FLINN FERGUSON cresa

Q2 2026

Eastside Office Market Report

General Overview

Bellevue CBD continues to outpace the balance of Puget Sound's office market while Seattle remains sluggish. Due to its elite labor pool, quality of living and large block availability, the Bellevue CBD submarket has been experiencing an emergent AI driven office boom with recent expansions by OpenAI (280k SF), Uber (170k SF) and Databricks (160K SF) with more large lease transactions anticipated in 2026 from AT&T, REI and others. While Bellevue CBD's availability rate now sits at almost ~24% this submarket continues to achieve historically high lease rates for its best located, Class A office buildings. As result, Bellevue CBD is seeing notable sales interest surrounding sizeable projects including Amazon's West Main office campus and the Bravern, formerly occupied by Microsoft. Most office opportunities outside of Bellevue CBD's best asset class are signifcantly more tenant favorable. Following ~12% job growth throughout Bellevue in 2025, We've since seen continued layoffs from Microsoft, T-Mobile, Meta and Oracle in Q1 and Q2 of 2026 throughout the Puget Sound. Regardless, Amazon continues its pursuit to ultimately have ~25,000 employees in Bellevue CBD over the next few years.

Eastside's suburban markets, notably Bellevue I-90 and Bothell, remain quiet with notably high availability that has now leveled off. A recent uptick in tech-office activity has slowed some in Q2 but continues to provide portions of the Eastside with decent market recovery but not everywhere. Even though Bellevue CBD's current leasing activity remains relatively strong, there remains compelling opportunity and value throughout the Eastside if you know where to look and how best to engage.

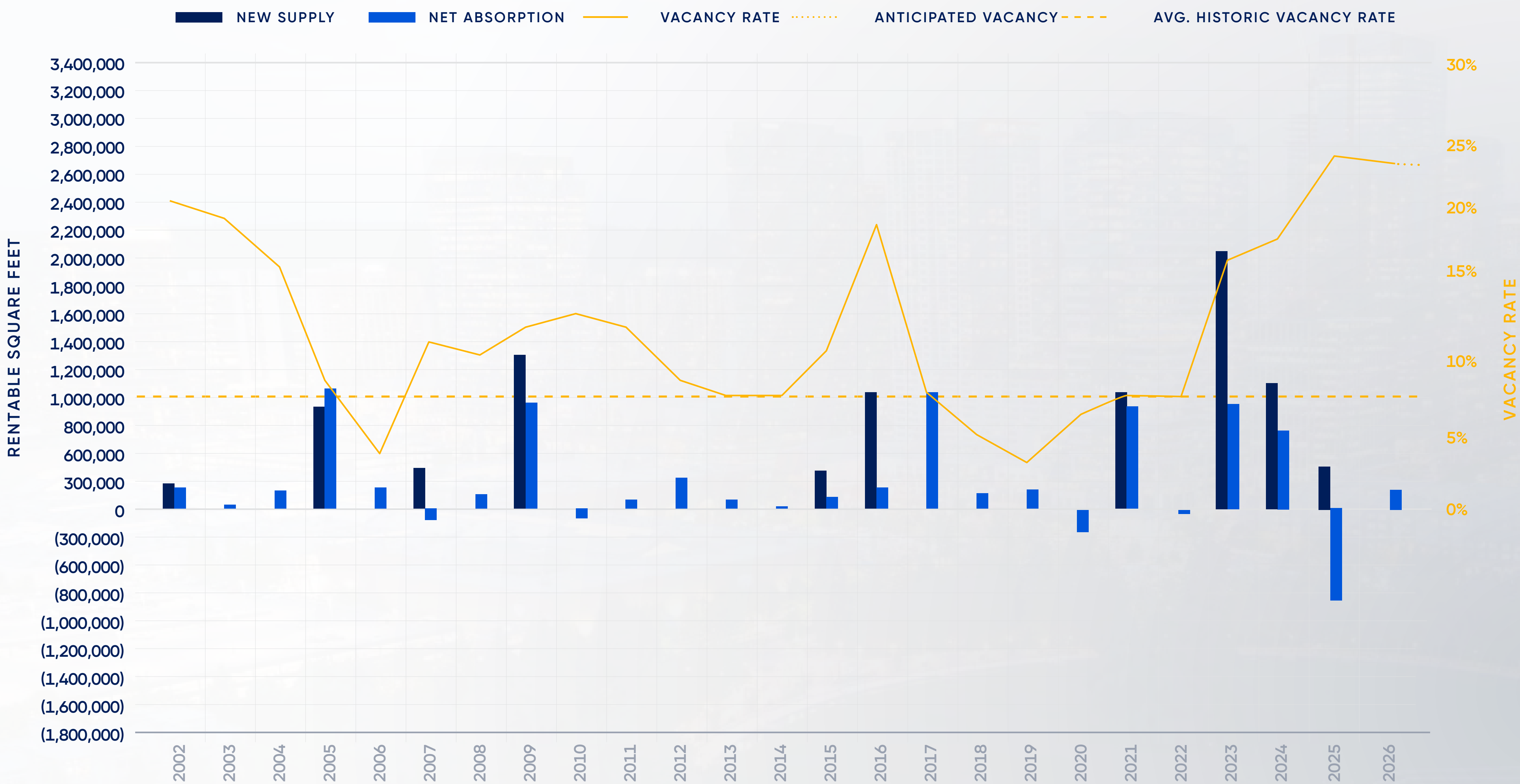
Economy

Data from the U.S. Bureau of Labor Statistics shows that Washington State's seasonally adjusted unemployment rate edged up to 5.2%, exceeding the national average of 4.2%. Within the Seattle–Tacoma–Bellevue metro area, unemployment trended downward, dropping from 5.9% in January 2026 to 4.8% by May 2026.

Market Overview Bellevue CBD

Historical Availability

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



Market Size (SF)
Bellevue CBD

14.8M

Net Absorbtion
12 Month

(599K)

Q2 2026

366K

Market Trends

RENT ABATEMENT

T. I. ALLOWANCES

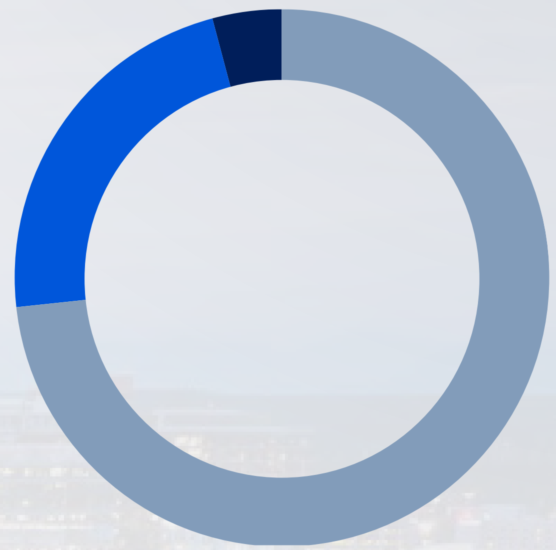
ASKING RENTS

CONSTRUCTION TIMELINE

CONSTRUCTION COSTS

Availability

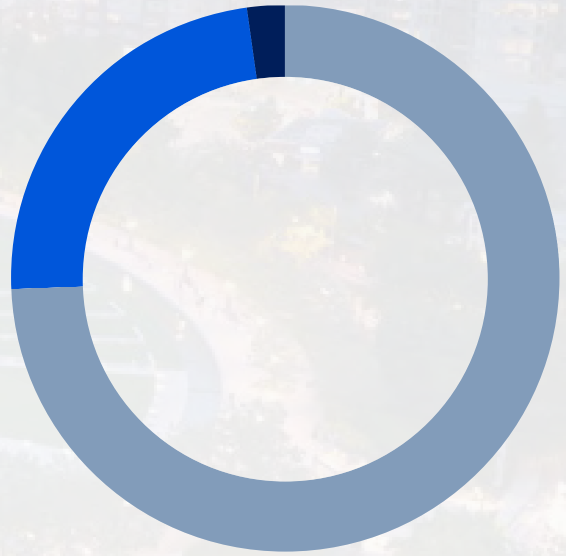
24.1%



- DIRECT AVAILABILITY: 20.4% | 3.02M
- SUBLEASE AVAILABILITY: 3.7% | 546K
- OCCUPANCY: 75.9% | 11.2M

Vacancy

23.1%

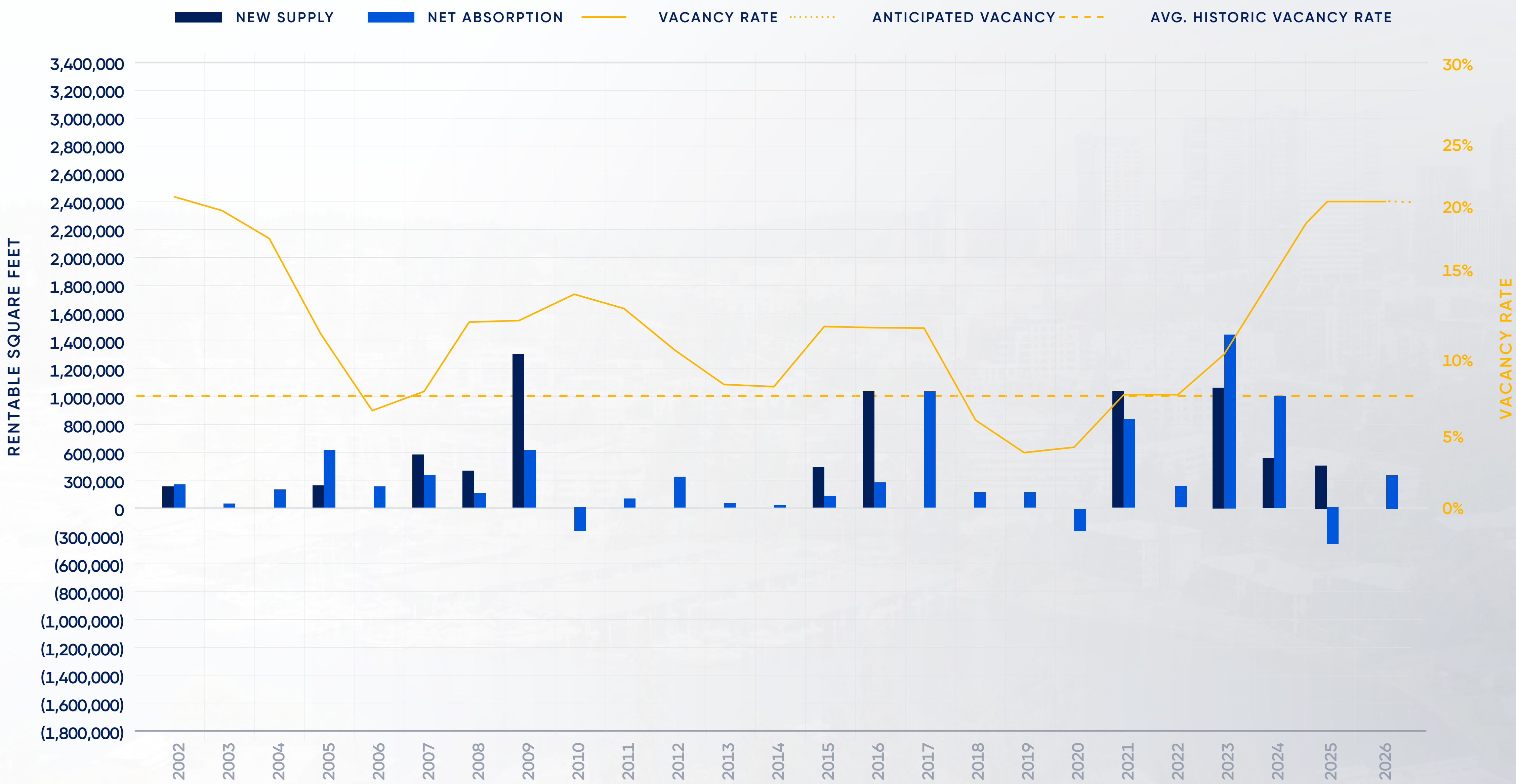


- DIRECT VACANCY: 20.2% | 3.02M
- SUBLEASE VACANCY: 2.9% | 428K
- OCCUPANCY: 76.9% | 11.36M

Market Overview Greater Eastside

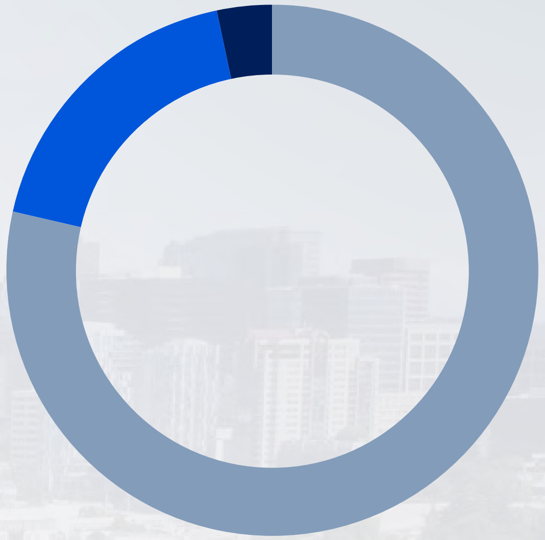
Historical Availability

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



Availability

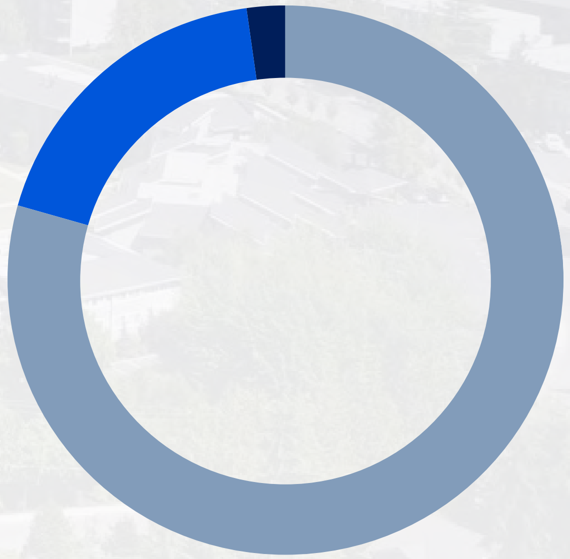
20.2%



- DIRECT AVAILABILITY: 17.5% | 8.74M
- SUBLEASE AVAILABILITY: 2.7% | 1.47M
- OCCUPANCY: 79.8% | 37.94M

Vacancy

20.4%



- DIRECT VACANCY: 18.7% | 8.8M
- SUBLEASE VACANCY: 1.7% | 821K
- OCCUPANCY: 79.6% | 37.84M

Market Size (SF) Greater Eastside	Net Absorbtion 12 Month	Q2 2026
47.5M	**(102K)**	**307K**

Market Trends

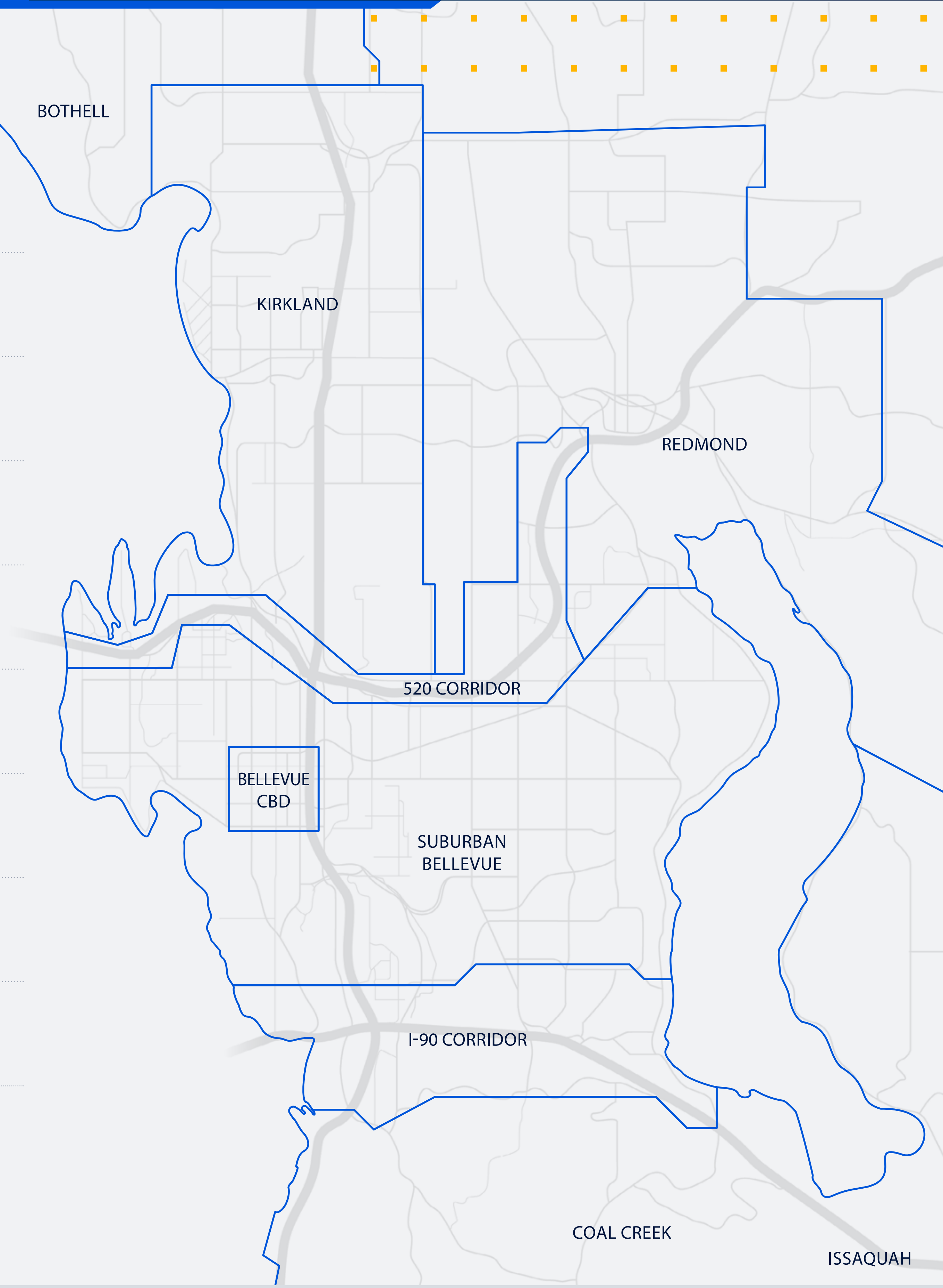
- RENT ABATEMENT
- T. I. ALLOWANCES
- ASKING RENTS
- CONSTRUCTION TIMELINE
- CONSTRUCTION COSTS

Eastside Submarket Vacancy Data

Market	Vacancy rate	12-Month Net Absorption (SF)	FS Class A Rental Range
520 Corridor	16.0%	128K	$40.00 - $50.00
Bellevue CBD	23.1%	(599K)	$55.00 - $85.00
Bothell	17.3%	99.4K	$35.00 - $42.00
Coal Creek / Issaquah	23.0%	17.8K	$32.00 - $45.00
I-90 Corridor	40.7%	86.4K	$37.00 - $47.00
Kirkland	10.2%	(49.4K)	$55.00 - $70.00
Redmond	13.2%	213K	$40.00 - $50.00
Suburban Bellevue	11.7%	1.3K	$40.00 - $50.00

20.4%

TOTAL VACANCY RATE FOR THE GREATER EASTSIDE



Notable Office Leases This Quarter

	Tenant	Building	Address	Footprint
	Uber	Four106	350 106th Ave NE Bellevue, WA	170,000 RSF
	databricks	Four106	350 106th Ave NE Bellevue, WA	160,000 RSF
	tcs TATA CONSULTANCY SERVICES	RidgePointe Corporate Center	2700 156th Ave NE Bellevue, WA	41,429 RSF
	The Emerald Learning Center	Bellefield Office Park Alderwood Building	1601 114th Ave SE Bellevue, WA	31,057 RSF
	ARA CONSULTING LLC	Monte Villa Center	3830 Monte Villa Pky Bothell, WA	26,073 RSF
	NSCALE	The Eight	10660 NE 8th St Bellevue, WA	23,819 RSF

Notable Office Sales This Quarter

	Project / Address	Buyer	Seller	Building Size	Sale Price / Price PSF
	Homeport Building 135 Lake St S Kirkland, WA 98033	RED SAFETY & SECURITY	PMF Capital Management	32,885 RSF	$46 M / $1,398.81
	Kirkland 405 Corporate Center 11410 NE 122nd Way Kirkland, WA 98034	King County	THE Roxborough GROUP	64,116 RSF	$32.63 M / $508.92
	Haring Building 1500 112th Ave NE Bellevue, WA 98004	Undisclosed	KM Building LLC	10,721 RSF	$7.8 M / $727.54
	17635-17639 NE 67th Ct Redmond, WA 98052	Private	Private	17,520 RSF	$5.4 M / $308.22
	Bellevue Art Museum 510 Bellevue Way NE Bothell, WA	KidsQuest Children's Museum	ART | CRAFT | DESIGN BELLEVUE ARTS MUSEUM	39,000 RSF	$5 M / $128.21

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

143,700 RSF
OFFICE SPACE

AVAILABLE NOW

The ParQ
I-90 CORRIDOR

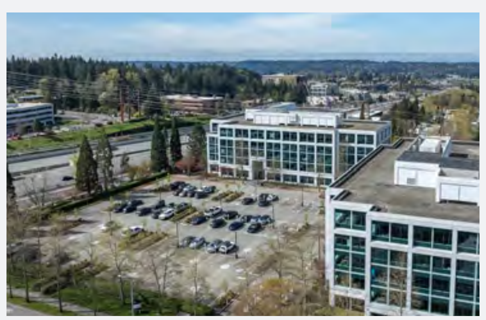
411,279 RSF
OFFICE SPACE

AVAILABLE NOW

Key Center
BELLEVUE CBD

245,448 RSF
OFFICE SPACE

AVAILABLE NOW/Q1 2027



Sunset Corporate Campus
I-90 CORRIDOR

238,279 RSF
OFFICE SPACE

AVAILABLE NOW/Q1 2026

Lincoln Square South
BELLEVUE CBD

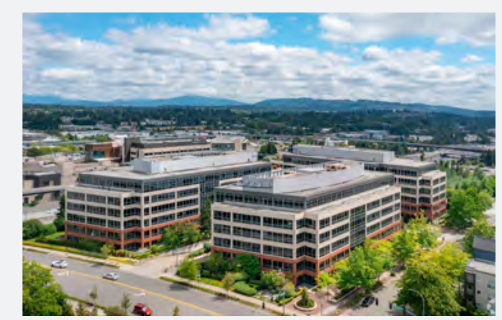
201,394 RSF
OFFICE SPACE

AVAILABLE NOW/Q2 2026

Lincoln Square North
BELLEVUE CBD

136,062 RSF
OFFICE SPACE

Q2 2026



112th @ 12th
BELLEVUE CBD

224,757 RSF
OFFICE SPACE

AVAILABLE NOW/Q1 2027

City Center Plaza
BELLEVUE CBD

76,433 RSF
OFFICE SPACE

AVAILABLE NOW

FLINN FERGUSON cresa

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.

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