

# ONE BELLEVUE

411 108TH AVENUE NE, BELLEVUE, WA



355 SF RETAIL AVAILABLE | LOBBY CAFE OPPORTUNITY



**355 SF**  
of retail space  
available



Centrally  
located in  
**Bellevue's CBD**



**4,500+** condo/  
apartment units in  
a 5 block radius



**2,000+** people  
work in the building,  
**47,000+** in 3 block radius



**\$230M+** total  
dollars spent on dining  
within a 3-mile radius

## AN ELEVATED EXPERIENCE IN THE HEART OF DOWNTOWN BELLEVUE

The newly renovated One Bellevue Center in center of the vibrant downtown core provides a rare class A lobby coffee bar opportunity serving 368k SF of office space above.

### 2021 DEMOGRAPHICS

	.5 miles	1 mile	3 miles
<b>RESIDENTIAL POPULATION</b>	13,966	27,170	95,881
<b>DAYTIME POPULATION</b>	33,659	58,422	143,380
<b>AVG. HOUSEHOLD INCOME</b>	\$171,285	\$172,357	\$189,178





AVAILABLE  
NOW



OUTDOOR  
SEATING  
AREA



LOBBY  
RENOVATION  
COMPLETED  
SPRING 2020

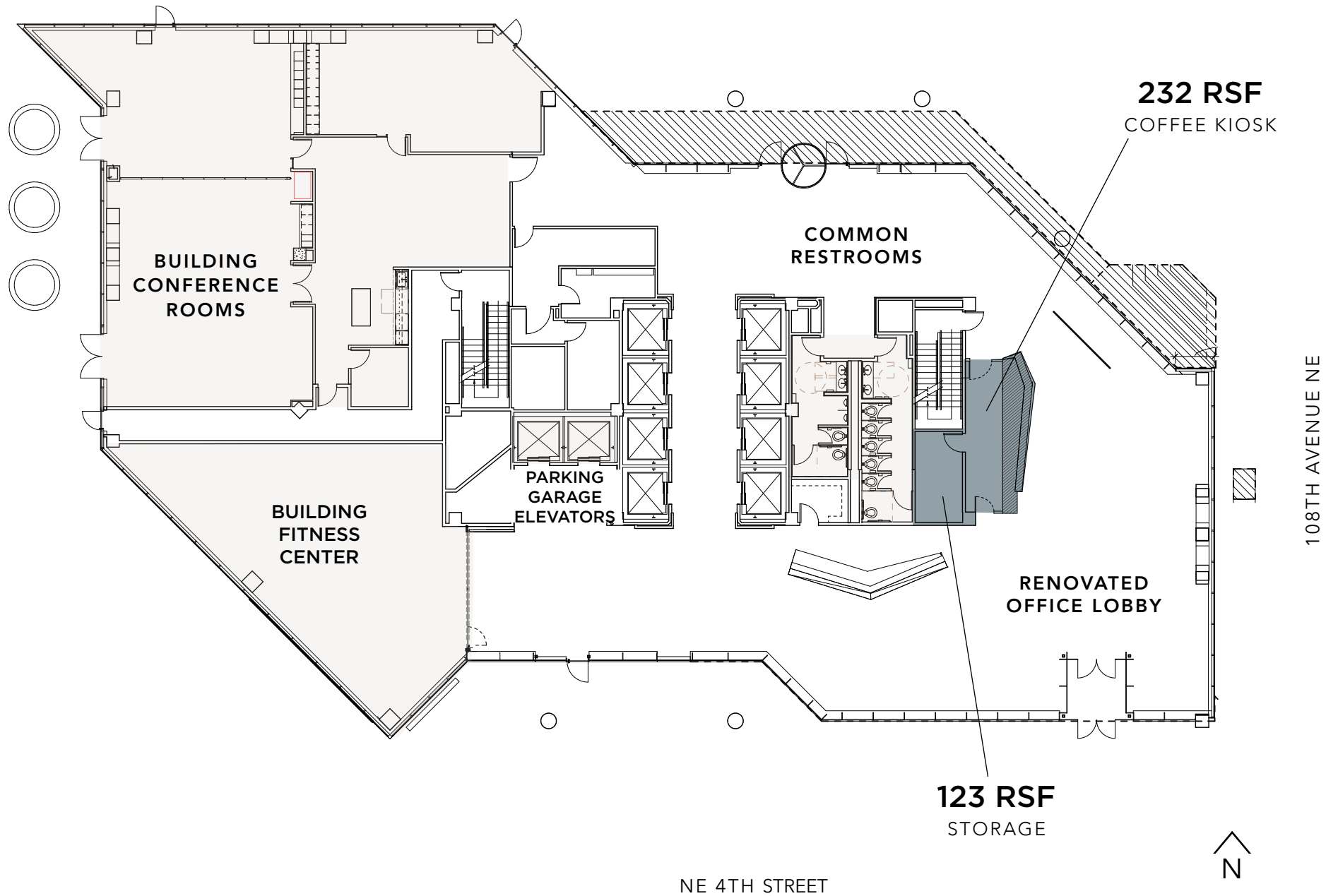
## BUILDING HIGHLIGHTS

- Exceptional opportunity to lease coffee bar space in the heart of Bellevue's bustling central business district
- Ideal location within blocks of the Bellevue Collection, Meydenbauer Center, and the Bellevue Transit Center provides ample foot traffic
- Healthy mix of office buildings, residential units, and hotels present a growing daytime and nighttime population
- Retail opportunities are part of the building repositioning with a \$10 million remodel

## PROPERTY DETAILS

<b>ADDRESS</b>	411 108th Avenue NE Bellevue, WA
<b>SQUARE FEET</b>	COFFE BAR: 355 RSF
<b>BUILDING SIZE</b>	368,000 SF
<b>RENT</b>	\$36.00-42.00 PSF + NNN
<b>NNN</b>	\$14.47 PSF (2024 estimated)
<b>TENANT IMPROVEMENTS</b>	Negotiable
<b>PARKING</b>	Available in the building garage
<b>TIMING</b>	Available Now

# GROUND LEVEL SITE PLAN



3 BLOCKS TO



1 BLOCK TO BELLEVUE  
TRANSIT CENTER



2 BLOCKS TO FUTURE  
LIGHT RAIL STATION



## LOCATION HIGHLIGHTS

- 5 minute walk from **Meydenbauer Center** which hosts 250 conventions and events attended by nearly 150,000 guests per year
- **Amazon to occupy 817,000 SF** directly across from the building, including 440k SF and an additional 377k SF at Summit III
- **3,700+ hotel rooms** located within the heart of downtown Bellevue

RESIDENTIAL =



NEW DEVELOPMENT =



FOR LEASING  
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