

**Select Retail
Offerings**
in the heart of
Downtown Bellevue

AVENUE BELLEVUE

NEWMARK

**SILVERSTEIN
PROPERTIES**

NE 8TH STREET AND BELLEVUE WAY • BELLEVUE, WASHINGTON



Avenue Bellevue

offers brand new estate and luxury residences featuring state-of-the-art design, with an array of boutique shops, galleries, and restaurant space below. Avenue Bellevue, owned by Silverstein Properties, is a world-class destination for residents and visitors in a world-class city.



365

LUXURY CONDOS

ranging from
\$795k to \$1.2M+



208

GUEST ROOMS

at the onsite 4.5-star
InterContinental Hotel



30M

ANNUAL VISITORS

to downtown Bellevue, a
premier global retail, hotel
and dining destination



137K

DAYTIME WORKERS

from nearby tenants
such as Amazon,
TikTok, & Salesforce



80K+

SF OF RETAIL

located in The Plaza at
Avenue, inspired by a
European town square with
cosmopolitan energy



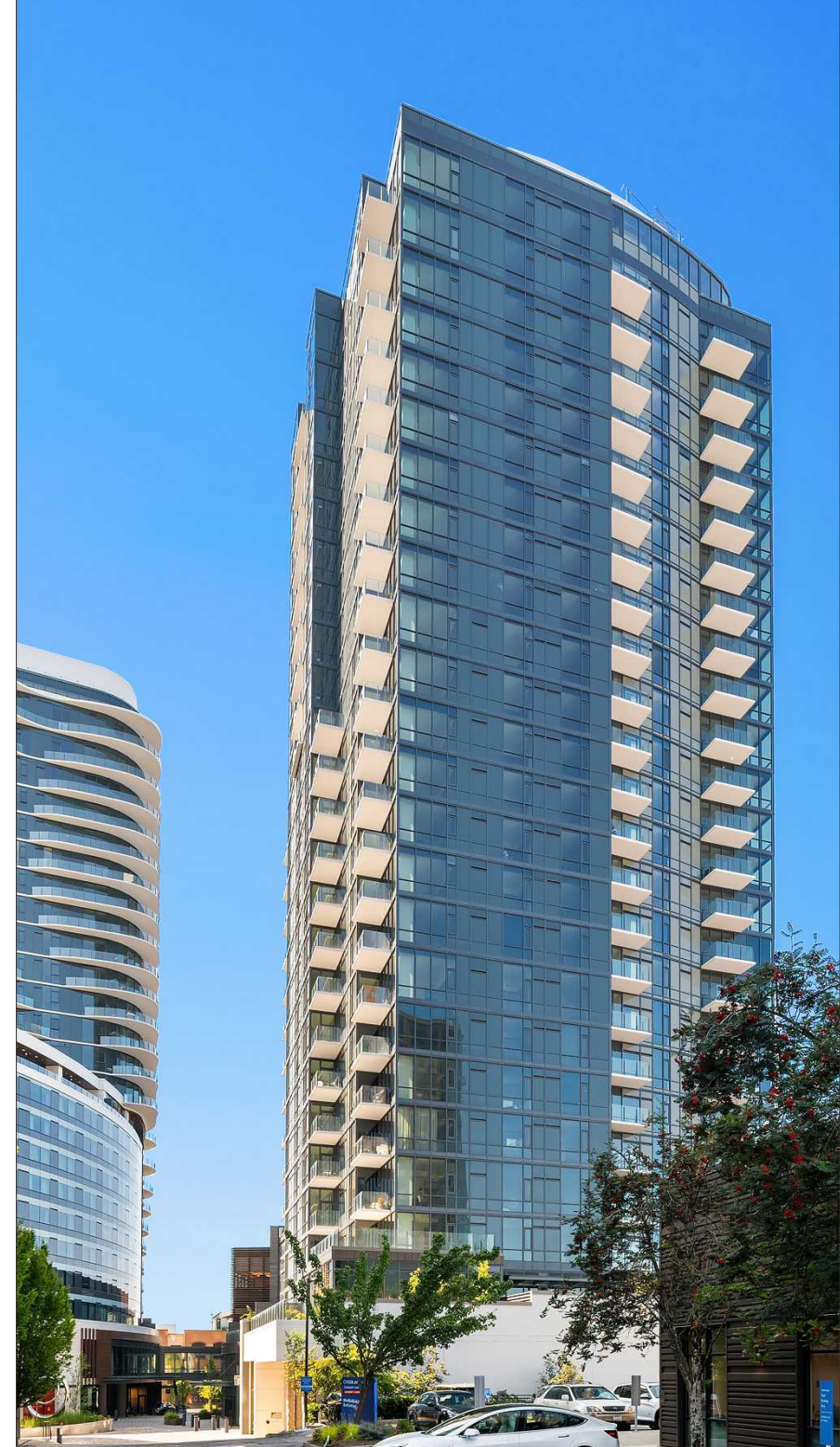
95

WALK SCORE

provides steady foot
traffic between Avenue
Bellevue and nearby
destinations

Avenue Bellevue redefines the downtown Bellevue skyline.

Its towers serve as beacons of modern architecture in the Pacific Northwest. It is where Bellevue's vibrant energy and urban sophistication come to life. Home to the only InterContinental Hotel in the Pacific Northwest, Avenue Bellevue offers a blend of elegance and inspiration. This bold, forward-thinking landmark is not just part of a city in its prime; it is a global symbol of what's to come for Bellevue.



Unrivaled location.

Situated prominently on NE 8th and Bellevue Way beside the iconic Bellevue Collection, this premier address stands at the heart of one of the region's most desirable destinations and top employer hubs. Surrounded by powerhouse brands, Avenue Bellevue offers unmatched visibility in a high-profile setting.



7,600+

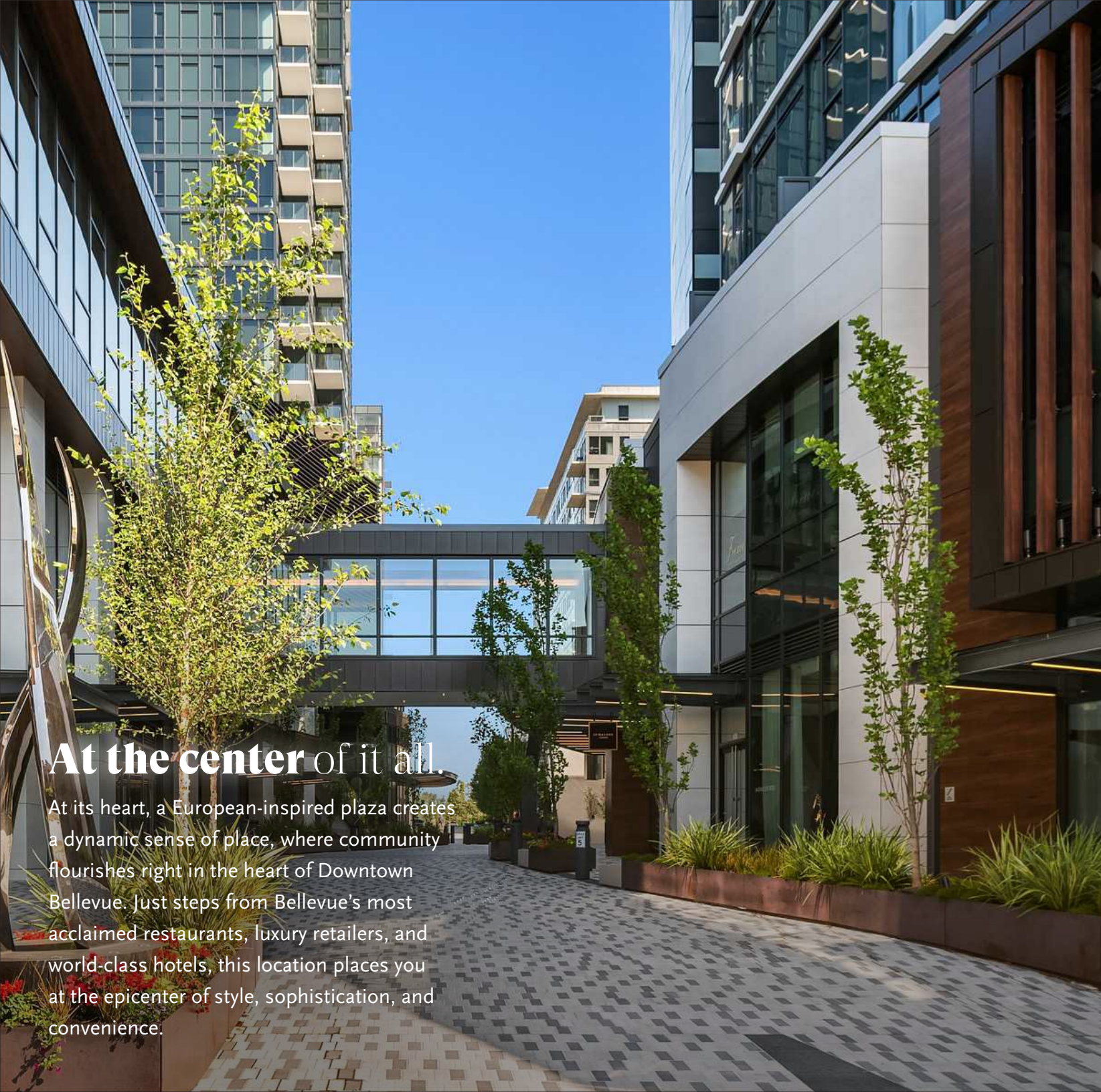
AVERAGE CARS DAILY
ON BELLEVUE WAY



6,400+

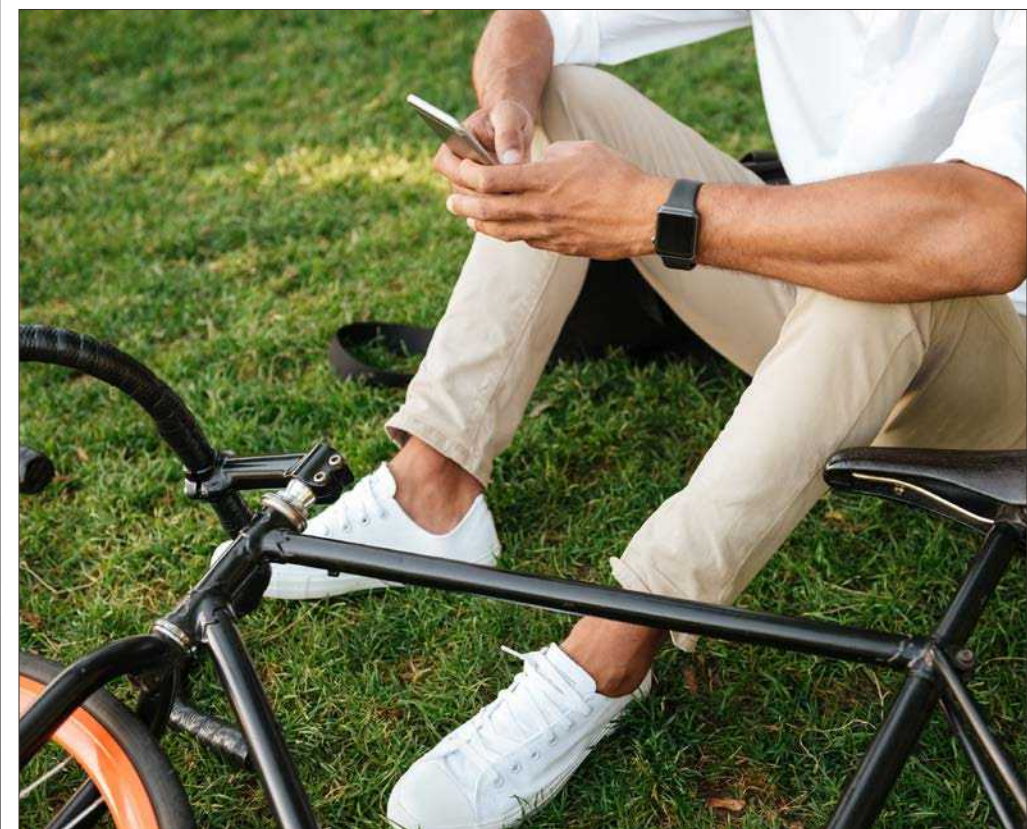
AVERAGE CARS DAILY
ON NE 8TH STREET





At the center of it all.

At its heart, a European-inspired plaza creates a dynamic sense of place, where community flourishes right in the heart of Downtown Bellevue. Just steps from Bellevue's most acclaimed restaurants, luxury retailers, and world-class hotels, this location places you at the epicenter of style, sophistication, and convenience.



Level 1

SPACE

Retail 1	2,160 SF
Retail 2	1,168 SF
Retail 3	1,553 SF
Retail 4	1,640 SF
Retail 5	1,121 SF
Retail 6	2,591 SF
Retail 7	1,468 SF
Retail 8	10,175 SF
Retail 9-11	PENDING
Retail 14	1,391 SF
Retail 15	1,141 SF
Retail 16	3,981 SF

ASKING RATE

Call for rates

NNN ESTIMATE

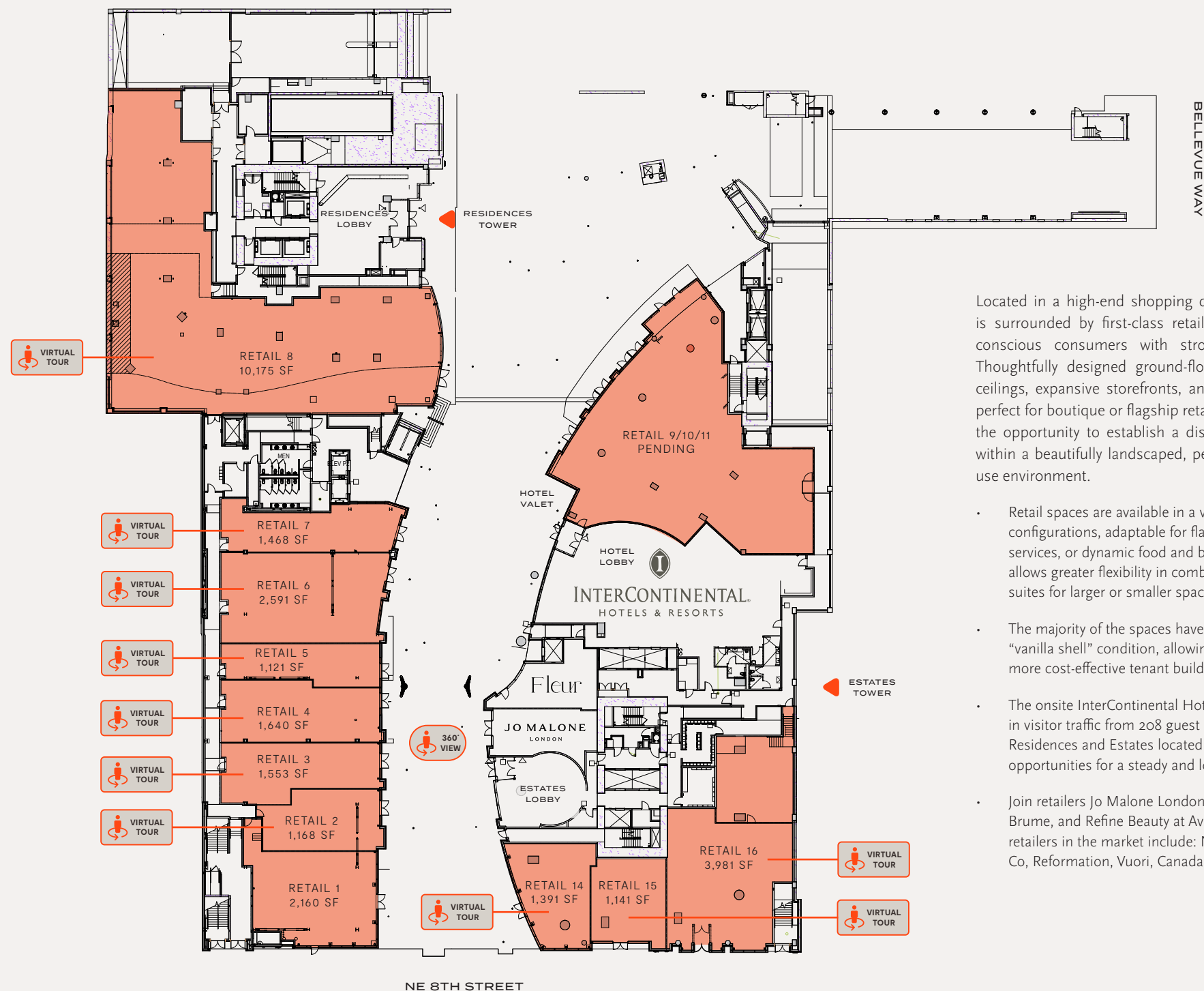
\$15.00 PSF (approx.)

TI ALLOWANCE

Negotiable

AVAILABILITY

Available Now



Located in a high-end shopping district, Avenue Bellevue is surrounded by first-class retail brands, drawing style-conscious consumers with strong purchasing power. Thoughtfully designed ground-floor spaces feature high ceilings, expansive storefronts, and premium finishes, all perfect for boutique or flagship retail. Each storefront offers the opportunity to establish a distinctive brand presence within a beautifully landscaped, pedestrian-friendly mixed-use environment.

- Retail spaces are available in a variety of sizes and configurations, adaptable for flagship retail, boutique services, or dynamic food and beverage concepts. This allows greater flexibility in combining or demising suites for larger or smaller spaces, pending the use.
- The majority of the spaces have been improved to a “vanilla shell” condition, allowing for a faster and more cost-effective tenant build-out.
- The onsite InterContinental Hotel provides built-in visitor traffic from 208 guest rooms and 365 Residences and Estates located above, providing opportunities for a steady and loyal customer base.
- Join retailers Jo Malone London, Fleur, MR. Studio, Brume, and Refine Beauty at Avenue Bellevue. Other retailers in the market include: Nordstrom, Tiffany & Co, Reformation, Vuori, Canada Goose, Max Mara, etc.



Level 2

SPACE

Retail 17	3,698 SF
Retail 20	1,330 SF
Retail 21	1,663 SF
Retail 24	9,592 SF
Retail 25	12,426 SF*
Retail 26	2,655 SF
Retail 27	9,765 SF*

ASKING RATE

Call for rates

NNN ESTIMATE

\$15.00 PSF (approx.)

TI ALLOWANCE

Negotiable

AVAILABILITY

Available Now



Avenue Bellevue offers unparalleled exposure to one of the region's most affluent, fashion-forward consumer bases, surrounded by national luxury brands and shoppers with a strong appetite for premium, curated experiences. Join the Pacific Northwest's exclusive Jo Malone London location and other retailers including, Fleur, MR. Studio, Brume, and Refine Beauty at Avenue Bellevue.

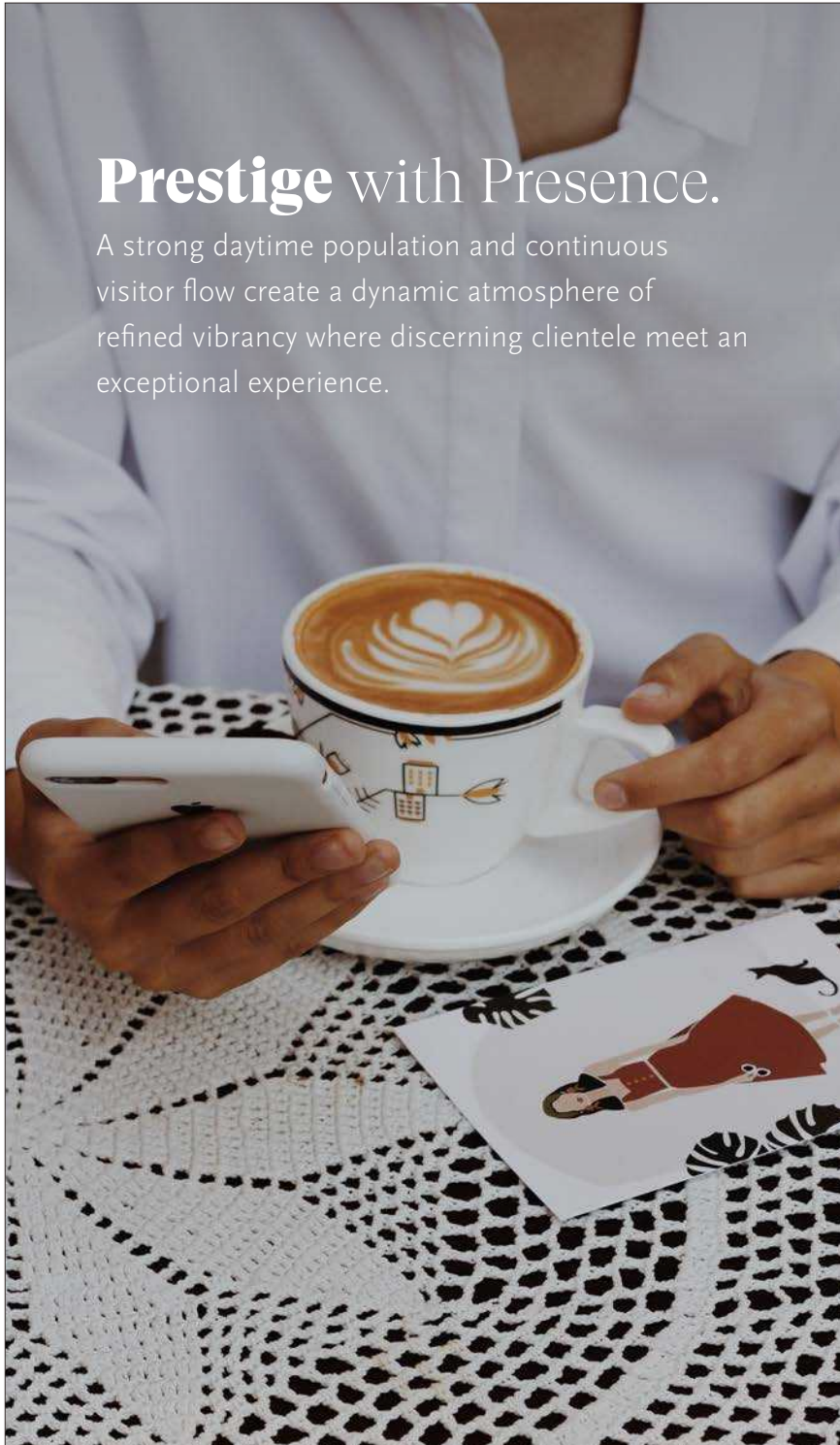
- Bellevue continues to experience robust population growth, major tech employment expansion (Amazon, Pokémon, OpenAI, Meta), and a booming residential pipeline, all fueling long-term retail demand.
- The downtown Bellevue core hosts an average of 90K visitors per day at world-class retail, hotel, and dining destinations, totaling over 30 million out-of-market visitors per year.
- On-site valet parking at the ground level enhances convenience, offering a seamless and elevated experience for customers.
- Second floor retail is ideal for furniture showrooms, health & wellness uses, and /or retail services.
- Retail suites may be combined and/or demised based on the tenant's use and square footage needs. Suite 27 is able to be demised or combined with Suite 26 to provide up to 14,033 SF. Suite 25 is able to be demised.

*ABLE TO BE DEMISED



Prestige with Presence.

A strong daytime population and continuous visitor flow create a dynamic atmosphere of refined vibrancy where discerning clientele meet an exceptional experience.



Bellevue's local is international.

With a population drawn from the world's best and brightest tech thinkers and doers, Bellevue's growing population has experienced the pace, delights, and variety of global connections. Home to the Pacific Northwest's only InterContinental Hotel location, Bellevue provides additional exposure to both international and national luxury minded clientele. At the same time, local residents have chosen Bellevue for its rootedness. They understand and appreciate its small city spirit. In an intense, 24/7 world, Avenue Bellevue offers a profound sense of belonging and balance.



2.2M

ANNUAL OVERNIGHT VISITORS TO BELLEVUE



\$795M

ANNUAL VISITOR EXPENDITURE



137K

TOTAL DAYTIME POPULATION*



\$233K

AVERAGE HOUSEHOLD INCOME*



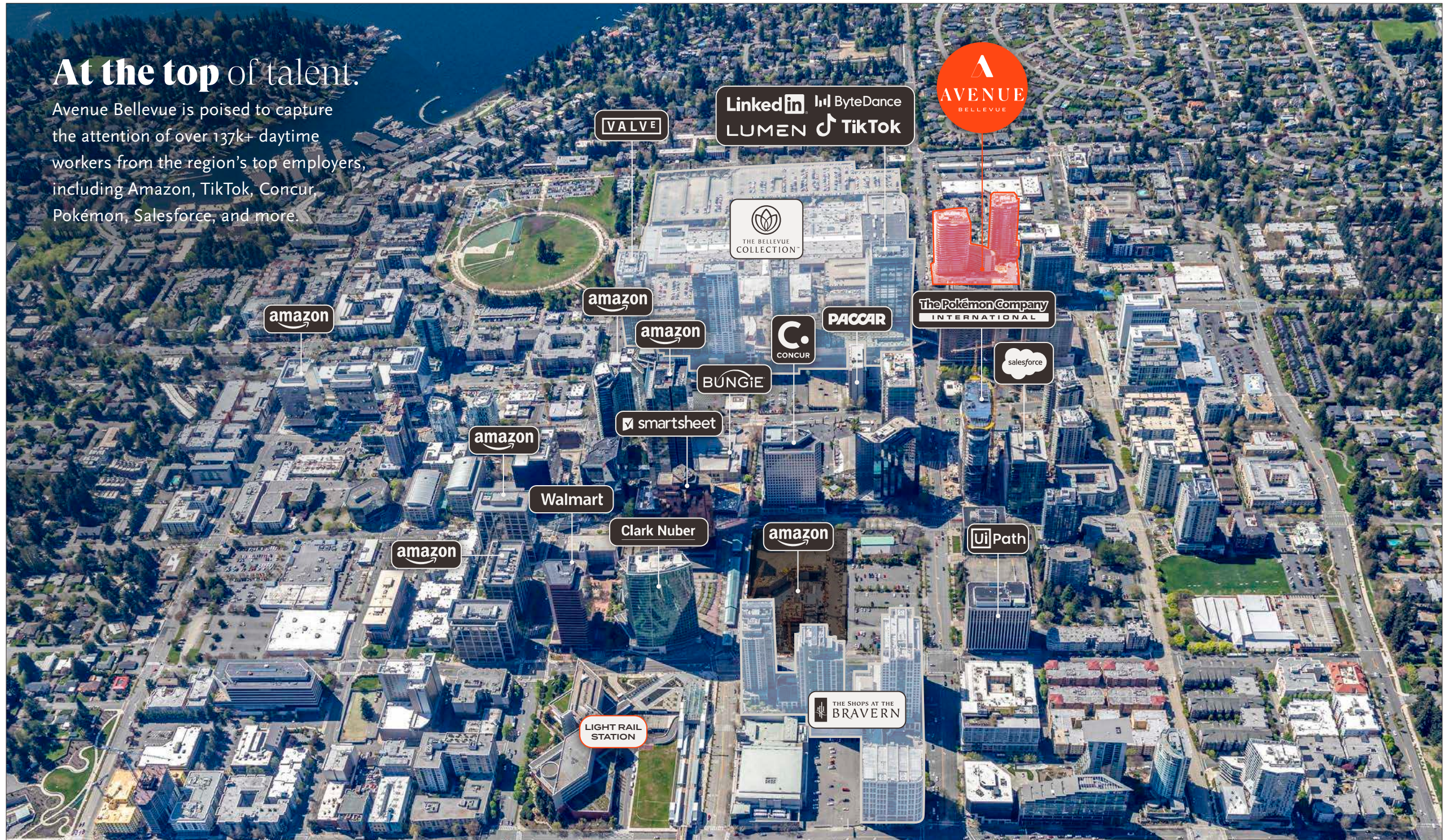
36.7

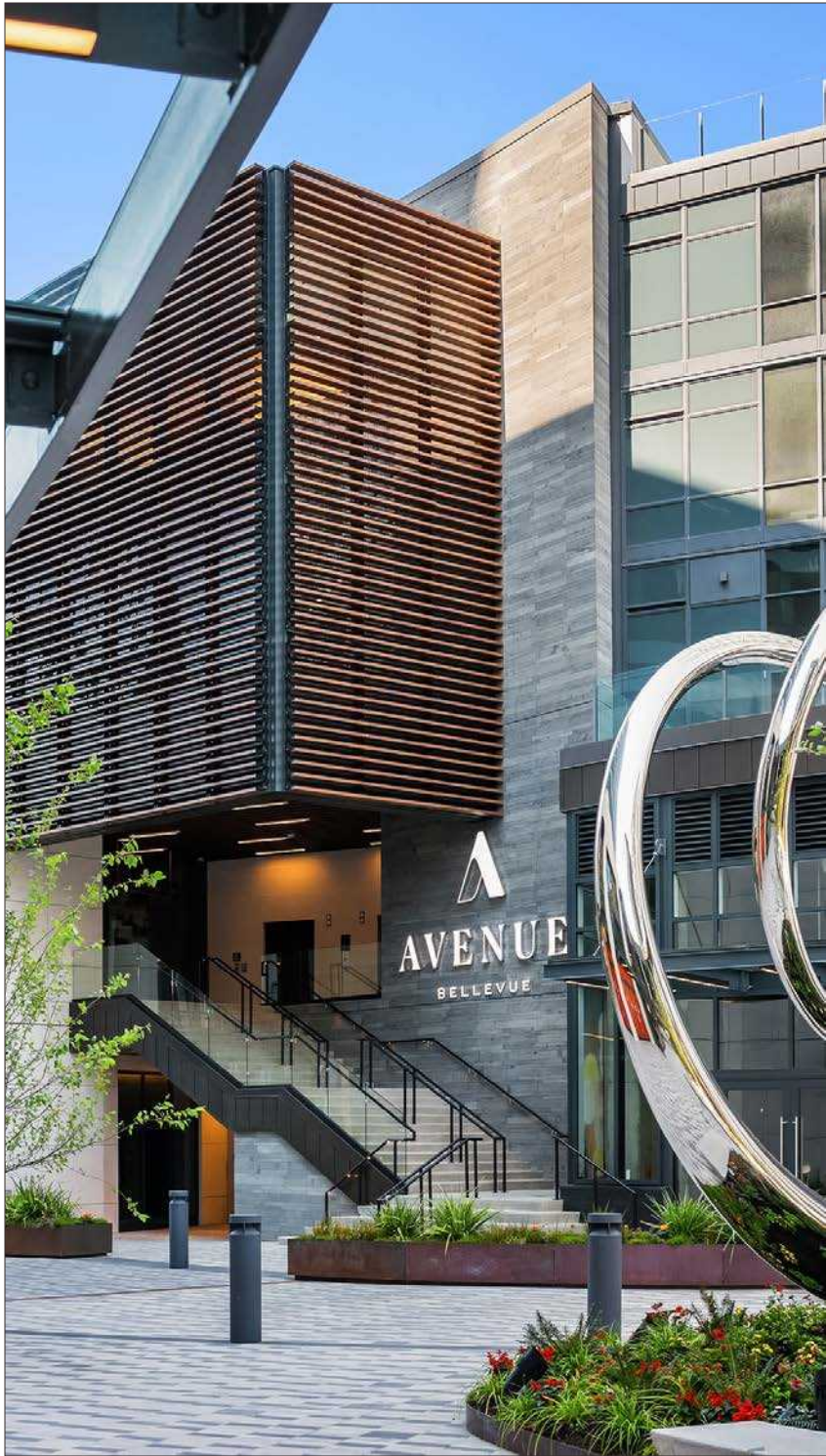
MEDIAN AGE*

*WITHIN A 10-MINUTE DRIVE

At the top of talent.

Avenue Bellevue is poised to capture the attention of over 137k+ daytime workers from the region's top employers, including Amazon, TikTok, Concur, Pokémon, Salesforce, and more.







Nearby Retail

Avenue Bellevue is located in the heart of Bellevue's premier shopping destinations, iconic eateries, and luxury hotels, including the world-class InterContinental Hotel.





AVENUE

BELLEVUE

SILVERSTEIN
PROPERTIES

For Retail Leasing

Anne Marie Koehler

206.487.5167
annemarie.koehler@nmrk.com

Erika Koehler

206.487.5168
erika.koehler@nmrk.com

NEWMARK