



BELLEVUE
CONNECTION

550 106th Ave NE, Bellevue WA
1,698-9,209 SF OF STREET LEVEL RETAIL AVAILABLE



Project Overview



Located in Bellevue's downtown core, Bellevue Connection is a 250,000 square foot office building with dynamic street level retail and abundant parking.

The building completed extensive improvements in 2022, bringing a more modern experience, with upgraded parking systems, building entries, a new sleek metal building façade as well as the addition of new retail spaces. Bellevue Connection sits adjacent to the Grand Connection, the pedestrian corridor that connects downtown to Meydenbauer Bay and the Bellevue transit center and future East Link light rail station. Positioned in the heart of the office core and surrounded by the growing residential neighborhood of downtown Bellevue, this is the opportunity to take advantage of well-located street-fronting retail.

Bellevue Demographics



0.5
MILE

11,633
POPULATION

7,261
HOUSEHOLDS

34,527
EMPLOYEES

\$157,640
AVERAGE HOUSEHOLD
INCOME

80.16%
EDUCATION %

1.0
MILE

26,365
POPULATION

14,412
HOUSEHOLDS

53,038
EMPLOYEES

\$159,820
AVERAGE HOUSEHOLD
INCOME

78.54%
EDUCATION %

3.0
MILE

96,920
POPULATION

42,706
HOUSEHOLDS

109,383
EMPLOYEES

\$178,759
AVERAGE HOUSEHOLD
INCOME

73.79%
EDUCATION %



BELLEVUE CONNECTION
BELLEVUE CORE MAP



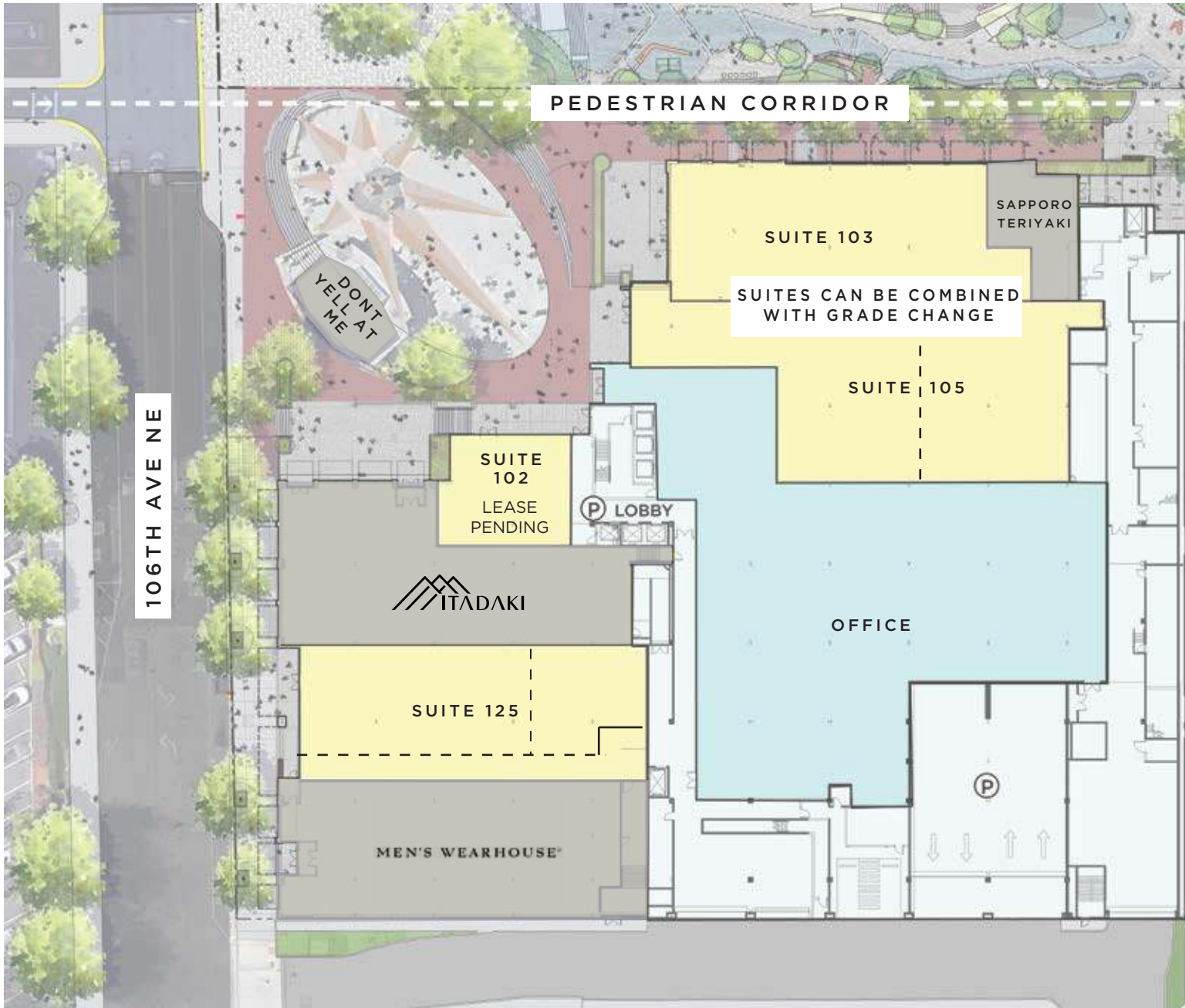
OLD BELLEVUE
Abundant shopping, boutique retailers and eateries

-  NEW CONSTRUCTION
-  RESIDENTIAL
-  OFFICE
-  AMAZON OFFICES
-  TRANSIT
-  GRAND CONNECTION



LAKE WASHINGTON BLVD NE
MEYDENBAUER PARK

MEYDENBAUER BAY



SPACE AVAILABLE

CALL FOR RATES
NNN'S EST. \$14.50 PSF

SUITE 125

6,641 SF

DIVISIBLE TO 3,729 SF + 2,211 SF

SUITE 102 LEASE PENDING

1,698 SF

SUITE 105

9,209 SF

DIVISIBLE TO 5,563 SF

SUITE 103*

8,309 SF

*VENTED TYPE 1 HOOD

SUITE 103/105*

17,518 SF

*GRADE CHANGE

OPEN TO ALL USES



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