



your Main experience
is here

WESTMAIN



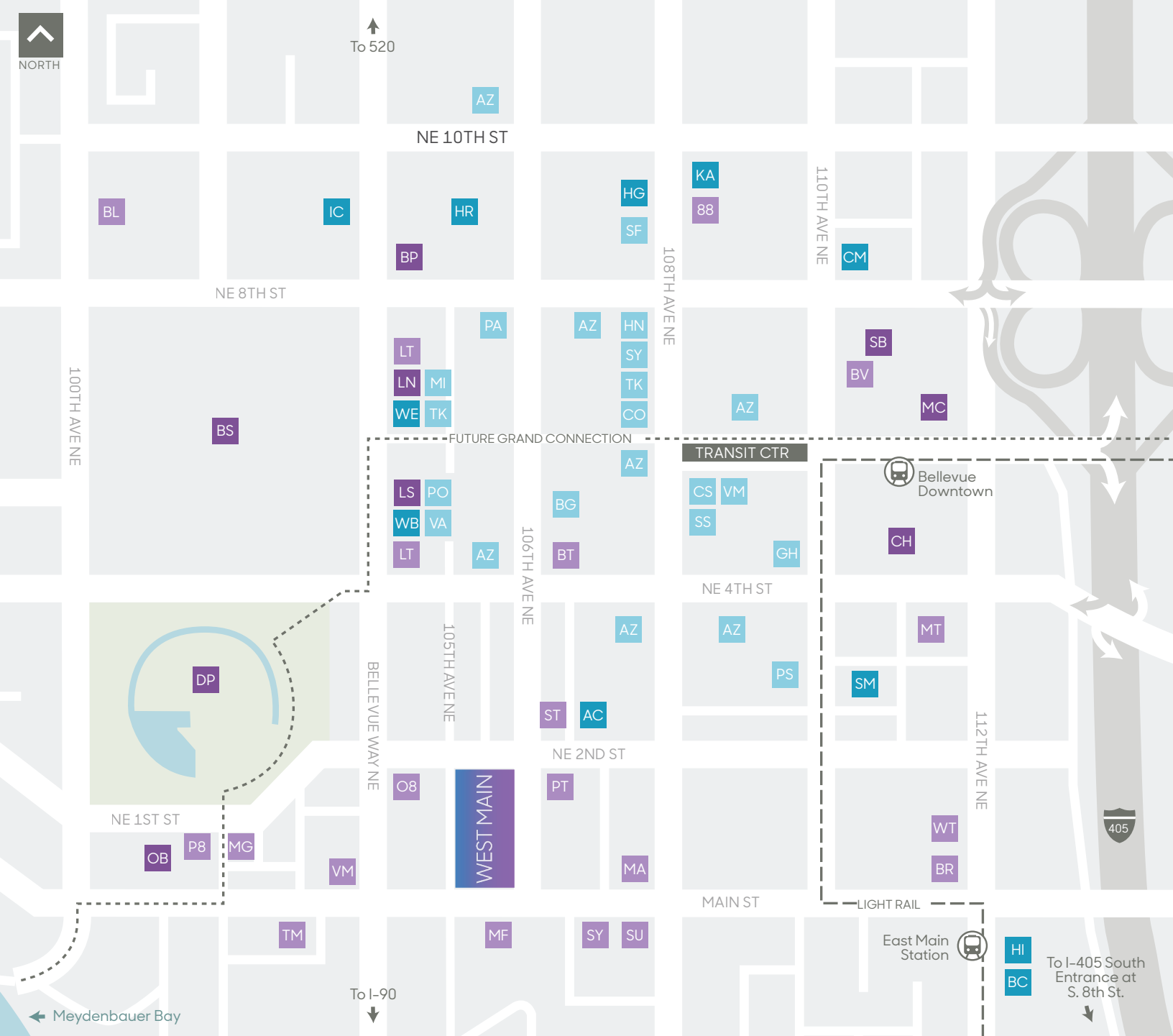
LOCATION HIGHLIGHTS

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 Link Light Rail stations.

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



CAMPUS HIGHLIGHTS

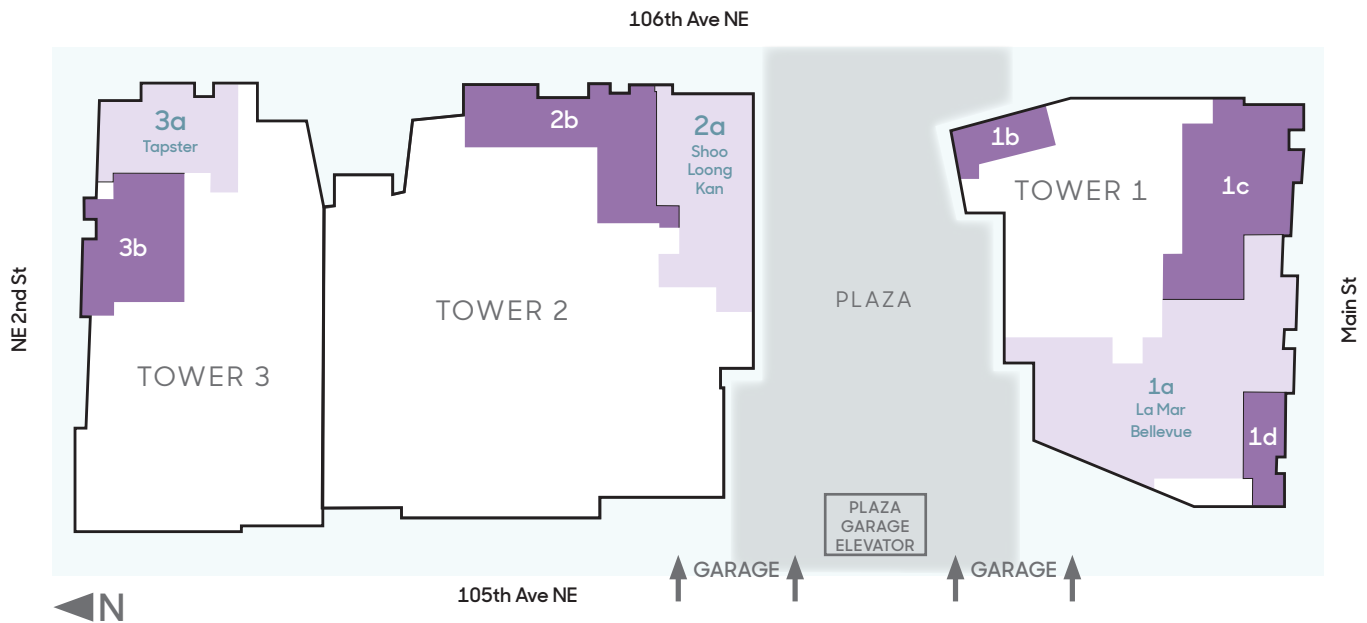
3-building campus with large outdoor mid-block plaza

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

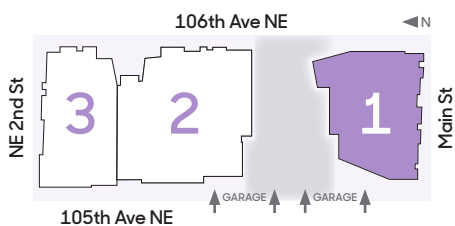


AVAILABLE RETAIL SPACE OVERVIEW

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

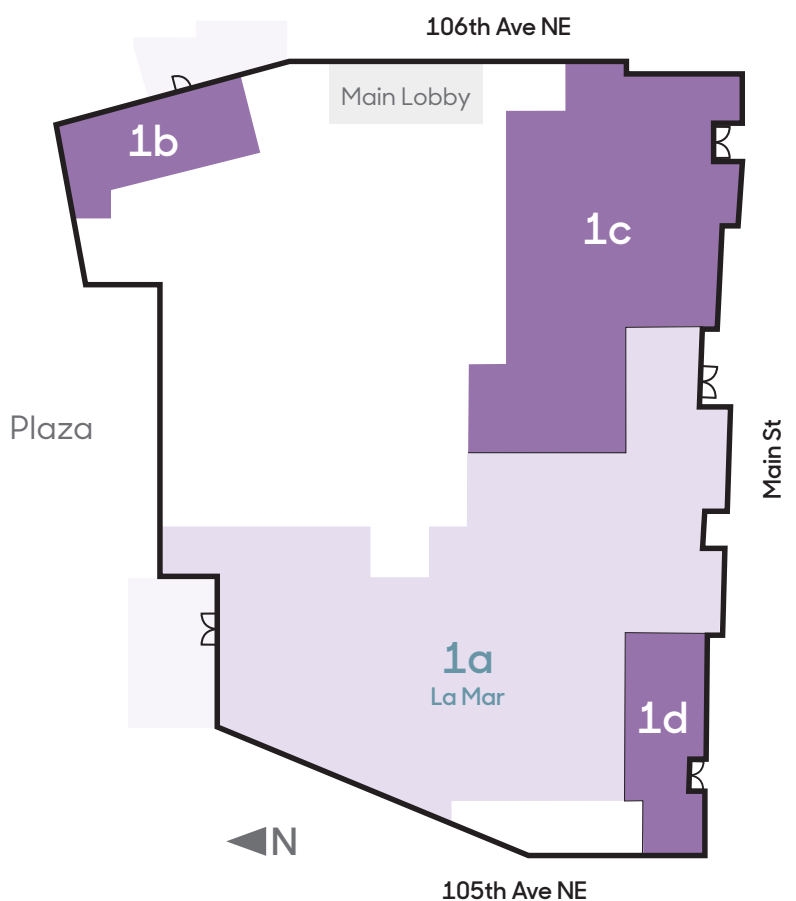
Retail 1c

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

Retail 1d

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

Image: Retail 1c View from Main St & 106th Ave NE looking NW





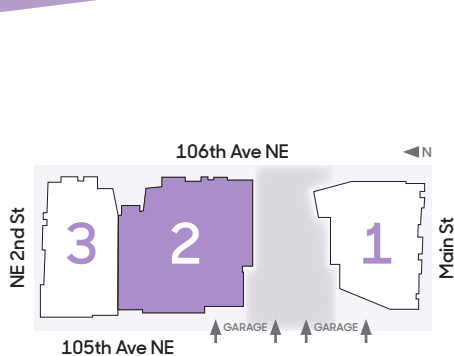
Retail 1b & Plaza View from 106th Ave NE looking SW

Retail 1d & 1c View from Main St & 105th Ave NE looking NE





TOWER 2



Retail 2b

4,300 RSF (divisible to 1,900 RSF)

~22'0" Ceiling Height

Direct Freight Elevator Access

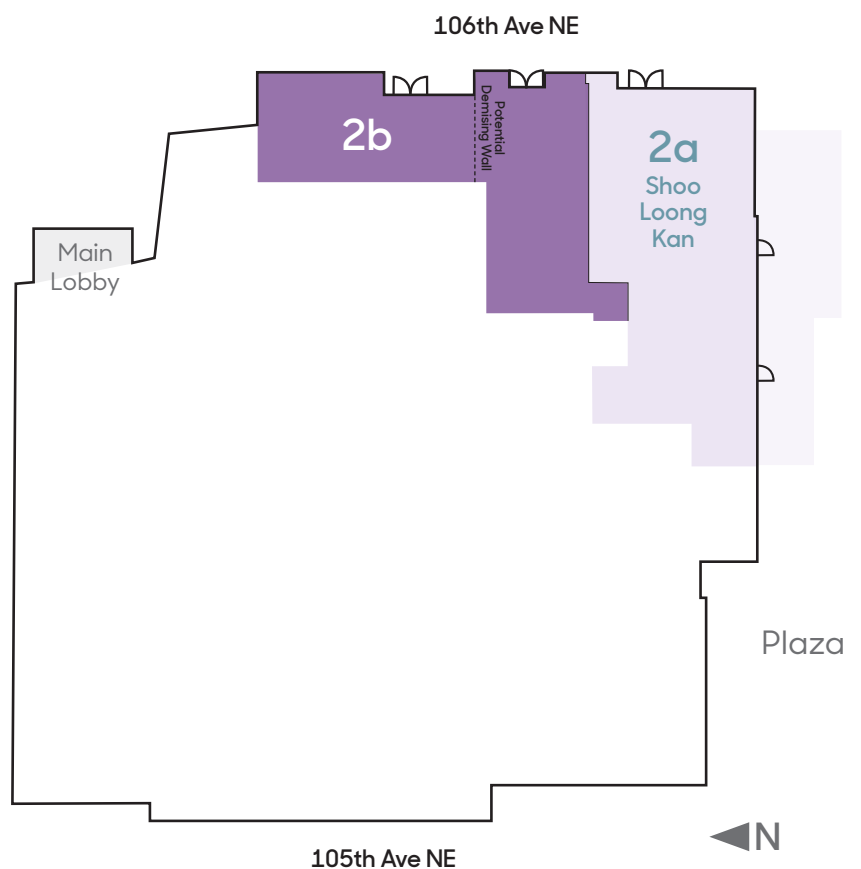
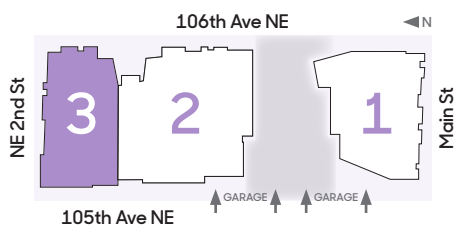


Image: Retail 2b & Tower 2 Lobby View from 106th Avenue NE looking SW



TOWER 3



Retail 3b

3,400 RSF

~14'5" Ceiling Height

Direct Freight Elevator Access

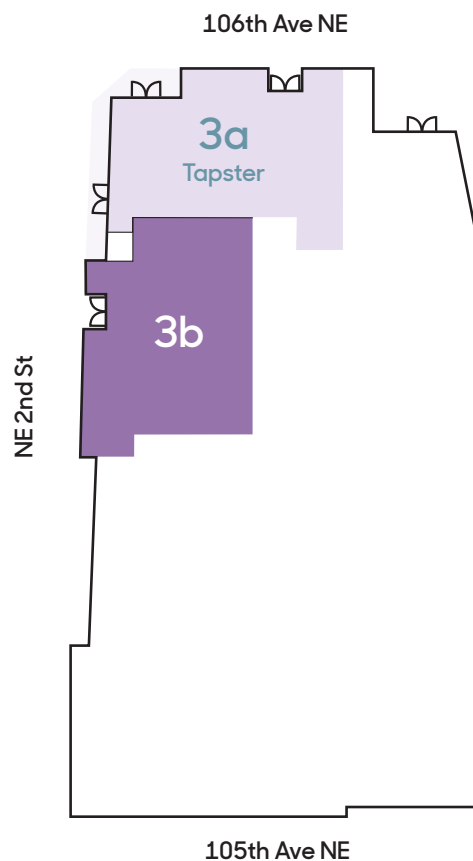


Image: Retail 3a & 3b Close-up view from
NE 2nd Street & 106th Avenue NE looking SW



Retail 1b, 2a, and 2b View along 106th Ave NE looking NW

Aerial View of West Main and Downtown Bellevue looking NE





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