



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

DOWNTOWN PARK

PEDESTRIAN CORRIDOR

FUTURE LIGHT RAIL STATION (2023)

TRANSIT CENTER



MEYDENBAUER BAY

Avalon Tower

Hyatt Regency

Hilton Garden Inn

929 Office Tower

Elements

Courtyard by Marriott

Alley 111

Plaza East

BelleVue Place

WA Square (2023+)

The Eight (2023)

Lincoln Square North

Westin

Oi (2023)

Symetra Center

Key Center

Cloud-vue (2024)

BelleVue 600 (2024-25)

The Shops at the Bravern

Meydenbauer Convention Center

BelleVue Square

Lincoln Square South

Lincoln Square South

Centre 425

BelleVue Towers

555 Tower (2023)

City Center Bellevue

City Center Plaza

Skyline Tower

BELLEVue CITY HALL & PARK

Avalon Meydenbauer

Four106 (2023+)

Soma Towers

AC Hotel

Civica

Tower 333

Summit III

Puget Sound Energy Bldg

Seattle Marriott Bellevue

Cerasa Apartments

AMLI Bellevue Park

BLU Bellevue

Park 88

Borgata

Venn at Main

Old Main Apartments

One88

West Main (2023)

BelleVue Pacific Tower

Columbia West

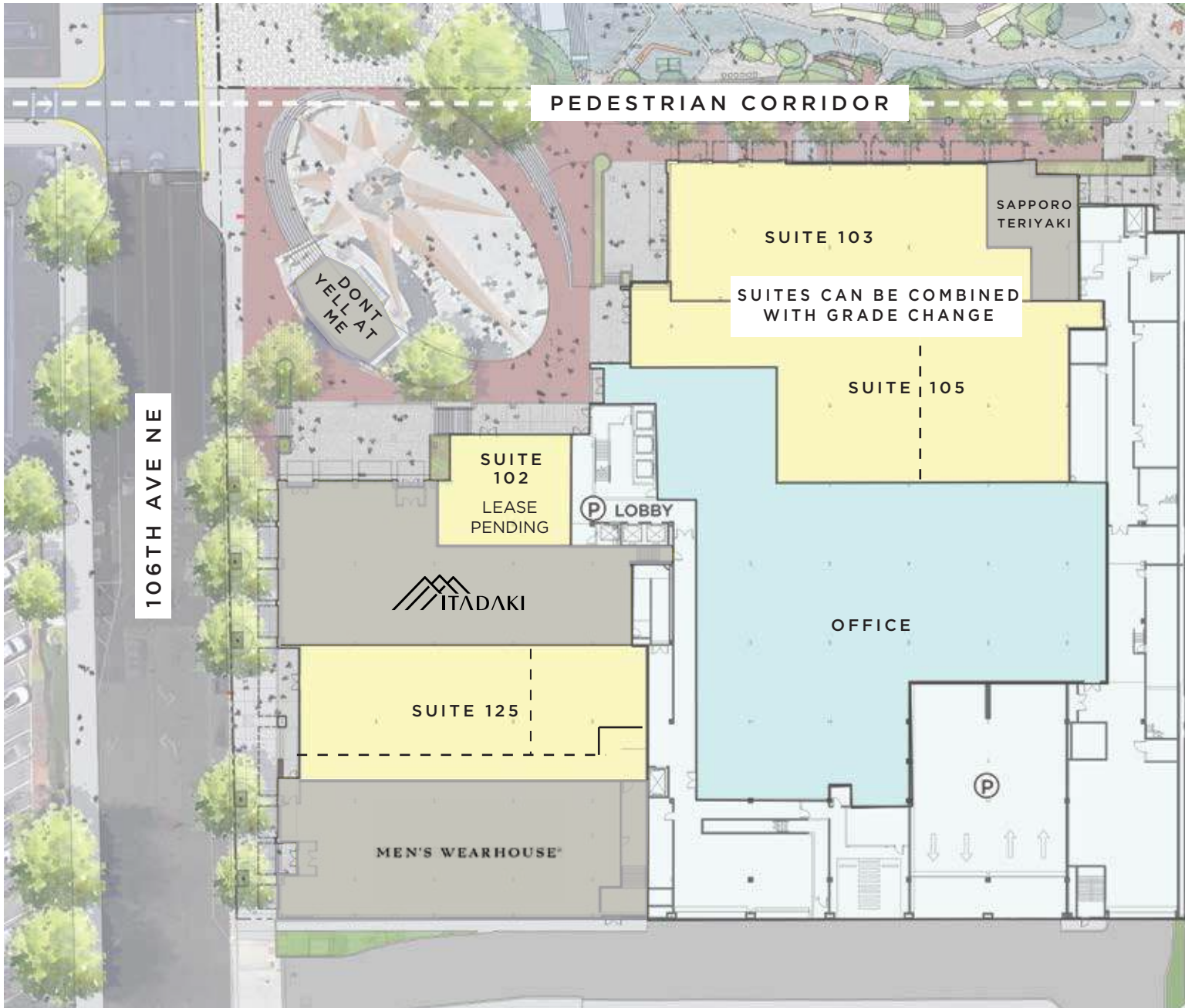
Masins On Main

Apts at Main

The Meyden

Courtyard Off Main Apts

Main St Flats



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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