



Retail For Lease

Exceptional Retail Space with High Visibility

12402 SE 38th Street, Bellevue, WA 98006



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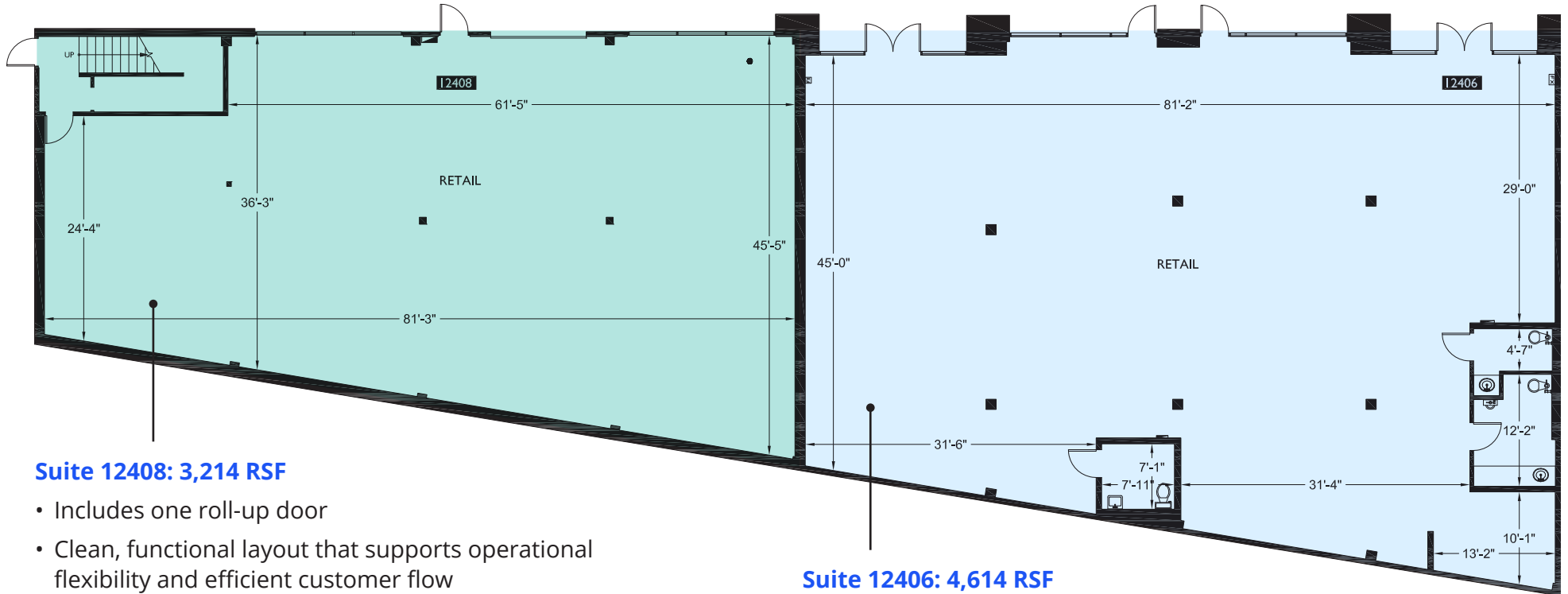
Retail For Lease

High-traffic retail space in one of Bellevue's most vibrant retail centers

- 7,828 SF available in total
 - » Suite 12406: 4,614 RSF (\$40/SF + \$8.50/SF NNN)
 - » Suite 12408: 3,214 RSF (\$29/SF + \$8.50/SF NNN)
- Excellent street frontage and visibility
- Spacious, configurable layout, purpose-built for retail efficiency
- Abundant natural light
- High ceilings
- Ample drive-up parking stalls
- On-building signage available
- Benefits from steady foot traffic, ample parking, and proximity to major retailers and restaurants
- Close proximity to major freeways provides excellent commuter and shopper access
- Nearby residential communities and office parks provide a strong, built-in customer base



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Suite 12408: 3,214 RSF

- Includes one roll-up door
- Clean, functional layout that supports operational flexibility and efficient customer flow
- Open floor area with clear sightlines
- Flexible build-out options
- Rear access available for deliveries or staff movement

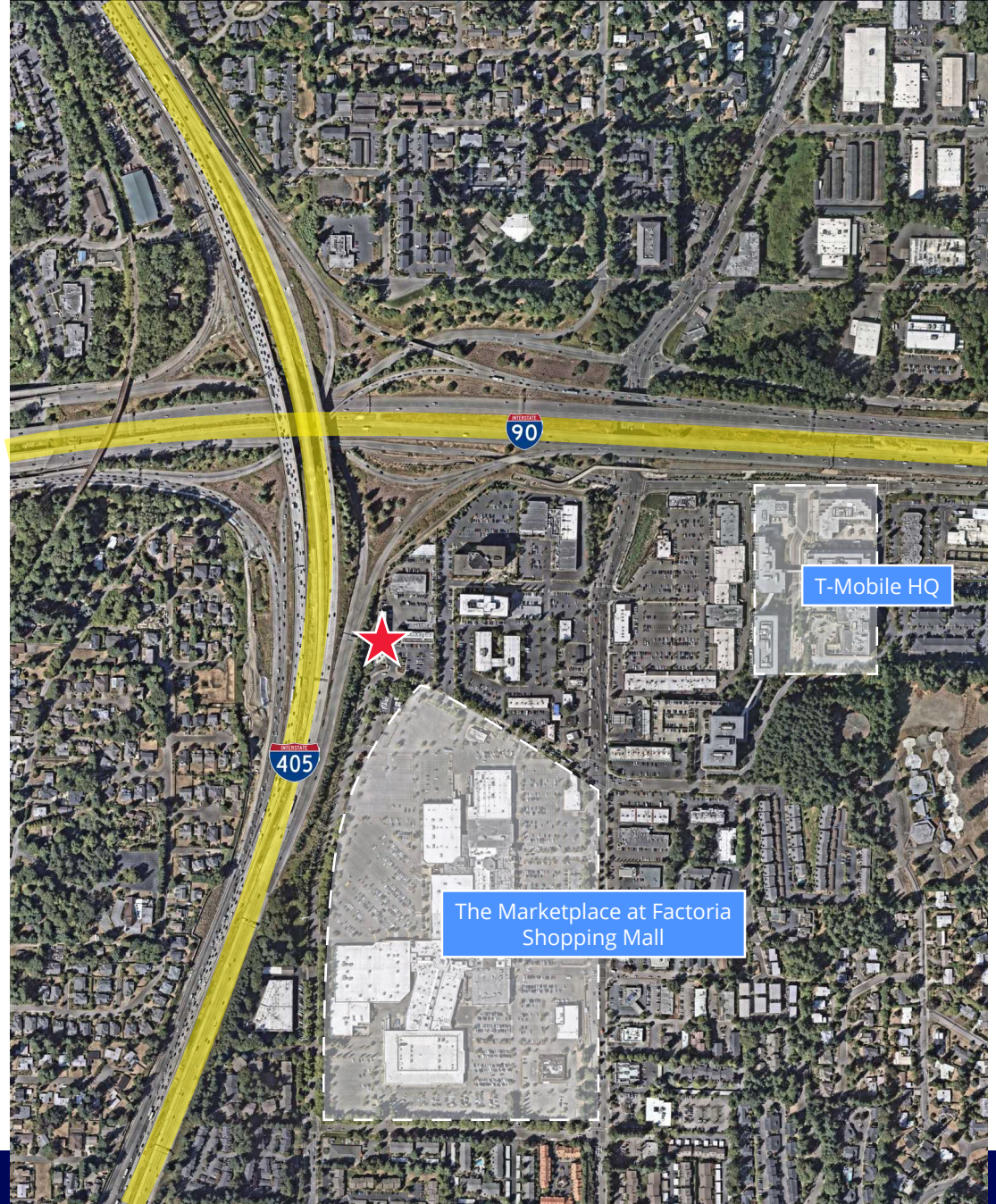
Suite 12406: 4,614 RSF

- Larger footprint with a versatile interior layout
- Ideal for boutique fitness, experiential retail, or other dynamic uses
- Includes two restrooms and designated entry zones

Factoria-Bellevue's most dynamic retail destinations

The Factoria neighborhood is a well-established commercial hub known for its diverse mix of national retailers, local businesses, and corporate offices. Strategically located near major freeways, Factoria offers excellent accessibility for both local residents and commuters. The area attracts a steady flow of shoppers from surrounding neighborhoods, supported by dense residential developments and nearby office parks. Its vibrant retail environment and consistent foot traffic make it an ideal location for a wide range of retail or service-oriented businesses.

- Minutes from The Marketplace at Factoria & T-Mobile Headquarters
- Easy access to major highways I-90 & I-405
- Surrounded by established residential communities and corporate offices
- Close proximity to high-end retail, dining, and service providers



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