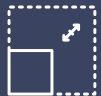


ONE BELLEVUE

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
RESIDENTIAL POPULATION	13,966	27,170	95,881
DAYTIME POPULATION	33,659	58,422	143,380
AVG. HOUSEHOLD INCOME	\$171,285	\$172,357	\$189,178





AVAILABLE
NOW



OUTDOOR
SEATING
AREA



LOBBY
RENOVATION
COMPLETED
SPRING 2020

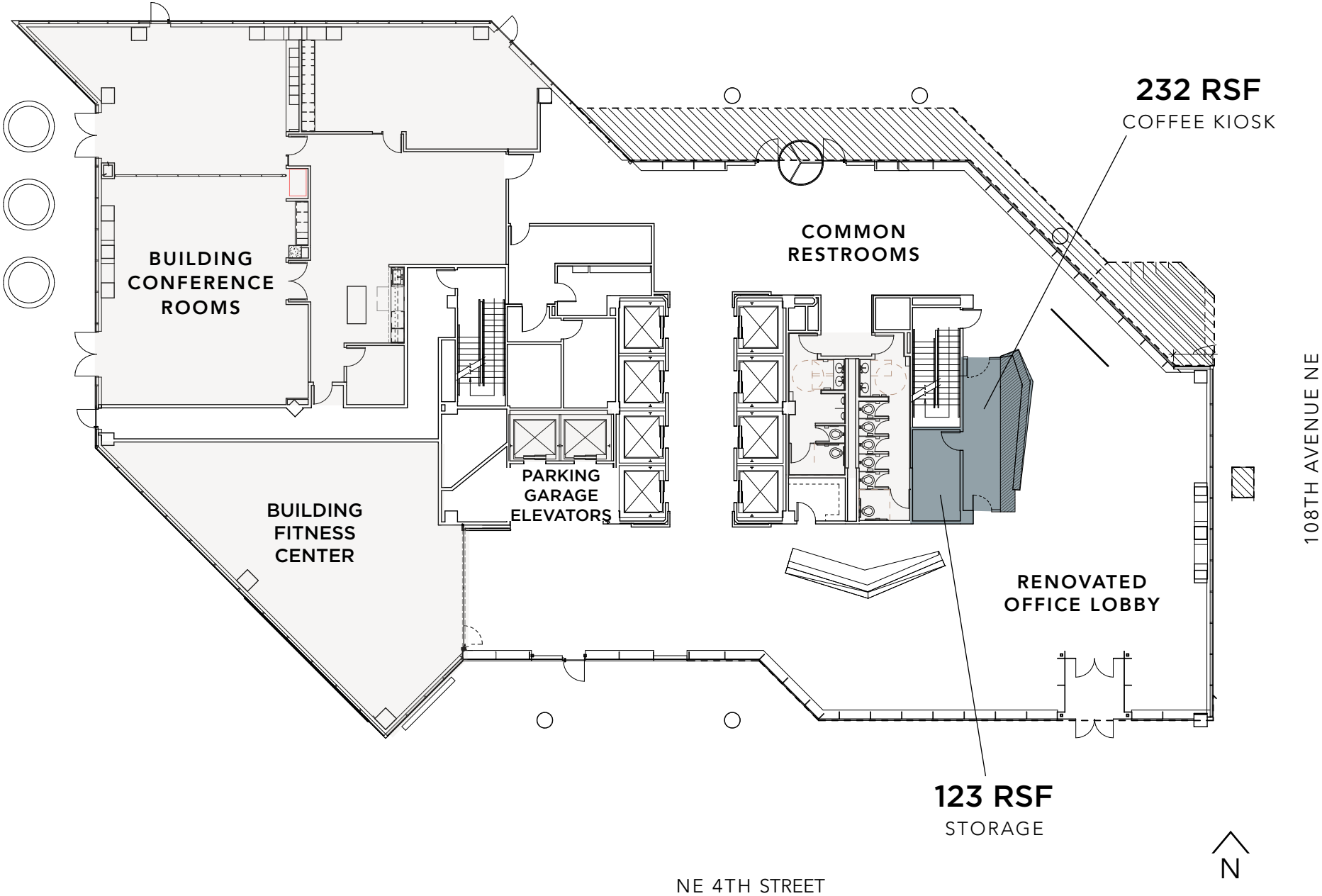
BUILDING HIGHLIGHTS

- 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

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

Anne Marie Koehler
annemarie.koehler@nrmk.com
+1 206 487 5167

Erika Koehler
erika.koehler@nrmk.com
+1 206 487 5168

NEWMARK

1420 Fifth Avenue, Suite 2150 | Seattle, WA 98101 | www.nrmk.com

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