



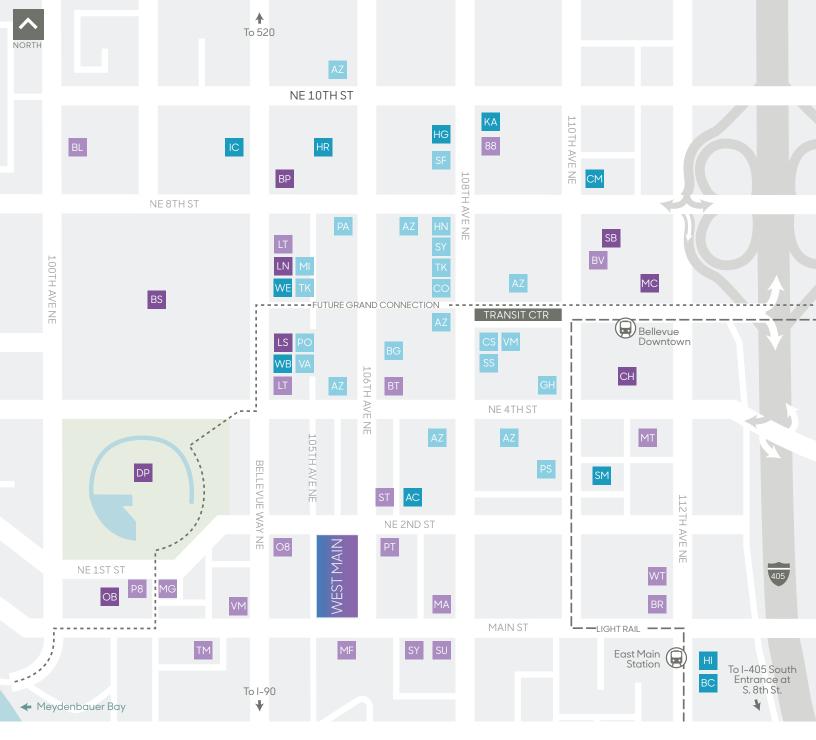
LOCATION HIGHLIGHTS

Located in the heart of Bellevue, the second largest city in King County with a vibrant and diverse central business district and a strong community feel.

Walking distance from Downtown Bellevue's best destinations, including The Bellevue Collection, Bellevue Downtown Park, and Main Street.

Unparalleled accessibility with proximity to several freeways and public transit options, including Bellevue Transit Center and two new East Llink Light Rail stations.

Join Bellevue's thriving downtown with 150,000+ daytime workers and 150,000+ residents.



POINTS OF INTEREST

- BL Bellevue Library
- BP Bellevue Place
- BS Bellevue Square
- CH Bellevue City Hall
- CIT Believae City Hall
- DP Bellevue Downtown Park
- LN Lincoln Square North
- LS Lincoln Square South
- MC Meydenbauer Center
- OB Old Bellevue/Main Street
- SB The Shops at The Bravern

MAJOR EMPLOYERS

- AZ Amazon
- BG Bungie
- CO SAP Concur
- CS Cisco Systems
- GH GitHub
- **HN** HNTB Corporation
- MI Microsoft
- PA Paccar
- PO Pokémon
- PS Puget Sound Energy
- SF Salesforce.com
- SS Smartsheet
- SY Symetra
- TK TikTok
- VA Valve
- VM VMware

MAJOR RESIDENTIAL

- 88 888 Bellevue
- BL Bellevue 10
- BR Broadstone Savoie
- BT Bellevue Towers
- BV The Bravern
- LT Lincoln Towers
- MA Masins on Main
- MF Main Street Flats
- MG The Margot
- 08 One88
- P8 Park 88
- PT Bellevue Pacific Tower
- SM Sylva on Main
- ST Soma Towers
- SU Surrey on Main
- TM The Meyden
- VM Venn at Main WT The Watermark

MAJOR HOTELS

- AC AC Hotel by Marriott
- **BC** Bellevue Club Hotel
- CM Courtyard by Marriott
- HG Hilton Garden Inn
- H Hilton Bellevue
- HR Hyatt Regency
- nk nydit kegency
- IC InterContinental Bellevue
- KA Kasa Bellevue
- SM Seattle Marriott Bellevue
- WB W Bellevue
- **WE** The Westin

CAMPUS HIGHLIGHTS

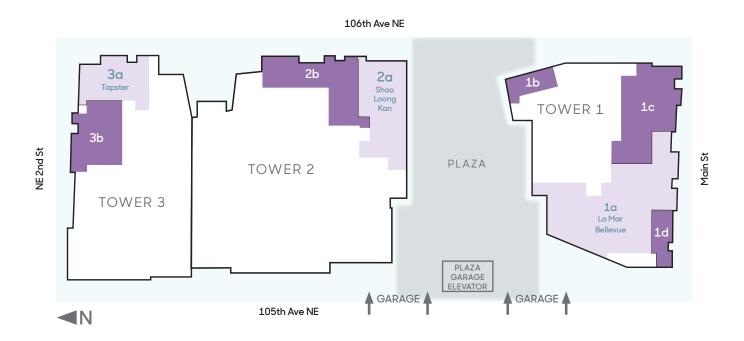
3-building campus with large outdoor mid-block plaza

30,000+ RSF total retail with spaces ranging from 800 RSF to 16,400 RSF

1 Million+ RSF office space fully leased to Amazon

Ample retail parking, particularly evenings and weekends

SITE PLAN



AVAILABLE RETAIL SPACE OVERVIEW

Tower	Space	Approx. RSF	Approx. Ceiling Height	Vented	Outdoor Area	Divisible	Available
1	Retail 1b	800	23'6"	No	Yes	No	Now
1	Retail 1c	4,900	14'3"	No	No	No	Now
1	Retail 1d	1,150	21'4"	No	No	No	Now
2	Retail 2b	4,300	22'0"	No	Yes	Yes / 1,900 RSF	Now
3	Retail 3b	3,400	14'5"	No	No	No	Now



TOWER 1



Retail 1b

~800 RSF; ~23′6″ Ceiling Height Outdoor Seating Area

Retail 1c

~4,900 RSF; ~14'3" Ceiling Height Direct Freight Elevator Access

Retail 1d

~1,150 RSF; ~21'4" Ceiling Height

Plaza

Main Lobby

1c

R

Suip

N

105th Ave NE

106th Ave NE

 $\label{lem:mage:Retail1cView} \mbox{from Main St \& 106th Ave} \\ \mbox{NE looking NW}$







TOWER 2



Retail 2b

4,300 RSF (divisible to 1,900 RSF) ~22'0" Ceiling Height Direct Freight Elevator Access

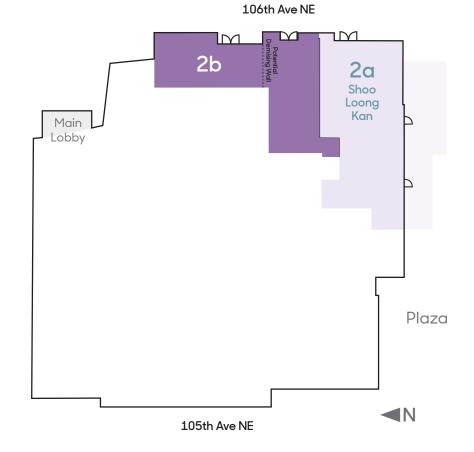
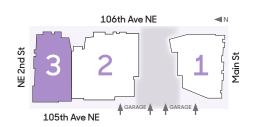


Image: Retail 2b & Tower 2 Lobby View from 106th Avenue NE looking SW



TOWER 3



Retail 3b

3,400 RSF

~14'5" Ceiling Height

Direct Freight Elevator Access

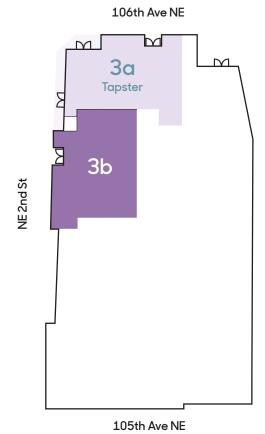
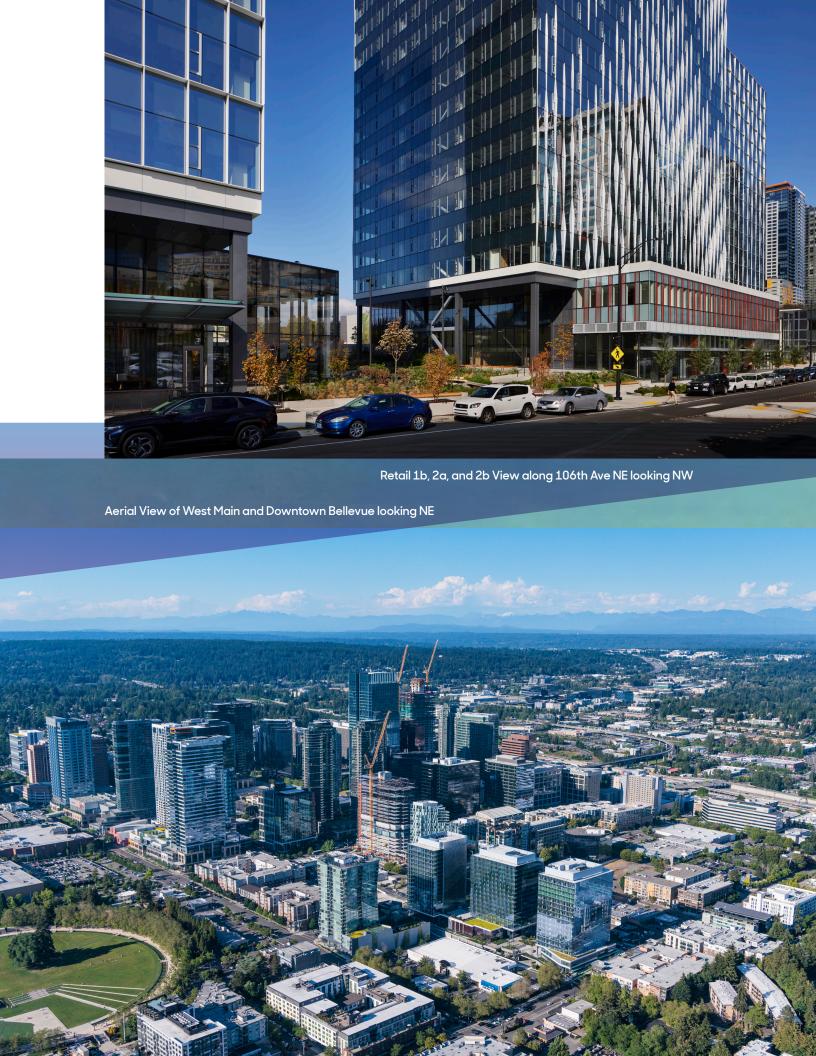


Image: Retail 3a & 3b Close-up view from NE 2nd Street & 106th Avenue NE looking SW









CONTACT

Robert S. Arron roba@vulcan.com 206.342.2025

Geralyn D. Vannoy geralynv@vulcan.com 206.342.2025

