

Q1 2026

Eastside Office Market Report

General Overview

Bellevue CBD continues to outpace the balance of Puget Sound's office market by a wide margin while Seattle remains sluggish. Due to its elite labor pool, quality of living and large block availability, the Bellevue CBD submarket is now experiencing an emergent AI driven office boom with recent expansions by OpenAI (280k SF) and Uber (170k SF) with more large lease transactions anticipated in 2026 from Databricks, AT&T and REI among others. Even though Bellevue CBD still boasts a generous availability rate of over 26% it is still achieving historically high lease rates for its best located, Class A office buildings. While we did see additional layoffs from Microsoft, T-Mobile and Meta in Q1, Bellevue saw ~12% job growth in 2025 and Amazon continues its pursuit to ultimately have ~25,000 employees in Bellevue over the next few years.

Eastside's suburban markets, notably Bellevue I-90 and Bothell, remain quiet with availability high but leveling off. Improved tech-office performance continues to provide portions of the Eastside with decent market recovery but not everywhere. Even with Bellevue CBD's current activity level increasing, there remains notable opportunity and value throughout the Eastside if you know where to look and how best to engage.

Economy

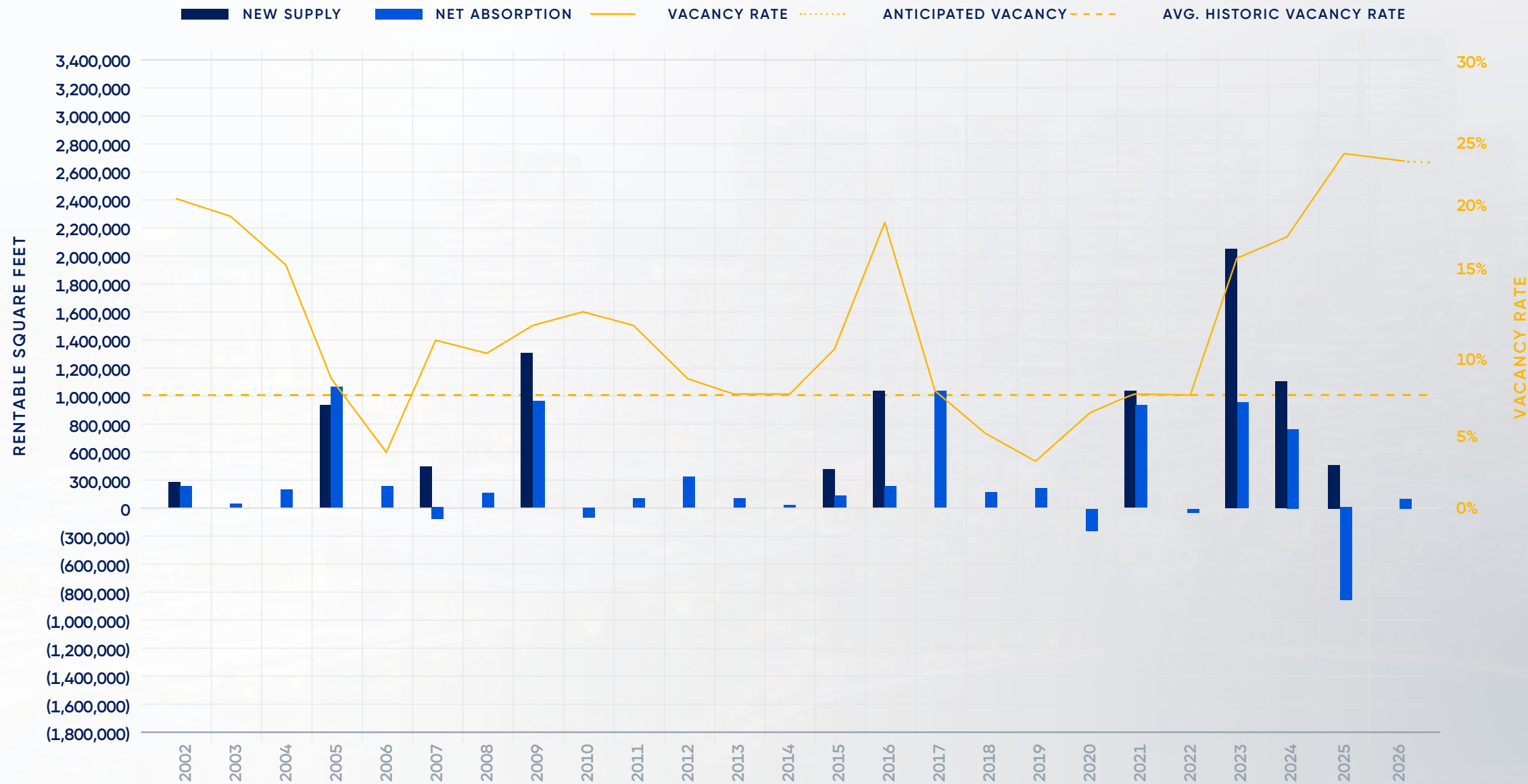
Data from the U.S. Bureau of Labor Statistics shows that Washington State's seasonally adjusted unemployment rate edged up to 5.0%, exceeding the national average of 4.3%. Within the Seattle-Tacoma-Bellevue metro area, unemployment also trended higher, climbing from 5.1% in November 2025 to 5.9% by January 2026.



Market Overview Bellevue CBD

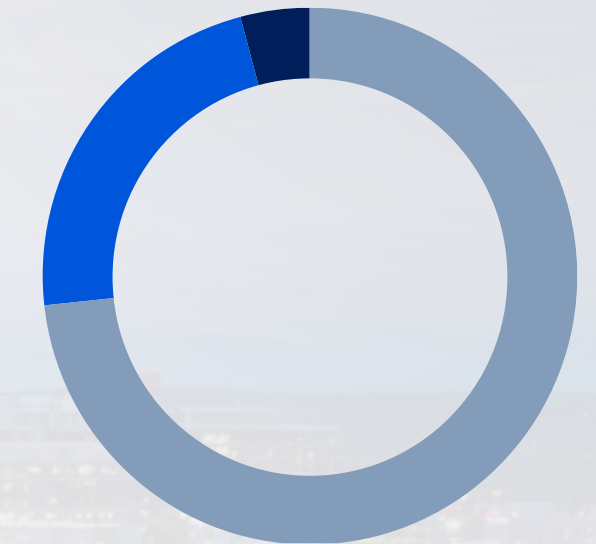
Historical Availability

Bellevue CBD Office Availability, Supply & Absorption Rates 2002-2026



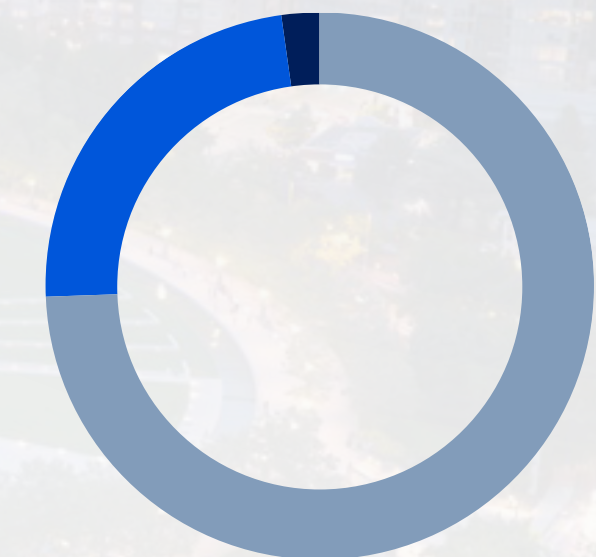
Availability

26.3%



Vacancy

25.0%



Market Size (SF)
Bellevue CBD

14.8M

Net Absorption
12 Month Q1 2026

(858K) (30.0K)

Market Trends



RENT ABATEMENT



T. I. ALLOWANCES



ASKING RENTS



CONSTRUCTION TIMELINE

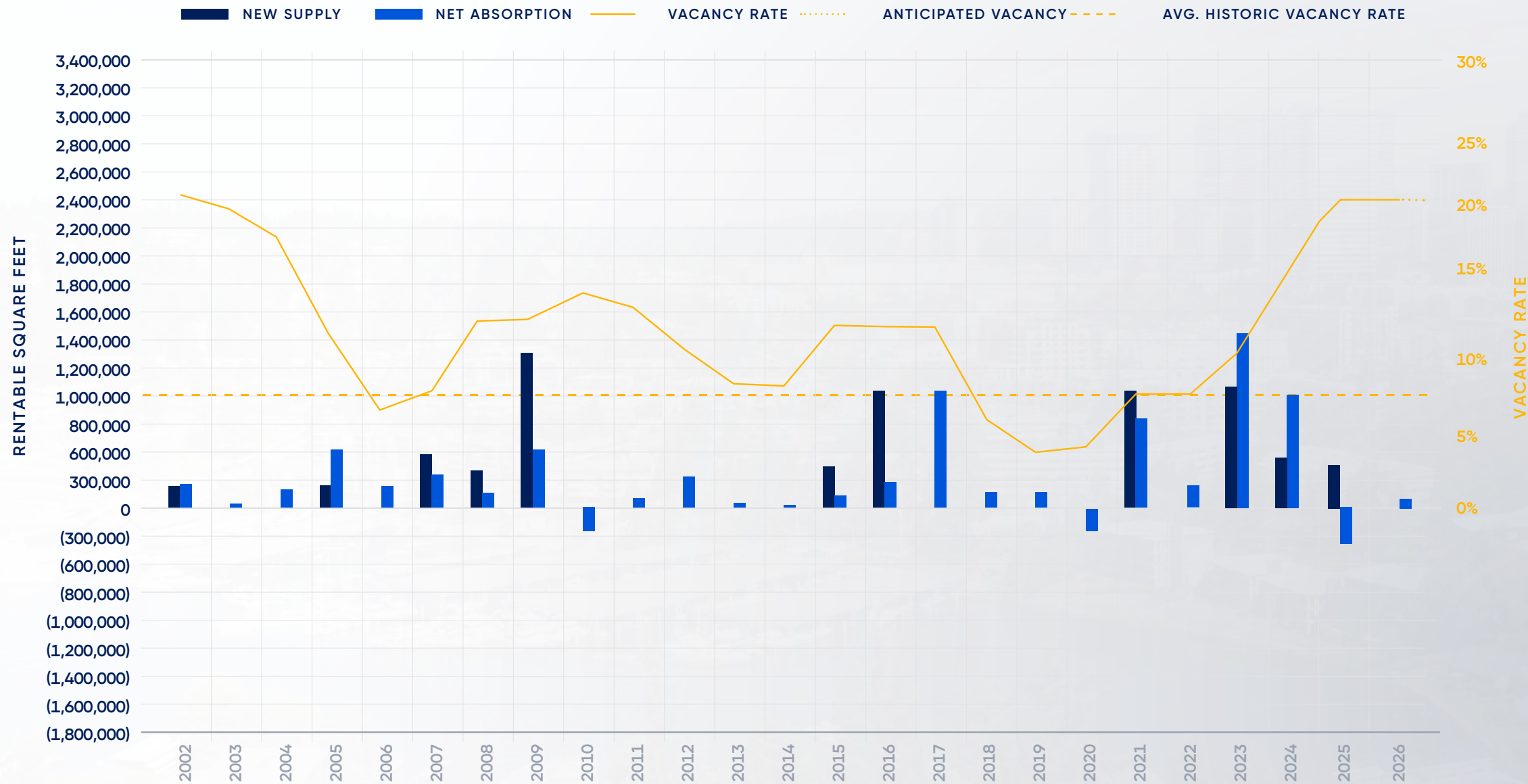


CONSTRUCTION COSTS

Market Overview Greater Eastside

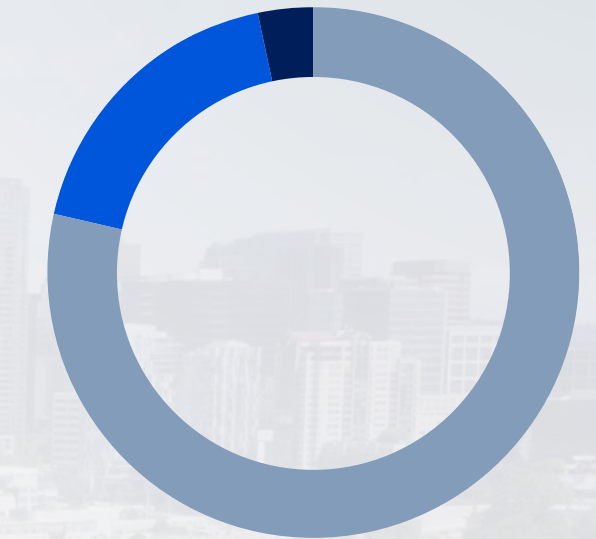
Historical Availability

Greater Eastside Office Availability, Supply & Absorption Rates 2002-2026



Availability

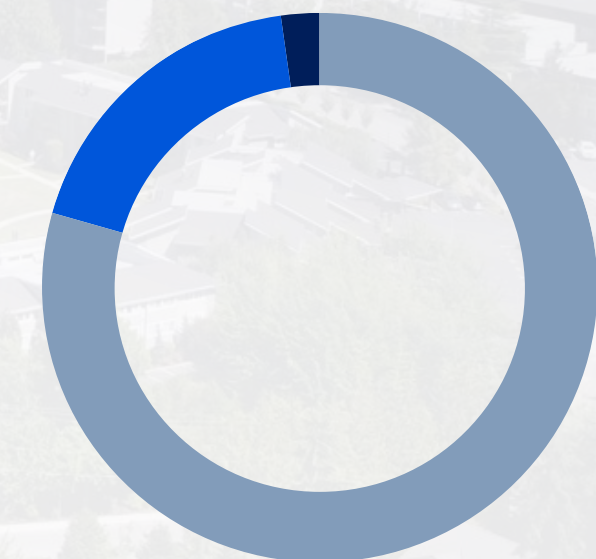
21.1%



- DIRECT AVAILABILITY: 18.3% | 8.74M
- SUBLEASE AVAILABILITY: 3.1% | 1.47M
- OCCUPANCY: 78.9% | 37.70M

Vacancy

20.7%



- DIRECT VACANCY: 19.1% | 9.14M
- SUBLEASE VACANCY: 1.5% | 727K
- OCCUPANCY: 79.3% | 37.89M

Market Size (SF)
Greater Eastside

47.8M

Net Absorption
12 Month Q1 2026

(376K) 3,236

Market Trends



RENT ABATEMENT



T. I. ALLOWANCES



ASKING RENTS



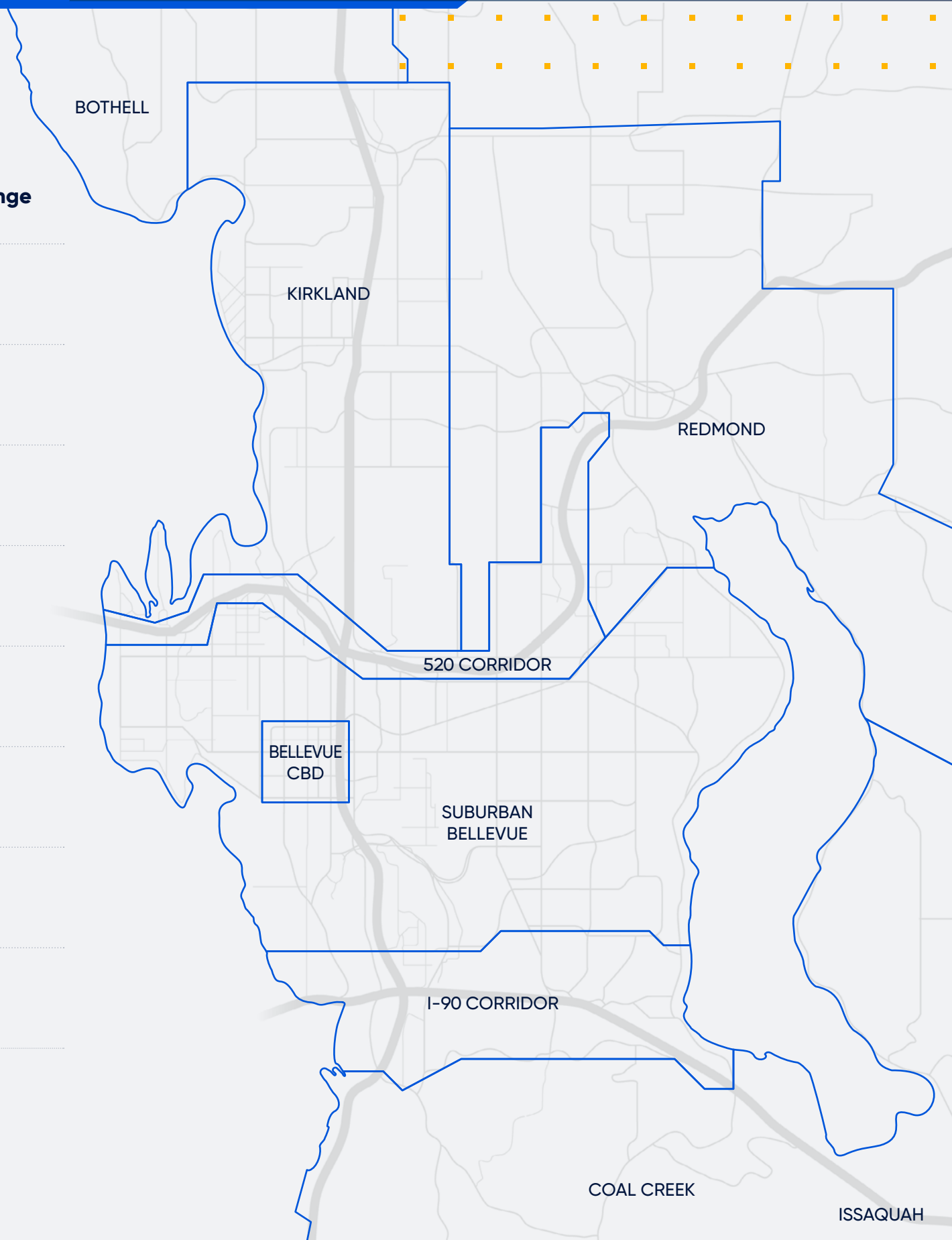
CONSTRUCTION TIMELINE



CONSTRUCTION COSTS


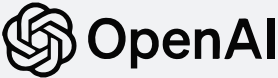










Eastside Submarket Vacancy Data

Market	Vacancy rate	12-Month Net Absorption (SF)	FS Class A Rental Range
520 Corridor	17.3%	137K	\$40.00 - \$50.00
Bellevue CBD	25.0%	(859K)	\$55.00 - \$85.00
Bothell	16.9%	(75.3K)	\$35.00 - \$42.00
Coal Creek / Issaquah	24.3%	18.6K	\$32.00 - \$45.00
I-90 Corridor	40.6%	20.8K	\$37.00 - \$47.00
Kirkland	9.1%	(60.7K)	\$55.00 - \$70.00
Redmond	13.9%	183K	\$40.00 - \$50.00
Suburban Bellevue	10.9%	263K	\$40.00 - \$50.00



20.7%
TOTAL VACANCY RATE FOR
THE GREATER EASTSIDE

Notable Office Leases This Quarter

	Tenant	Building	Address	Footprint
	 OpenAI	City Center Plaza	555 110th Ave NE Bellevue, WA	247,487 RSF
	 PSE <i>PUGET SOUND ENERGY</i>	Summit I	355 110th Ave NE Bellevue, WA	238,898 RSF
	Uber	Four106	350 106th Ave NE Bellevue, WA	170,000 RSF
	Snap Inc.	Midstation Bellevue	110 110th Ave NE Bellevue, WA	42,461 RSF
		Lincoln Square South Tower	500 Bellevue Way NE Bellevue, WA	24,865 RSF
	 TRUVETA	Commons 90 Building A	15800 SE Eastgate Way Bellevue, WA	24,733 RSF
	 xenon arc	Plaza East	11100 NE 8th St Bellevue, WA	20,060 RSF
	 zoom	Symetra Center	777 108th Ave NE Bellevue, WA	19,085 RSF

Notable Office Sales This Quarter

	Project / Address	Buyer / Seller	Building Size	Sale Price / Price PSF
	John L Scott Building 11040 Main St Bellevue, WA	 PGIM		56,057 RSF \$34.2 M / \$610.09
	200 Building 200 112th Ave NE Bellevue, WA			50,531 RSF \$30.4 M / \$601.61
	Studio 7500 7500 166th Ave NE Redmond, WA			34,873 RSF \$23 M / \$659.54
	Overlake Office Center 15446 NE Bel Red Rd Redmond, WA	Karkinos Capital, LLC (Xin Huang)	Niu Medical Building, LLLC	48,557 RSF \$20.8 M / \$457.52
	Wright Group Building 19201 120th Ave NE Bothell, WA		RH Wright, LLC	59,830 RSF \$10.2 M / \$176.70
	RH Tech Center II 19803 North Creek Pky Bothell, WA			31,070 RSF \$10.0 M / \$321.85

Notable Availability



The Bravern
BELLEVUE CBD

748,512 RSF
OFFICE SPACE

AVAILABLE NOW



Advanta Office Commons
I-90 CORRIDOR

584,283 RSF
OFFICE SPACE

AVAILABLE NOW



Four 106
BELLEVUE CBD

379,000 RSF
OFFICE SPACE

AVAILABLE NOW



The ParQ
I-90 CORRIDOR

411,275 RSF
OFFICE SPACE

AVAILABLE NOW



Key Center
BELLEVUE CBD

245,448 RSF
OFFICE SPACE

AVAILABLE NOW/Q1 2027



Sunset Corporate Campus
I-90 CORRIDOR

236,529 RSF
OFFICE SPACE

AVAILABLE NOW/Q1 2026



Lincoln Square South
BELLEVUE CBD

200,802 RSF
OFFICE SPACE

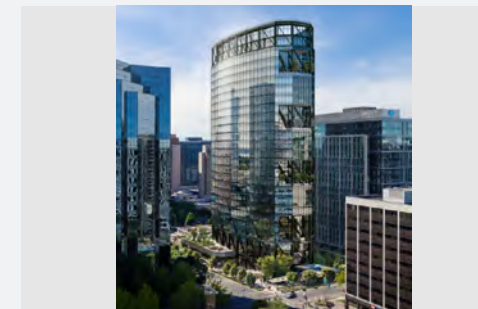
AVAILABLE NOW/Q2 2026



Lincoln Square North
BELLEVUE CBD

136,062 RSF
OFFICE SPACE

Q2 2026



The Eight
BELLEVUE CBD

116,653 RSF
OFFICE SPACE

AVAILABLE NOW



City Center Plaza
BELLEVUE CBD

90,220 RSF
OFFICE SPACE

AVAILABLE NOW



Our company

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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.

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