



Retail For Lease

Exceptional Retail Space with High Visibility

12402 SE 38th Street, Bellevue, WA 98006



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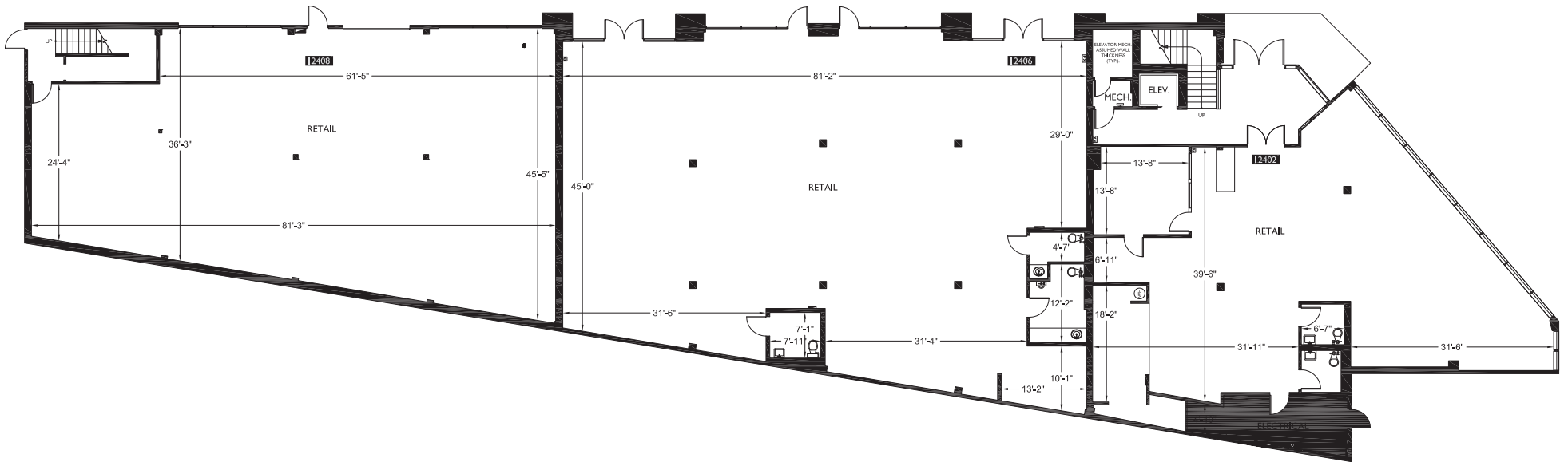
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High-traffic retail space in one of Bellevue's most vibrant retail centers

- Full 1st floor: 11,701 SF available
- One 10' X 14' rollup door
- 12'-16' ceiling heights
- Abundant natural light
- Spacious, configurable layout
- Rear access available for deliveries or staff movement
- Ample drive-up parking stalls
- Two restrooms and designated entry zones
- On-building signage available
- Excellent street frontage and visibility
- Benefits from steady foot traffic 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
- \$40/SF NNN for all 11K+ SF



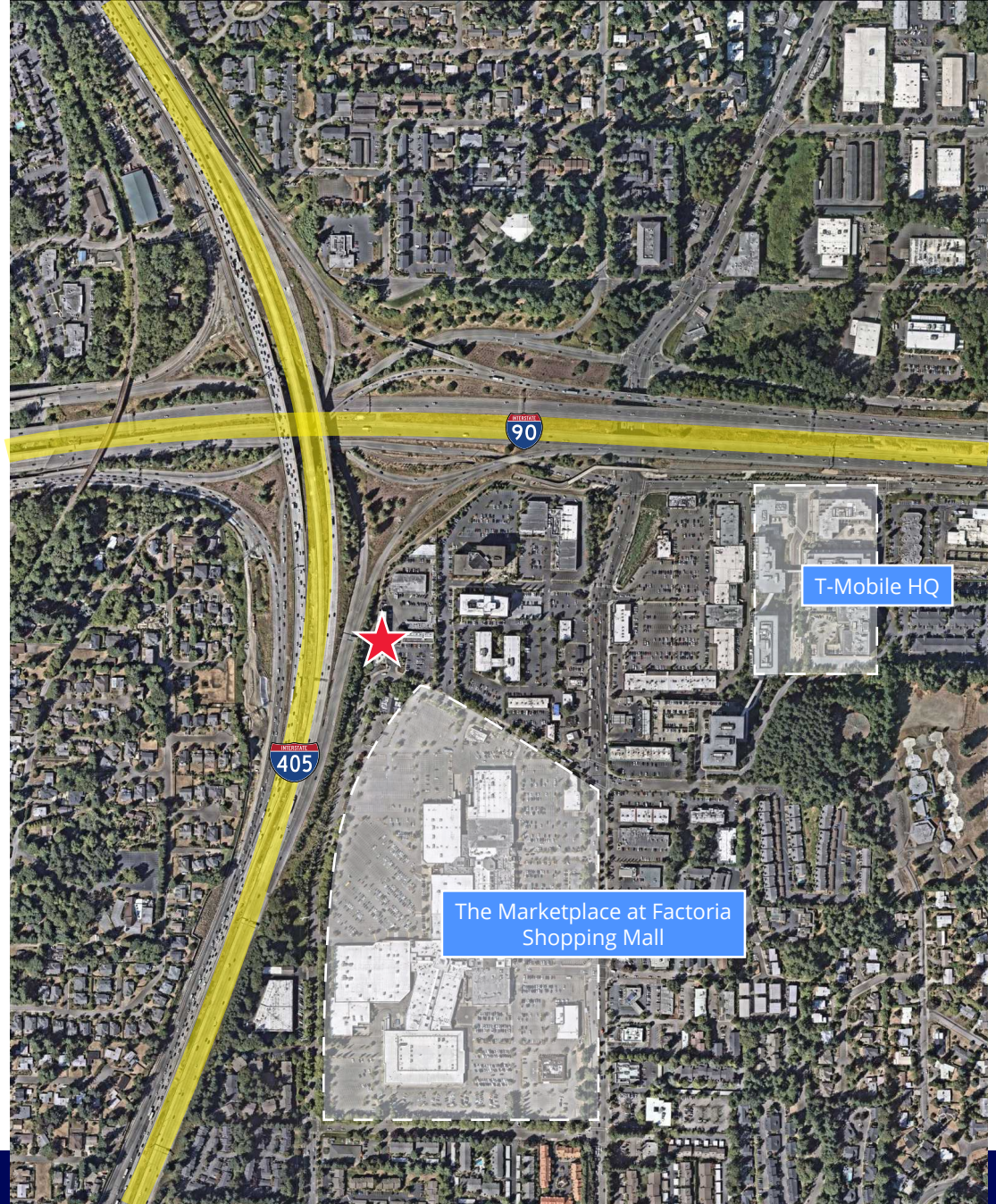
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Factoria-Bellevue's most dynamic retail destinations

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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