



THE ARTISE

RETAIL, FOOD
& BEVERAGE
OPPORTUNITIES

600
THE
ARTISE

THE
ARTISE

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THE BUILDING

Exceptional Design & Luxury Craftsmanship



FRONTING 106TH AVE NE

Schnitzer West's 605,000 SF Trophy Class-A office/retail tower delivering in Q1 of 2024.

Artise office/retail project comprised of 600,000 sq ft of Class A office space (leased 100% to a large single tenant tech user) plus 5,000 sq ft of ground floor restaurant/retail space featuring a west-facing, expansive covered outdoor patio / dining area.

The Artise name is a nod towards its identification as 'the performer.' The inspiration to live a creative lifestyle.



FRONTING NE 8TH STREET

AVAILABLE RETAIL/RESTAURANT

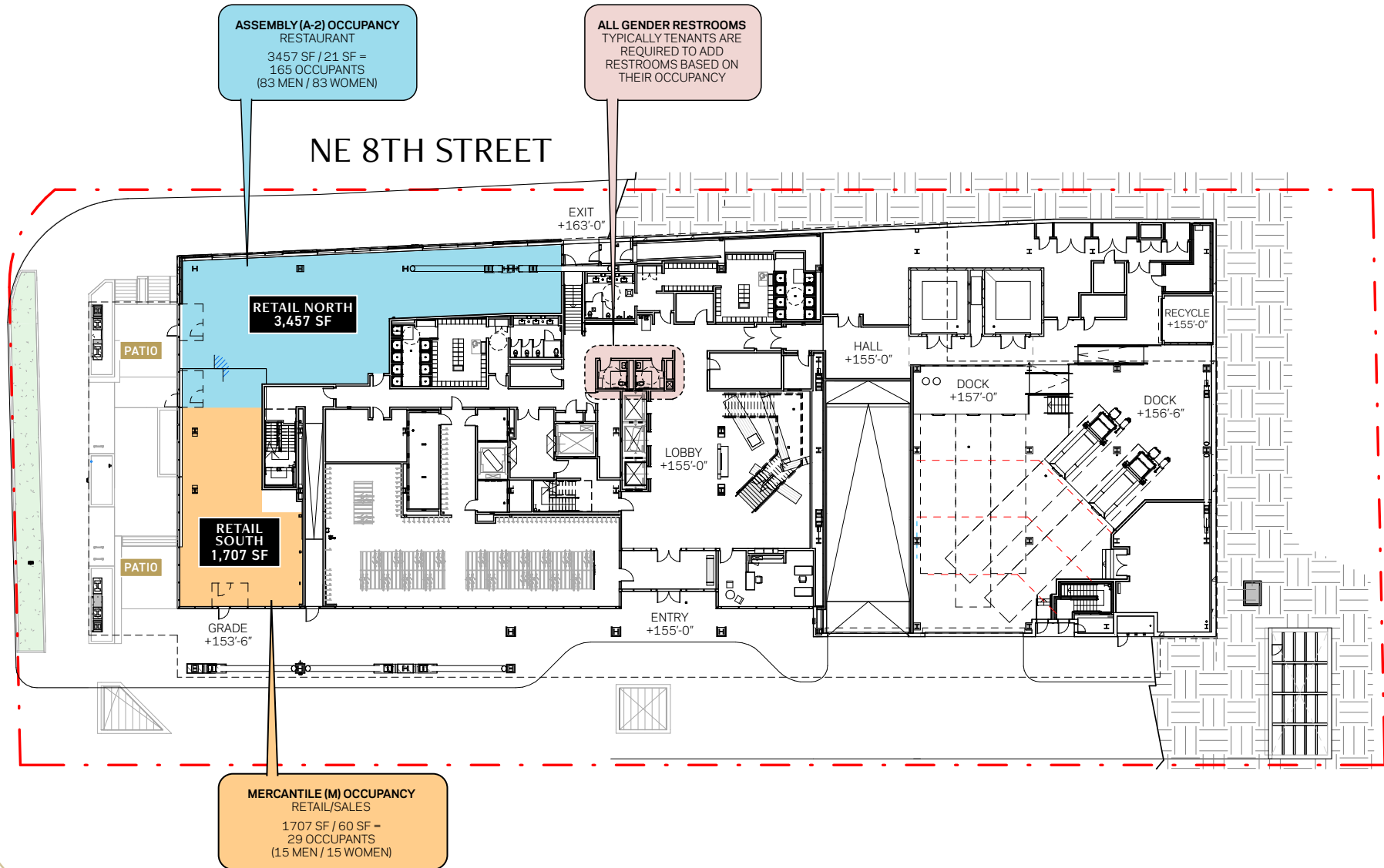
Q1-2024 PROJECTED BUILDING OPENING DATE

SUITE	SIZE	NNN RATE EST. 2023	LEASE RATE	DESCRIPTION
Retail North	3,475 RSF	TBD	Call for Rates	Corner restaurant space with pathway to install a horizontally vented Type I hood shaft with scrubber, 18 ft ceilings, dedicated covered patio, and shared restrooms
Retail South	1,705 RSF	TBD	Call for Rates	Retail/restaurant space with pathway to install a horizontally vented Type I hood shaft with scrubber, 19 ft ceilings, large covered patio and shared restrooms. Ability to vent Type I or Type II hood.
*Combined 5,180 RSF		TBD	Call for Rates	Suites can be combined. 1 foot elevation change within the premises.



FLOOR PLAN

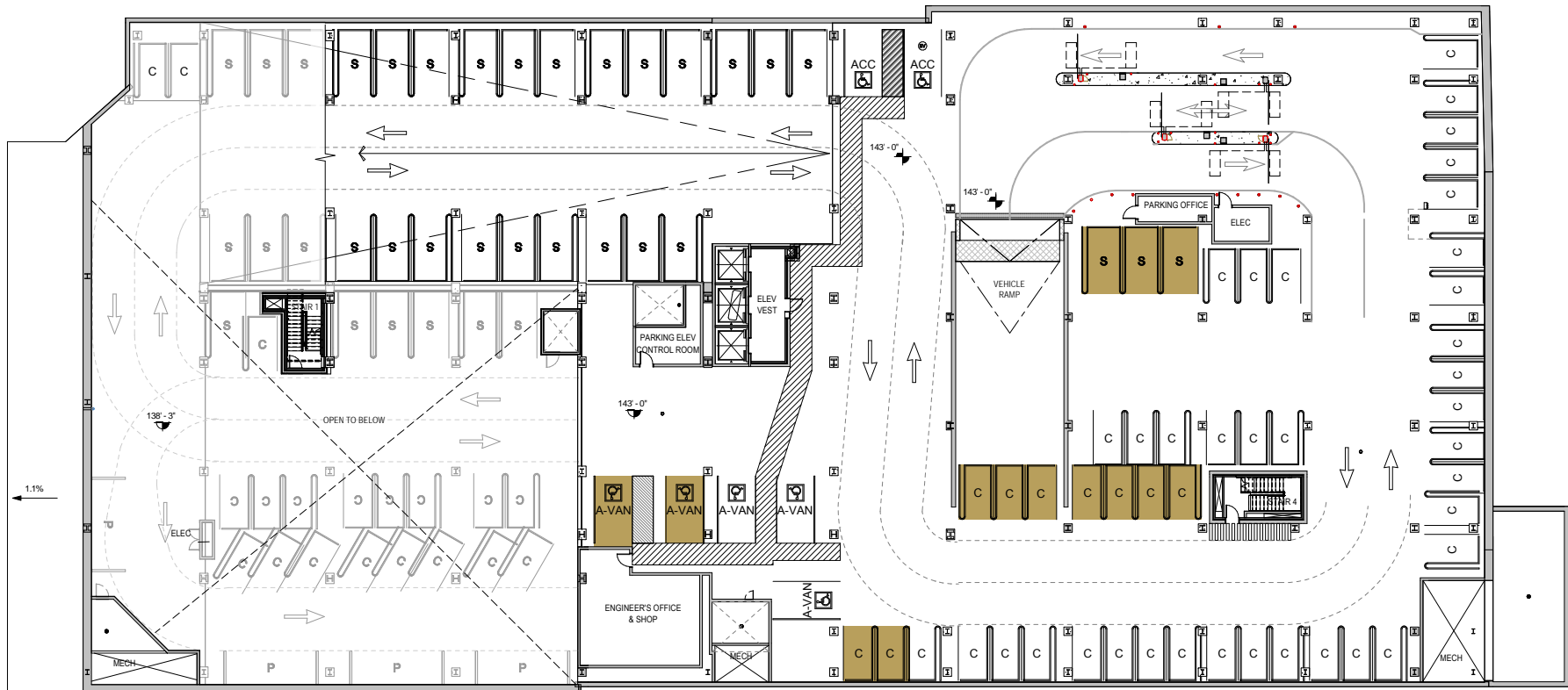
106TH AVE NE



PARKING PLAN

14 SHARED STALLS ARE RESERVED FOR RETAIL PARKING.

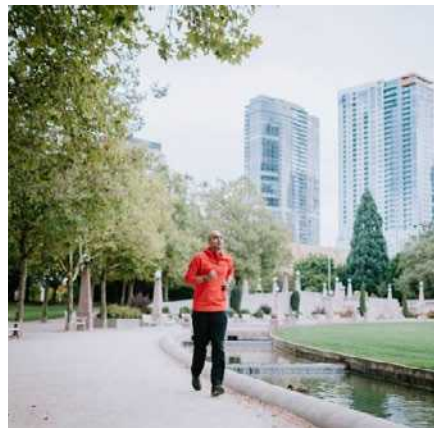
Retail stalls are shaded below.



LOCATION



Artise enjoys a prime corner location on NE 8th Street and 106th Ave NE in Bellevue's bustling core, both urban and natural. You're never more than a handful of steps to everywhere you want to be—from countless shops and restaurants to Bellevue Square, The Bravern, Bellevue Arts Museum, and a Cinemark movie theater. Nearby is the Bellevue Downtown station of the new East Link, the Seattle-to-Redmond Link Light Rail line that is set to open in Q1 of 2024.



\$177,248
AVERAGE HH
INCOME



92
WALKSCORE



160,000
DAYTIME
POPULATION

*2022 demographics
based on 2 mile radius.

FUTURE LIGHT RAIL COMMUTE

REDMOND: 14 minutes

DOWNTOWN SEATTLE: < 20 minutes

UNIVERSITY OF WASHINGTON: 27 minutes

SEATAC: 55 minutes

- RETAIL
- HOTELS
- COMPANIES
- MISC.

GOOGLE (KIRKLAND | 4 MILES AWAY)
 T-MOBILE (BELLEVUE | 4 MILES AWAY)
 MICROSOFT (REDMOND | 5.1 MILES AWAY)

