

THE



EIGHT

NE 8th and 108th Bellevue, WA 98004

Retail, food &
beverage
opportunities



The Eight is where brilliant office space meets uncompromising design and amenities – creating a welcoming public space in the heart of downtown Bellevue. Ample public seating and gathering spaces abound, with architecture and landscape design by award winning partners.

The Eight combines 26 floors of state-of-the-art office space with hospitality-inspired communal spaces. The ground plane is a park in the city – designed to bring people together – with over 11,000 SF of retail, food and beverage space.



A connected retail experience

The Lounge and Café



Retail Pavilion





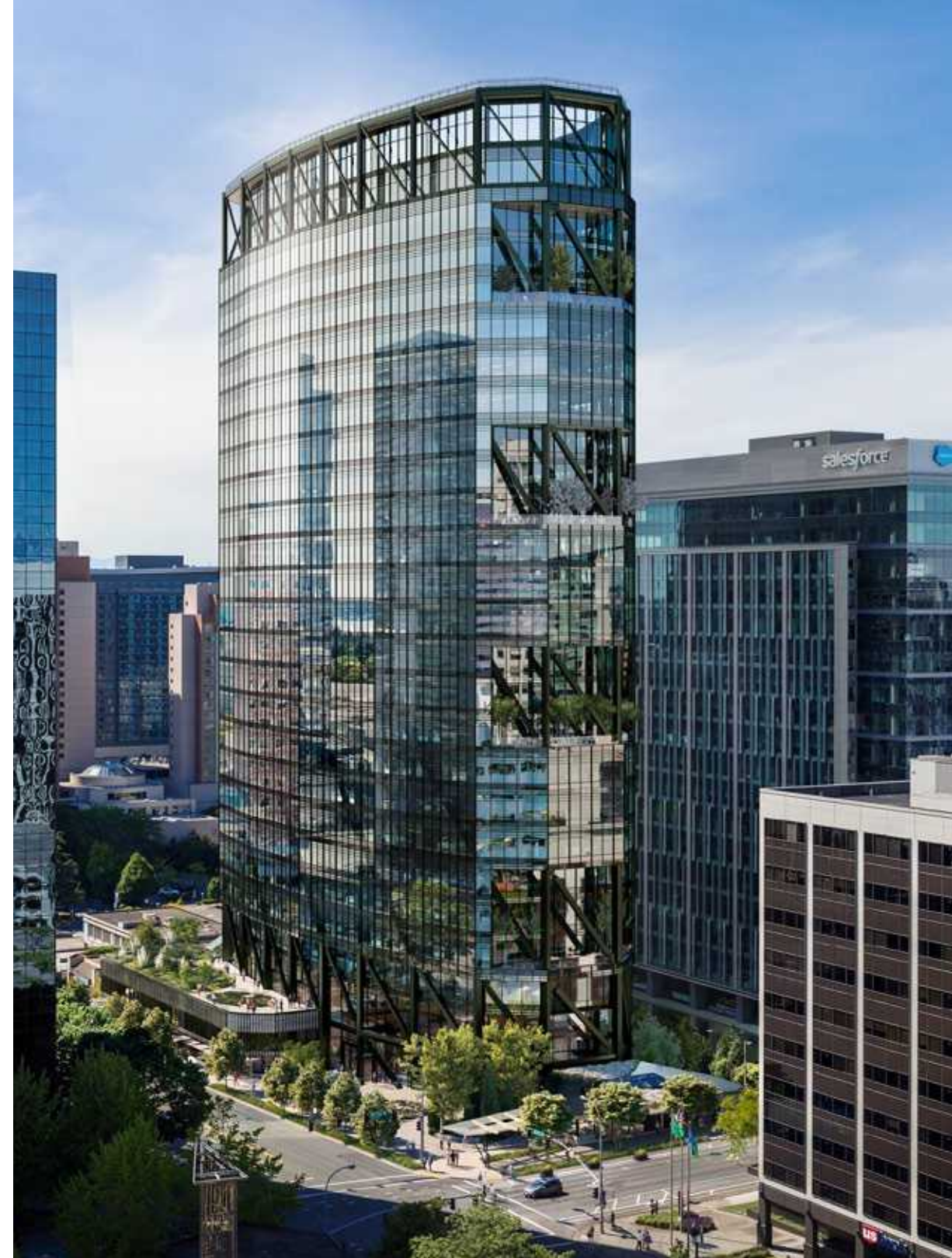
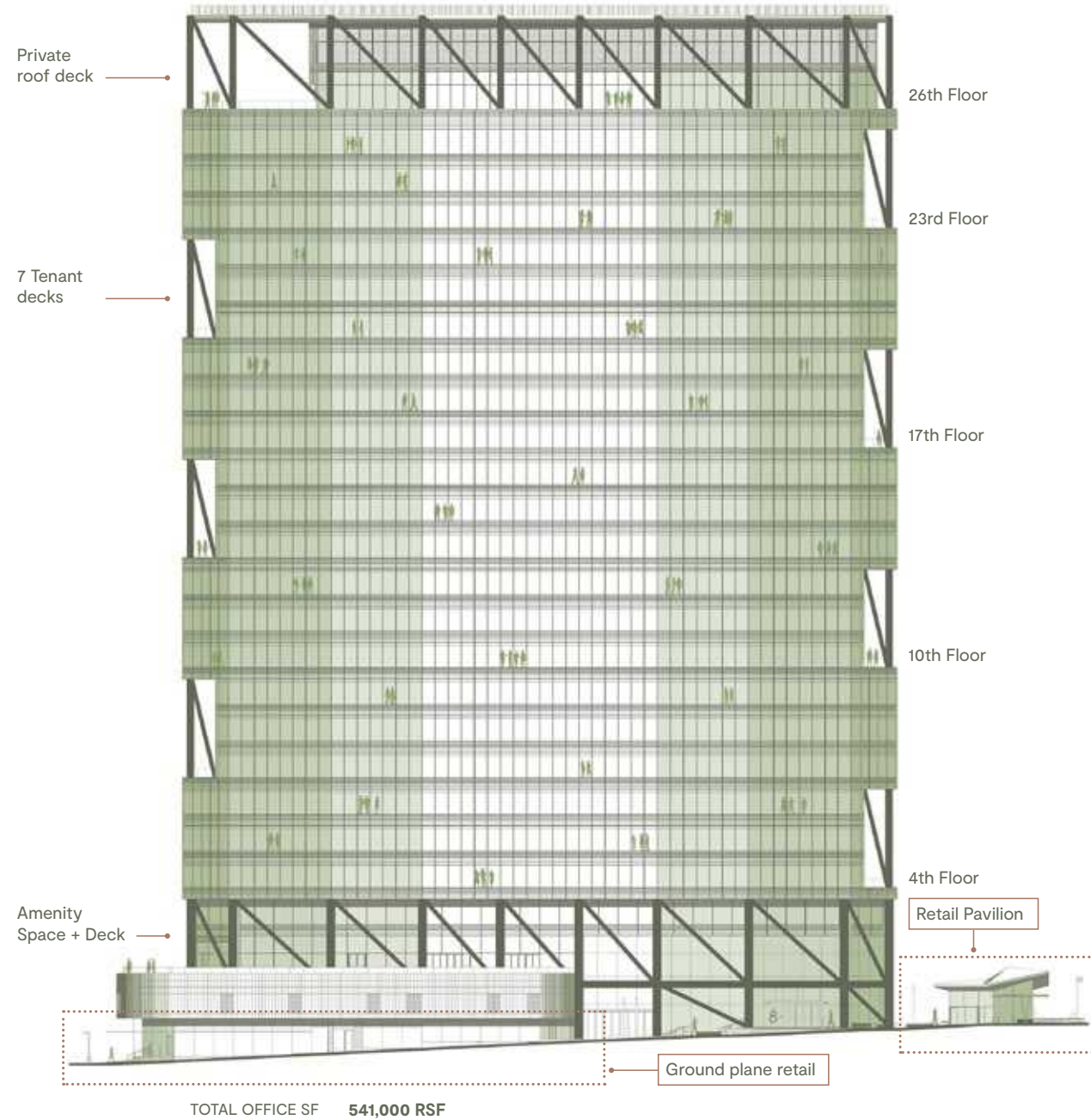
Space at The Eight allows for a sit down restaurant, grab & go coffee, service oriented retail and/or mercantile.

A lobby that's a → hub of activity



A built-in customer base

with 26 floors of office space above





Open to the Plaza, open to Bellevue

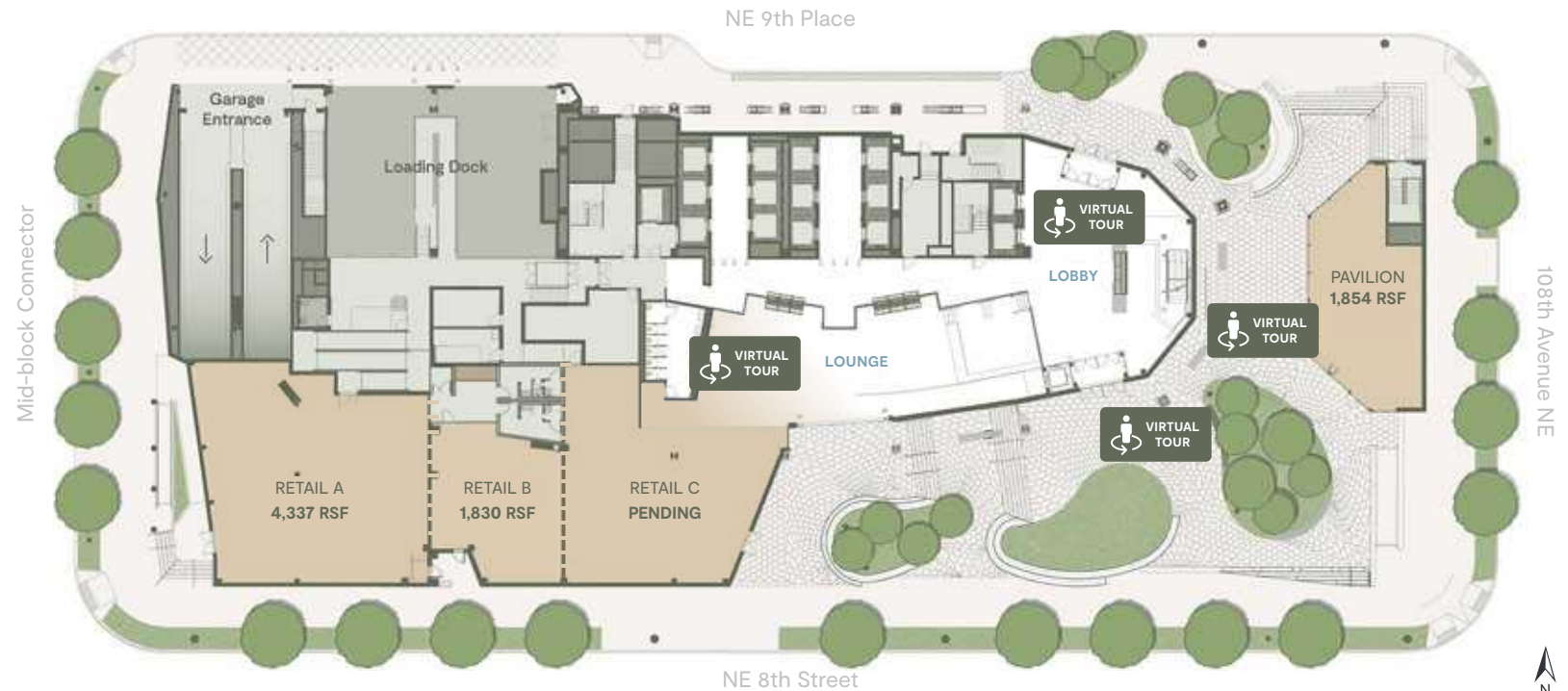
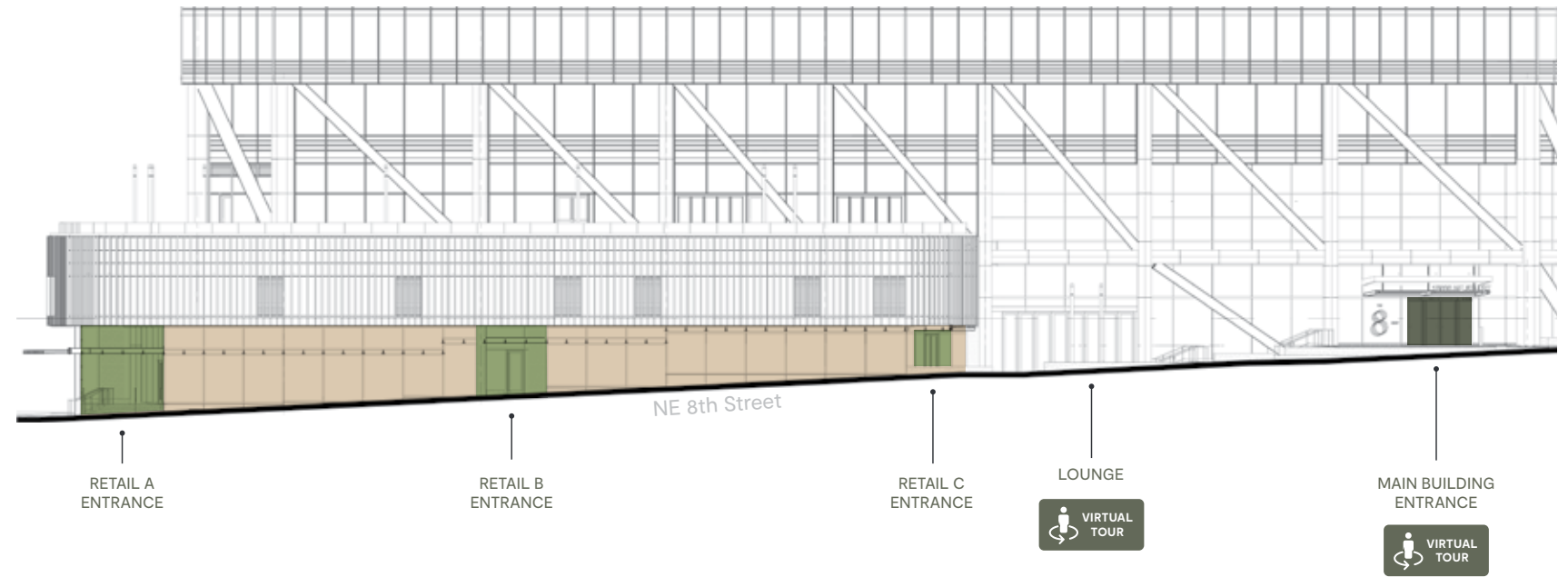
Retail Space Details

APPROXIMATE SIZE

Retail A	4,337 RSF
Retail B	1,830 RSF
Retail C	2,980 RSF PENDING
Pavilion	1,854 RSF

COMMENTS

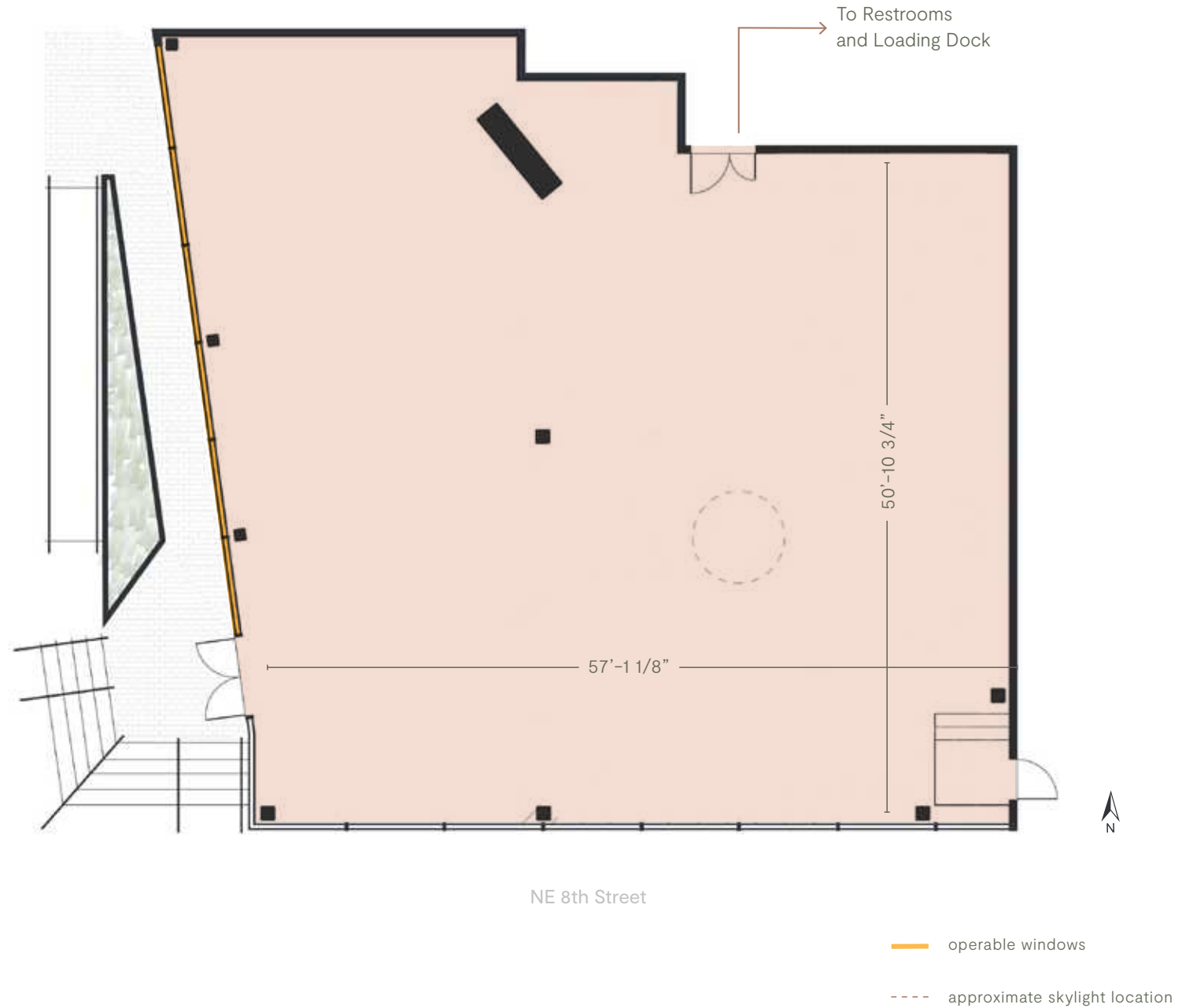
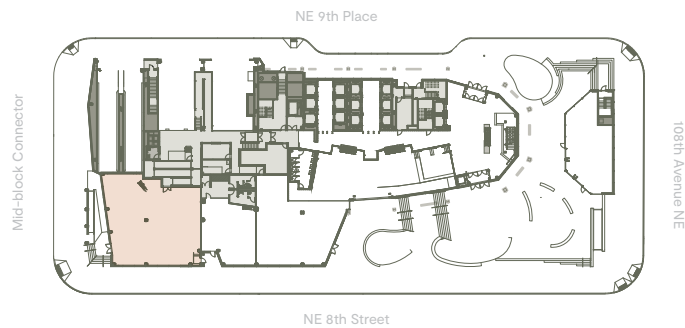
- Up to 9,147 RSF retail space available plus a standalone 1,853 RSF Pavilion, open to activated landscaped plaza
- 541,000 SF of office space above; 3,000+ people in the building
- Retail C is directly connected to the lounge and plaza
- Type I hood options in all retail spaces and the Pavilion
- Retail C and the Pavilion provide potential for outdoor seating between the Pavilion and the main tower
- Skylights in all retail space maximizes natural light with operability in the Pavilion
- Retail customer parking available in the underground garage



Retail A

SUITE DETAILS

- Size 4,337 RSF
- Asking Rate Call for rates
- NNN Estimate TBD
- Ceiling Height approx. 26'-6"
- Ideal for a sit down restaurant
- Retail A offers the option for a type I hood and a mezzanine
- Large skylight on 2nd level deck allows for abundant natural light within the space
- Direct access to loading dock
- Mezzanine opportunity



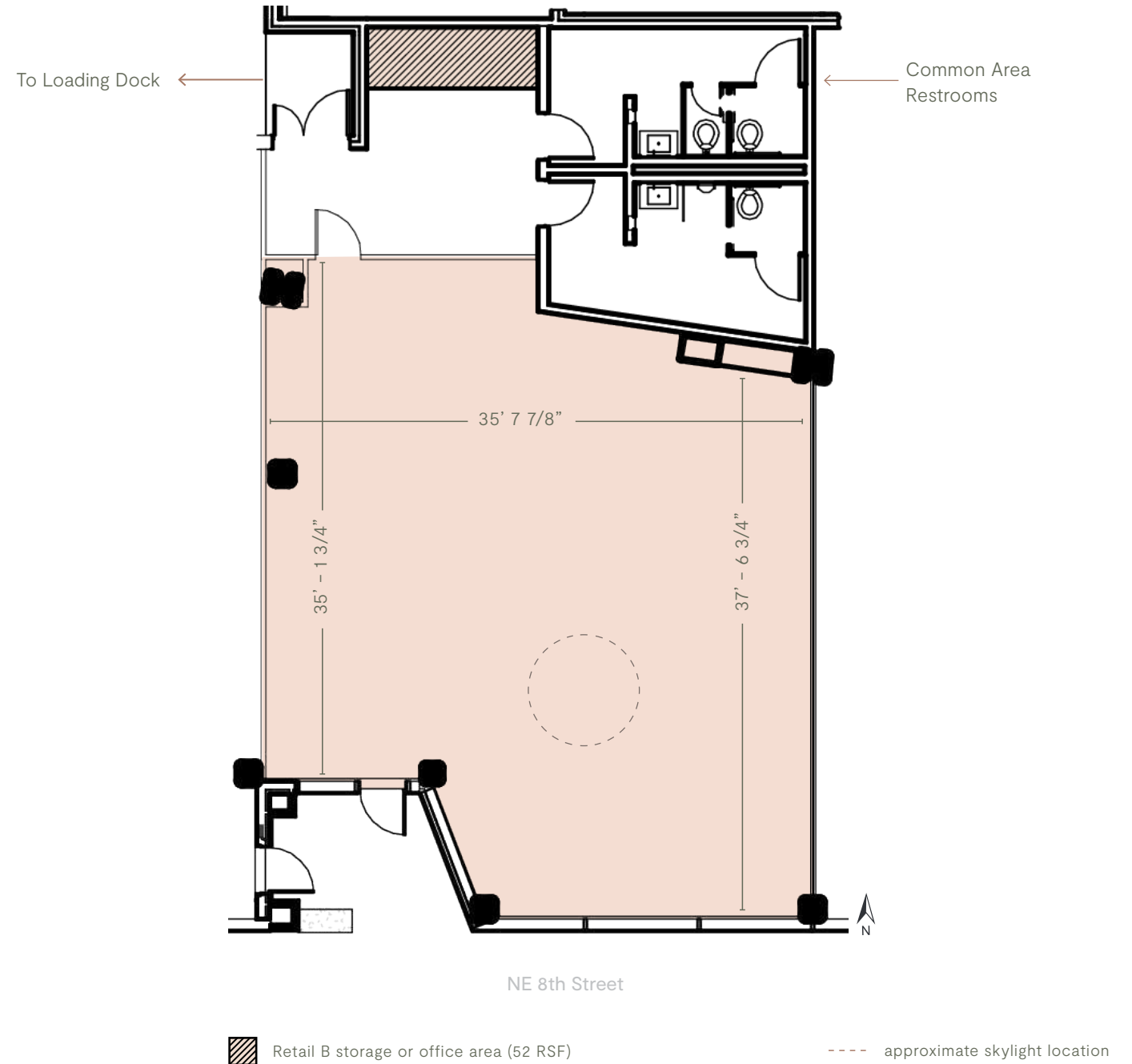
Retail A



Retail B

SUITE DETAILS

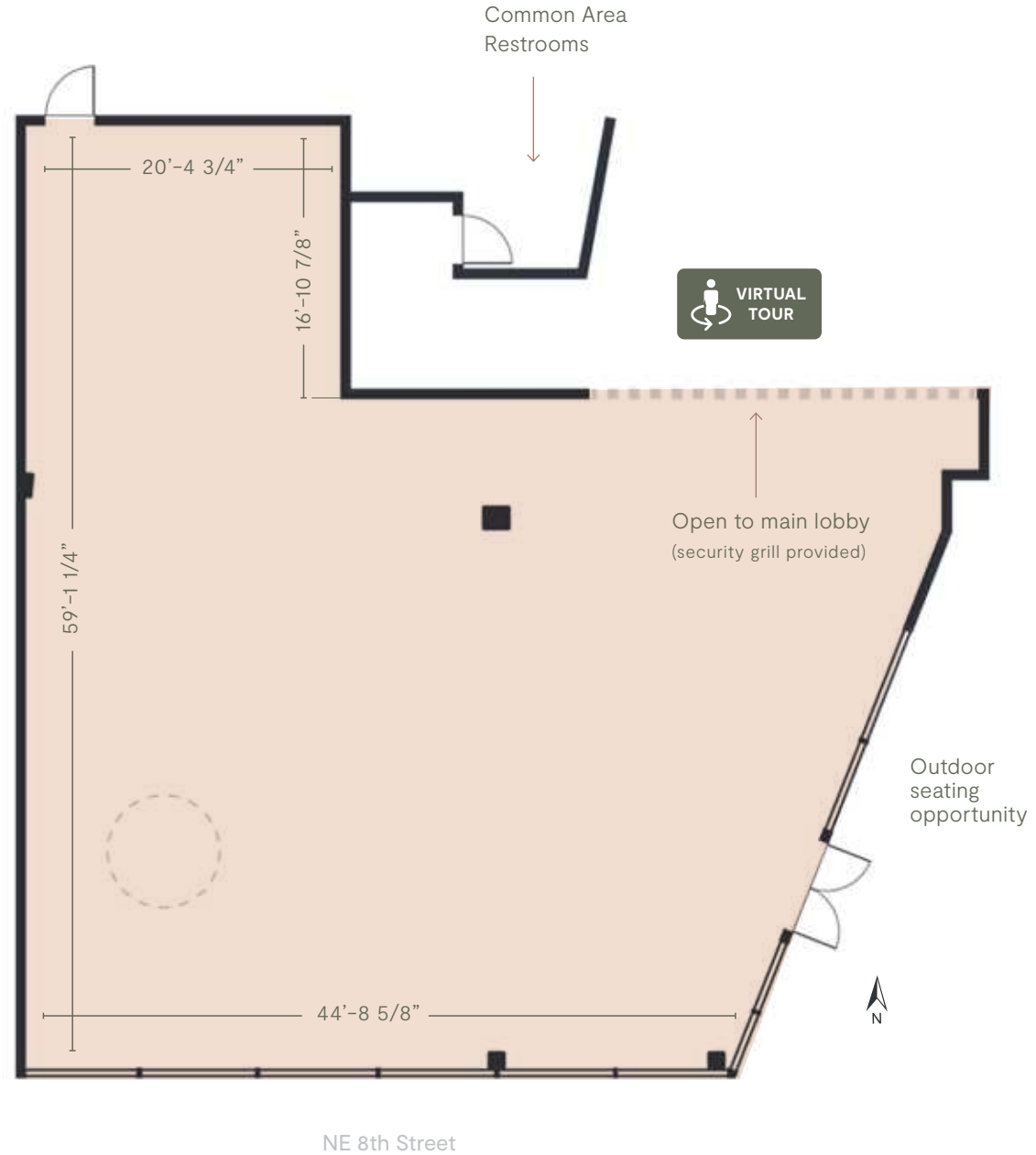
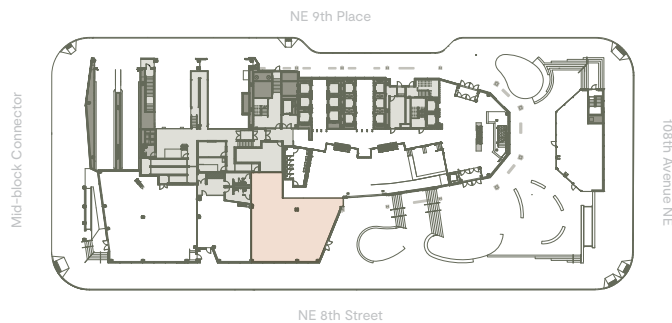
- Size 1,830 RSF
- Asking Rate: Call for rates
- NNN Estimate TBD
- Ceiling Height approx. 25'-6"
- May be combined with Retail C as expansion space for a sit down restaurant
- Other ideal uses include barbershop, mercantile, or specialty market
- Option for type I hood
- Large skylight on 2nd level deck allows for abundant natural light within the space
- Direct access to loading dock, garbage and recycling



Retail C PENDING

SUITE DETAILS

- Size 2,980 RSF
- Asking Rate: PENDING
- NNN Estimate TBD
- Ceiling Height approx. 21'-0"
- Retail C is directly connected to the lounge and plaza, making it an ideal space for coffee/cafe use
- Retail C has the ability to utilize common area restrooms
- Retail C offers the option for type I hood and the possibility of outdoor seating
- Large skylight on 2nd level deck allows for abundant natural light within the space
- Direct access to loading dock, garbage and recycling



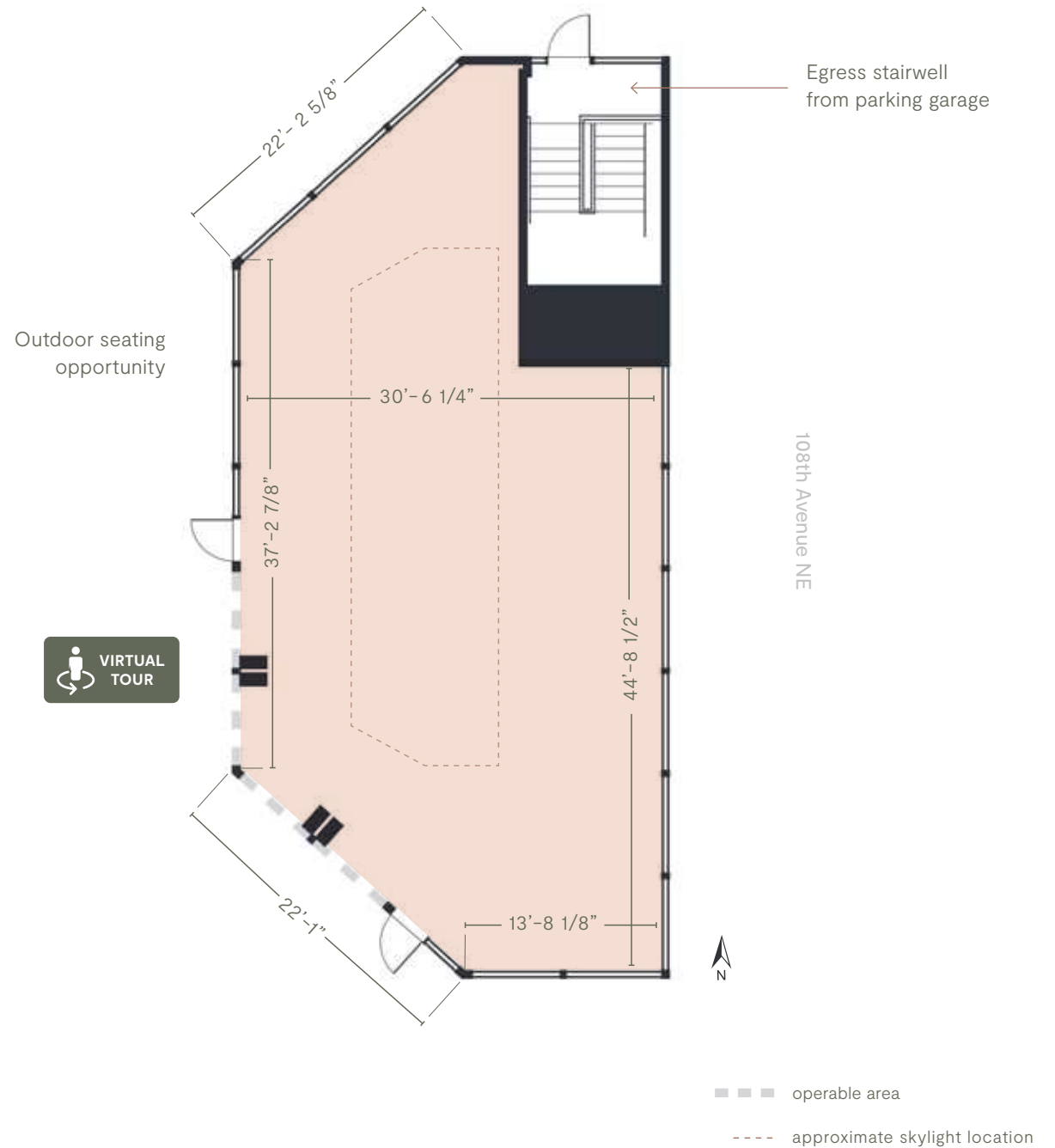
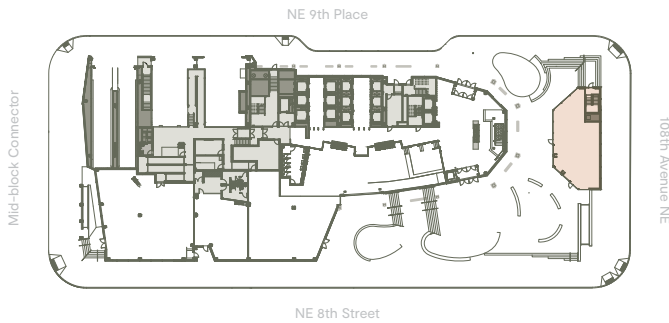
----- approximate skylight location



Retail Pavilion

PAVILION SPACE DETAILS

- Size 1,854 RSF
- Asking Rate: Call for rates
- NNN Estimate TBD
- Ceiling height ranges from 12'-2" to 14'-8" with sloped roof
- Standalone mass-timber building ideal for fast casual restaurant user
- Ample outdoor seating opportunities
- Option for type I hood
- Large central skylight allows for abundant natural light within the space

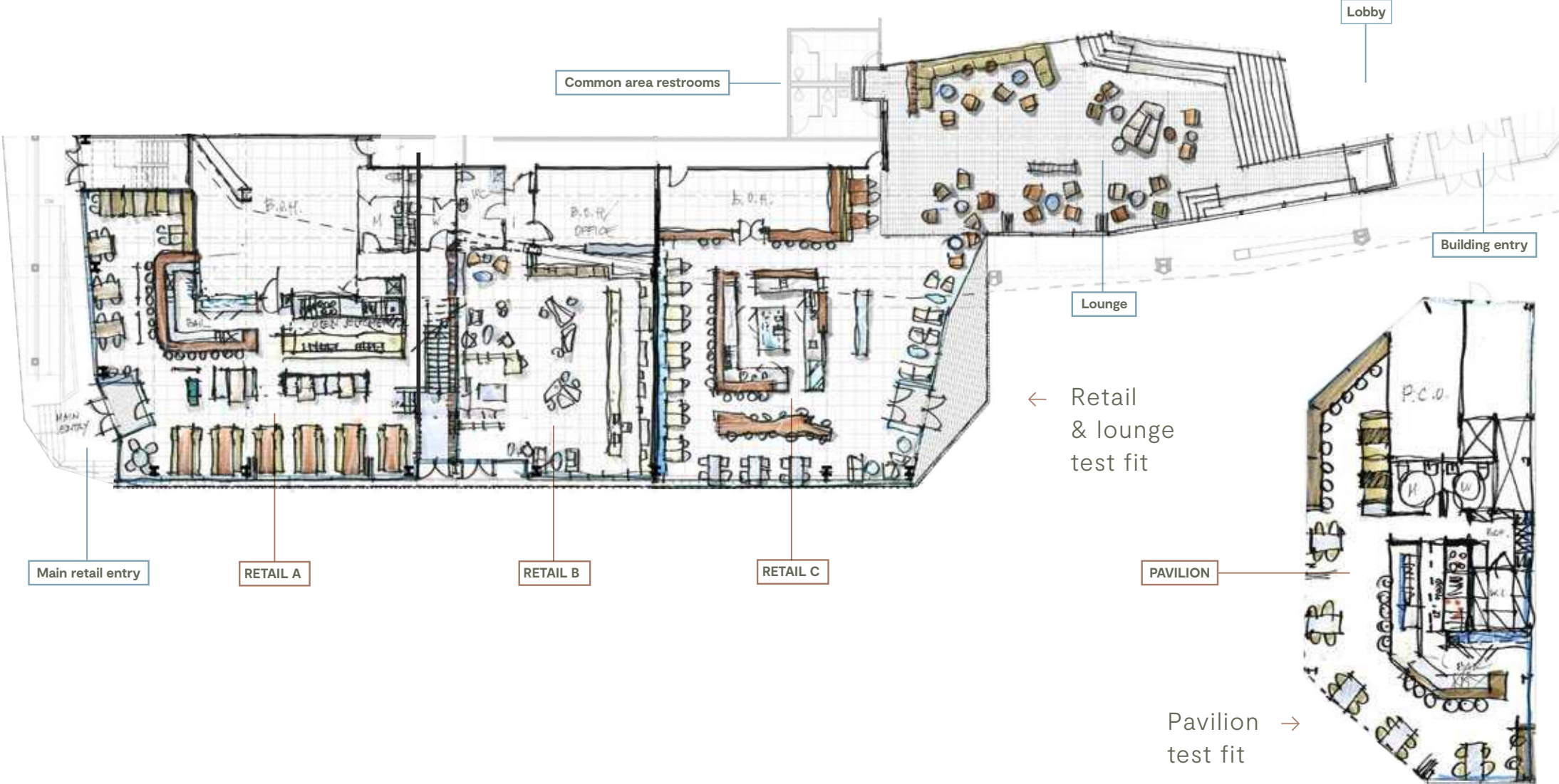


Retail Pavilion



Early conceptual renderings

Renderings provided by Graham Baba Architects



Renderings not to scale

The Lounge



Experiencing exponential growth

Bellevue is a city on the rise



Future market dynamics



6,300+

RESIDENTIAL UNITS
PLANNED OR UNDER
DEVELOPMENT
(BELLEVUE CBD)



4.3M+ SF

76% PRELEASED
OFFICE UNDER
CONSTRUCTION
(BELLEVUE CBD)



97,500

EST. DAYTIME POPULATION
WITHIN BELLEVUE CBD
(BY 2025 OR LATER)

2023 market dynamics

Demographics by drive time



ESTIMATED
DAYTIME
POPULATION

55,755

3 minutes

90,366

5 minutes

242,767

10 minutes



RESIDENTIAL
POPULATION

18,316

3 minutes

37,286

5 minutes

142,338

10 minutes



AVERAGE
HOUSEHOLD
INCOME

\$222K

3 minutes

\$218.6K

5 minutes

\$210.8K

10 minutes

Minutes away from world-class shopping and dining



THE

EIGHT



RETAIL / CONVENIENCE
 HOTEL
 DINING/NIGHTLIFE
 MEDICAL/INSTITUTIONAL
 FITNESS/WELLNESS

Retail Storefront



THE



EIGHT

For Retail Leasing

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