

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







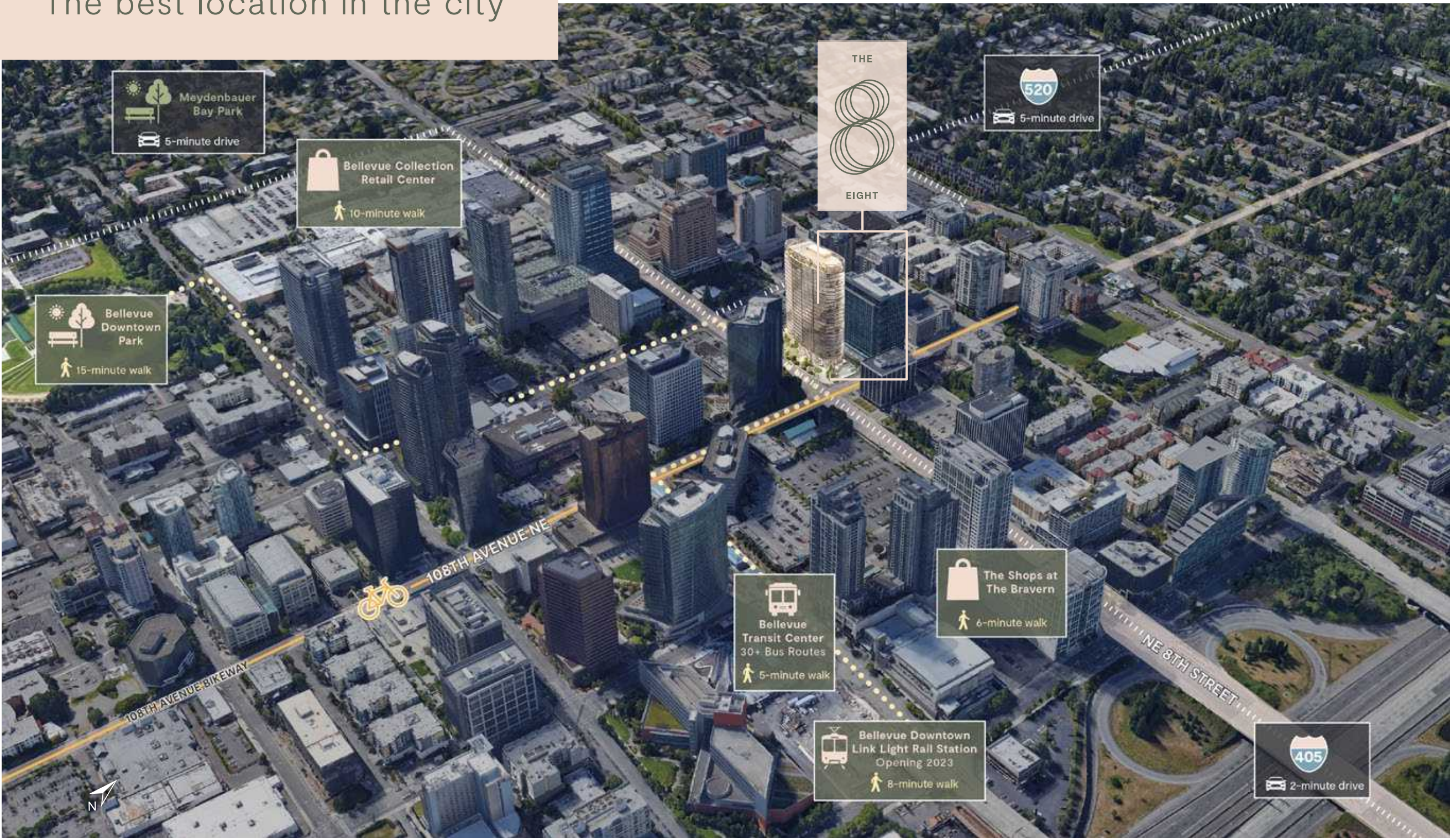
Space at The Eight allows for a sit down restaurant, grab & go coffee, service oriented retail and/or mercantile.

A lobby that's a → hub of activity





# The best location in the city



Meydenbauer Bay Park  
5-minute drive

Bellevue Collection Retail Center  
10-minute walk

Bellevue Downtown Park  
15-minute walk

THE  
EIGHT

520  
5-minute drive

108TH AVENUE NE

108TH AVENUE BIKEWAY

Bellevue Transit Center  
30+ Bus Routes  
5-minute walk

The Shops at The Bravern  
6-minute walk

Bellevue Downtown Link Light Rail Station  
Opening: 2023  
8-minute walk

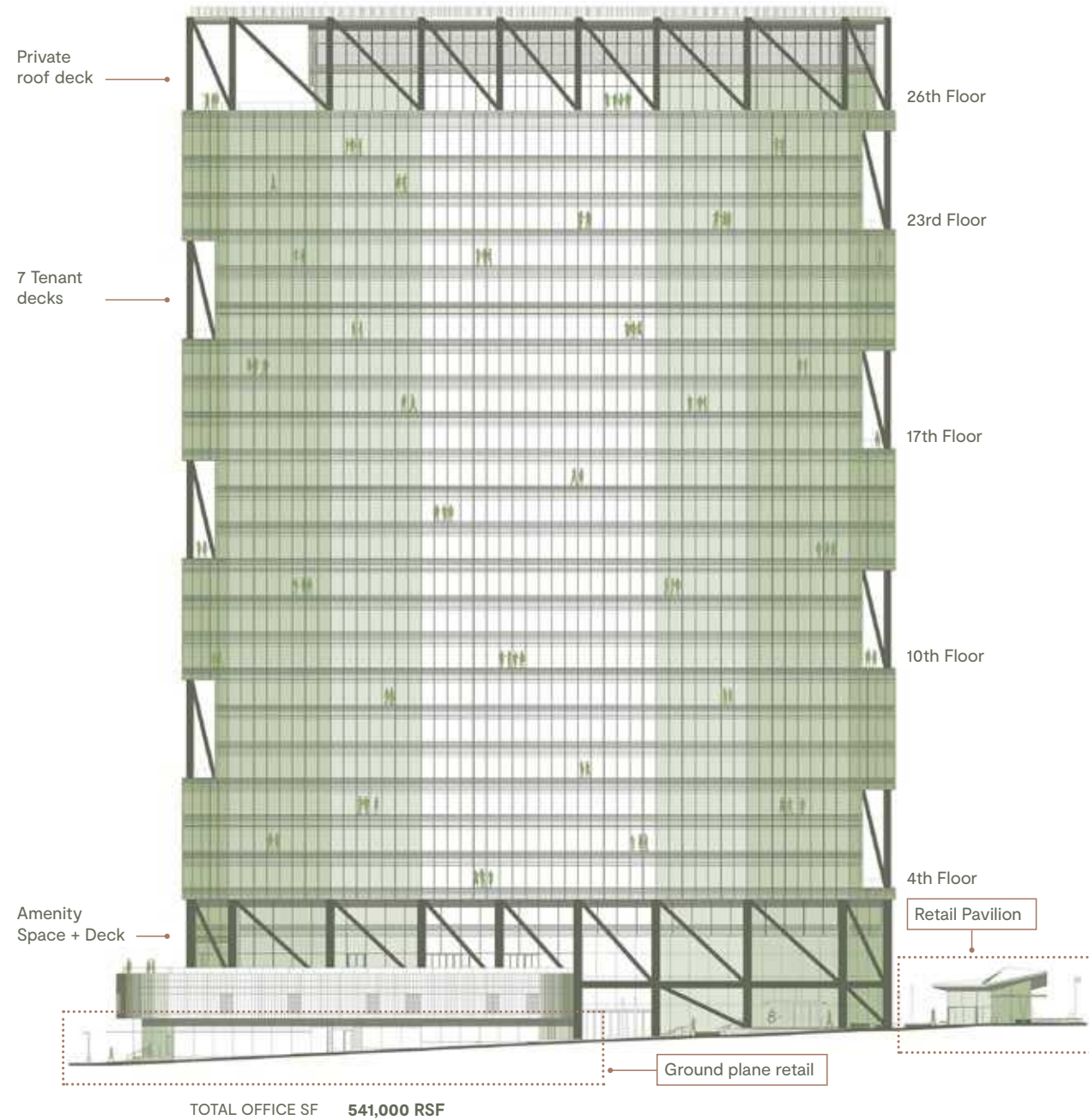
LINE 8TH STREET

405  
2-minute drive



# A built-in customer base

with 26 floors of office space above









# Open to the Plaza, open to Bellevue

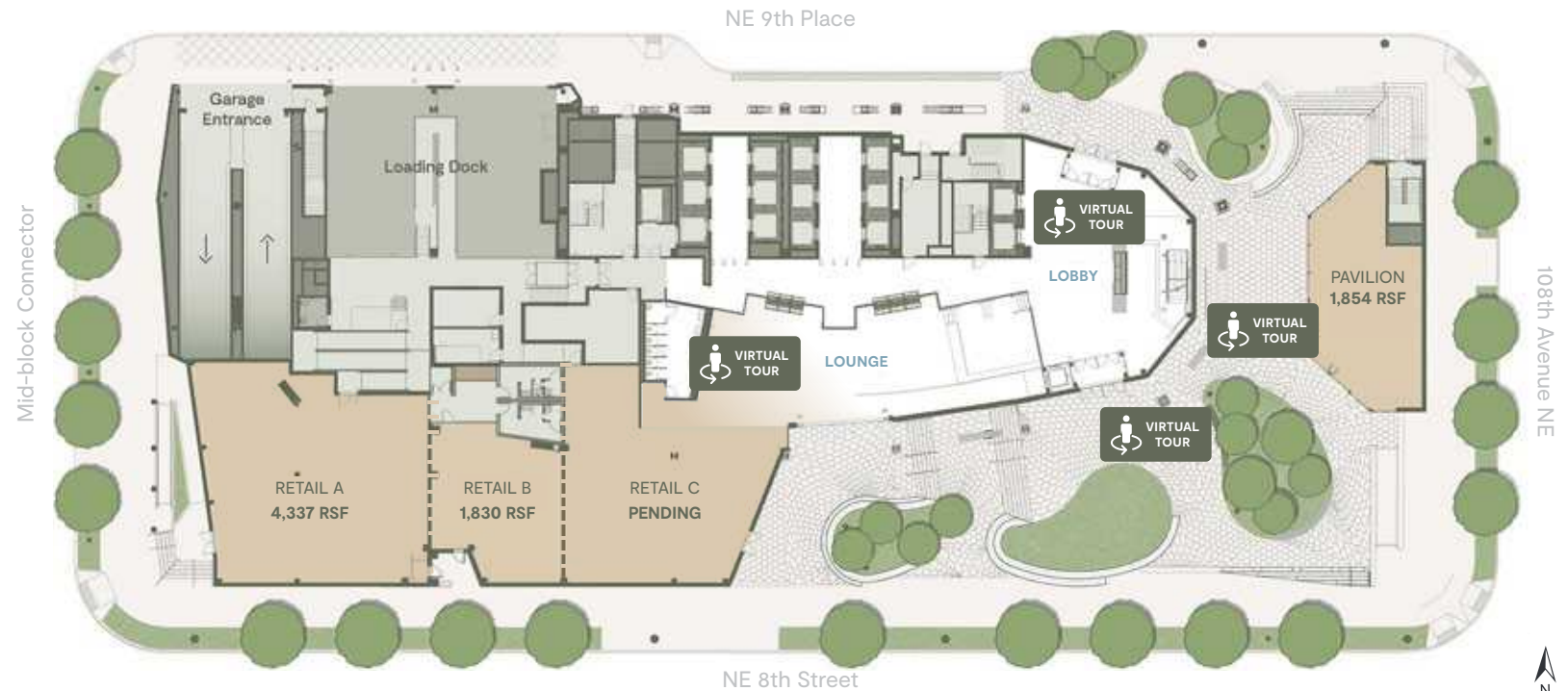
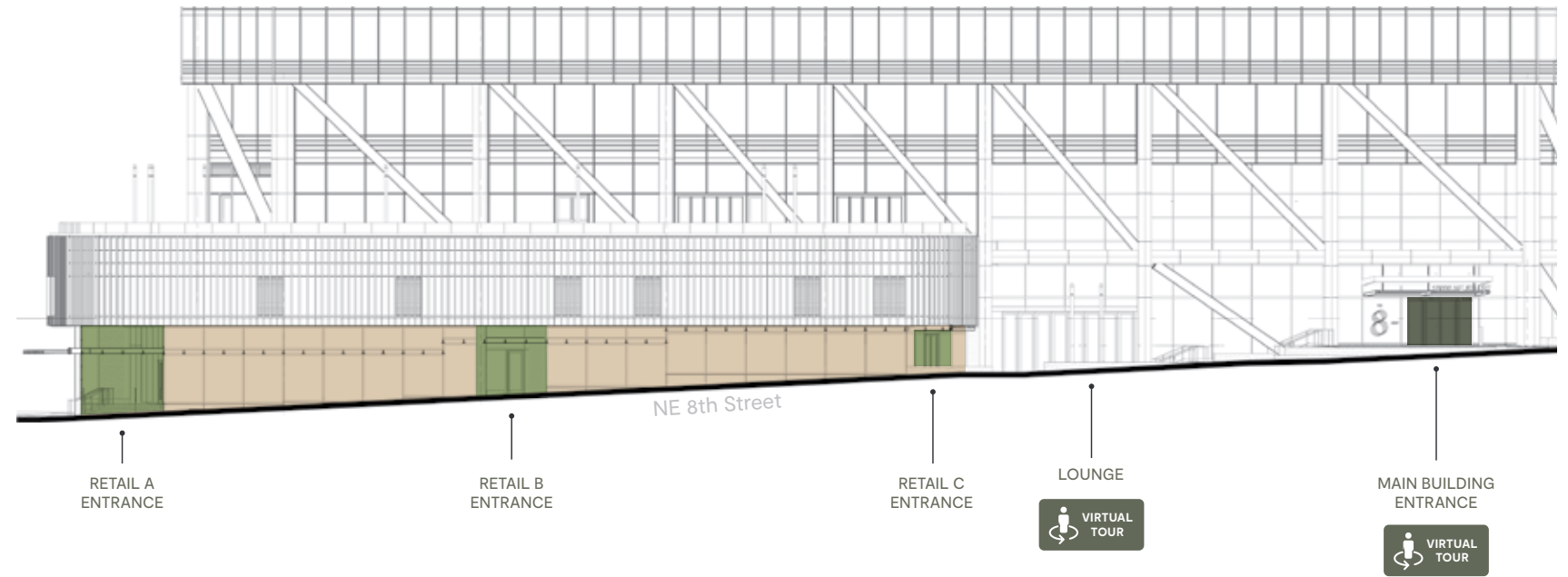
## Retail Space Details

### APPROXIMATE SIZE

Retail A	4,337 RSF
Retail B	1,830 RSF
Retail C	2,980 RSF <b>PENDING</b>
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

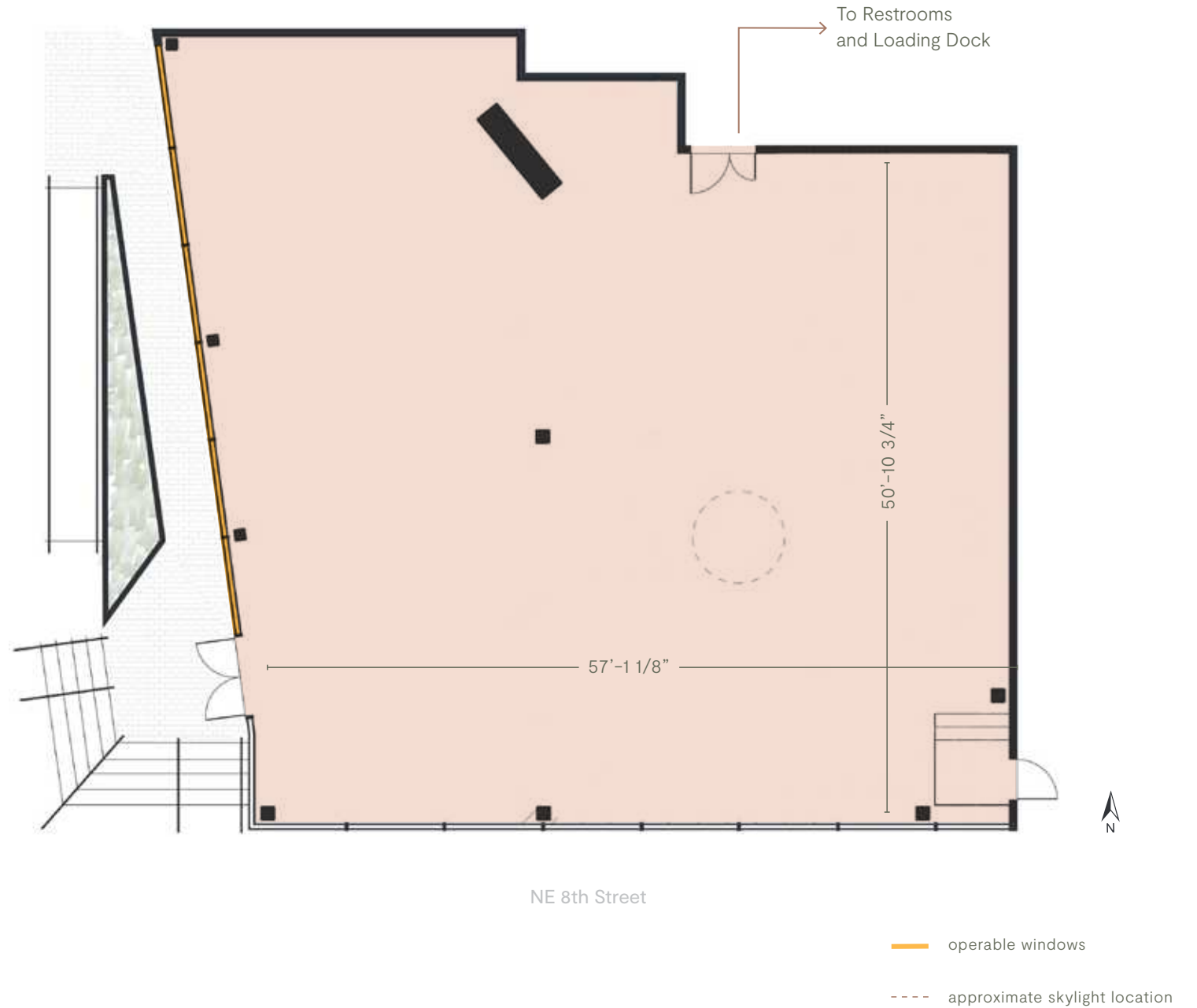
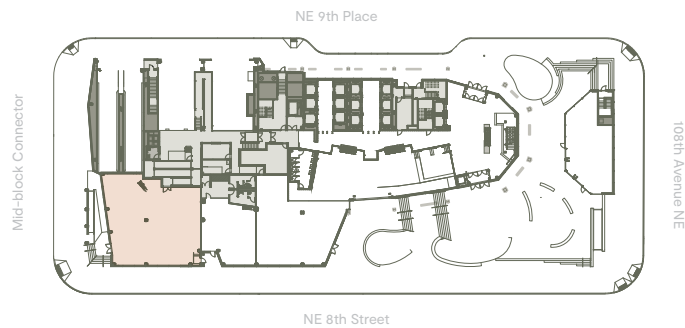




# Retail A

## 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

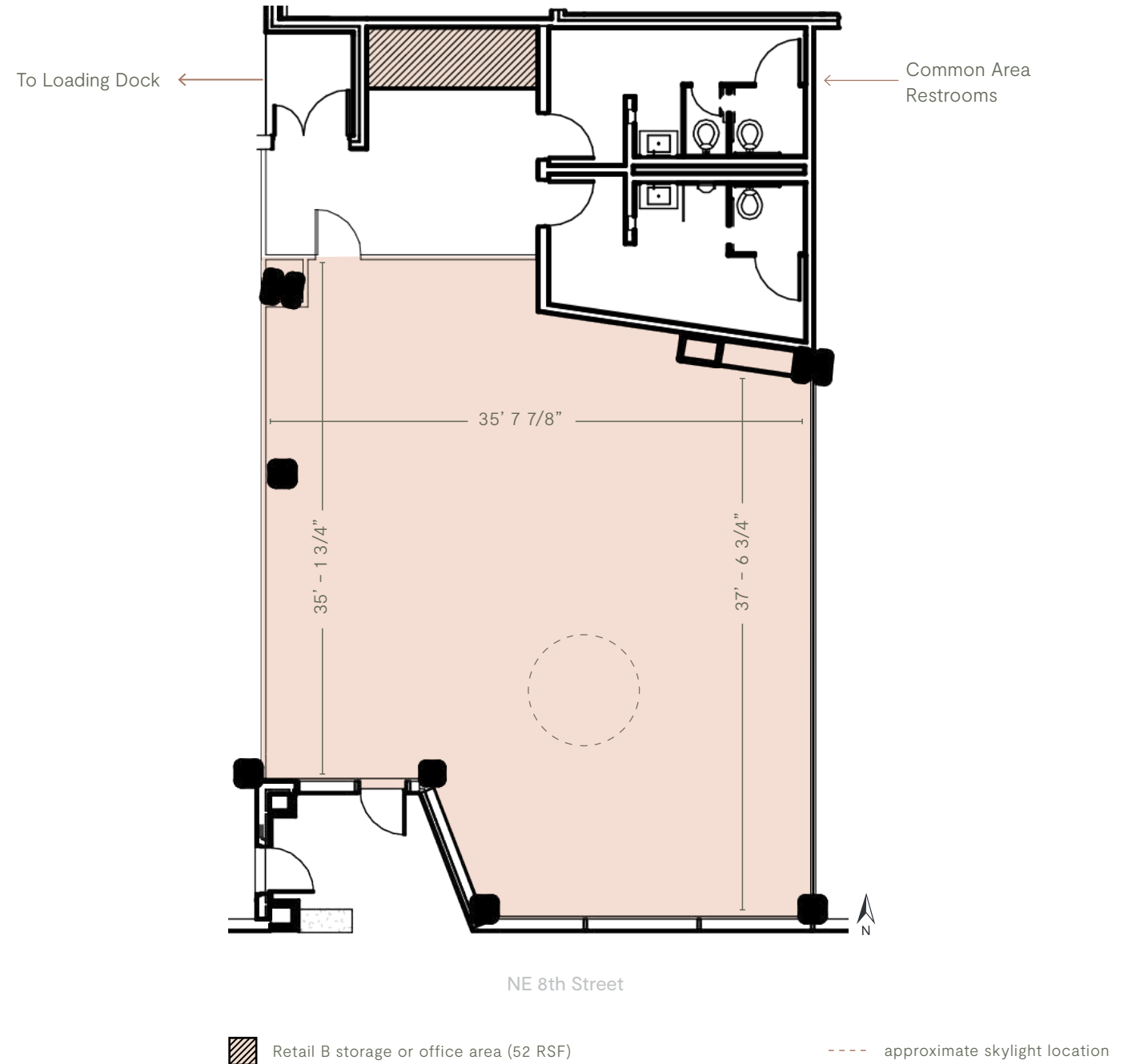




# Retail B

## 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

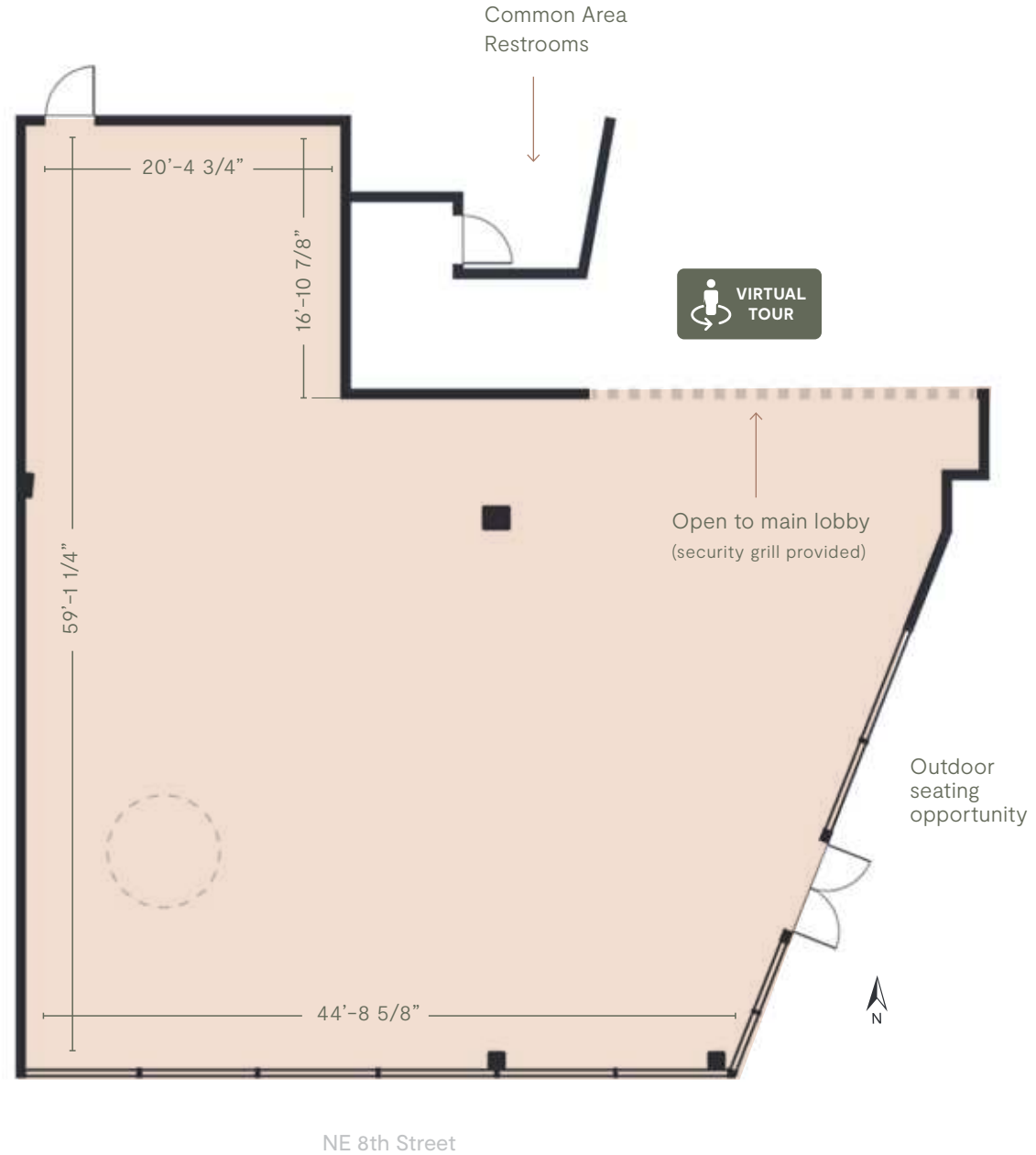
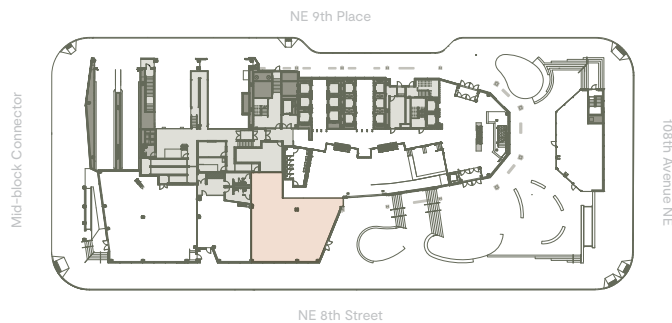




# Retail C PENDING

## 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



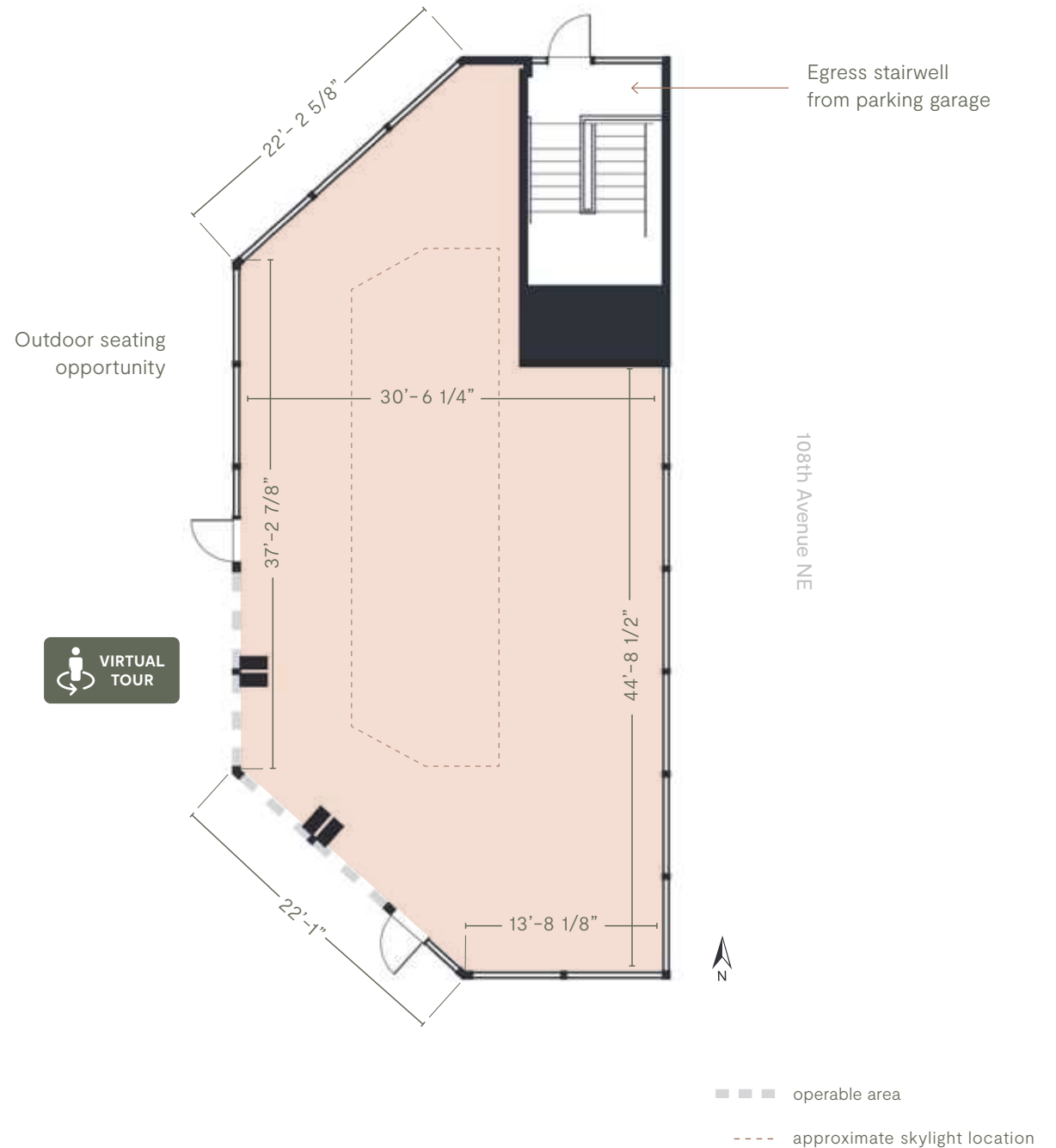
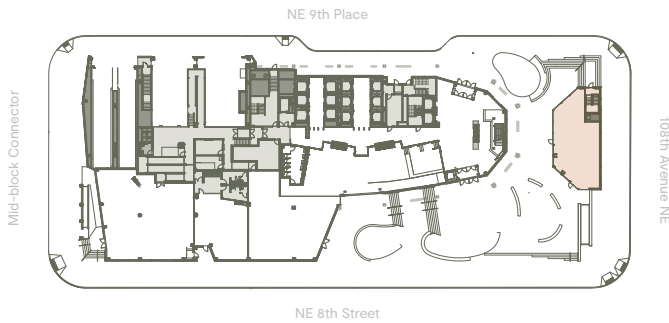




# Retail Pavilion

## 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





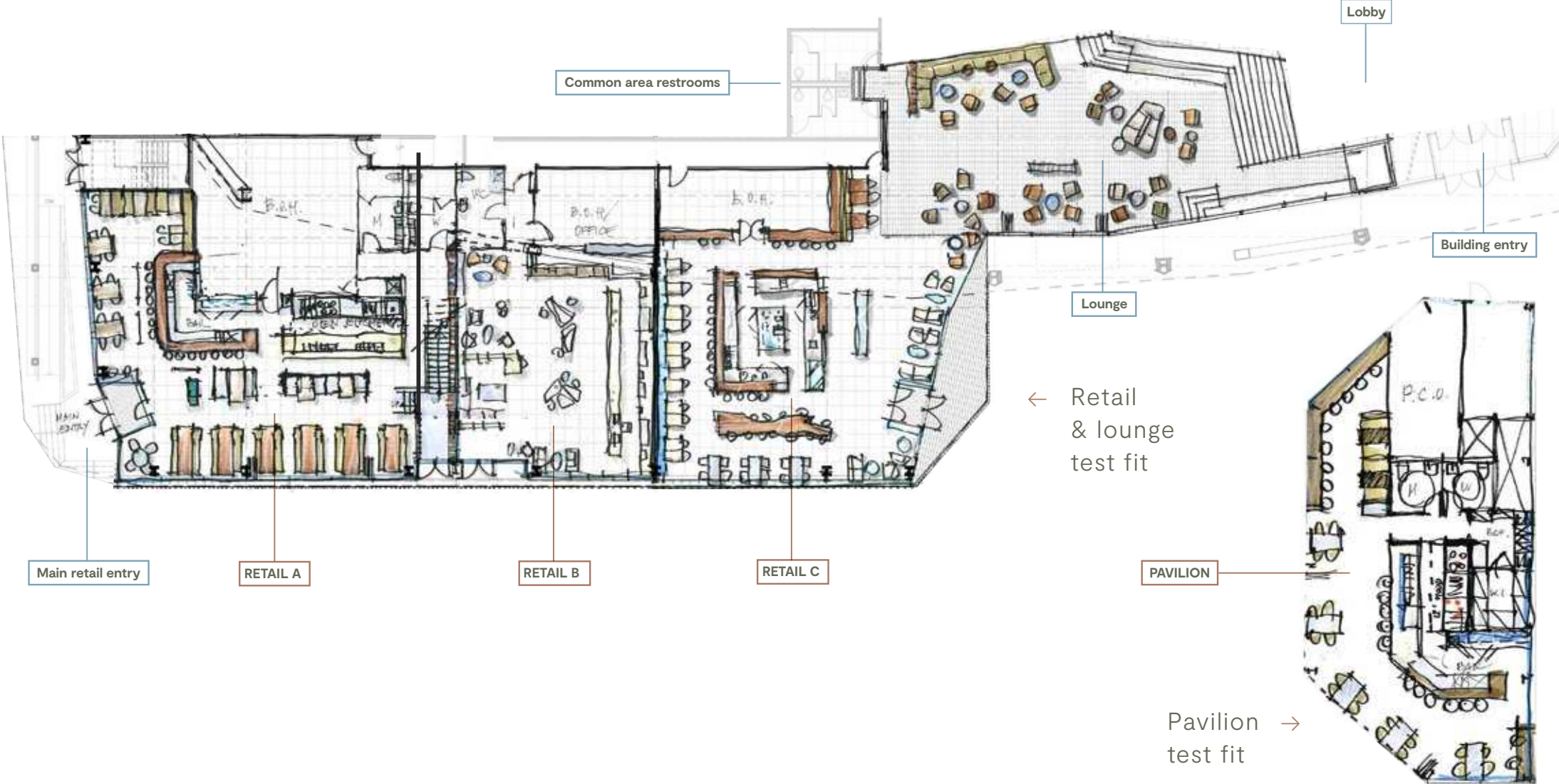
Retail Pavilion





# 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



## 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



## 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)



Minutes away from world-class shopping and dining



THE

EIGHT



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



Retail Storefront





THE



EIGHT

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## For Retail Leasing

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