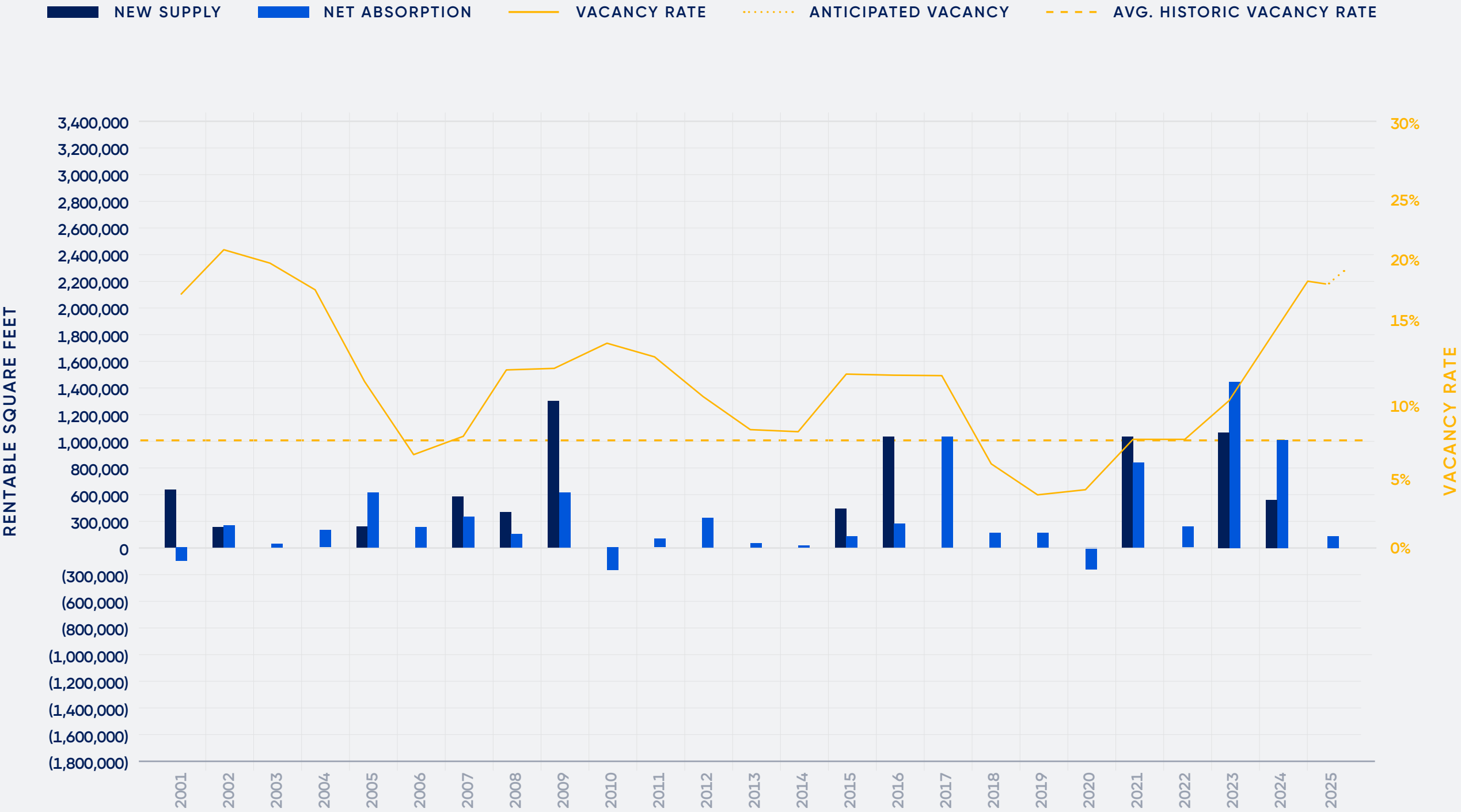
Economy

According to the U.S. Bureau of Labor Statistics the seasonally adjusted monthly unemployment rate for Washington State is 4.4% slightly above the nationwide rate of 4.1%. In Seattle/Tacoma/Bellevue, the unemployment rate decreased from 4.4% in October 2024 to 4.1% in January 2025.



Historical Availability

Bellevue CBD Office Availability, Supply & Absorption Rates
2001-2025



Market Overview Greater Eastside

Market Size (SF)
Greater Eastside

47.88M

**INCLUSIVE OF 485K UNDER CONSTRUCTION*

Net Absorption

12-Month

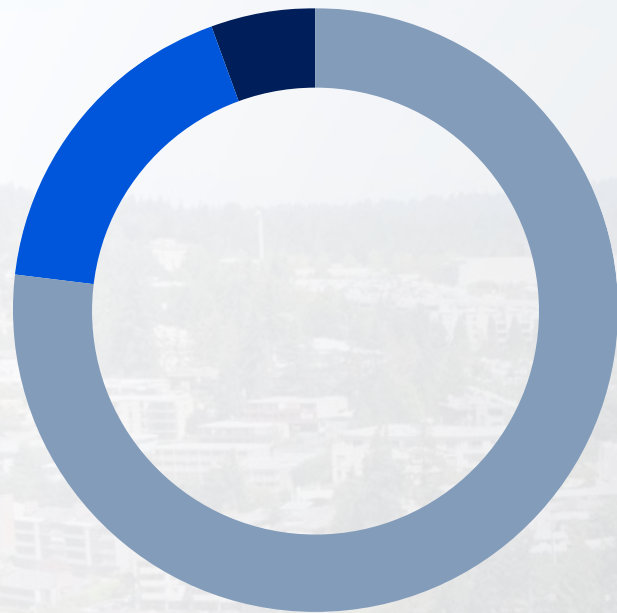
129K

Q1 2025

131.1K

Availability

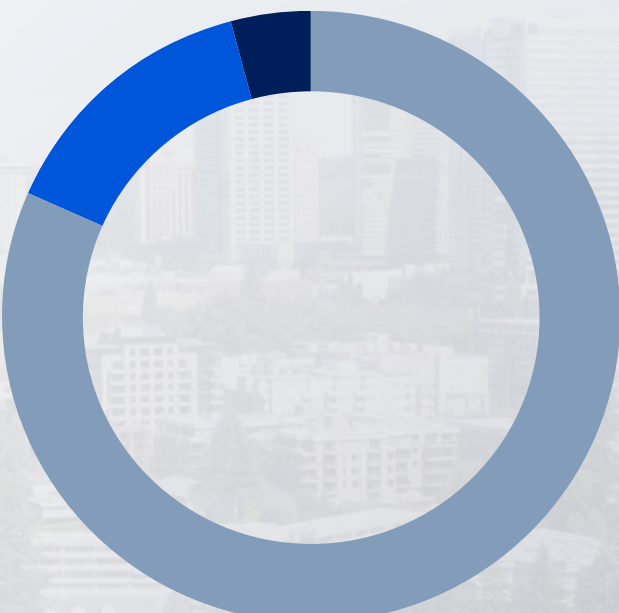
22.7%



- DIRECT AVAILABILITY: 19.4% | 9.4M
- SUBLEASE AVAILABILITY: 4.6% | 2.2M
- OCCUPANCY: 77.3% | 37.0M

Vacancy

18.9%



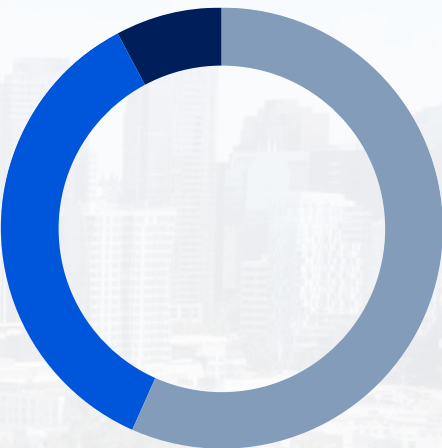
- DIRECT VACANCY: 15.0% | 7.2M
- SUBLEASE VACANCY: 3.9% | 1.8M
- OCCUPANCY: 81.1% | 38.8M

**EXCLUDES 485K UNDER CONSTRUCTION*

Market Overview I-90 Corridor

Availability

44.8%



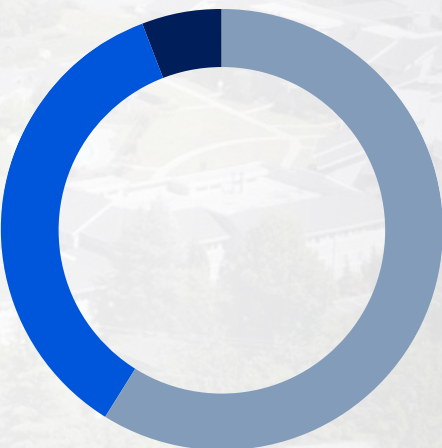
- DIRECT AVAILABILITY: 39.0% | 2.27M
- SUBLEASE AVAILABILITY: 6.9% | 400K
- OCCUPANCY: 55.2% | 3.2M

Market Size (SF)
I-90 Corridor

5.81M

Vacancy

41.7%



- DIRECT VACANCY: 36.8% | 2.14M
- SUBLEASE VACANCY: 4.8% | 280K
- OCCUPANCY: 58.3% | 3.39M

Net Absorption

12-Month

(1.4K)

2025 YTD

102K

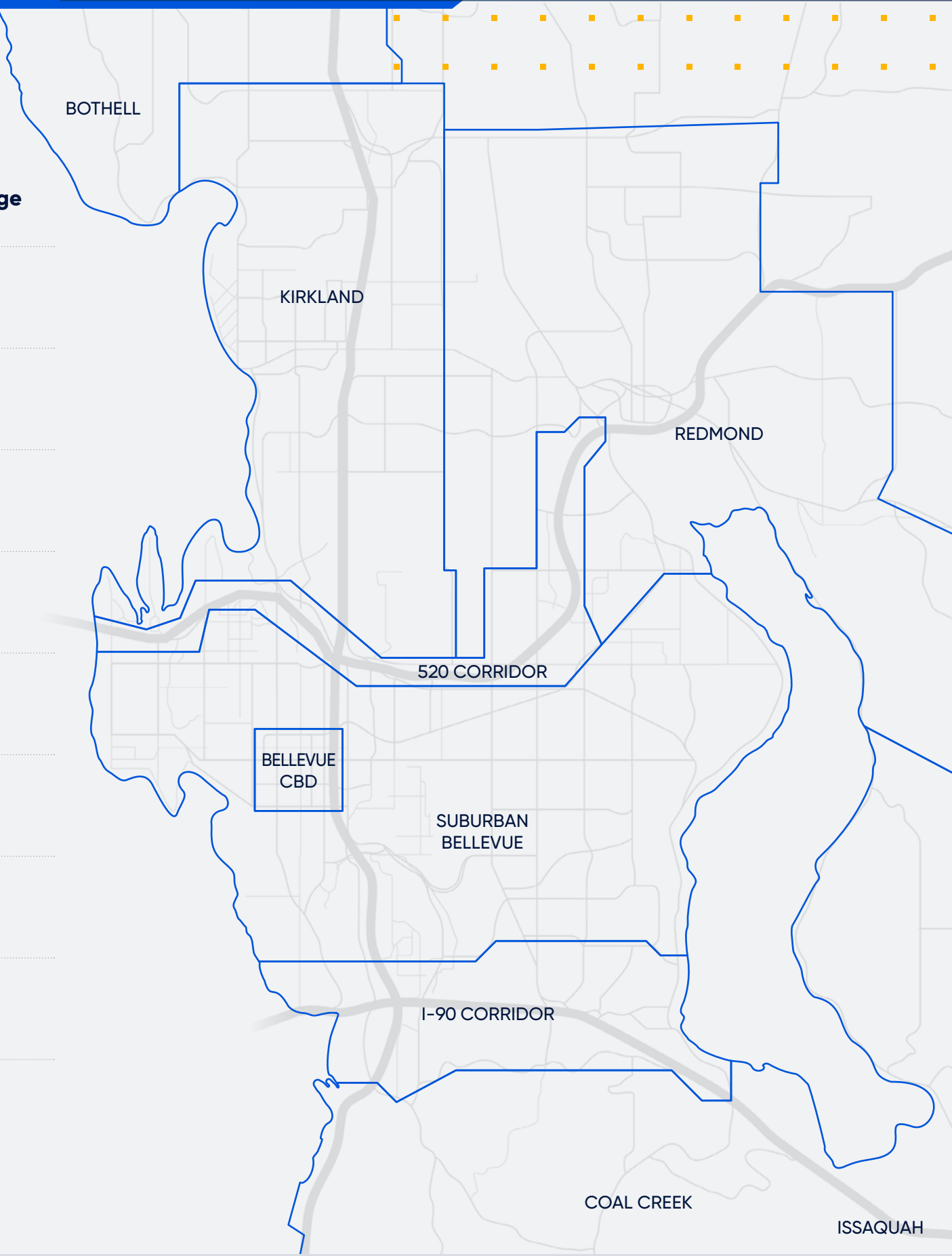
Market Trends

- ↔ ASKING RENTS
- ↔ T. I. ALLOWANCES
- ↔ RENT ABATEMENT
- ↔ CONSTRUCTION COSTS
- ↔ CONSTRUCTION TIMELINE

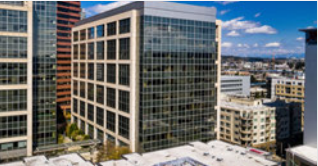





Eastside Submarket Vacancy Data

Market	Vacancy rate	12-Month Net Absorption (SF)	FS Class A Rental Range
520 Corridor	17.7%	11.3K	\$42.00 - \$47.00
Bellevue CBD	15.3%	194K	\$55.00 - \$77.00
Bothell	18.2%	29.6K	\$35.00 - \$40.00
Coal Creek / Issaquah	23.6%	(9.23K)	\$32.00 - \$45.00
I-90 Corridor	41.7%	102K	\$35.00 - \$45.00
Kirkland	7.4%	(12.8K)	\$52.50 - \$70.00
Redmond	17.9%	(93.5K)	\$40.00 - \$47.00
Suburban Bellevue	16.1%	(90.7K)	\$40.00 - \$47.00

18.9%
TOTAL VACANCY RATE FOR
THE GREATER EASTSIDE



Notable Office Leases This Quarter

	Tenant	Building	Address	Footprint
	wework	The Summit 2	10885 NE 4th St Bellevue, WA	133,059 RSF
	SAP Concur	Key Center	601 108th Ave NE Bellevue, WA	120,111 RSF
	salesforce+	929 Office Tower	929 108th Ave NE Bellevue, WA	98,000 RSF
	ebay	One Bellevue Center	411 108th Ave NE Bellevue, WA	73,680 RSF
	Infosys	Overlake 520 East	14475 NE 24th St Bellevue, WA	19,704 RSF
	ATKINSON CONSTRUCTION	I-90 Corporate Campus Building A	3350 161st Ave SE Bellevue, WA	12,238 RSF

Notable Office Sales This Quarter

Project / Address	Buyer / Seller		Building Size	Sale Price / Price PSF
 North Creek Building 7 11720 North Creek Pky N Bothell, WA			83,300 RSF	\$27.3 M / \$327
 The Spring District Brewpub 12190 NE District Way Bellevue, WA		WRIGHT RUNSTAD & COMPANY	28,244 RSF	\$16.28 M / \$576
 North Creek Business Park Building D 14278 NE 21st St Bellevue, WA	 बेलेव्यू हिन्दू मंदिर एवं सांस्कृतिक केंद्र Bellevue Hindu Temple & Cultural Center	Bruce Wanta (Individual Seller)	12,860 RSF	\$2.97 M / \$231
 Linbrook Office Park Building 5 10420 NE 37th Cir Kirkland, WA		Forest Rapczak (Kirkland Linbrook LLC)	3,525 RSF	\$2.65 M / \$752

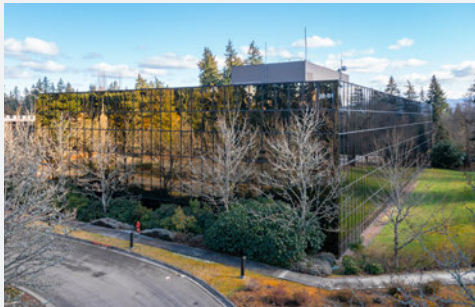
Notable Availability



The Bravern
BELLEVUE CBD

752,171 RSF
OFFICE SPACE

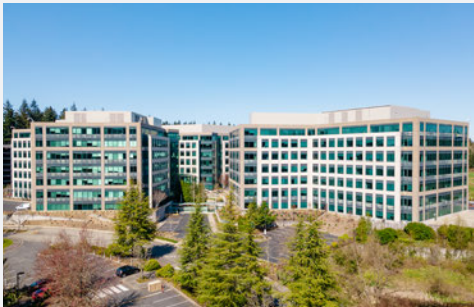
AVAILABLE NOW



Woodlands @ Bellevue
I-90 CORRIDOR

704,421 RSF
OFFICE SPACE

AVAILABLE NOW



Advanta Office Commons
I-90 CORRIDOR

617,424 RSF
OFFICE SPACE

AVAILABLE NOW



Millennium Corporate Park
REDMOND

497,193 RSF
OFFICE SPACE

AVAILABLE NOW



Four 106
BELLEVUE CBD

483,300 RSF
OFFICE SPACE

Q2 2025



City Center Plaza
BELLEVUE CBD

420,938 RSF
OFFICE SPACE

Q2 2024



The ParQ
I-90 CORRIDOR

396,344 RSF
OFFICE SPACE

AVAILABLE NOW



Sunset North - Building IV
SUBURBAN BELLEVUE

154,326 RSF
OFFICE SPACE

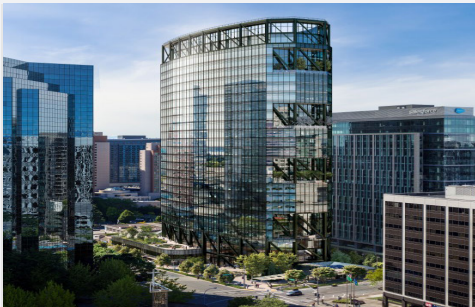
AVAILABLE NOW/Q2 2025



Lincoln Square South
BELLEVUE CBD

119,898 RSF
OFFICE SPACE

Q1 2026



The Eight
BELLEVUE CBD

112,600 RSF
OFFICE SPACE

Q1 2025



Our company

Flinn Ferguson Cresa has established itself as Seattle and Bellevue's most active and experienced Tenant Advisory Firm.

Our mission is to listen to the client's core objectives, customize a complimentary real estate strategy, and leverage our shared experience to ensure that the most favorable real estate outcome is achieved.

601 Union St #4900, Seattle, WA 98101 | (206) 224-3500