

THE



EIGHT

NE 8th and 108th Bellevue, WA 98004

Retail, food &
beverage
opportunities



The Eight is where brilliant office space meets uncompromising design and amenities – creating a welcoming public space in the heart of downtown Bellevue. Ample public seating and gathering spaces abound, with architecture and landscape design by award winning partners.

The Eight combines 26 floors of state-of-the-art office space with hospitality-inspired communal spaces. The ground plane is a park in the city – designed to bring people together – with over 11,000 SF of retail, food and beverage space.



A connected retail experience

The Lounge and Café



Retail Pavilion



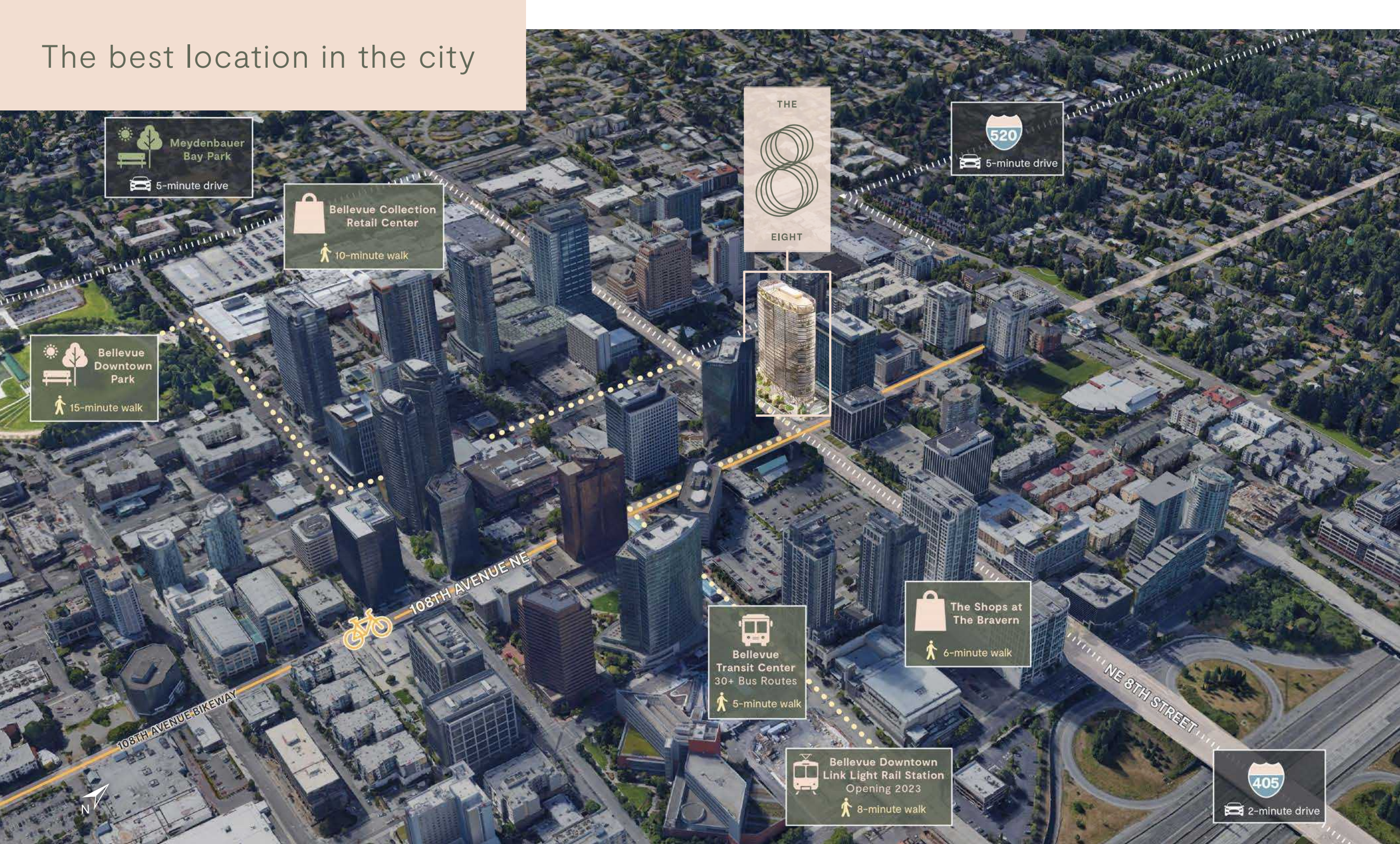


Space at The Eight allows for a sit down restaurant, grab & go coffee, service oriented retail and/or mercantile.

A lobby that's a →
hub of activity



The best location in the city



 **Meydenbauer Bay Park**
 5-minute drive

 **Bellevue Collection Retail Center**
 10-minute walk

 **Bellevue Downtown Park**
 15-minute walk

THE

EIGHT

 **520**
 5-minute drive



 **The Shops at The Bravern**
 6-minute walk

 **Bellevue Transit Center**
30+ Bus Routes
 5-minute walk

 **Bellevue Downtown Link Light Rail Station**
Opening 2023
 8-minute walk

 **405**
 2-minute drive

 **108TH AVENUE NE**

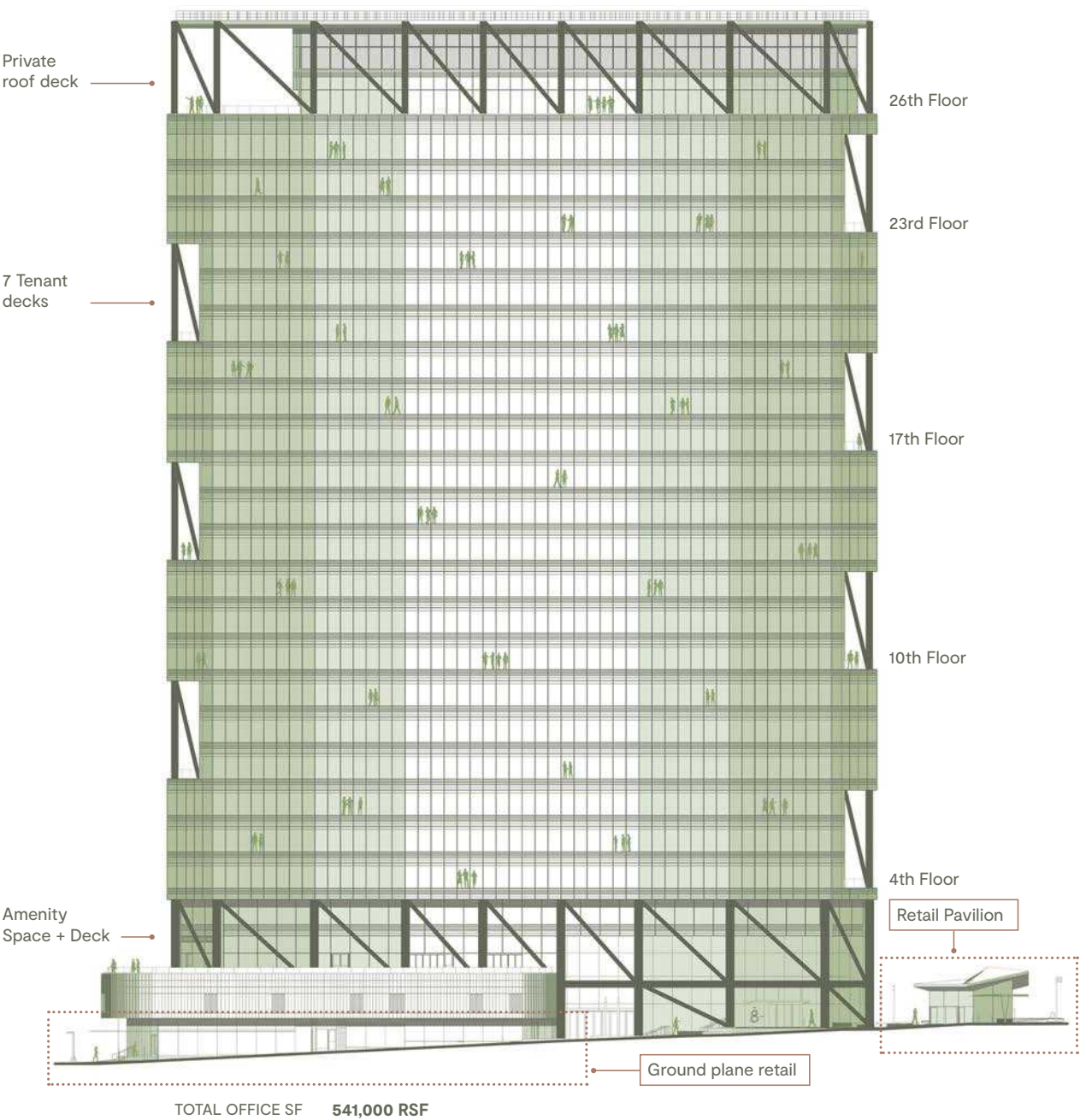
108TH AVENUE BIKEWAY

NE 8TH STREET



A built-in customer base

with 26 floors of office space above (80% leased)



The Plaza

 VIRTUAL
TOUR



Open to the Plaza, open to Bellevue

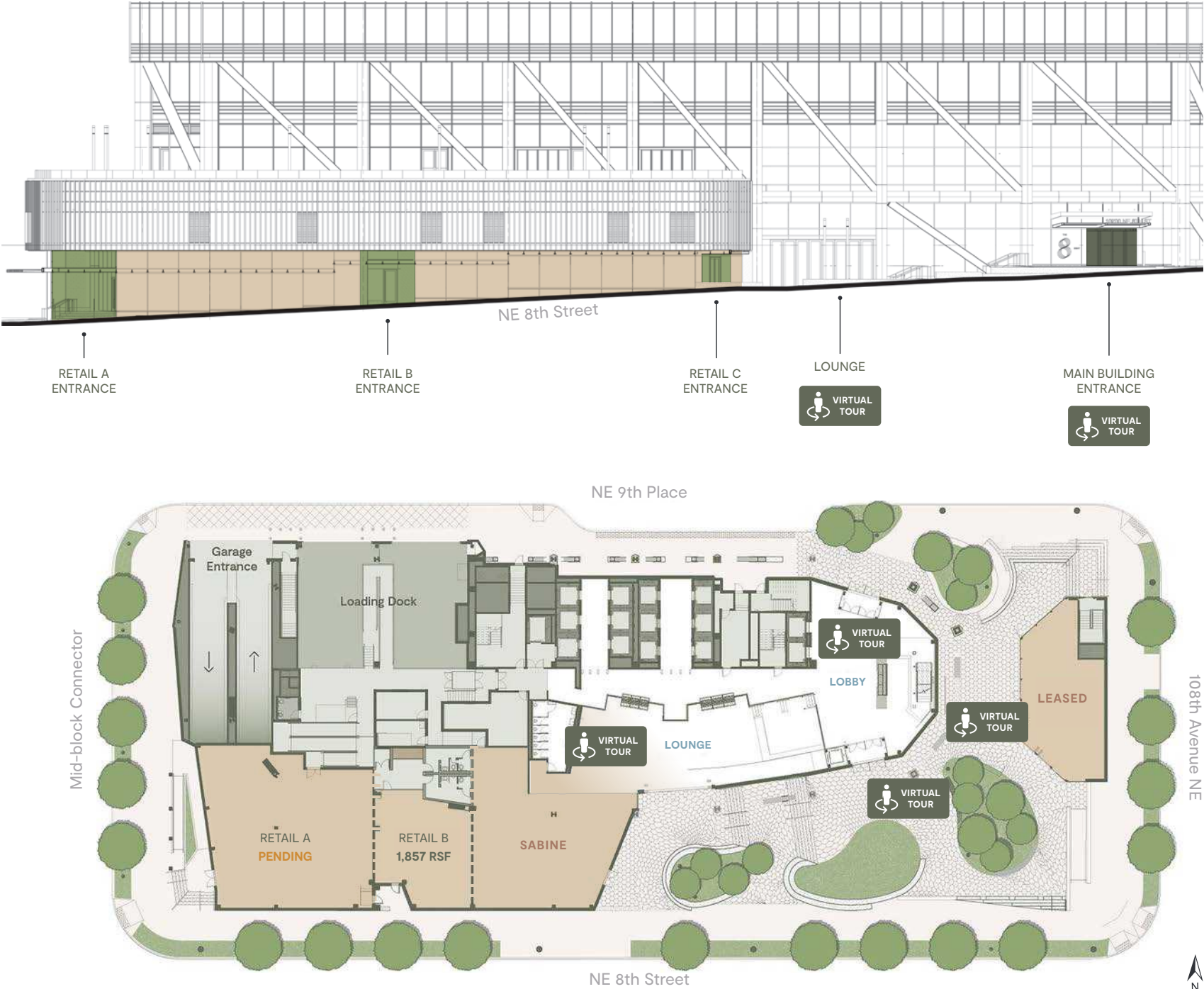
Space Details

APPROXIMATE SIZE

Retail A	4,374 RSF	PENDING
Retail B	1,857 RSF	

COMMENTS

- Up to 6,231 RSF retail space available
- 541,000 SF of office space above (80% leased); 3,000+ people in the building
- Type I hood options in all retail spaces and the Pavilion
- The Pavilion provides potential for outdoor seating between the Pavilion and main tower
- Skylights in all retail space maximizes natural light with operability in the Pavilion
- Retail customer parking available in the underground garage



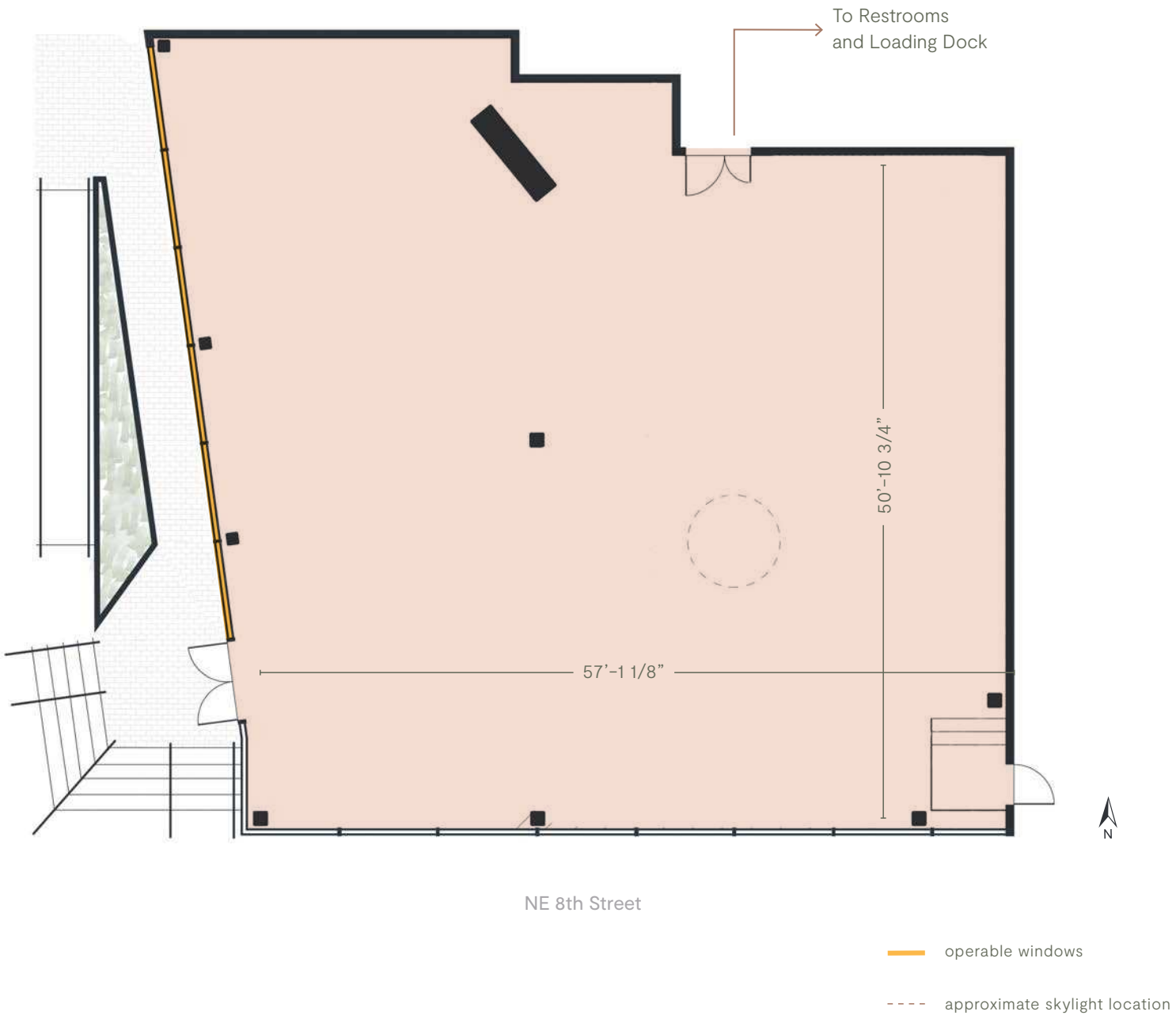
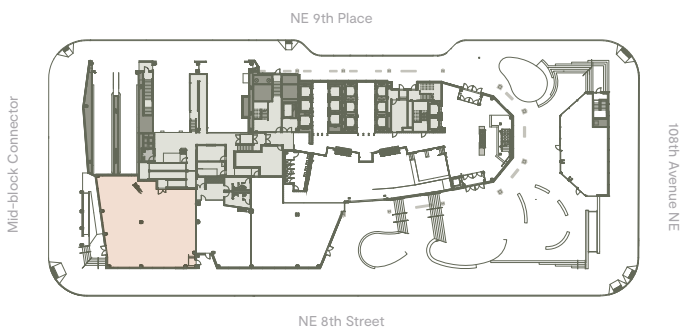
Retail A



Retail A

SUITE DETAILS

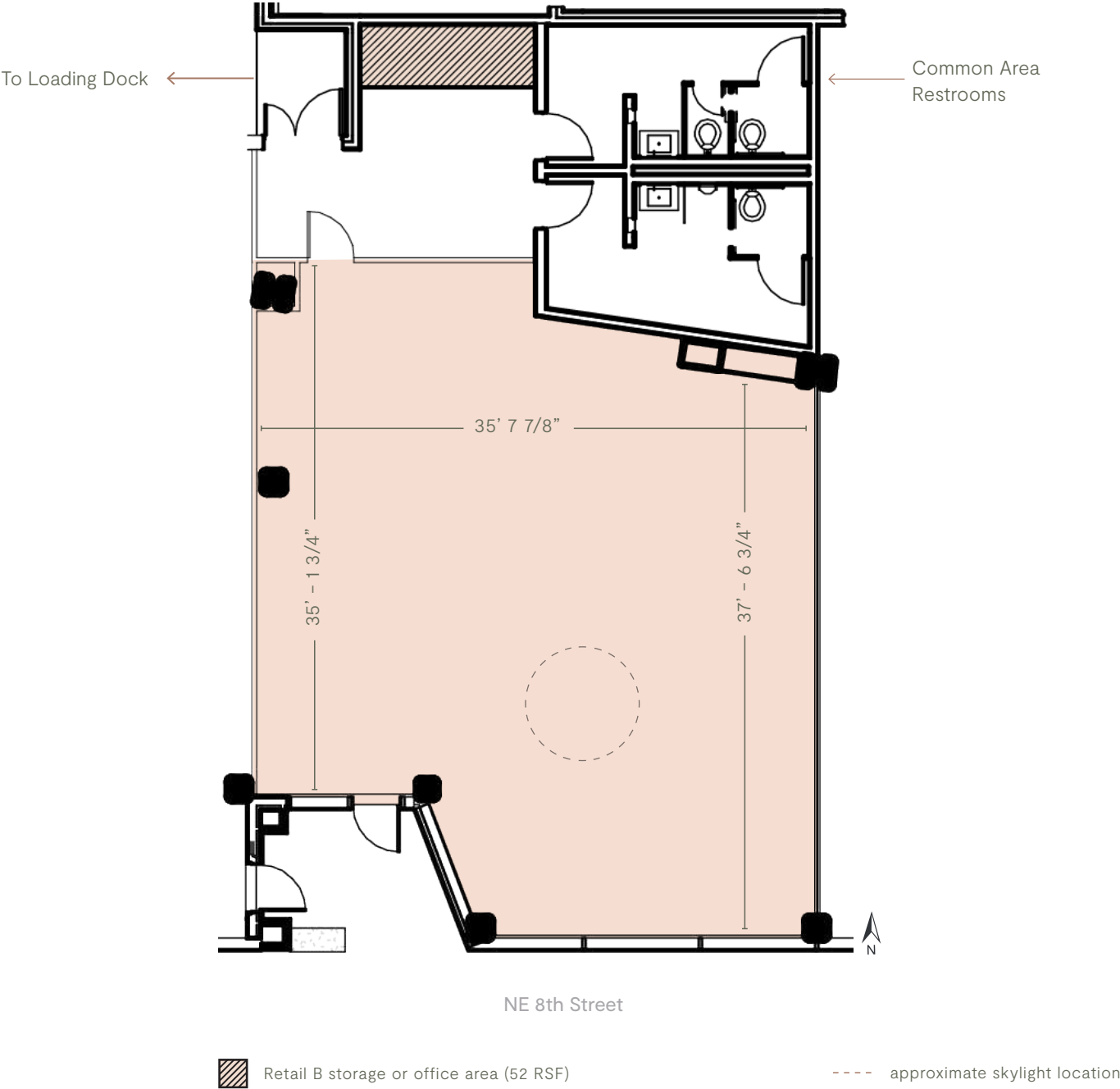
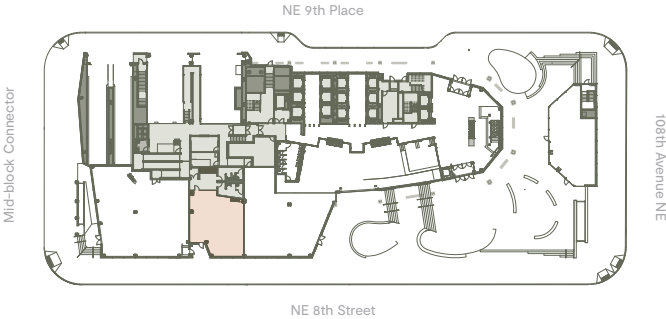
- Size 4,374 RSF **PENDING**
- Asking Rate Call for rates
- NNN Estimate TBD
- Ceiling Height approx. 26'-6"
- Ideal for a sit down restaurant
- Retail A offers the option for a type I hood and a mezzanine
- Large skylight on 2nd level deck allows for abundant natural light within the space
- Direct access to loading dock
- Mezzanine opportunity



Retail B

SUITE DETAILS

- Size 1,857 RSF
- Asking Rate: Call for rates
- NNN Estimate TBD
- Ceiling Height approx. 25'-6"
- May be combined with Retail C as expansion space for a sit down restaurant
- Other ideal uses include barbershop, mercantile, or specialty market
- Option for type I hood
- Large skylight on 2nd level deck allows for abundant natural light within the space
- Direct access to loading dock, garbage and recycling



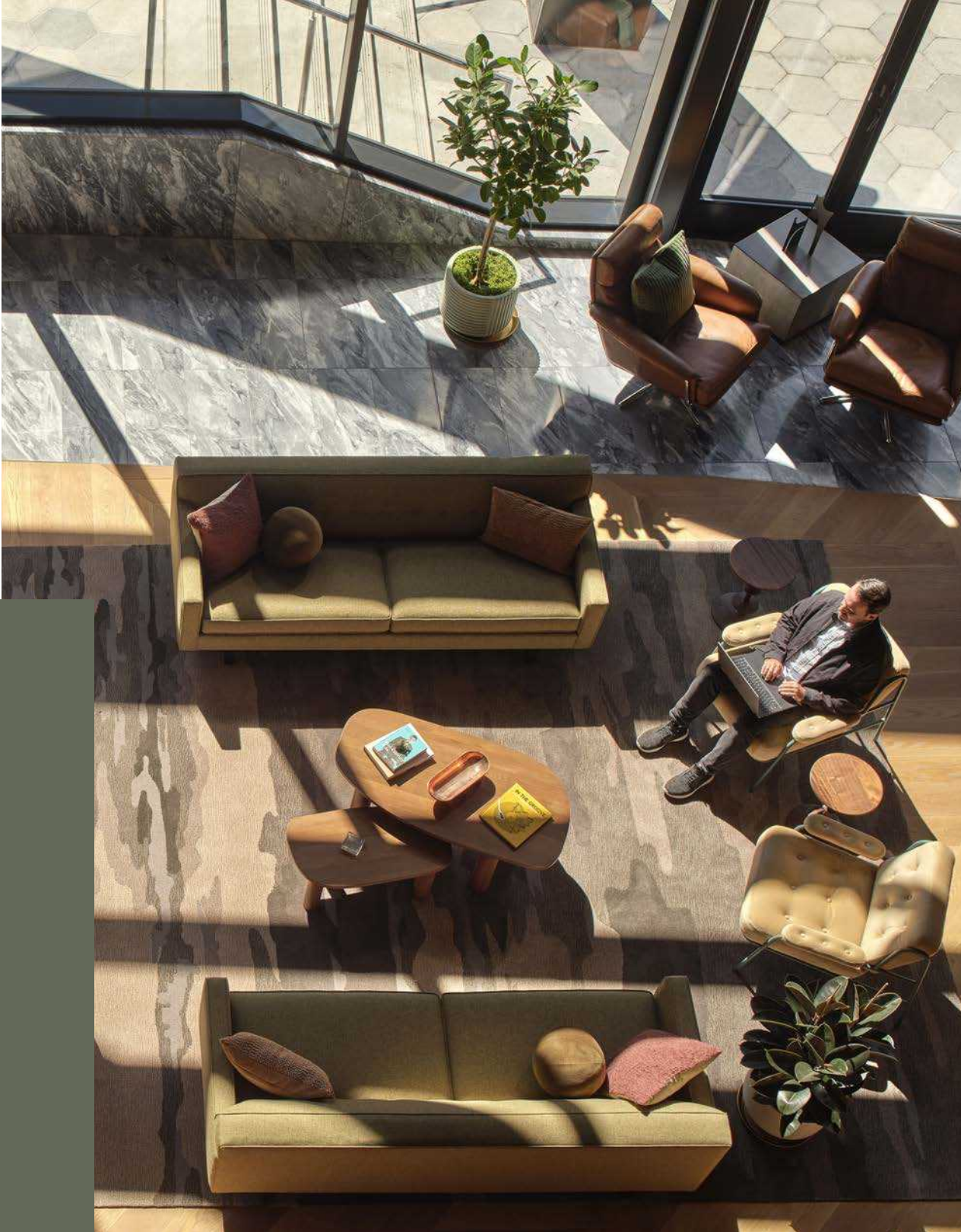


The Lounge



Experiencing exponential growth

Bellevue is a city on the rise



2025 market dynamics

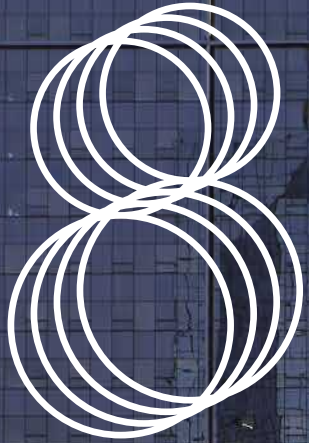
Demographics by drive time



Minutes away from
world-class shopping
and dining



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For Retail Leasing

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