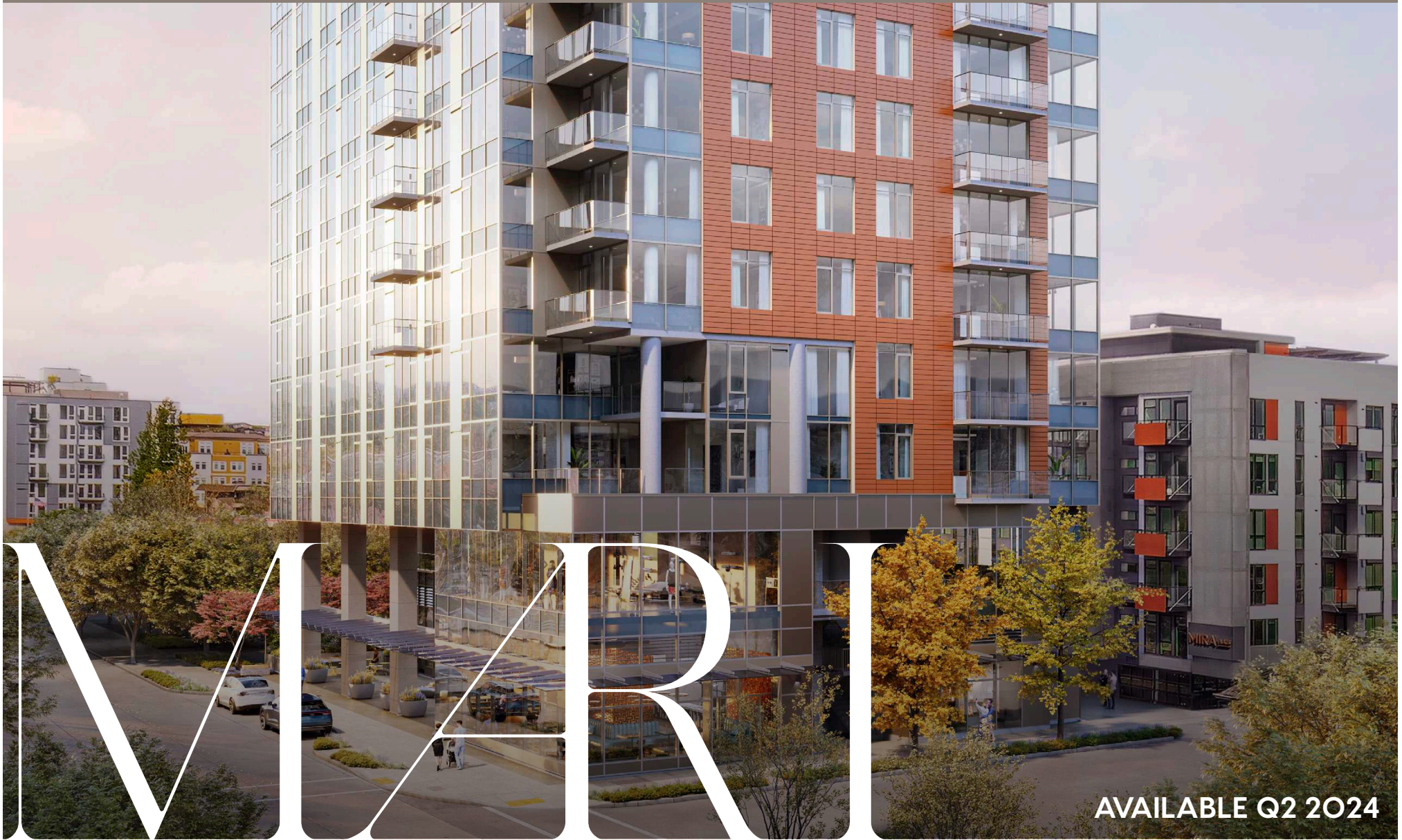


10232 NE 10TH STREET | BELLEVUE, WA 98004

FOR LEASE: RESTAURANT/RETAIL SPACE



AVAILABLE Q2 2024

FOR MORE INFORMATION PLEASE CONTACT:

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tracyc@gibraltarus.com
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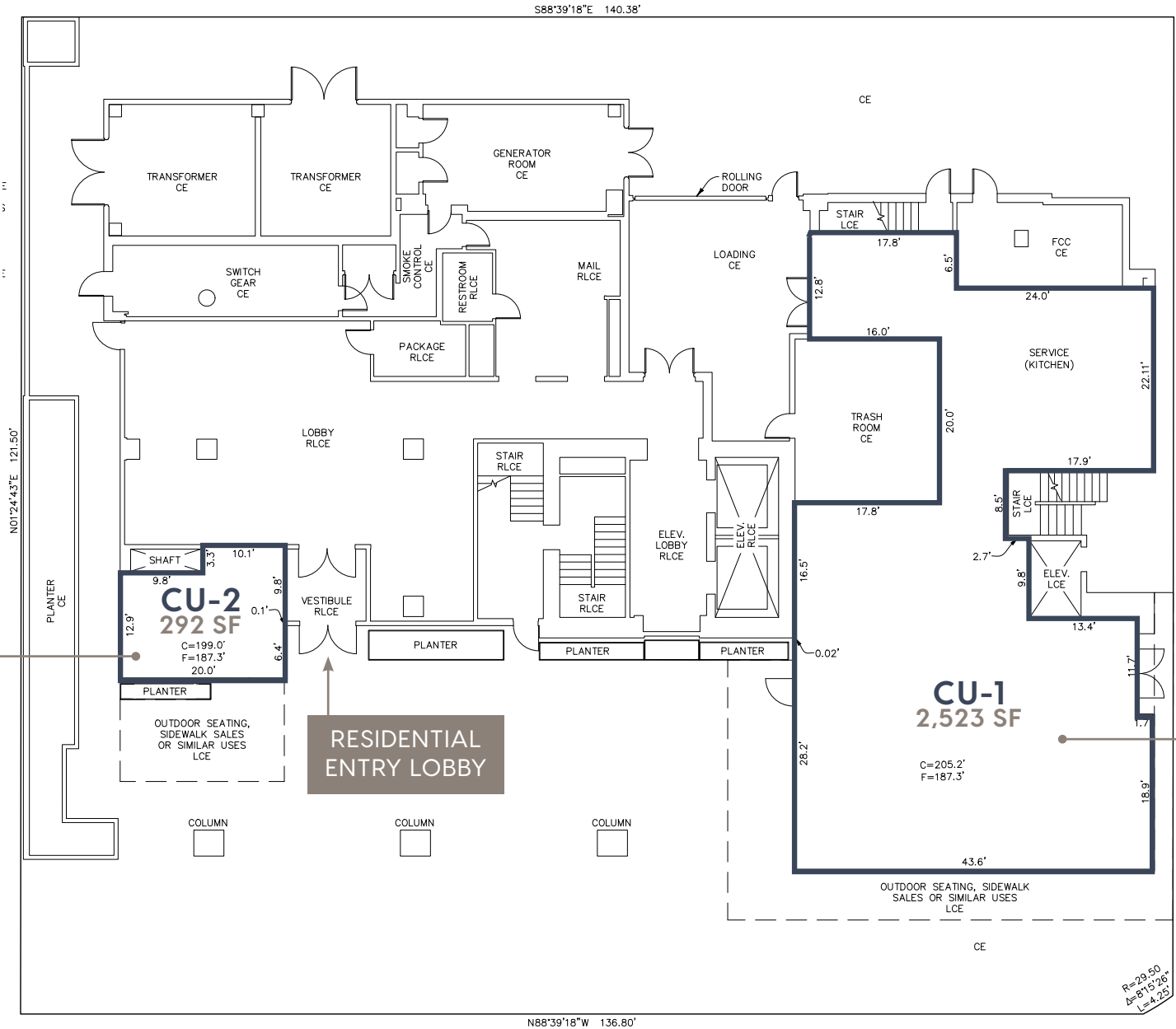
LEVEL 1



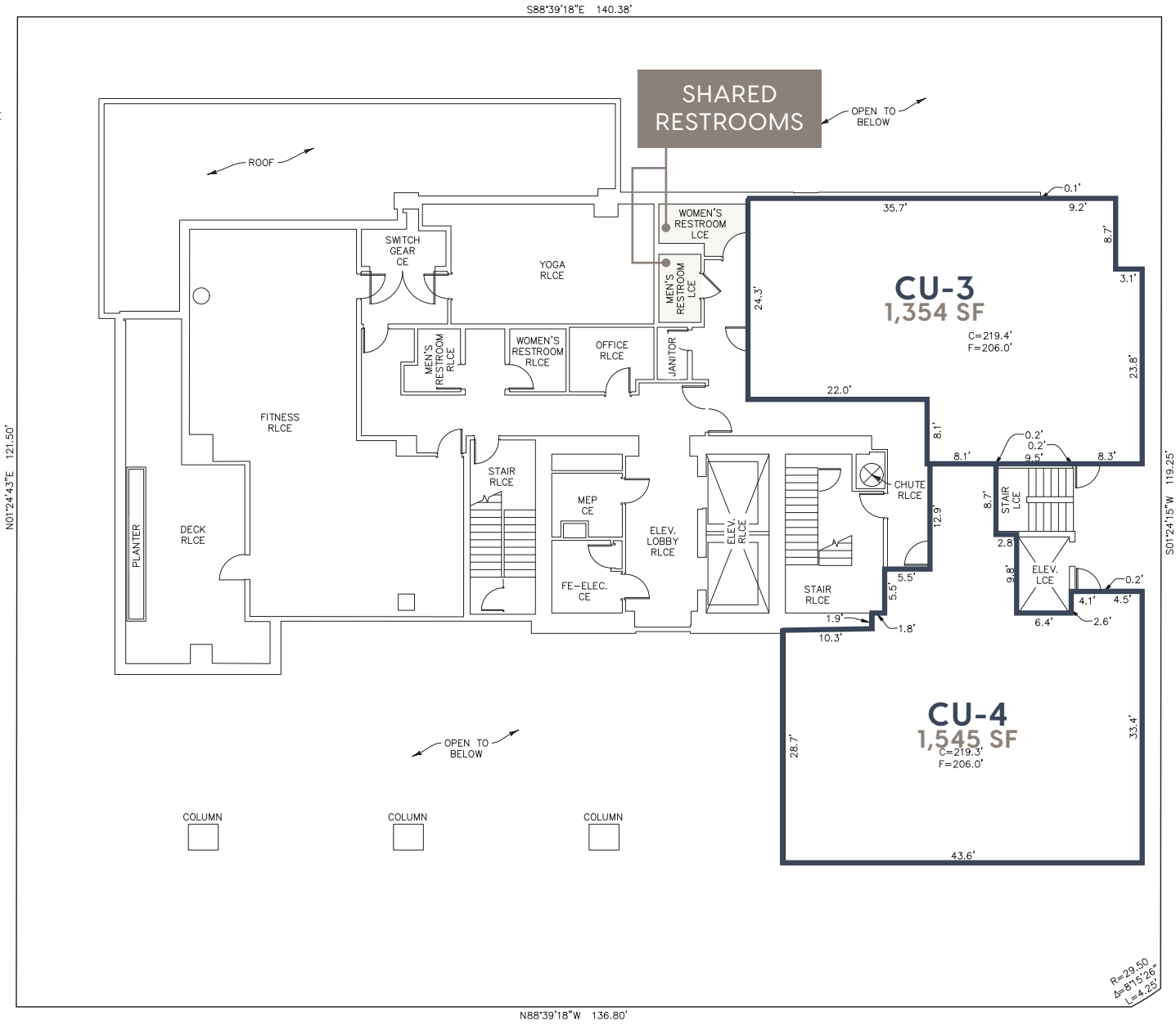
COFFEE OR BAKERY SPACE

RESIDENTIAL ENTRY LOBBY

RESTAURANT



LEVEL 2





PROJECT OVERVIEW

Bring together the sage design approach of MZA Architecture, the interior and amenity experts at B+H Architects, and the development vision of Create World Real Estate, and you get MARI.

Slated for completion in 2024, MARI Bellevue is a new 20-story high-rise collection of 138 boutique luxury condominium homes, 5,700 square feet of stunning street-level retail/restaurant space, and a 3-level, below grade parking garage offering 42 parking stalls for retail customers (FREE 2-hour parking).

Retail/Restaurant spaces features curtainwall storefront windows, dramatic ceilings, and covered outdoor seating areas.

MARI is positioned in the heart of downtown Bellevue, near Bellevue Square, Lincoln Square, Bellevue Art Museum, Downtown Park and more!

MARIBELLEVUE.COM

DEMOGRAPHICS

POPULATION	51,042
HOUSEHOLDS	24,569
AVERAGE HH INCOME	\$180,812

* 2023 DEMOGRAPHICS BASED ON A 2-MILE RADIUS

92
WALK SCORE

54
BIKE SCORE

57
TRANSIT SCORE



AVAILABLE RETAIL

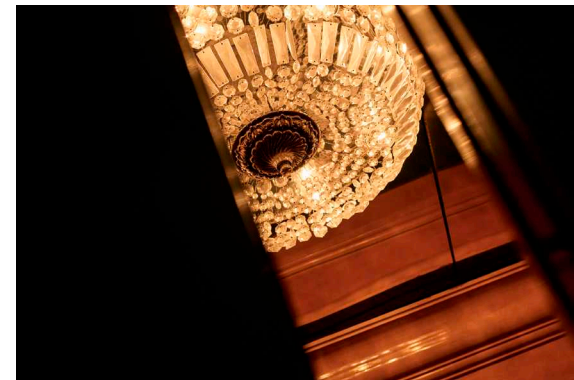
SUITE	SIZE (RSF)	NNN RATE EST. 2023	LEASE RATE	DESCRIPTION
CU-1	2,523 SF	\$14/SF/YR	\$45/SF/YR	Level 1. Prime corner restaurant space with covered patio seating area and dramatic ceiling height. Ability to install a horizontally – vented Type 1 hood with a scrubber. Landlord shall provide a louver on Level 1 north wall that Tenant can run the hood duct and exhaust out horizontally. Curtainwall window along street frontage with abundant natural light.
CU-2	292 SF	\$14/SF/YR	\$45/SF/YR	Level 1. Jewelbox space ideal for cupcakes, ice cream, coffee, etc. Covered patio seating area, curtainwall window along street frontage with abundant natural light.
CU-3	1,354 SF	\$14/SF/YR	\$45/SF/YR	Level 2. Ideal for creative office, skincare, health & beauty, fitness. Direct elevator access from parking garage. Curtainwall window with abundant natural light. Access to common area restrooms. Can be combined with Suite CU-4 for a total of 2,899 SF.
CU-4	1,545 SF	\$14/SF/YR	\$45/SF/YR	Level 2. Ideal for creative office, skincare, health & beauty, fitness. Direct elevator access from parking garage. Curtainwall window with abundant natural light. Access to common area restrooms. Can be combined with Suite CU-3 for a total of 2,899 SF.

BELLEVUE

Also known as “City in the Park”, Bellevue boasts over 2,700 acres of parkland, trails, and beaches, including the crown: Downtown Park—a 21-acre green with a half-mile promenade, waterfall, and public picnic lawn perfect for candid snaps with a backdrop of the Bellevue skyline and Mount Rainier.

There are great indoor options, too. For culture, Bellevue Arts Museum offers educational workshops, artist talks, and private curator tours for the art enthusiast. For shopping, the Bellevue Collection and The Shops at Bravern are packed with name-brand retail, luxury boutiques, and a smorgasbord of casual and fine dining to fuel an afternoon spent browsing and buying. At night, the city’s bars and entertainment venues open for craft beer and cocktail service, DJ sets, and performances.

Tap into the city’s historic independent spirit on Old Bellevue—Main Street where locally owned businesses offer a trove of one-of-a-kind finds.



FUTURE LIGHT RAIL COMMUTE:

- **REDMOND:** 14 minutes
- **DOWNTOWN SEATTLE:** <20 minutes
- **UNIVERSITY OF WASHINGTON:** 27 minutes
- **SEATAC:** 55 minutes



MAR

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