

ONE 88

BELLEVUE

RETAIL LEASING GUIDE

EXCLUSIVE LEASING AGENT:



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BOSA



NOW LEASING

STUNNING
GROUND FLOOR
RETAIL SUITE

Suite #5 | 2,193 SF

188 Bellevue Way NE, Bellevue, WA 98004





Located in the heart of Bellevue, Washington's most distinguished luxury corridor, One88 is a visually stunning, new condominium tower featuring 147 residences above 12,677 SF of beautifully appointed retail suites.

Designed by Amanat Architect and developed by Bosa, One88 is the best of everything Bellevue.



A WORLD CLASS BUILDING



SEATTLE

LAKE
WASHINGTON

MEYDENBAUER
BAY PARK

OLD
BELLEVUE

BELLEVUE WAY

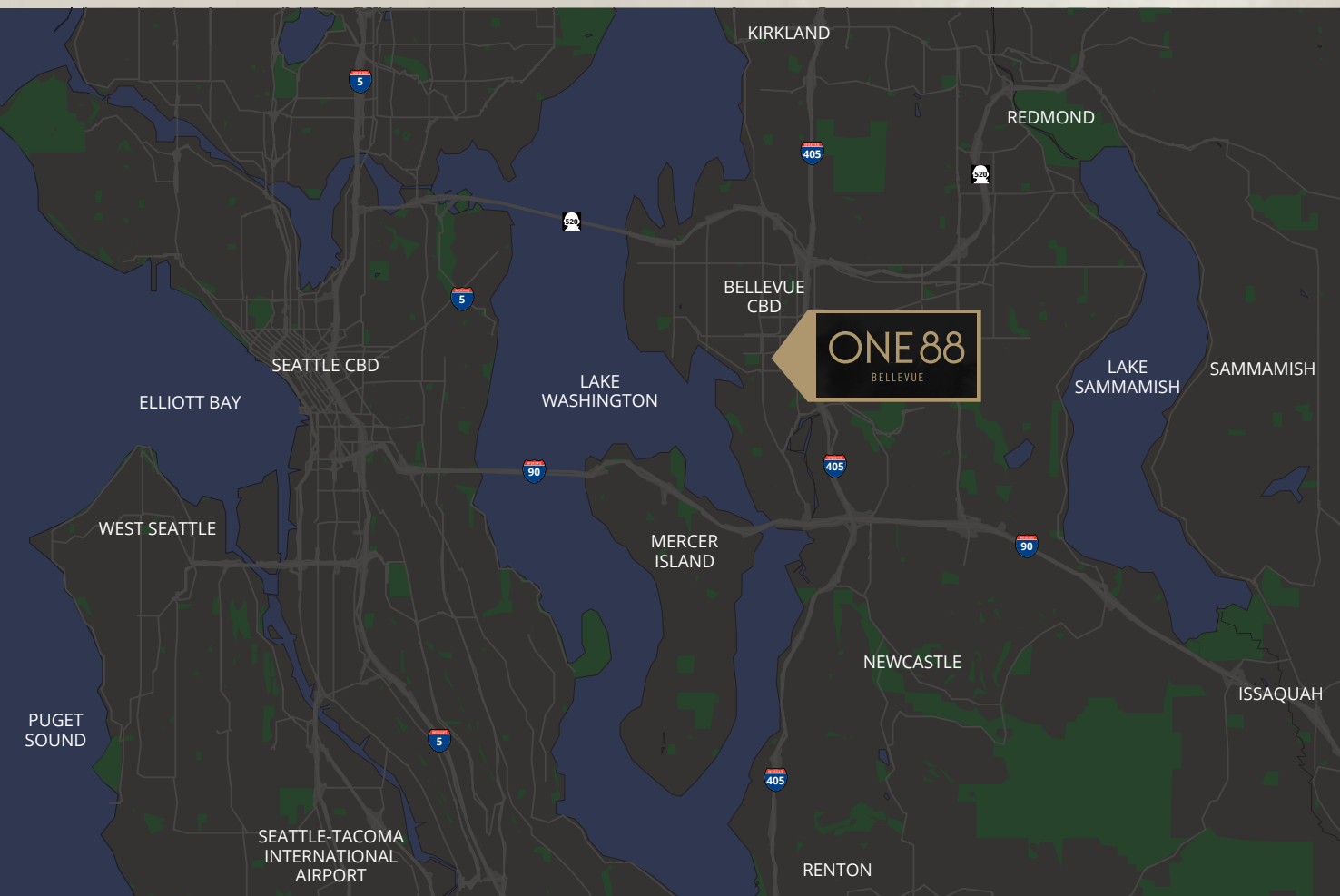
MAIN STREET

BELLEVUE
DOWNTOWN
PARK

ONE 88
BELLEVUE

AMAZON TOWERS AT WEST MAIN





A WORLD CLASS LOCATION

Bellevue is one of the fastest-growing cities in the United States, due in large part to its beautiful climate, spectacular views, creative vibe, relaxed lifestyle, and the continuing acceleration of the technology industry.

Bellevue Way, a major thoroughfare that runs north to south through the heart of the city, is the focus of luxury retail. Storefronts with the best position on the street are understandably scarce as retailers compete to access the buying power of an influential population.

One88 is strategically located at the apex of activity where Bellevue Way intersects NE 2nd Street, with significant foot traffic throughout the day and approximately 40,000 vehicles passing by during the work week.

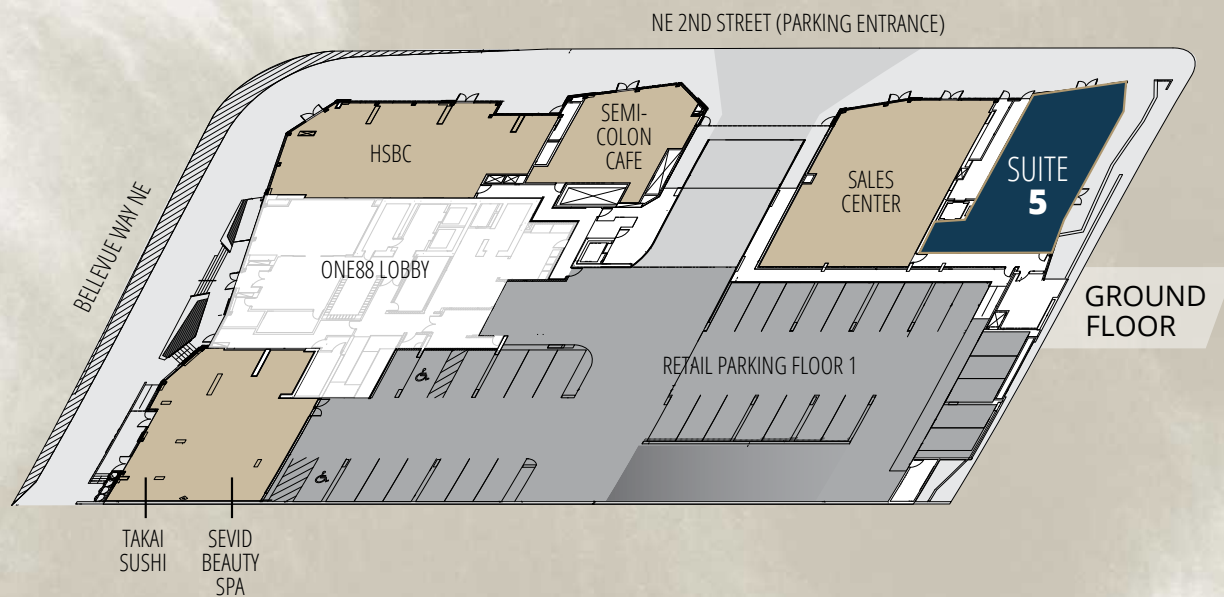
SUITE 5: A WORLD CLASS RETAIL SPACE

CORNER OF 105TH AVE NE & NE 2ND ST

You've always wanted a store like this...

Distinctive storefronts, soaring ceilings, generous customer parking and beautiful streetscapes — everything dreamt of by the best retailers and brought to life in the retail suites at One88.

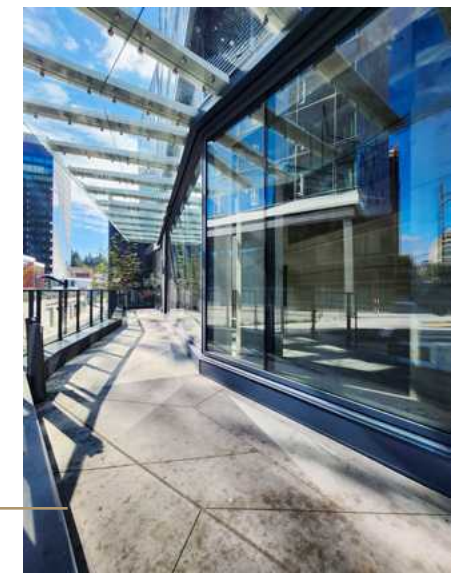




One88's five retail suites have exceptional storefront width to depth ratios, ceiling heights ranging from 22' to 26', and correspondingly tall storefront glass, allowing for creative marketing, inspirational window displays and high-impact impressions for passing foot and vehicle traffic. The dedicated retail parking is especially generous and convenient.

For Lease

SUITE #	SUITE SIZE
5	2,193 SF



RETAIL LEASING INFORMATION

Bellevue, Washington is one of the best places to live and work in the United States. Its name literally means “beautiful view,” and the city’s dedication to balancing business with green space and the wellness of its populace is evident by its “City in a Park” nickname. The Grand Connection, a sweeping vision for improving connectivity, urban amenities and experiences within Bellevue, links Meydenbauer Bay Park on the waterfront to Downtown Park, Bellevue Way just across from One88, Amazon’s Corporate HQ, and the Bellevue Transit Center, among other destinations.

Bellevue’s CBD was recently rezoned to allow for grander buildings measuring up to 600’ in height and featuring substantially more public open space. A wave of high rises currently underway will transform the city’s skyline.



A WORLD CLASS CITY

Eastside Tech Growth

TOP BELLEVUE CBD TECH OCCUPANTS

AMAZON	BUNGEE
SAMSUNG	APPTIO
VALVE	BIT TITAN
SALESFORCE	ZILLOW
ORACLE	ALIBABA
AMAZON	PACCAR
CONCUR	POKEMON
EXPEDIA	SONY
EBAY	LG
CISCO	SMARTSHEET
WEWORK	

Much of Bellevue's economy has been driven by the growing technology industry, which employs more than 24 percent of the city's workforce. The Central Business District (CBD) is home to many tech companies, with more start-ups founded seemingly every day. Global giants such as Microsoft have called downtown Bellevue home for more than a decade and big names like Concur and Salesforce have planted flags. Amazon occupies or has under construction/in development nearly 6 million SF for its 25,000 local employees.

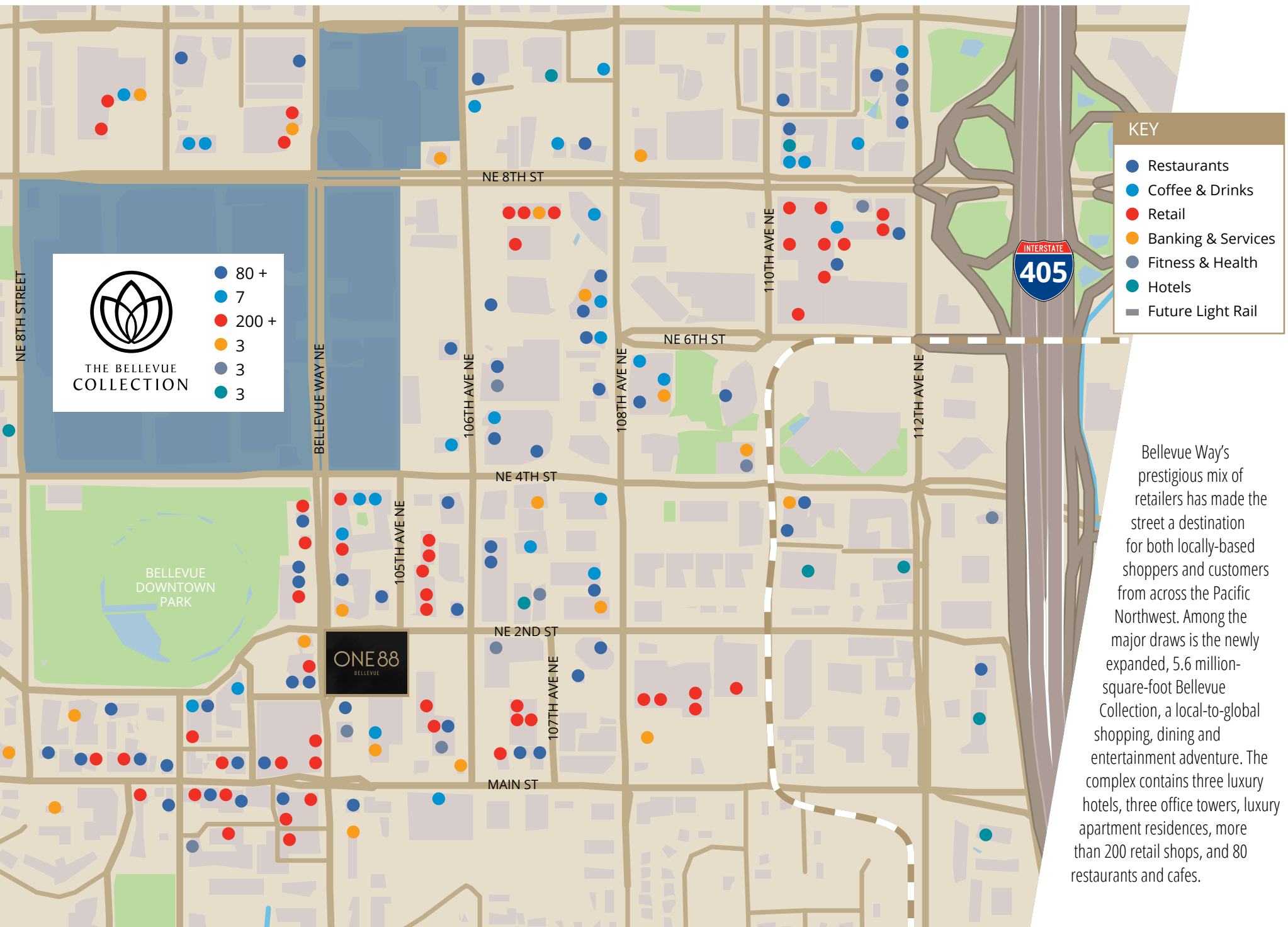
MAJOR BELLEVUE EMPLOYERS

AMAZON	SYMETRA FINANCIAL
BELLEVUE COLLEGE	BOEING
EXPEDIA	NORDSTROM
PUGET SOUND ENERGY	T-MOBILE USA
BELLEVUE SCHOOL DISTRICT	OVERLAKE HOSPITAL

AMAZON'S BELLEVUE CBD FOOTPRINT



A WORLDCLASS DESTINATION



Bellevue Way's prestigious mix of retailers has made the street a destination for both locally-based shoppers and customers from across the Pacific Northwest. Among the major draws is the newly expanded, 5.6 million-square-foot Bellevue Collection, a local-to-global shopping, dining and entertainment adventure. The complex contains three luxury hotels, three office towers, luxury apartment residences, more than 200 retail shops, and 80 restaurants and cafes.

DEMOGRAPHICS / CITY INFORMATION

DATA OBTAINED FROM CITY OF BELLEVUE PLANNING AND COMMUNITY DEVELOPMENT

BELLEVUE FACTS

CENTRAL AND ACCESSIBLE LOCATION

Bellevue is well connected:

- ◇ By car via I-90, I-405 and SR 520
- ◇ By light rail to be completed in 2024/2025
- ◇ By future water taxi across Lake Washington
- ◇ By numerous dedicated bikeways

VIBRANT BUSINESS ENVIRONMENT

- ◇ The Bellevue CBD is in the midst of the largest economic expansion in its history.
- ◇ 156,000 professionals commute into the city daily.
- ◇ Numerous office, residential and hotel towers are in the planning and permitting stages to meet the high demand for downtown accommodations.

“Maintaining a clean, safe, and fun city is our highest priority.”

-Lynne Robertson, Mayor

LEADER IN URBAN PLANNING

- ◇ Meydenbauer Bay Park is undergoing its second major expansion.
- ◇ The signature “Grand Connection” is a marvel of urban visioning that promotes placemaking and connectivity via a non-motorized pathway between the waterfront, parks, transit options and Bellevue Way.

REVENUE DRIVER

- ◇ Bellevue is a regional-shopping draw, generating \$5.2 billion in taxable retail sales in 2022.
- ◇ Growing population earning high incomes translates to greater customer base with more disposable income.

CULTURALLY DIVERSE

- ◇ 40% of Bellevue’s population was born in a foreign country according to the 2020 US Census.

STRONG HOMEOWNERSHIP

- ◇ Out of the estimated 65,935 households within Bellevue, 52% of homes are owner-occupied.
- ◇ By 2035, there will be an estimated 70,300 households within the city of Bellevue.

DEMOGRAPHIC HIGHLIGHTS

	2023
Total Population	161,814
Median Age	39.9
Total Households	65,935
Age Distribution	
- 10-19	11.2%
- 20-39	29.0%
- 40-60	26.2%
- 60+	14%
Education Distribution	
- HS Diploma	6.9%
- Some College	8.9%
- Associate’s Degree	5.6%
- Bachelor’s Degree	37.7%
- Graduate Degree	36.3%
Household Income	
- <\$75,000	22%
- \$75,000 - \$99,999	8%
- \$100,000 - \$149,999	16%
- \$150,000 +	54%



NAT BOSA FOUNDER AND CHAIRMAN, BOSA DEVELOPMENT

RYAN BOSA PRESIDENT, BOSA DEVELOPMENT

“WE HAVE EVOLVED FROM PROJECT BUILDERS TO CITY BUILDERS, AND WITH THAT COMES A GREATER RESPONSIBILITY. WE PRIDE OURSELVES ON THE HOMES AND PROJECTS WE DEVELOP, BUT WE HAVE TO THINK BIGGER – BUILDING SUSTAINABLE, PEDESTRIAN-CENTRIC COMMUNITIES THAT SEAMLESSLY INTEGRATE PUBLIC SPACES, RETAIL, OFFICE AND RESIDENCES. HOMES INTEGRATED WITH PARKS, COFFEE SHOPS, OUTDOOR PLAZAS, GROCERY – THIS IS WHAT MAKES URBAN LIVING UNIQUE AND GUIDES OUR APPROACH TO DESIGN.”

-RYAN BOSA



PIER WEST - NEW WESTMINSTER



THE ROYAL - CALGARY



PACIFIC GATE - SAN DIEGO

ABOUT THE DEVELOPER (BOSA)

For over half a century Bosa Development has played a visionary role in raising the profiles, standards and skylines along the West coast from Vancouver to San Diego.

Approaching each new development with equal attention to form and function, they are recognized for creating peerless luxury living experiences with local distinction and exemplary quality.

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