

FOR SALE OR GROUND LEASE

Wilburton Gateway

605 119TH AVE NE | BELLEVUE, WA

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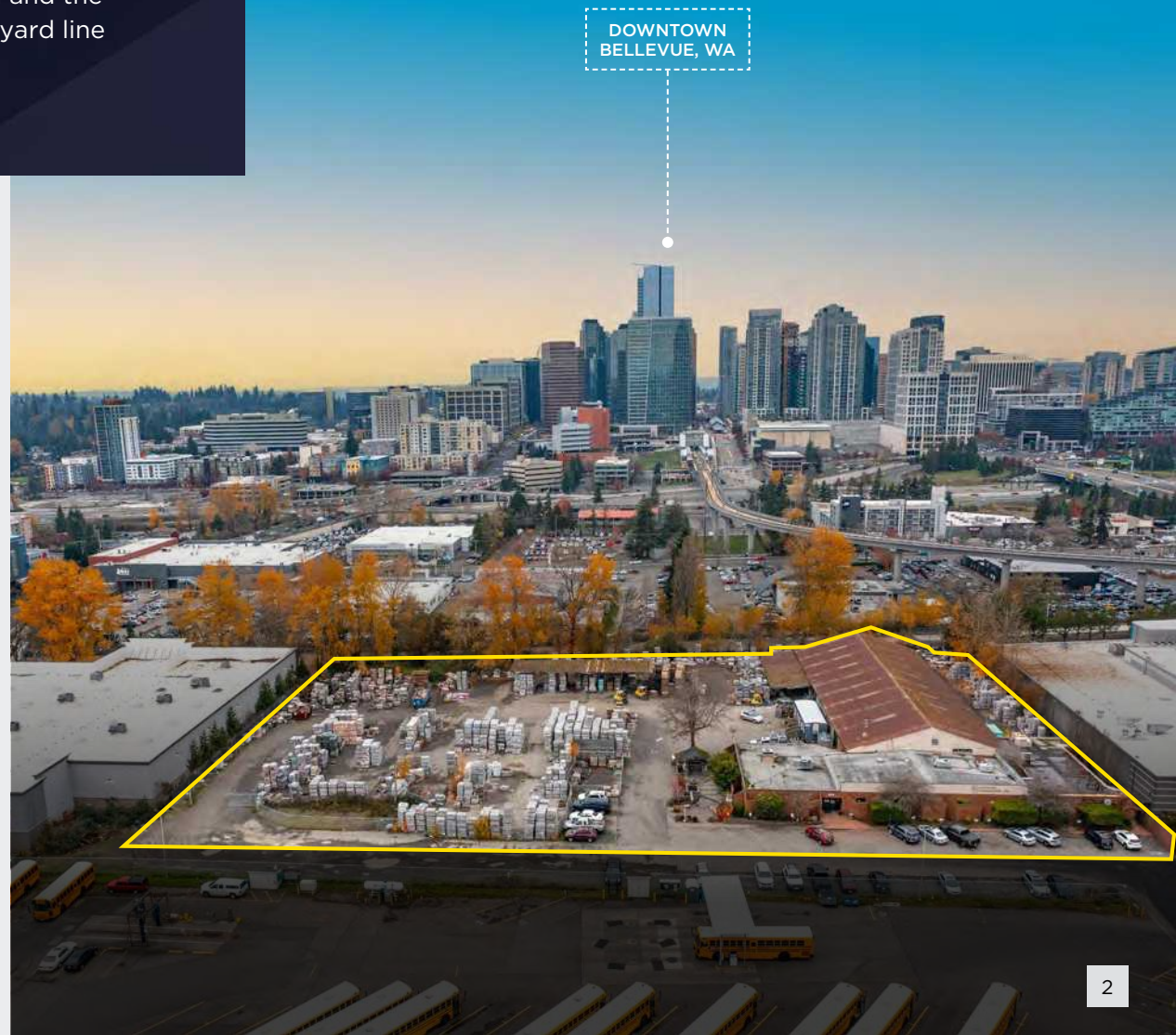


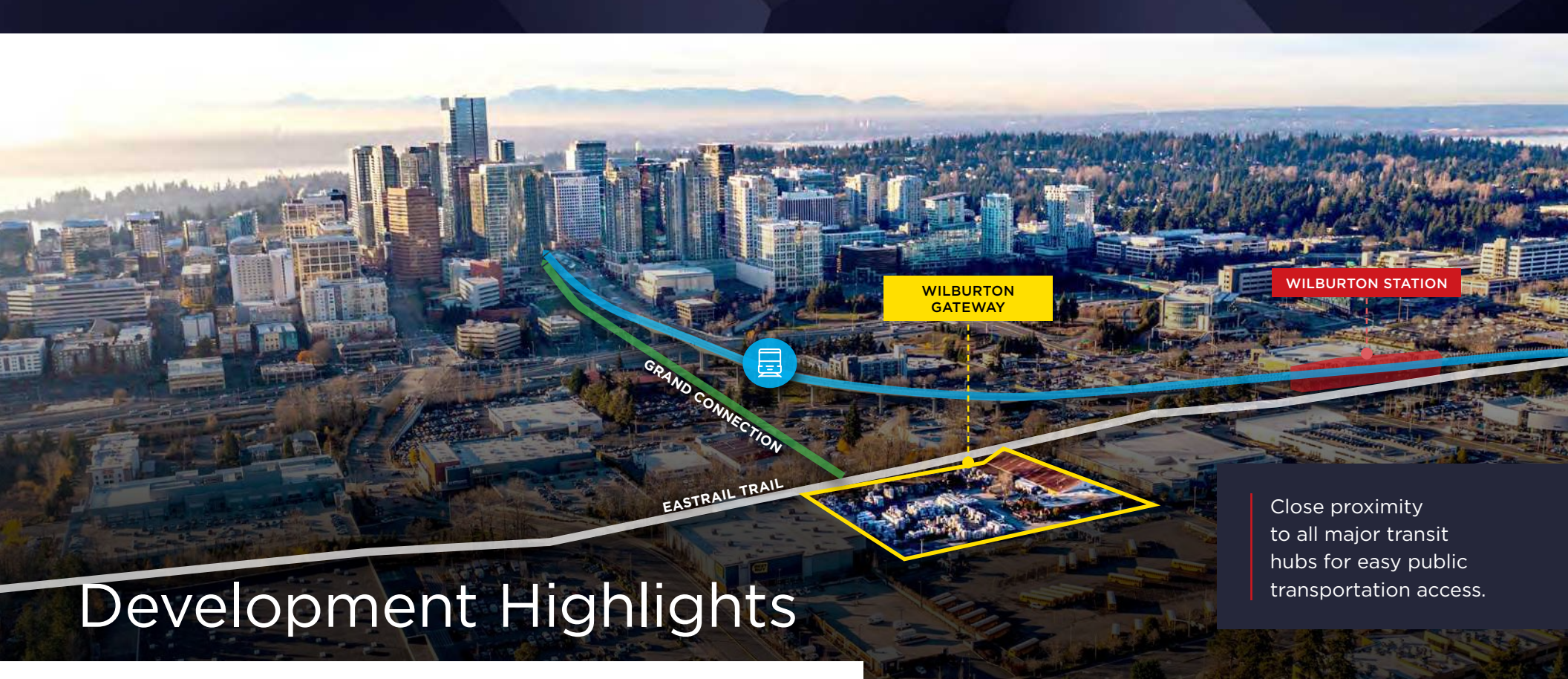
Offering Summary

NAI Puget Sound Properties & Savills, Inc. are pleased to present an opportunity to ground lease or purchase a prime Transit Oriented Development (TOD) site in Bellevue. Ideally located next to the Wilburton light rail station and the future terminus of the Grand Connection and the Eastrail corridor trail, the property sits at the 50-yard line of Bellevue's next urban mixed use community.

**605 119TH AVE NE
BELLEVUE, WA, 98103**

PARCEL NUMBERS	3325059134 3325059133
LAND AREA	123,922 SF / 2.84 acre
BUILDING AREA	29,136 SF
UTILITIES	On Site
ZONING	Mixed-Use Highrise





Development Highlights

WILBURTON COMMERCIAL AREA

Influenced by a number of existing and proposed infrastructure improvements such as the East Link light rail, Eastrail Corridor Trail and the Grand Connection, the area is positioned to be Bellevue's next new urban neighborhood.

Wilburton Vision Implementation



Development Capacity

MU-H

Development Type

Nonres

Res

Max Height

250'

250'

Base FAR

4.0

6.0

Max. FAR

8.0

Unlimited

Max. Floor Plate Above 55'
Where Building Exceeds 100'

30,000 GSF

16,000 GSF

TRANSIT ORIENTED DEVELOPMENT SITE

East Link



Eastrail Corridor Trail



Wilburton Station



Grand Connection 405 Crossing



Development Potential - Podium Example



510,953 SF
SIZE

4.12
FAR

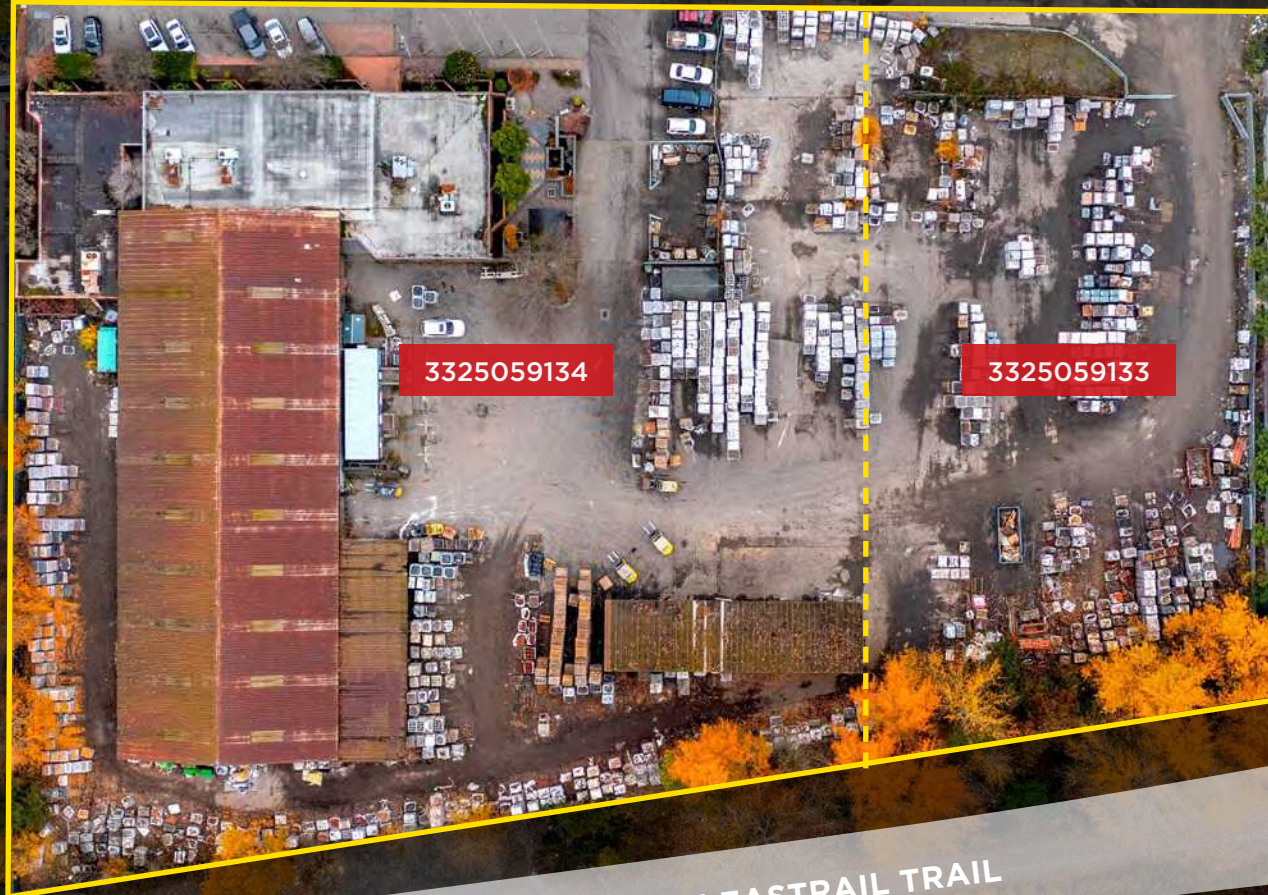
Development Potential - Tower Example



1,048,761 SF
SIZE

8.46
FAR

Site Overview



WILBURTON EASTRAIL TRAIL

Seize the opportunity to shape the future of Bellevue
and create a lasting legacy in this rapidly growing city.



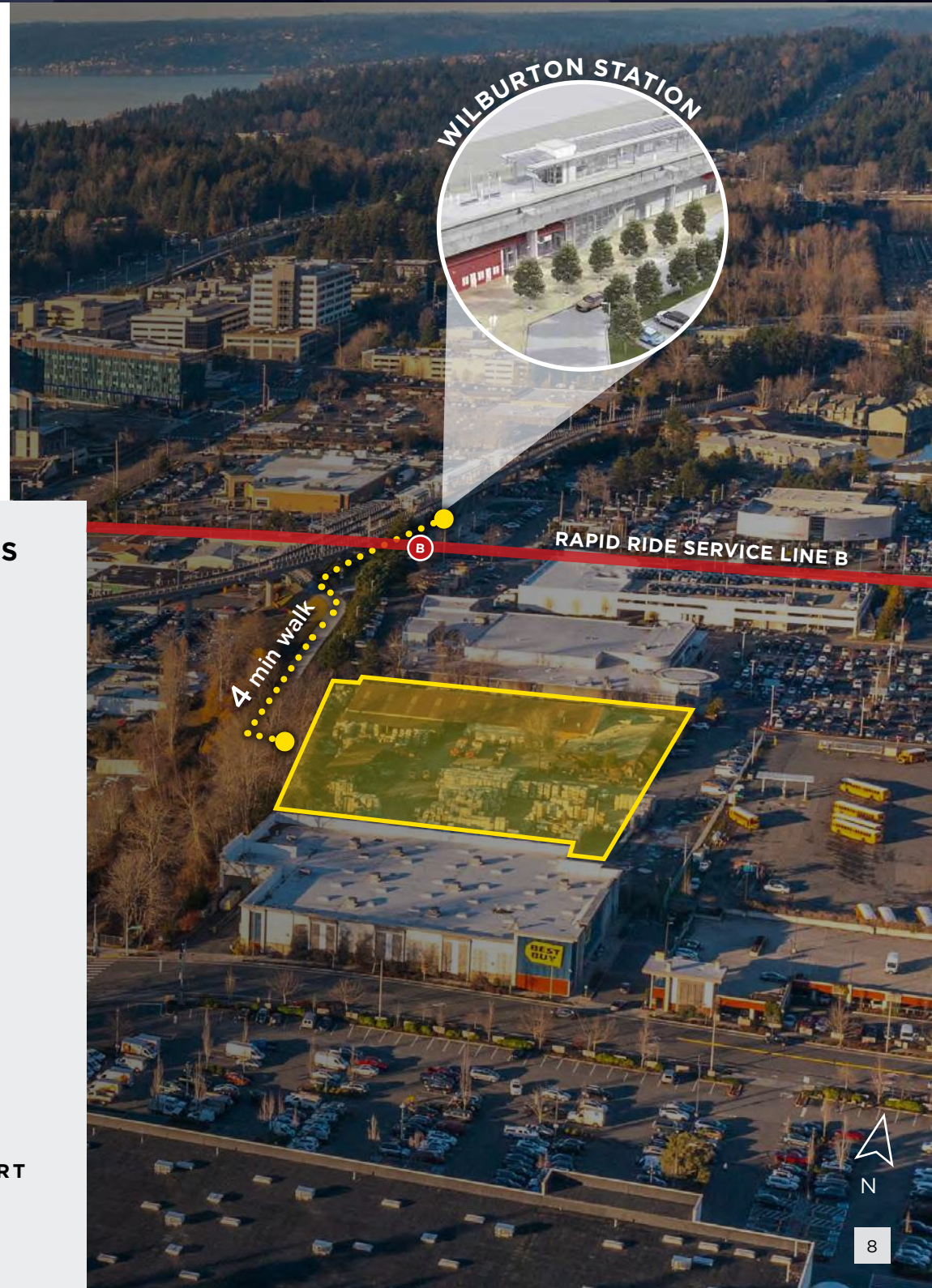
Wilburton Station Light Rail Extension

The Wilburton Development Site is a short 4 minute walk to the Wilburton Link Light Rail Station, connecting residents to various regions throughout the Puget Sound including Seattle, Bellevue, Redmond, Snohomish, and Pierce County. The Light Rail will offer the Bellevue community tremendous benefit by enabling fast and reliable transit.



PROJECTED TRAVEL TIMES

- **BELLEVUE DOWNTOWN**
2 MIN
- **MICROSOFT CAMPUS**
10 MIN
- **REDMOND DOWNTOWN**
15 MIN
- **SEATTLE**
19 MIN
- **UNIVERSITY OF WASHINGTON**
30 MIN
- **SEA-TAC INTERNATIONAL AIRPORT**
55 MIN



Link light rail

Future service:

- 1 Line** Ballard–Tacoma
- 2 Line** Mariner–Redmond
- 3 Line** Everett–West Seattle
- 4 Line** South Kirkland–Issaquah
- T Line** Tacoma Dome–Tacoma Community College

In service:

- Northgate–Angle Lake
- Tacoma Dome–St Joseph

Souder trains

Future service:

- S Line** DuPont–Lakewood

In service:

- N Line** Everett–Seattle
- S Line** Lakewood–Seattle

Stride bus rapid transit

Future service:

- S1 Line** Bellevue–Burien
- S2 Line** Lynnwood–Bellevue
- S3 Line** Shoreline–Bothell

ST Express buses

In service:

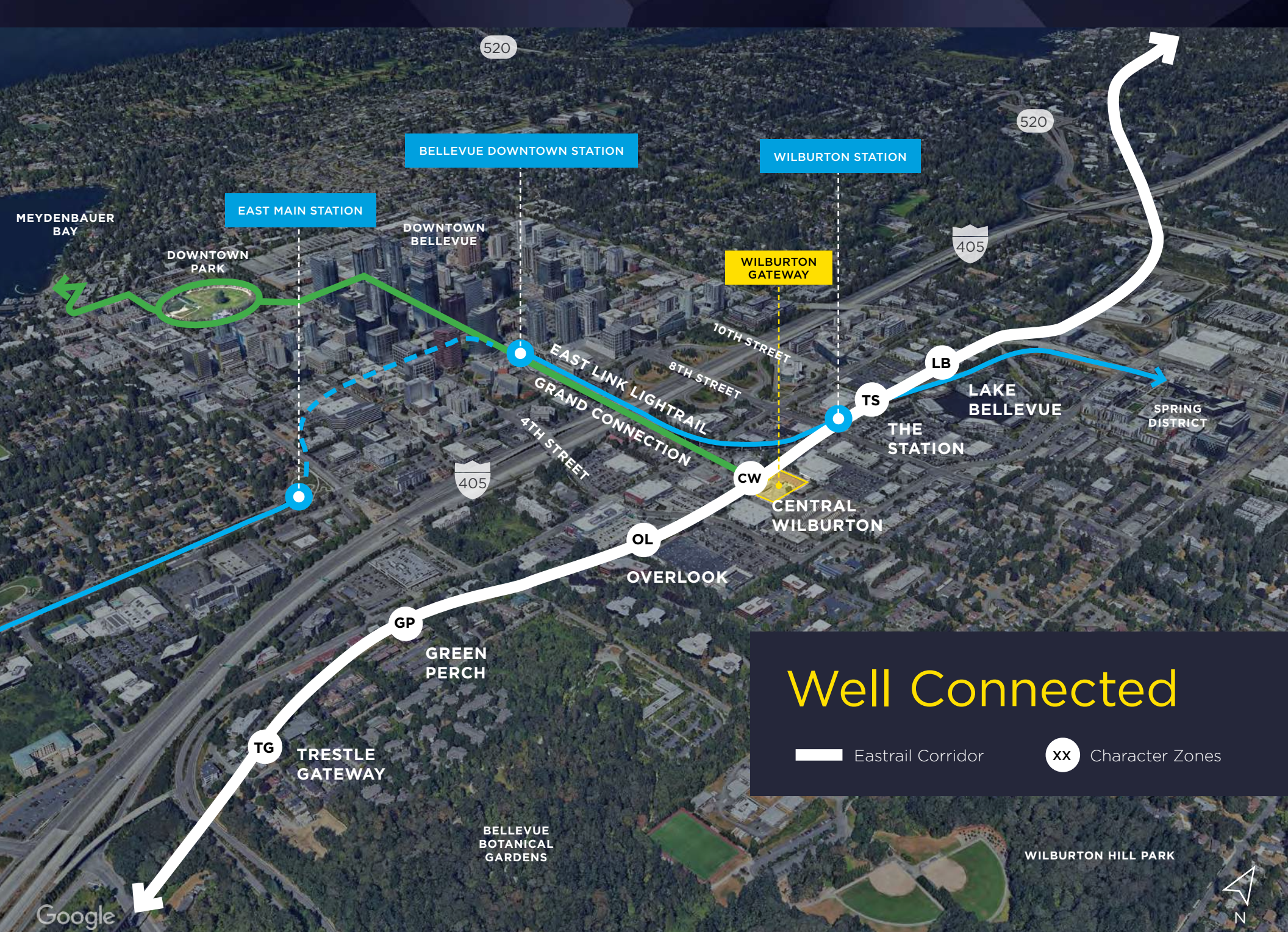
- Current routes

○ New station or bus facility
 P Added parking
 ⊕ Station improvements
 ∞ Major transfer hub
 ○ Existing station or bus facility
 P Existing parking
 ○ Provisional light rail station

Amtrak trains Monorail
 Ferry terminal Sea-Tac Airport
 Greyhound buses Streetcar

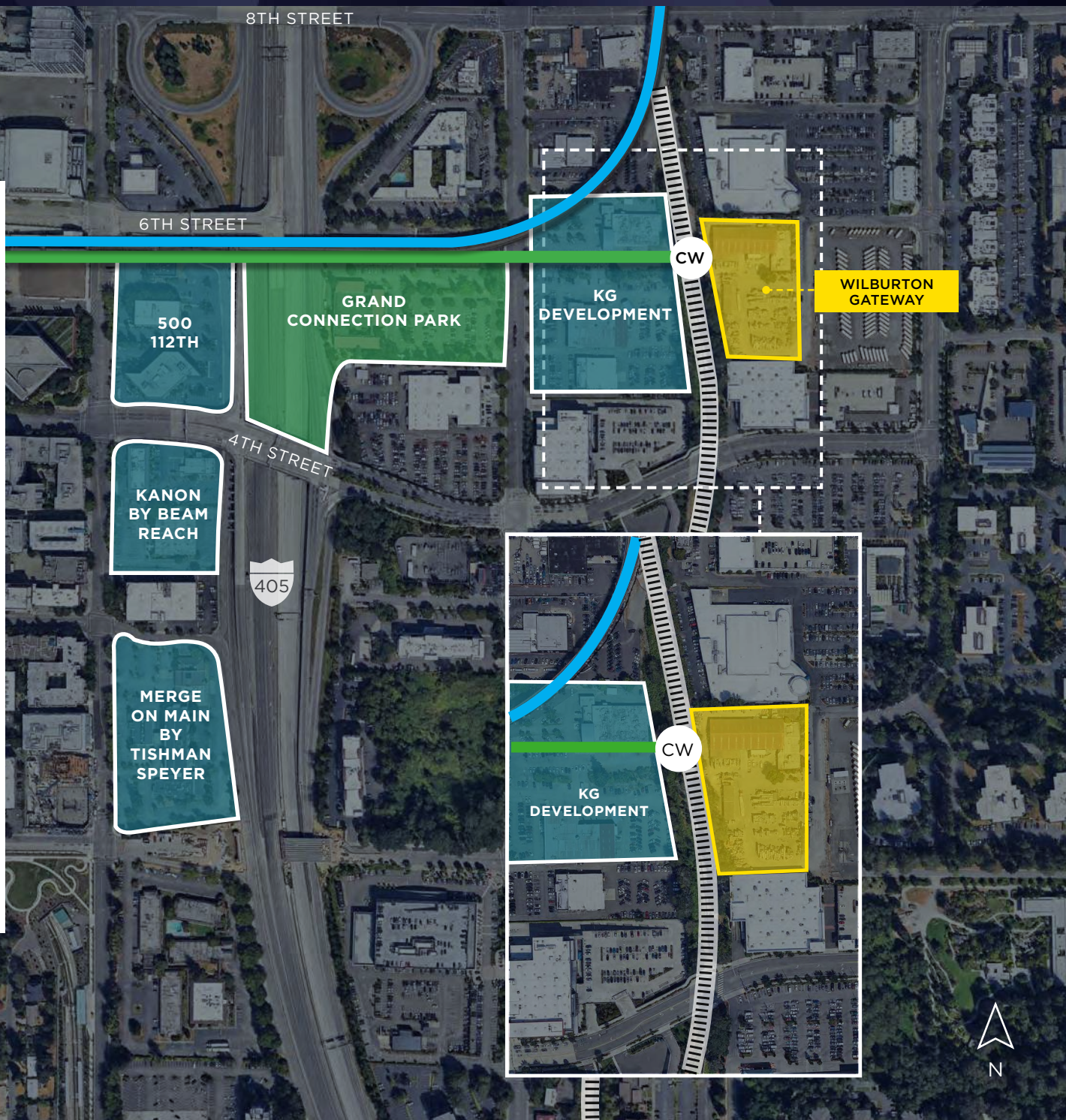


The Hub Of Wilburton



Evolving Landscape

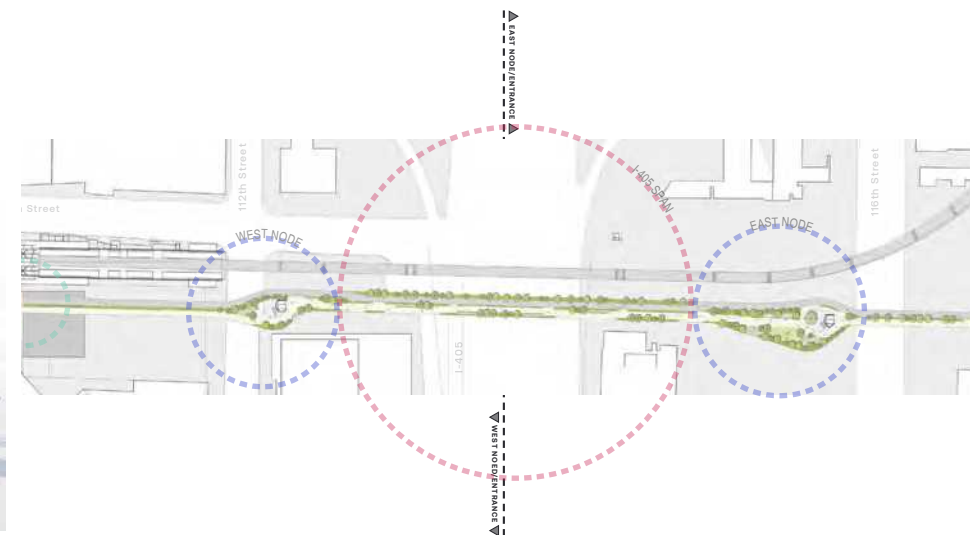
Strategically positioned along Bellevue's thriving urban environment, with unparalleled access to the Wilburton Eastrail Trail nearby transit, amenities, and future parks.

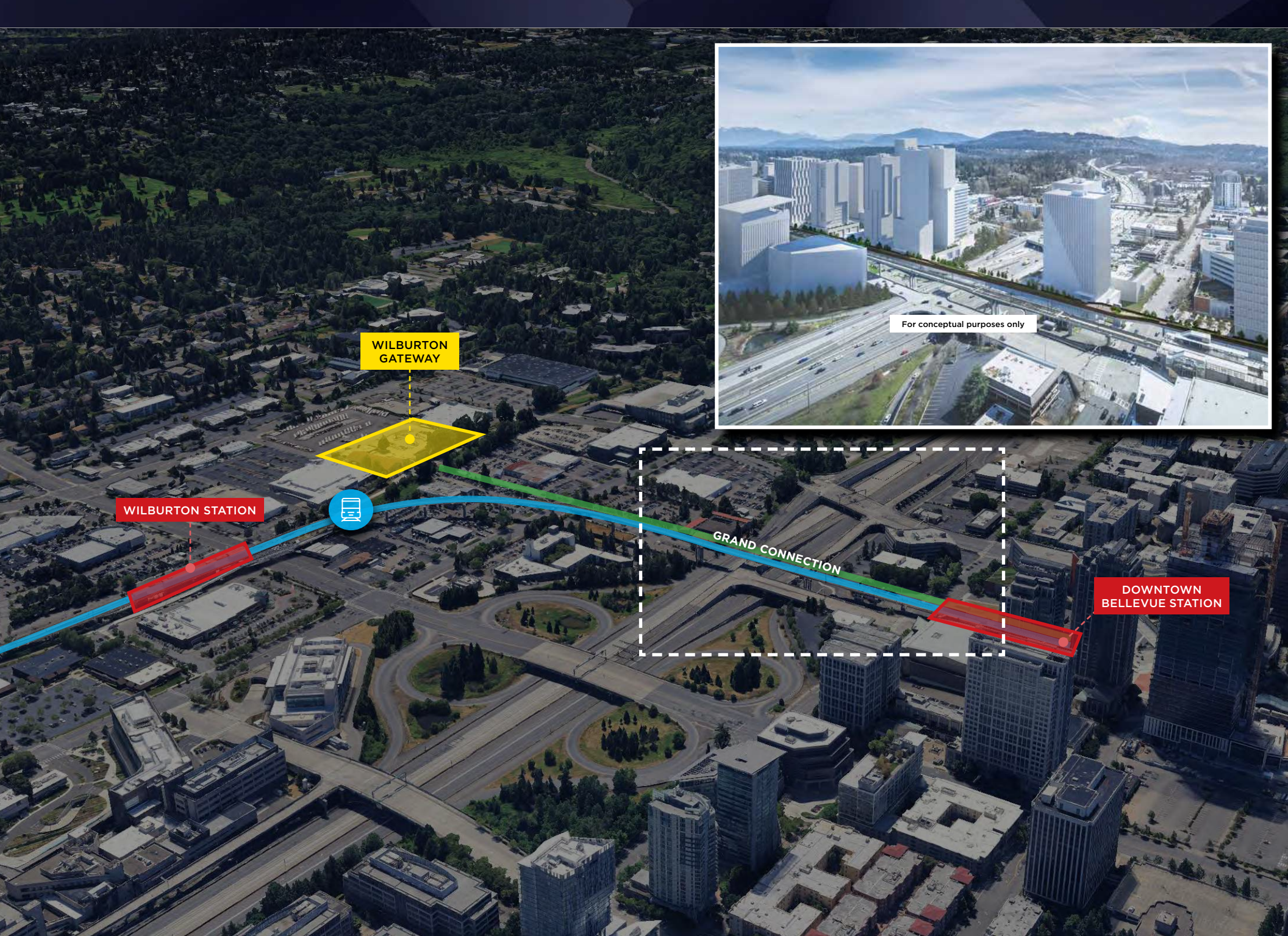


Eastrail Corridor Trail



Conceptual Grand Connection Crossing





Notable Developments



MERGE ON MAIN BY TISHMAN SPEYER

Mixed-Use Development

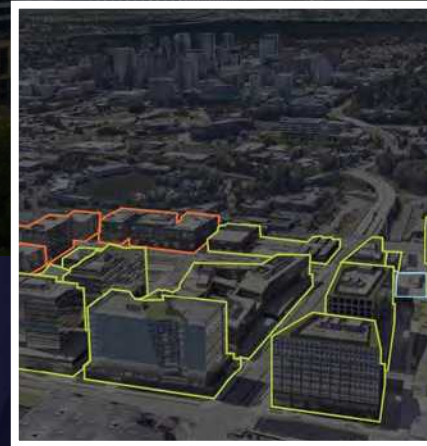
This amenity rich office development by Tishman Speyer will total 1.25M SF across four buildings and will include 45,000SF of retail, restaurant, and amenity space.



BELLEVUE SOUTH

Retail Center

Bellevue South is the second phase of the retail development at the interchange of the new NE 4th extension and 116th Ave. The retail development is home to Target, PCC Community Markets, Dave & Buster's, and Virginia Mason Medical Center.



SPRING DISTRICT

Mixed-Use Development

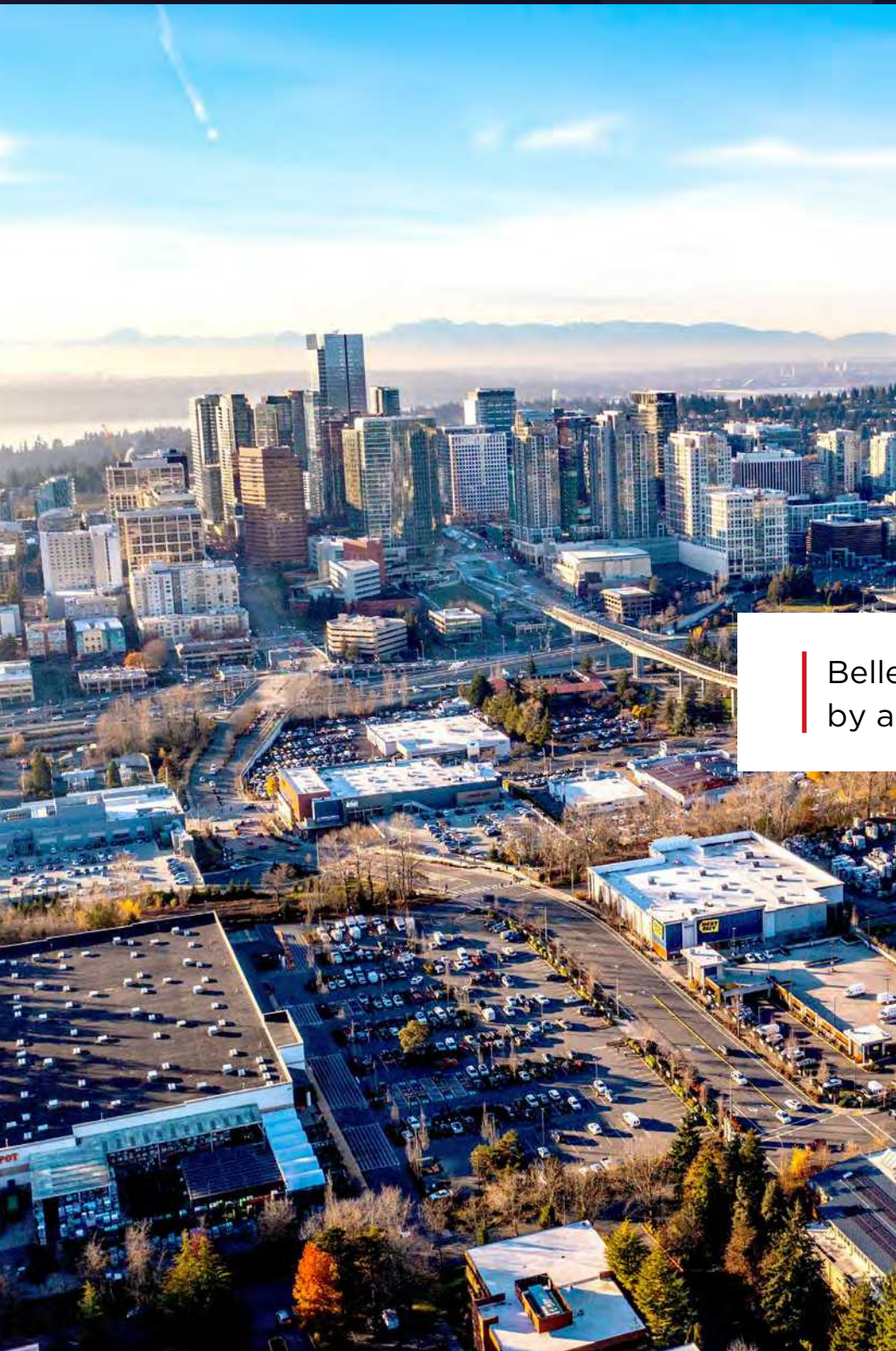
Covering 36 acres and 16 block The Spring District is a transit oriented development including 3M SF of office space, three modern apartment communities, open park space, pedestrian-friendly streets, retail and dining, a brewpub, and a market hall.



KANON BY BEAM REACH

Mixed-Use Development

KANON is a mixed-use development with 780k SF of premier space across two 15-story towers. It will feature the largest private greenspace in downtown Bellevue alongside 15,000 SF of retail space.

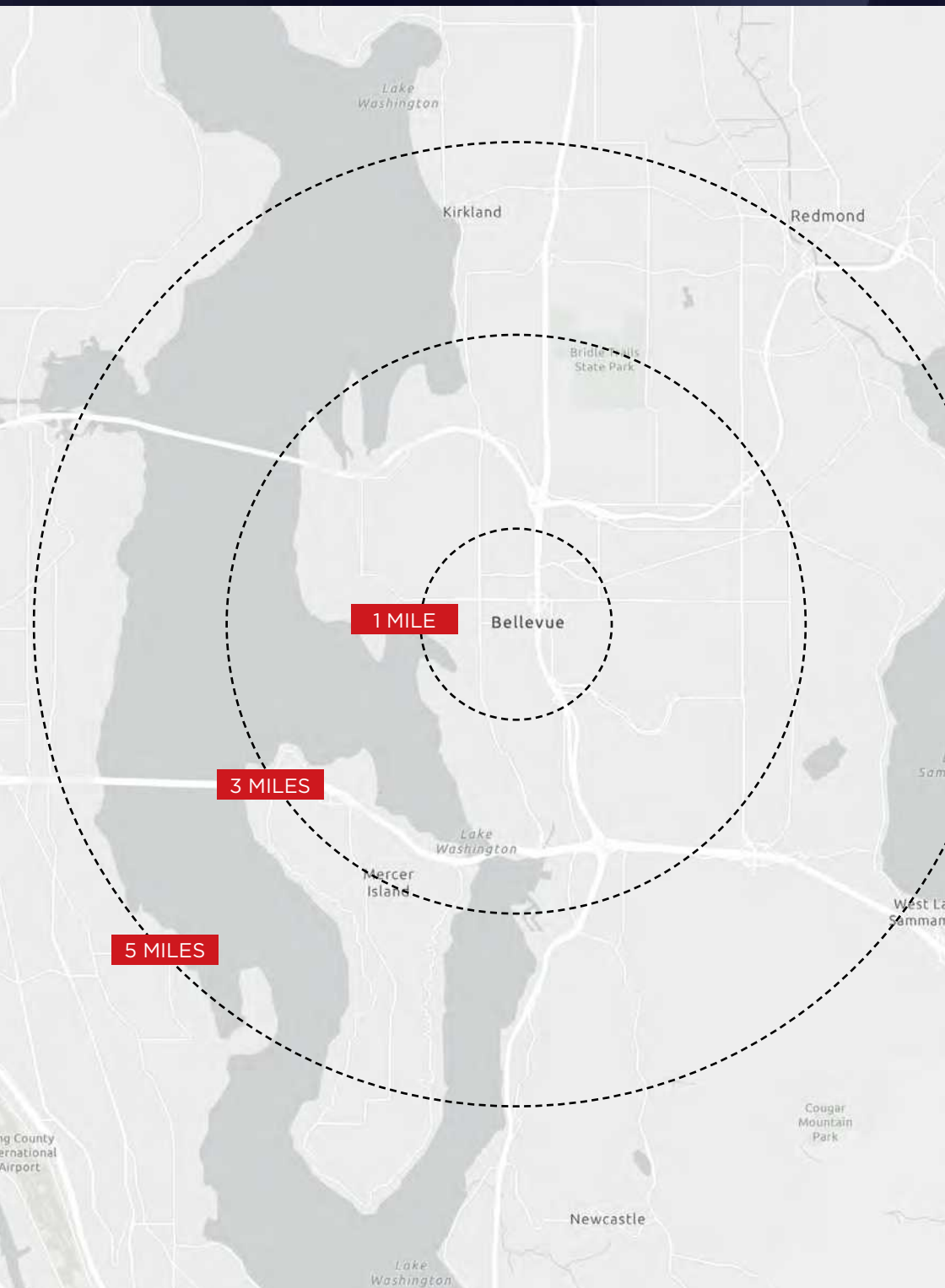


Market Overview

Bellevue is a vibrant city in King County, Washington, located across Lake Washington from Seattle. With a population of about 148,000 people, Bellevue boasts a diverse and dynamic economy, fueled by a strong tech sector that features major employers such as Microsoft, Amazon, Meta, Salesforce, Costco, and T-Mobile. These industry leaders, along with the scarcity of development sites in Bellevue, generate a high demand for office space and housing, creating a competitive and lucrative market for development opportunities. Bellevue's real estate market offers many advantages for investors and developers.

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The city has a highly skilled workforce, with many holding advanced degrees in engineering, computer science, and business. The city's location is also optimal for businesses and residents, as it is close to Seattle and the Sea-Tac International Airport, offering easy access to other key business centers in the region and to international travel. Bellevue's superb transportation infrastructure, including its proximity to the I-405, WA-520 and I-90 freeways, public transportation, and bike lanes, facilitates commuting to and from work. The city also hosts the Bellevue Transit Center, which connects to the East Link light rail line that will open in 2024. Bellevue is not only a great place to work, but also a great place to live.



Demographic Overview

	1 mile	3 miles	5 miles
Total Population	27,831	111,334	256,517
Households	15,053	48,562	104,498
Median Age	35	36.2	38.3
Median Household Income	\$159,541	\$161,443	\$171,963
Average Household Income	\$216,820	\$219,336	\$231,216
Average Disposable Income	\$144,308	\$148,964	\$155,700
Renter Occupied Housing Units	11,111	28,345	47,814

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