

2,031 SF

RETAIL SPACE AVAILABLE

**225 108TH AVE NE
BELLEVUE, WA**

**CIVICA
OFFICE COMMONS
REAL RETAIL**



FONTÉ
COFFEE ROASTER

CAPELLI'S
Gentlemen's Barbershop

FONTÉ

**2,031 SF
AVAILABLE**

AT LEASE



DOWNTOWN BELLEVUE

Downtown Bellevue is the vibrant heart of one of the Pacific Northwest's most dynamic cities, where global tech leaders like **Microsoft**, **Amazon**, **Symetra**, and **Meta** shape the future just steps from high-end retail, world-class dining, and green public spaces.

Anchored by **The Bellevue Collection**, a premier shopping and entertainment destination, this walkable urban core combines the energy of a major economic hub with the ease and livability of a thoughtfully designed city center.



REAL **RETAIL**

BELLEVUE CBD AT YOUR FRONT DOOR

2,031 SF Small-Shop Space Available

Civica Office Commons is comprised of two Class A+ office buildings connected by a striking 45-foot high glass enclosed lobby and Great Room. Located in the vibrant heart of the Bellevue Central Business District, the project is within close walking distance to Bellevue's thriving office, residential, retail and hospitality scene and features abundant parking.

FONTÉ
COFFEE ROASTERS

**2,031 SF
AVAILABLE**

AT LEASE

10,982

RESIDENTS
WITHIN
1-MILE RADIUS

116,091

TRADE AREA
EMPLOYEES
BY 2025

67.4%

% OF
4YRS+ EDUCATION

3.2M

SQ.FT OF
NEW OFFICE SPACE
BY 2025

25,000

AMAZON EMPLOYEES TO
DT BELLEVUE
BY END OF 2025

94

WALK SCORE
WALKER'S PARADISE

6,265

ESTIMATED EMPLOYEES
WITHIN 1-BLOCK RADIUS

9 MIN

WALK TO THE
LIGHT RAIL
STATION



NEIGHBORHOOD CO-TENANCY



Civica Commons offers a prime retail opportunity in the heart of Downtown Bellevue, surrounded by some of the region's top retail and dining destinations. The available space features strong pedestrian exposure within a walkable, high-traffic corridor steps from Bellevue Downtown Park and The Bellevue Collection.



REAL **RETAIL**

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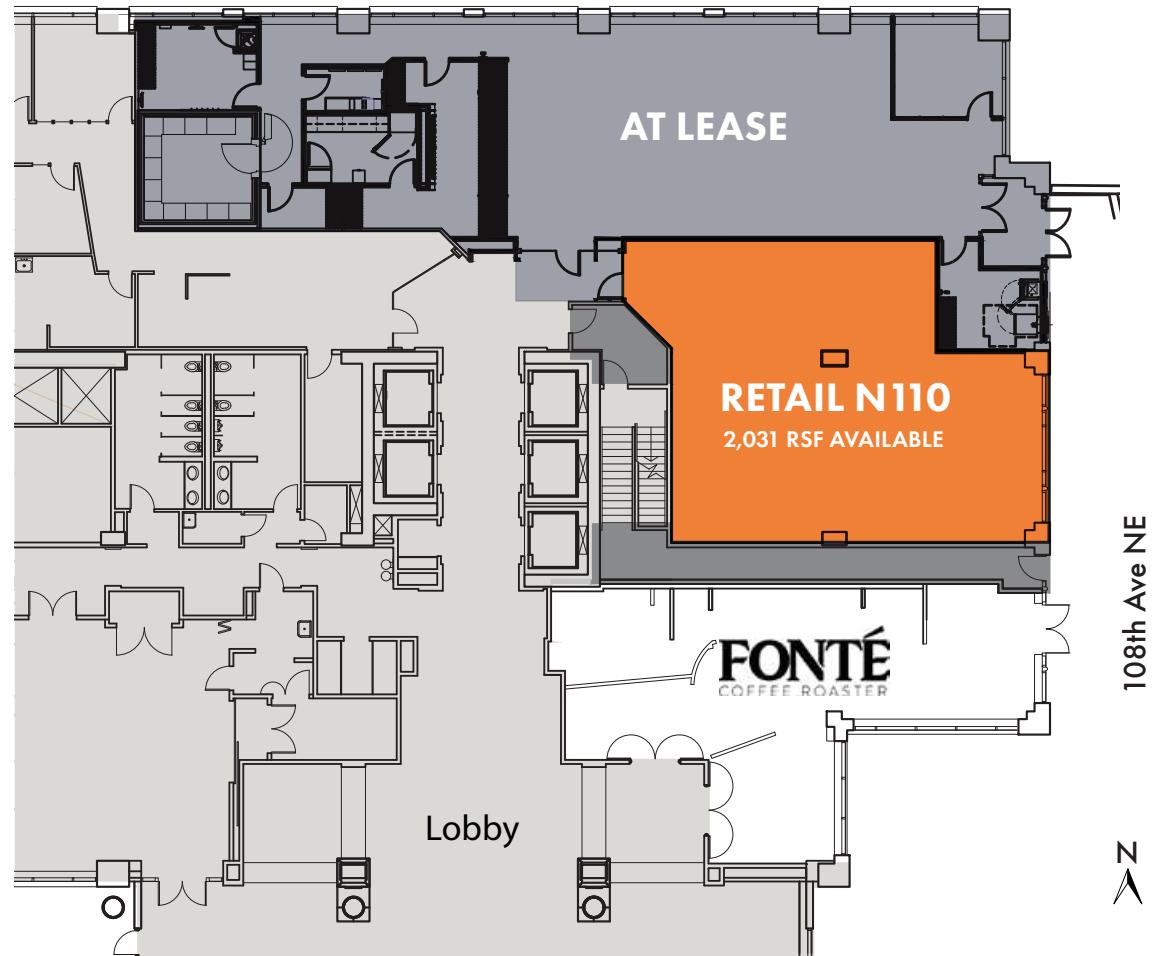
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PROJECT DETAILS

RETAIL N110

SIZE 2,031 SF
RATE PLEASE CALL
NNN \$15.11 PSF
AVAILABILITY IMMEDIATE

Ideal for retail, wellness, or service-based concepts, the space features second generation retail improvements, convenient parking with storefront facing 108th NE Ave.



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