

4106

5,680 RSF RESTAURANT SUITE
On The Corner Of NE 4th St & 106th Ave NE

Elevating work. Enhancing life.

Four106 is just steps away from world-class shopping destinations, top regional employers, and luxury hotels.

Downtown Bellevue boasts a growing number of daytime visitors and workers, in part due to an expanding urban residential footprint, allowing for restaurant and retail activity throughout the week.

FOUR106

four106.com

FOUR106

Surrounded by city life.

Located in the absolute center of the West Coast's most active commercial markets, Four106 is the right size at the right place, delivering at the right time. Four106 offers a unique 5,680 RSF ground floor food and beverage opportunity, in a prominent eastside destination.

four106.com

Eat, drink, host and be merry.

With 485,000 SF of office located above, quick access to all major highways, three high-end hotels within a short walk, and close proximity to downtown Bellevue's premier shopping destinations, Four106 offers an abundant customer reach.

61,400

Urban Residences

243,100

Daytime Population



95

Walk Score



6

Hotels



2,185

Hotel Rooms



21

Acres of Park



85

Restaurants



200

Shops

The Heart of Bellevue

Four106 is centrally located in Bellevue's vibrant and active Central Business District, allowing onsite and nearby tenant's and guests all of the benefits of living and working in the heart of one of the West Coast's premier urban environments.

FOUR106

▲
BELLEVUE DOWNTOWN
LIGHT RAIL STATION
3 MIN WALK

▲
EAST MAIN
LIGHT RAIL STATION
6 MIN WALK

Bellevue
Towers

NE 4TH ST

Alley Entrance

Restaurant

Office
Elevators

Lobby

Rideshare Dropoff

Rideshare
Lounge

Garage
Entrance

Garage
Exit

Garage
Elevators

Lobby
Lounge

Soma
Towers

▲ BELLEVUE COLLECTION
3 MIN WALK

106TH AVE NE

▼ BELLEVUE
DOWNTOWN PARK
3 MIN WALK

Amazon
Everest

four106.com

Space available

Approximate Size 5,131 USF / 5,680 RSF

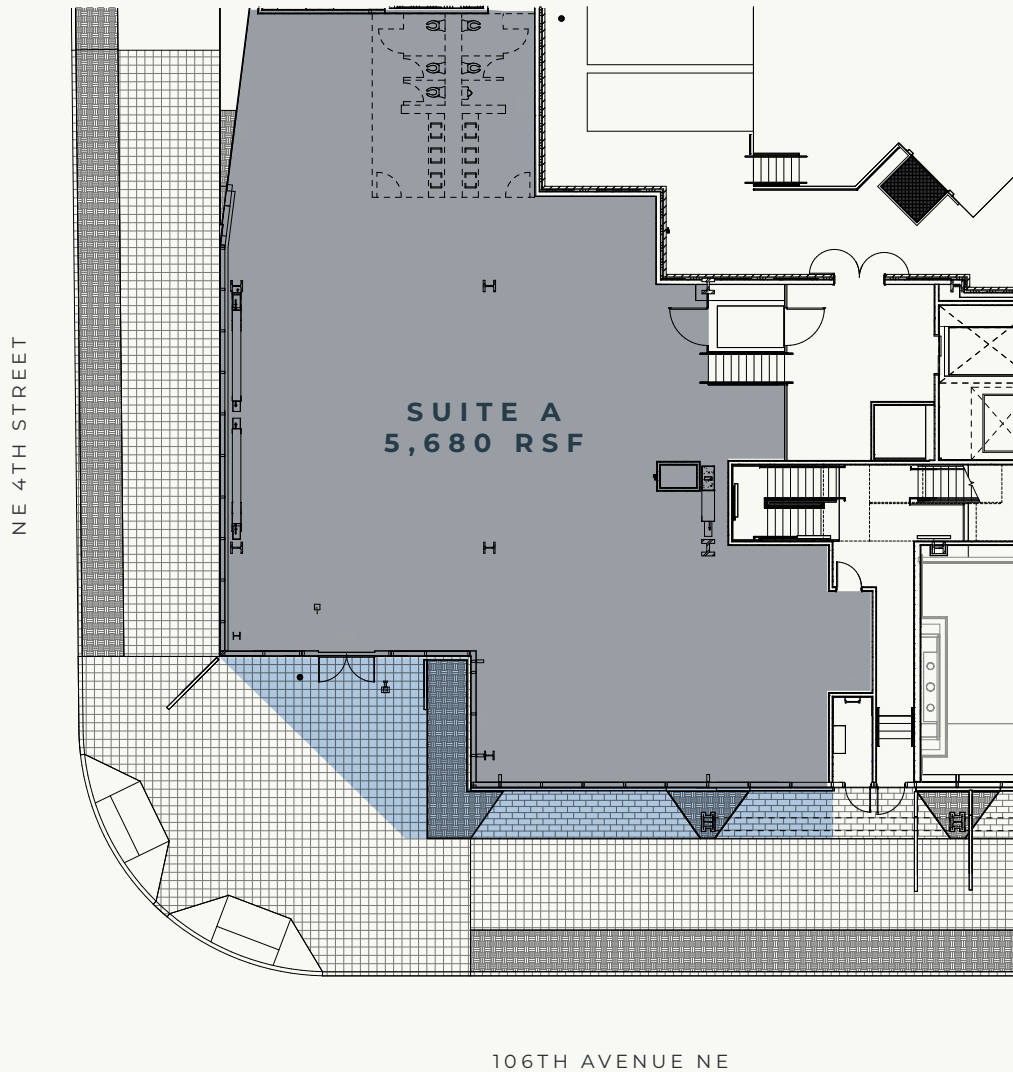
Asking Rent Upon Request

NNN ESTIMATE \$12.15 PSF

Landlord Delivery Q2 2025

- Corner space with outdoor seating opportunities
- Located in the center of the Bellevue CBD

■ POTENTIAL OUTDOOR SEATING AREA



FOUR106

Conceptual Rendering / Ground Level

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On the rise

Bellevue is under exponential growth with many new residential and office buildings on the rise.

Bellevue is the second largest city center in Washington, behind Seattle and provides an increasingly younger, affluent and sophisticated population. The bustling downtown core is within one of the nation's wealthiest zip codes, and home to a number of the nation's premier retail destinations, including the Bellevue Collection. Bellevue is also home to over 2 million square feet of Microsoft office space and a growing tech hub in the Pacific Northwest.

AREA DEMOGRAPHICS

DRIVE TIME	3 MIN	5 MIN	10 MIN
TOTAL POPULATION	15,030	27,312	114,274
DAYTIME POPULATION	45,772	70,018	209,824
AVERAGE HH INCOME	\$221,376	\$217,000	\$220,310
MEDIAN AGE	36.7	38.1	39.6

FOUR106

Map of downtown Bellevue, Washington, showing the 4106 area. The map highlights various businesses, including restaurants (red dots), retail (blue dots), and hotels (green dots). Key locations include Downtown Park, Ashwood Playfield, and the Transit Center. The map also shows the Link Light Rail Station and the 405 highway.

Legend:

- Restaurant (Red dot)
- Retail (Blue dot)
- Hotel (Green dot)

Businesses and Locations:

- Restaurants:** Farine Bakery & Café, Top Pot Doughnuts, Sam's Tavern, Minamoto Japanese Restaurant, Cielo Cucina Mexicana, The French Bakery, Wild Wasabi, Café Hagen, Itadaki Yakiniku, Don't Yell At Me, Men's Warehouse, El Gaucho, Cafe An'Clair, Caffe Ladro, Seastar Restaurant, Fonte Coffee, Haidilao Hot Pot, H Mart, Banfield Pet Hospital, Office Depot, Blazing Bagels, Pagliacci Pizza, Selden's Designer Home Furnishings, La mar Cocina Peruana, Starbucks, Tapster, Tendon Kohaku, Safeway, Evergreens, Ascend, SoulCycle, Cinemark Cinemas, Nordstrom Rack, Lincoln Square South, The W Hotel, The Westin Hotel, Earl's Kitchen & Bar, Din Tai Fung Container Store, Lincoln Square North, William Sonoma, Pottery Barn, Uniqlo, Lululemon, Amazon Books, Zara, Anthropologie, Aritzia, The North Face, Macy's, Peloton, Apple, Tesla, Nordstrom, Crate & Barrel, J.Crew.
- Retail:** QFC Bartell Drug, InterContinental Jo Malone, Pasta & Co, 13 Coins Hyatt Regency Drybar, CorePower Yoga, Recoop Spa, Black Bottle, The Ashram Yoga, Kaiser Permanente Bellevue Medical Center, Whole Foods Market, REI, Virginia Mason Bellevue Medical Center, Seattle Marriott Bellevue, Amazon.
- Hotels:** Ashwood Playfield, Downtown Park.
- Other:** The Shops at The Bravern, Louis Vuitton, Gucci, Hermes, Moncler, John Howie Steak, Link Light Rail Station, Transit Center, 405 Highway, 4106 Area.

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DUNE REAL ESTATE
PARTNERS

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