



13,800 RSF
RETAIL AVAILABLE

WEST MAIN



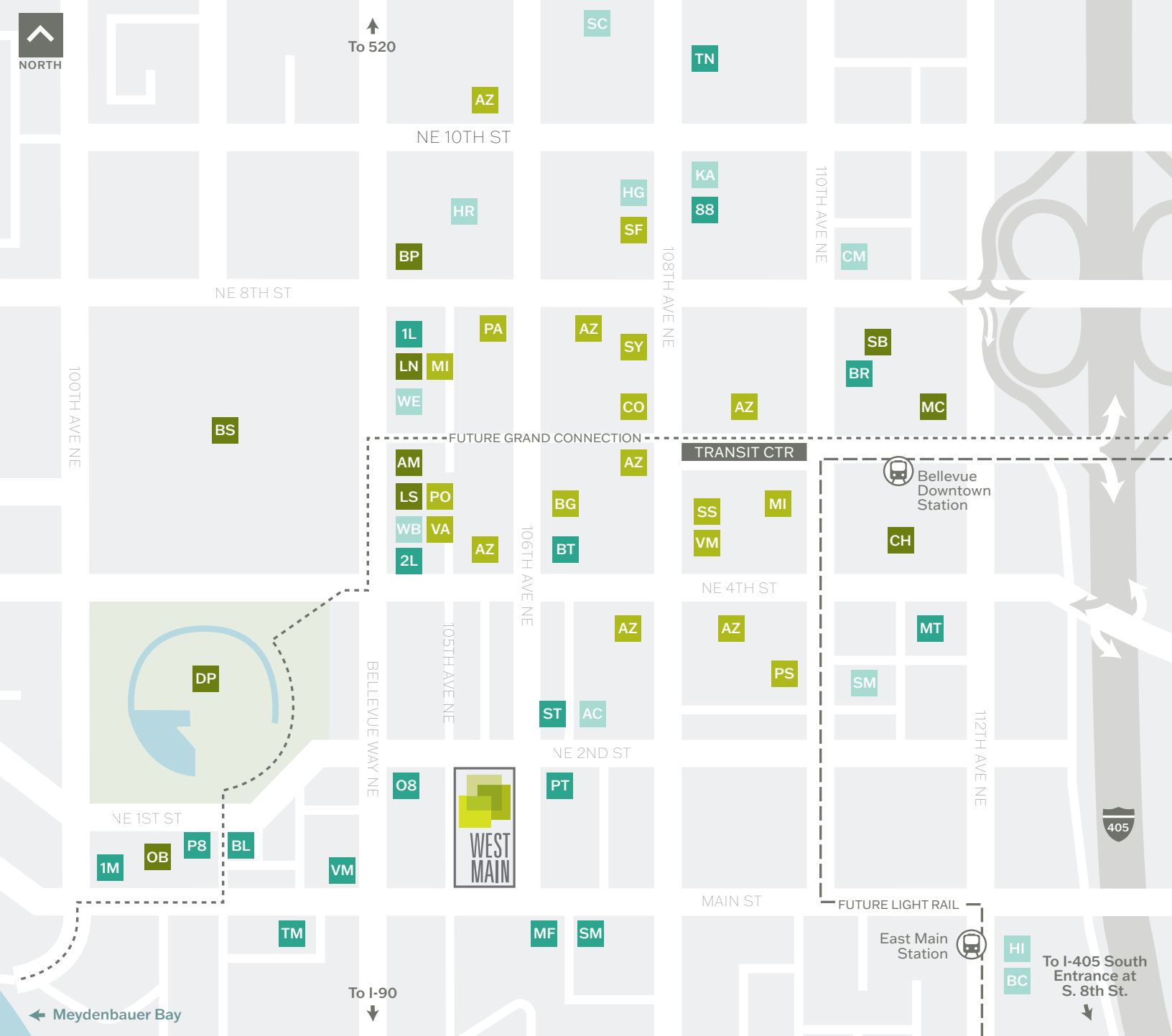
LOCATION HIGHLIGHTS

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 Link Light Rail stations.

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



POINTS OF INTEREST

- AM** Bellevue Arts Museum
- BP** Bellevue Place
- BS** Bellevue Square
- CH** Bellevue 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
- MI** Microsoft
- PA** Paccar
- PO** Pokémon
- PS** Puget Sound Energy
- SF** Salesforce.com
- SS** Smartsheet
- SY** Symetra
- VA** Valve
- VM** VMware

MAJOR RESIDENTIAL

- 1L** One Lincoln Tower
- 1M** 100 & Main
- 2L** Two Lincoln Tower
- 88** 888 Bellevue
- BL** BLU Bellevue
- BR** The Bravern
- BT** Bellevue Towers
- MF** Main Street Flats
- MT** Metro 112
- O8** One88
- P8** Park 88
- PT** Bellevue Pacific Tower
- SM** Sylva on Main
- ST** Soma Towers
- TM** The Meyden
- TN** TEN20
- VM** Venn at Main

MAJOR HOTELS

- AC** AC Hotel by Marriott
- BC** Bellevue Club Hotel
- CM** Courtyard by Marriott
- HI** Hilton Bellevue
- HR** Hyatt Regency
- KA** Kasa Bellevue
- SC** Silver Cloud Inn
- SM** Seattle Marriott Bellevue
- WB** W Bellevue
- WE** The Westin
- HG** Hilton Garden Inn

CAMPUS HIGHLIGHTS

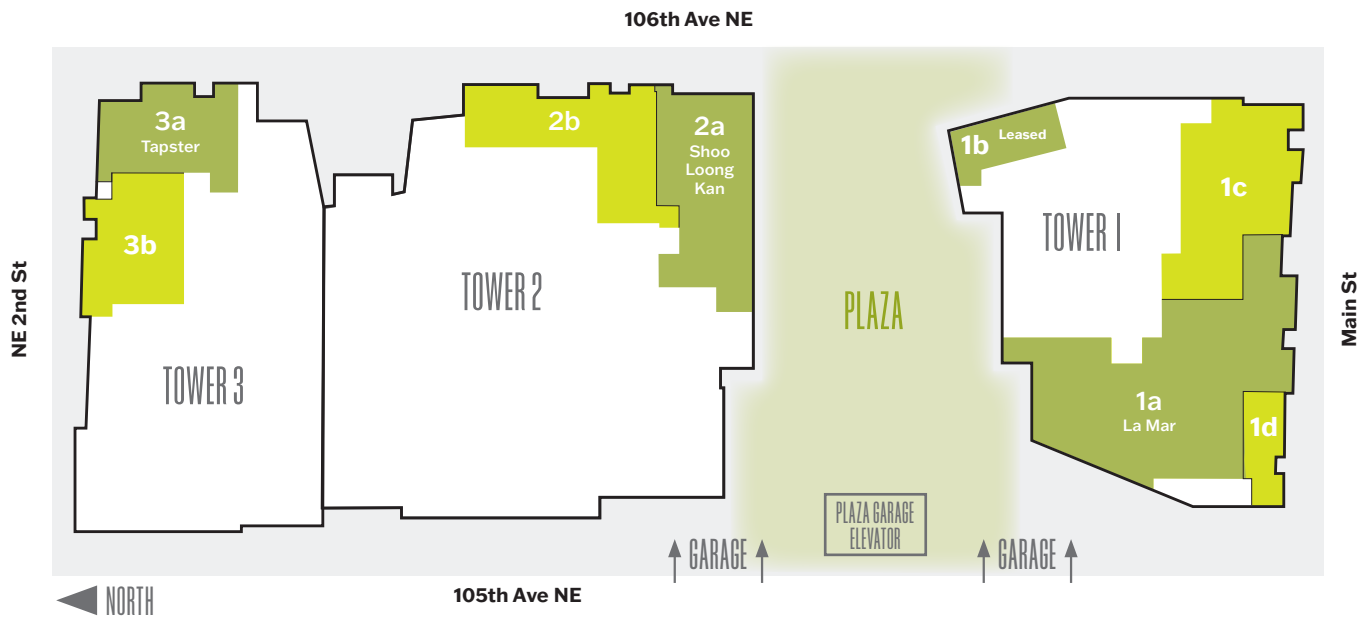
3-building campus with large outdoor mid-block plaza

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

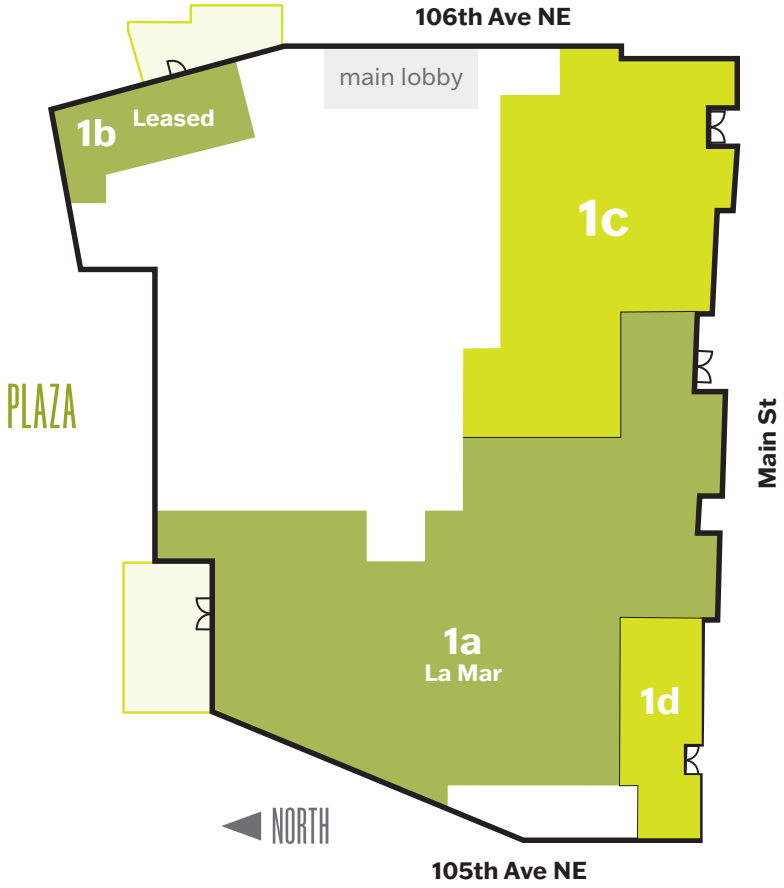
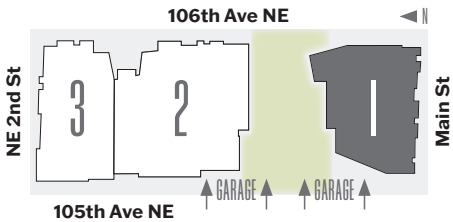


AVAILABLE RETAIL SPACE OVERVIEW

Tower	Space	Approx. RSF	Approx. Ceiling Height	Vented	Outdoor Area	Divisible	Available
1	Retail 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 1c
 ~4,900 RSF; ~14'3" Ceiling Height
 Direct Freight Elevator Access

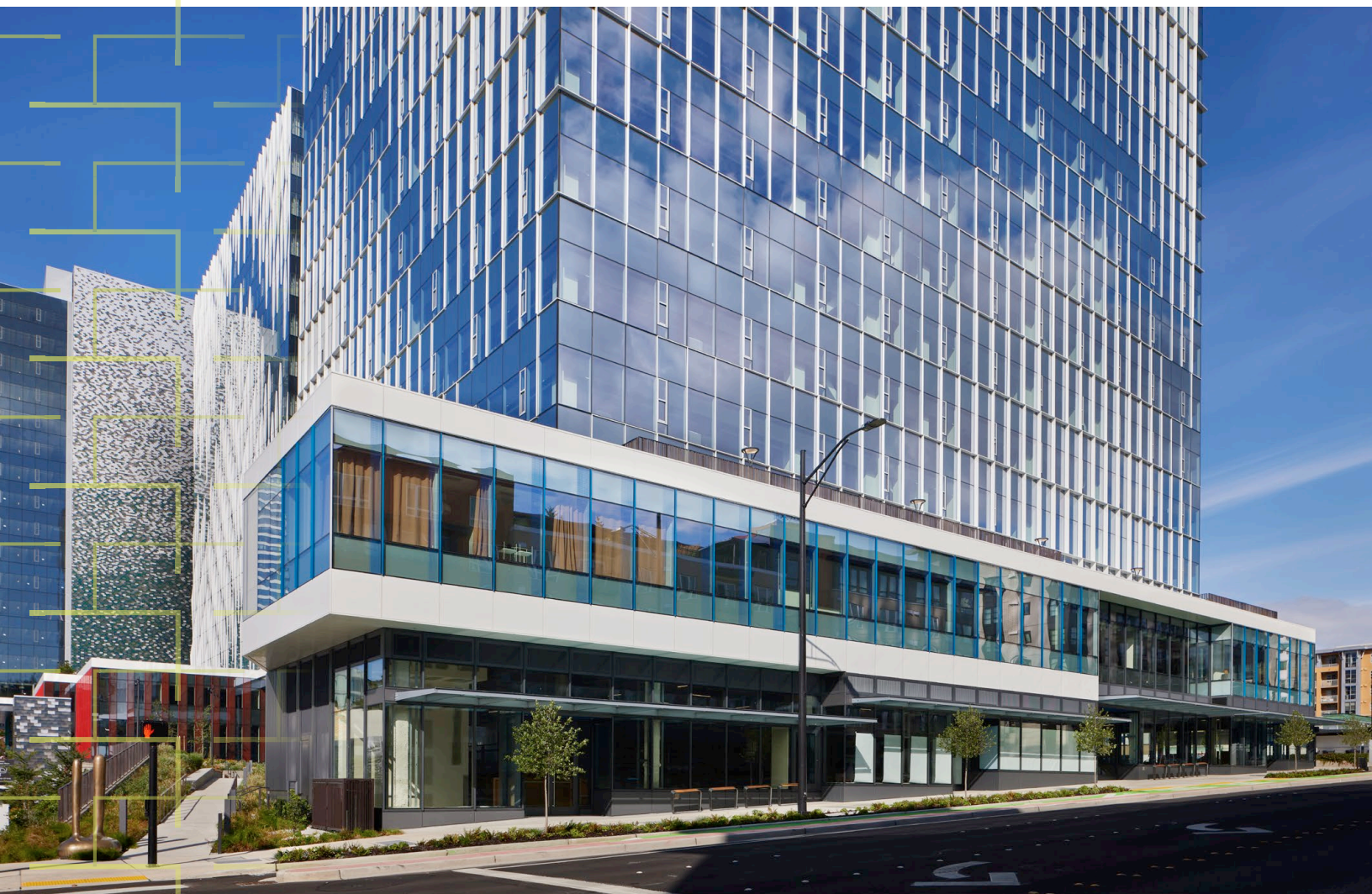
Retail 1d
 ~1,150 RSF; ~21'4" Ceiling Height

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



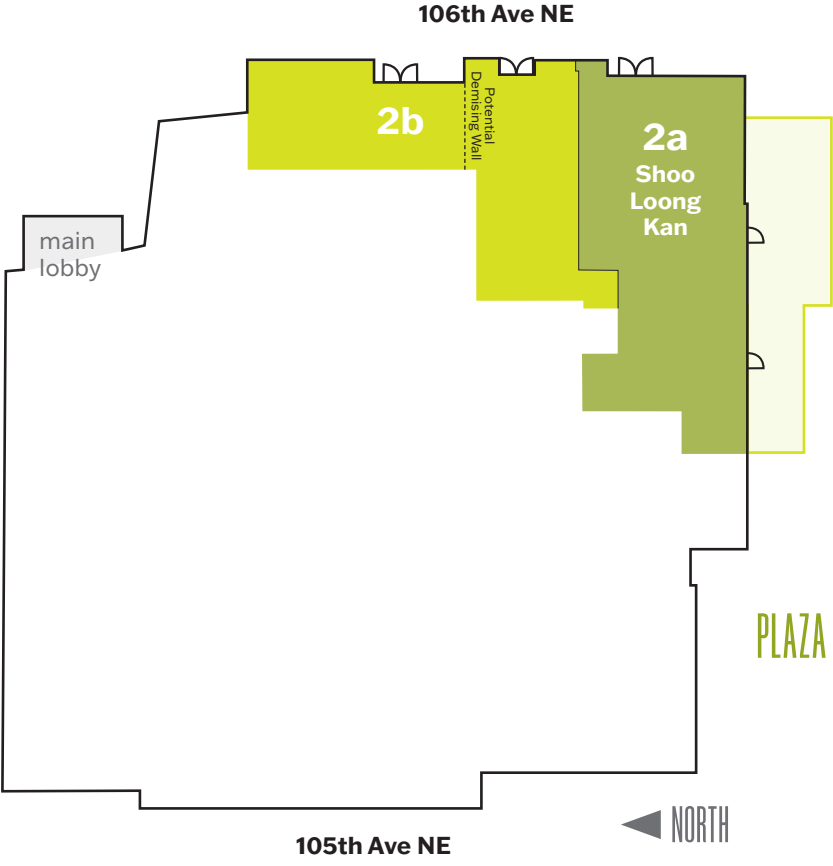
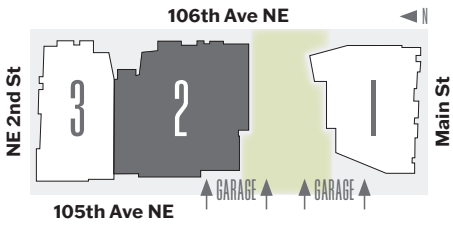
Retail 1b & Plaza View from 106th Ave NE looking SW

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



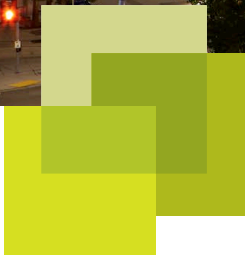


TOWER 2

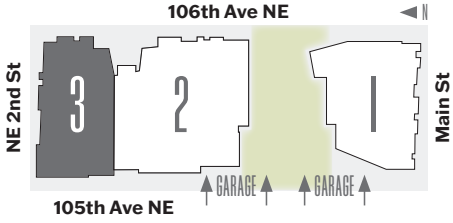


Retail 2b
 4,300 RSF (divisible to 1,900 RSF)
 ~22'0" Ceiling Height
 Direct Freight Elevator Access

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

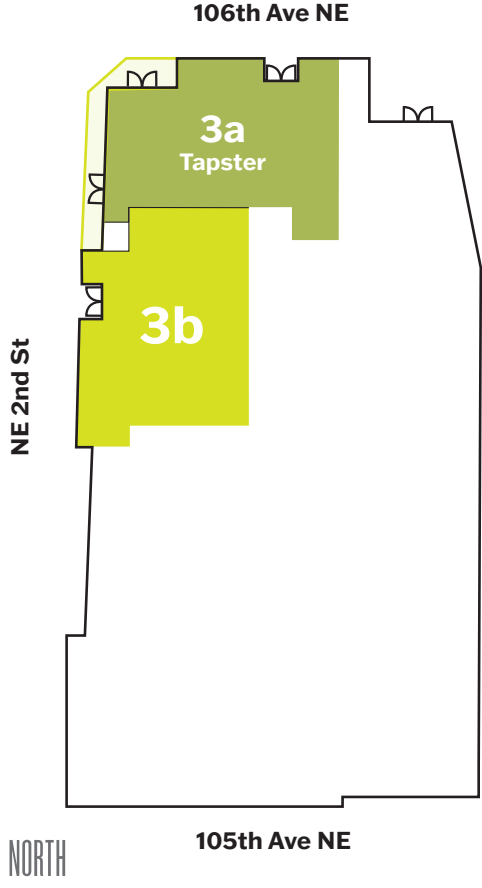


Image: **Retail 3a & 3b** Close-up view from NE 2nd Street & 106th Avenue NE looking SW



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

View of Plaza and Public Art at night





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