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Q3 2026

Eastside Office Market Report

General Overview

Even though Bellevue CBD's vacancy rate has ticked up slightly over the last twelve months, it continues to serve as Puget Sound's best performing office market while Seattle, as a whole, remains sluggish. Bellevue CBD's elite labor pool, quality of living and large block availability, continues to drive impactful AI office activity including recent leases and/or expansion by Crusoe, Nscale, Databricks, Uber, OpenAI and Lambda. Continued AI and tech related office leasing is expected into 2027, including notable activity from AT&T and Oracle along with added newcomers to the market lead by Bay Area expansion. Unlike Seattle, Bellevue CBD continues to see notable sales activity for its marque projects including Amazon's West Main office campus (Tower I recently selling to Preylock) and the Bravern (under contract with Schnitzer West). Office opportunities outside of Bellevue CBD's best asset class are far more tenant favorable. Following ~12% job growth throughout Bellevue in 2025, We continue to see layoffs from major tech employers including Microsoft, T-Mobile, Meta and Tik Tok in 2026. That said, Amazon, having recently exceeded 15,000 employees in Bellevue for the first time, continues its pursuit towards ~25,000 employees in Bellevue CBD over the next few years.

Eastside's suburban markets, notably Bellevue I-90 and Bothell, remain quiet with high availability and growing concern. In response to record high vacancy, Bellevue I-90 is repurposing some of its non-performing office into housing. Bothell is anticipating significant sales activity into 2027 as institutional owners look to exit and Philips Healthcare looks to downsize. After a brief uptick in tech-office activity in late 2025 and early 2026, the suburban market has slowed again providing notable opportunity and value if you know where to look and how best to engage.

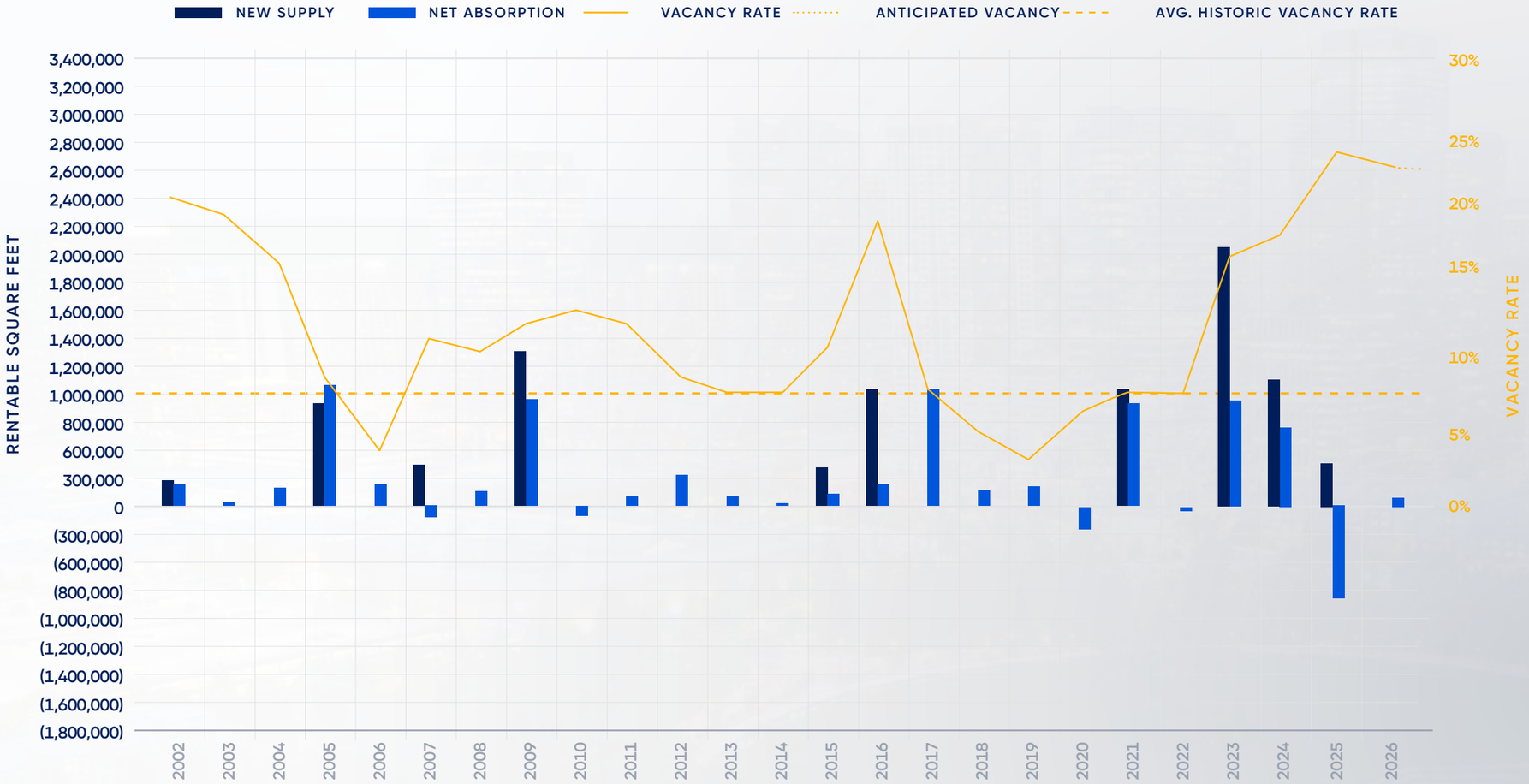
Economy

Data from the U.S. Bureau of Labor Statistics shows that Washington State's seasonally adjusted unemployment rate has declined to 4.9%, remaining above the national average of 4.1%. Within the Seattle–Tacoma–Bellevue metropolitan area, the unemployment rate remained steady at 4.8% from May through August 2026.

Market Overview Bellevue CBD

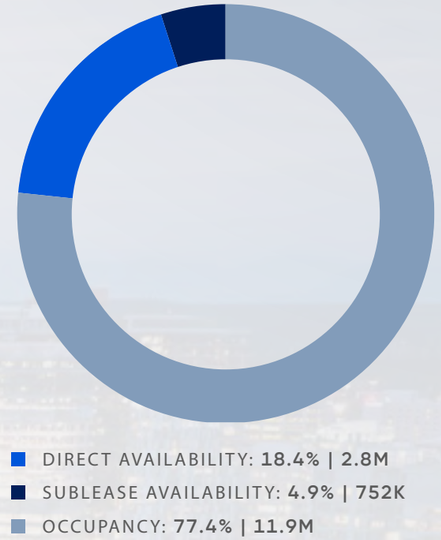
Historical Availability

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



Availability

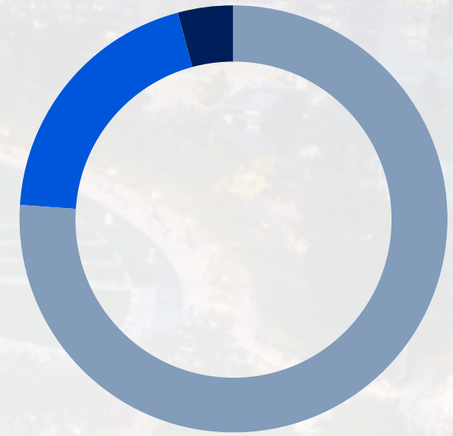
22.6%



- DIRECT AVAILABILITY: **18.4% | 2.8M**
- SUBLEASE AVAILABILITY: **4.9% | 752K**
- OCCUPANCY: **77.4% | 11.9M**

Vacancy

23.8%



- DIRECT VACANCY: **19.6% | 3.02M**
- SUBLEASE VACANCY: **4.1% | 639K**
- OCCUPANCY: **76.2% | 11.7M**

Market Size (SF)
Bellevue CBD

15.4M

Net Absorbtion
12 Month

88.7K

Q3 2026

(22.3K)

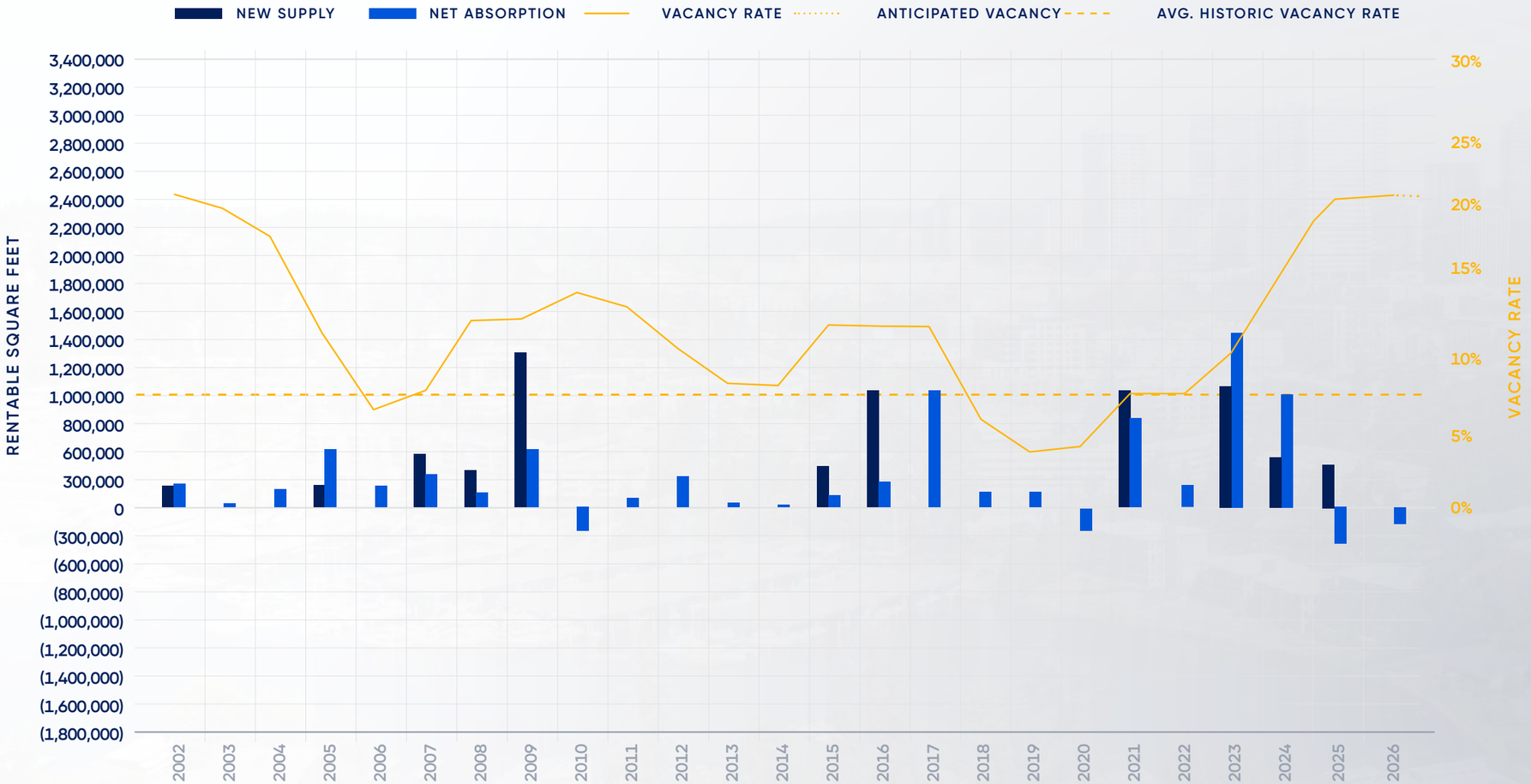
Market Trends

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

Market Overview Greater Eastside

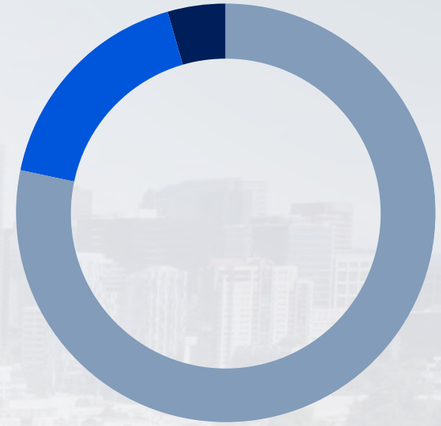
Historical Availability

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



Availability

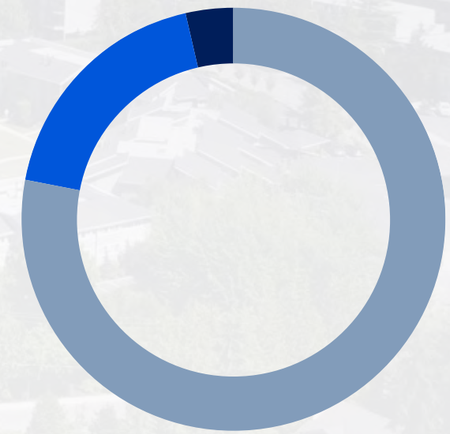
21.3%



- DIRECT AVAILABILITY: **17.3% | 8.2M**
- SUBLEASE AVAILABILITY: **4.3% | 2.1M**
- OCCUPANCY: **78.7% | 37.4M**

Vacancy

21.8%



- DIRECT VACANCY: **18.4% | 8.7M**
- SUBLEASE VACANCY: **3.4% | 1.5M**
- OCCUPANCY: **78.2% | 37.14M**

Market Size (SF)
Greater Eastside

47.5M

Net Absorbtion
12 Month

121K

Q3 2026

(109K)

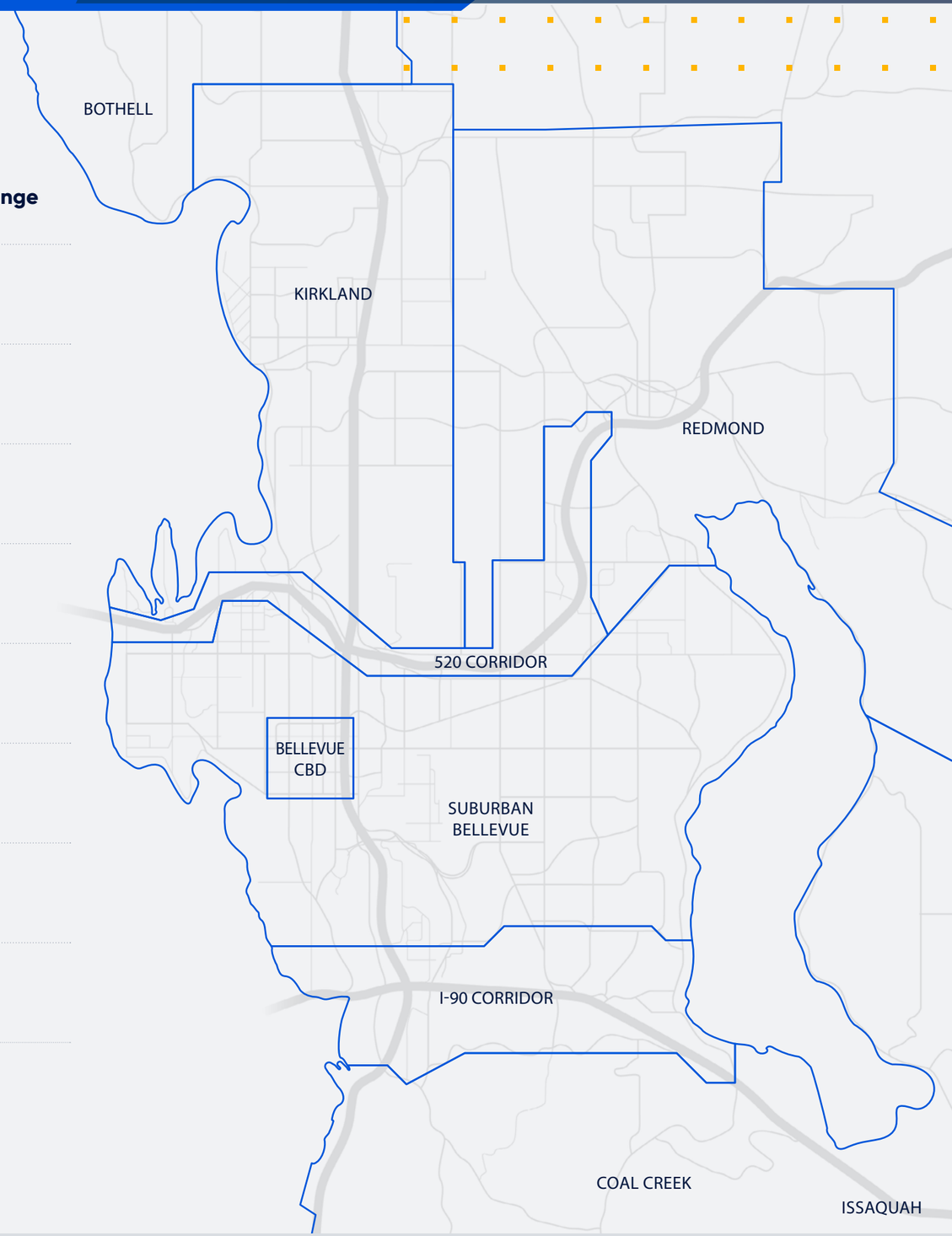
Market Trends

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

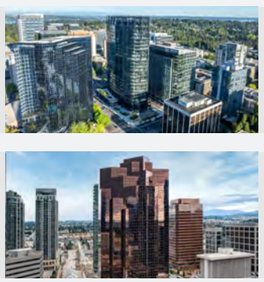
Eastside Submarket Vacancy Data

Market	Vacancy rate	12-Month Net Absorption (SF)	FS Class A Rental Range
520 Corridor	17.2%	89K	$40.00 - $50.00
Bellevue CBD	23.8%	88.7K	$55.00 - $85.00
Bothell	20.3%	(97.6K)	$35.00 - $42.00
Coal Creek / Issaquah	22.7%	34.2K	$32.00 - $45.00
I-90 Corridor	41.8%	19.9K	$37.00 - $47.00
Kirkland	8.5%	18.2K	$55.00 - $70.00
Redmond	13.8%	197K	$40.00 - $50.00
Suburban Bellevue	17.8%	(229K)	$40.00 - $55.00

21.8%
TOTAL VACANCY RATE FOR
THE GREATER EASTSIDE



Notable Office Leases This Quarter

	Tenant	Building	Address	Footprint
	Crusoe	Key Center	601 108th Ave NE Bellevue, WA	46,475 RSF
	Heartstream	Parklands at North Creek Building G	19900 North Creek Pky Bellevue, WA	36,089 RSF
	NSCALE	The Eight	10770 NE Eighth St Bellevue, WA	23,000 RSF
	INDUSTRIOUS	The Eight	10770 NE Eighth St Bellevue, WA	22,175 RSF
	Lambda	City Center Bellevue	500 108th Ave NE Bellevue, WA	18,244 RSF
	ZS	Symetra Center	777 108th Ave NE Bellevue, WA	17,103 RSF

Notable Office Sales This Quarter

	Project / Address	Buyer / Seller		Building Size	Sale Price / Price PSF
	West Main- Tower One 85 106th Ave NE Bellevue, WA 98004	PREYLOCK	Vulcan Real Estate	364,868 RSF	$340 M / $931.84
	Evergreen Plaza 11800 NE 128th St Kirkland, WA 98034	EvergreenHealth Your Community-Owned Hospital	HARRISON STREET ASSET MANAGEMENT	99,694 RSF	$69.87 M / $700.82
	Bellewood Office Park Building 6 2125 112th Ave NE Bellevue, WA 98004	Bellewood Campus LLC	DSD Investments LLC	24,560 RSF	$16.95 M / $690.15
	620 Kirkland Way Kirkland, WA 98033	DCL Management, LLC	MRM Capital, LLLC	21,806 RSF	$15.75 M / $722.28
	14205 Building 14205 SE 36th St Bellevue, WA 98006	rMJMS Bellevue LLC	Trimark 14205 Building LLC	41,577 RSF	$13.89 M / $334.05

Notable Availability

The Bravern
BELLEVUE CBD

749,694 RSF
OFFICE SPACE

AVAILABLE NOW

Advanta Office Commons
I-90 CORRIDOR

584,283 RSF
OFFICE SPACE

AVAILABLE NOW

Four 106
BELLEVUE CBD

122,500 RSF
OFFICE SPACE

AVAILABLE NOW

Bellevue Connection
BELLEVUE CBD

210,984 RSF
OFFICE SPACE

AVAILABLE NOW/2027

Key Center
BELLEVUE CBD

176,131 RSF
OFFICE SPACE

AVAILABLE NOW/Q1 2027

The Summit II
BELLEVUE CBD

230,289 RSF
OFFICE SPACE

AVAILABLE NOW/Q3 2028

Lincoln Square South
BELLEVUE CBD

201,394 RSF
OFFICE SPACE

AVAILABLE NOW

Lincoln Square North
BELLEVUE CBD

142,476 RSF
OFFICE SPACE

AVAILBAILE NOW/Q1 2027

112th @ 12th
BELLEVUE CBD

224,757 RSF
OFFICE SPACE

AVAILABLE NOW/Q1 2027

Spring District - Block 5 & 13
SUBURBAN BELLEVUE

540,128 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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