OFFERING MEMORANDUM



RARE 0.55-ACRE DOWNTOWN BELLEVUE *DEVELOPMENT OPPORTUNITY*

100 - 138 107TH AVE NE, BELLEVUE, WA 98004

Kidder Mathews

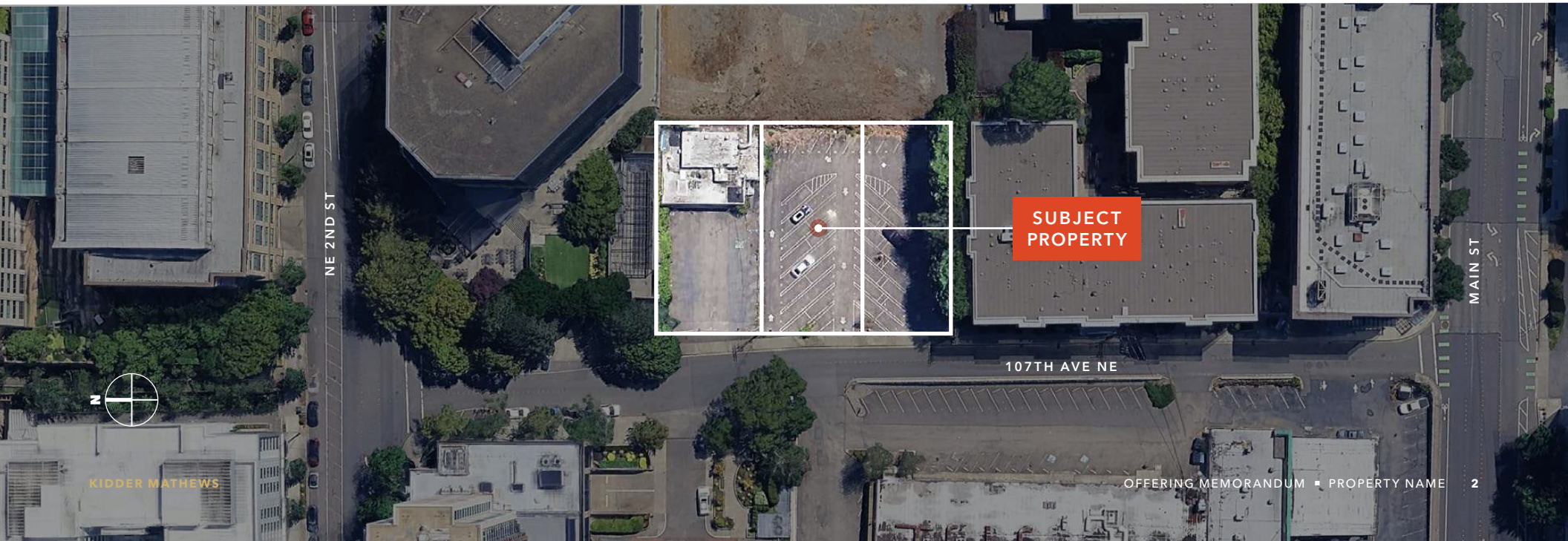
A PREMIER OFFERING IN THE HEART OF BELLEVUE

0.55 AC
LAND AREA

MARKET
PRICE

PRICE	Market
ADDRESS	100 – 138 107th Ave NE, Bellevue, WA 98004
PARCEL NOS.	104700-0085, 104700-0090, 104700-0095
LAND AREA	3 parcels combined: 23,791 SF (0.55 acres)
CURRENT USE	Paid parking and restaurant tenant
ZONING*	Downtown-Mixed Use (DTMU)

*The purpose of the DTMU is to provide an area for a range of retail, office, residential, and support uses. Multiple uses are encouraged on individual sites and in individual buildings, as well as broadly in the district as a whole. The DTMU allows for taller buildings and additional density in the Civic Center portion of the district east of 111th Ave NE between NE 4th and NE 8th St based on its proximity to the downtown core and convenient access to the regional freeway system and transit. This area is called the Downtown–Mixed Use District – Civic Center (DT-MU Civic Center), while the rest of the district is called the Downtown–Mixed Use District (DT-MU).





INVESTMENT SUMMARY

Kidder Mathews is pleased to present a rare development opportunity positioned within downtown Bellevue's dynamic urban center.

This three-parcel assemblage presents a premier development opportunity within one of the West Coast's fastest-growing innovation hubs. The site allows for high-density vertical development, offering flexibility for a transformative mixed-use project including residential, office, hospitality, and retail components. Opportunities of this scale and zoning flexibility are increasingly scarce in downtown Bellevue, where limited land availability, declining large-block supply, and minimal new office deliveries are tightening the market. The offering represents a unique chance to capitalize on a constrained pipeline amid sustained tenant and investor demand.

Strategically located in the heart of Bellevue's central business district, the property benefits from exceptional connectivity and accessibility. The area boasts a Walk Score of 95 and is served by a robust multimodal transit network, including the newly operational light rail, linking Bellevue to the broader Puget Sound region and enhancing long-term transit-oriented development value.

Downtown Bellevue has evolved into the Eastside's premier employment and lifestyle hub, supporting over 60,000 jobs and experiencing significant growth in office, residential, and retail development. The city's highly educated workforce and business-friendly environment continue to attract global investment and corporate expansion.

The immediate vicinity is anchored by an unparalleled concentration of leading technology and innovation-driven companies. Major employers such as Amazon, Meta, Salesforce, Snowflake, and OpenAI have established or expanded significant operations in Bellevue, reinforcing its position as a top-tier tech ecosystem. This diversification beyond legacy employers has strengthened market resilience and broadened demand drivers across AI, fintech, gaming, and life sciences sectors.

As companies continue to expand their presence and compete for premium space, downtown Bellevue is experiencing sustained leasing activity alongside a shrinking inventory of high-quality development sites. Combined with strong population growth, rising rental demand, and premium wage employment, these fundamentals position the offering for long-term value creation.

This assemblage represents a generational opportunity to deliver a landmark project in one of the most supply-constrained and high-growth urban markets in the Pacific Northwest—where innovation, capital, and talent converge.

INVESTMENT HIGHLIGHTS

Bellevue has rapidly emerged as one of the most concentrated hubs of global technology and innovation companies in North America, anchored by an exceptional roster of world-class employers that continue to expand and invest heavily in the market.

WORLD-CLASS EMPLOYERS

At the forefront is Amazon, now Bellevue's largest employer with more than 14,000 employees and long-term plans to grow toward 25,000—effectively positioning the city as a co-equal corporate hub alongside Seattle. Its multi-tower campus development underscores Bellevue's strategic importance within the company's global footprint.

Bellevue also hosts major engineering and product hubs for Meta, Google, Salesforce, Oracle, and ByteDance, reflecting a deep concentration of cloud computing, AI, and social platform innovation. These firms have established large-scale campuses and continue to scale headcount, reinforcing Bellevue as a premier destination for top-tier tech talent.

PURPOSE-BUILT URBAN ENVIRONMENT

The Eastside offers the ability to design and deliver a project that is precisely aligned with modern tenant expectations and evolving market demand. In Downtown Bellevue, where global employers and high-growth companies continue to expand, a ground-up development enables efficient floorplates, advanced building systems, and highly amenitized spaces tailored to today's workforce. Whether for office, residential, or mixed-use applications, a purpose-built approach maximizes functionality, sustainability, and long-term asset value—while providing the flexibility to integrate cutting-edge design, wellness features, and technology infrastructure that institutional tenants increasingly require. This level of customization positions the project to capture premium rents and meet the standards of world-class occupiers seeking next-generation space in a competitive urban core.

EXCEPTIONAL TRANSIT & CONNECTIVITY

Downtown Bellevue offers exceptional transit and regional connectivity, positioning the property at the center of one of the most accessible urban nodes in the Puget Sound. The area is served by the expanding Link light rail, providing seamless connections to Seattle, Redmond, and SeaTac, including direct access to Seattle-Tacoma International Airport. In addition to light rail, the property benefits from immediate proximity to major arterials including I-405 and SR-520, as well as a robust network of bus routes and pedestrian-friendly infrastructure. This multimodal accessibility enhances commuter convenience, supports transit-oriented development, and strengthens the location's appeal to employers, residents, and visitors seeking efficient connectivity throughout the region.

HIGHLY EDUCATED, HIGH-INCOME DEMOGRAPHICS

Downtown Bellevue is supported by one of the most highly educated and affluent populations in the nation, providing a powerful foundation for sustained economic growth and real estate demand. A significant percentage of residents hold bachelor's and advanced degrees, with strong concentrations in engineering, computer science, and business disciplines—largely driven by the presence of global technology and innovation firms throughout the region. This highly skilled workforce commands above-average household incomes, resulting in strong purchasing power, premium housing demand, and a robust consumer base for retail and lifestyle amenities. The combination of intellectual capital and income strength not only attracts top-tier employers but also reinforces Bellevue's position as a premier live-work-play destination in the Puget Sound.







MORE *BELLEVUE DOWNTOWN* HIGHLIGHTS

LIFESTYLE & AMENITY-RICH SETTING

Downtown Bellevue offers a vibrant, lifestyle-driven environment defined by an exceptional mix of retail, dining, and entertainment amenities. At the heart of this experience is Bellevue Square and the broader Bellevue Collection, a premier destination featuring luxury retail, chef-driven restaurants, and year-round activations that draw visitors from across the region. The surrounding neighborhood is further enhanced by upscale hotels, cultural venues, fitness studios, and expansive public spaces, creating a highly walkable, 24/7 urban environment. This amenity-rich setting not only elevates quality of life for residents and employees but also strengthens tenant demand by offering a dynamic, experience-oriented destination in the heart of the Eastside.

STRONG PUBLIC & PRIVATE INVESTMENT

Downtown Bellevue is experiencing a sustained wave of both public and private investment that continues to elevate its position as a premier urban center in the Pacific Northwest. Significant public infrastructure initiatives—including the expansion of the Link light rail and ongoing streetscape and mobility enhancements—are improving accessibility and supporting long-term growth. At the same time, major private capital is being deployed into Class-A office towers, luxury residential developments, and mixed-use projects, reflecting strong institutional confidence in the market. This coordinated investment is driving job creation, increasing density, and enhancing the overall urban experience, reinforcing Bellevue's trajectory as a highly desirable destination for global employers, residents, and investors alike.

LIMITED SUPPLY, HIGH DEMAND DYNAMICS

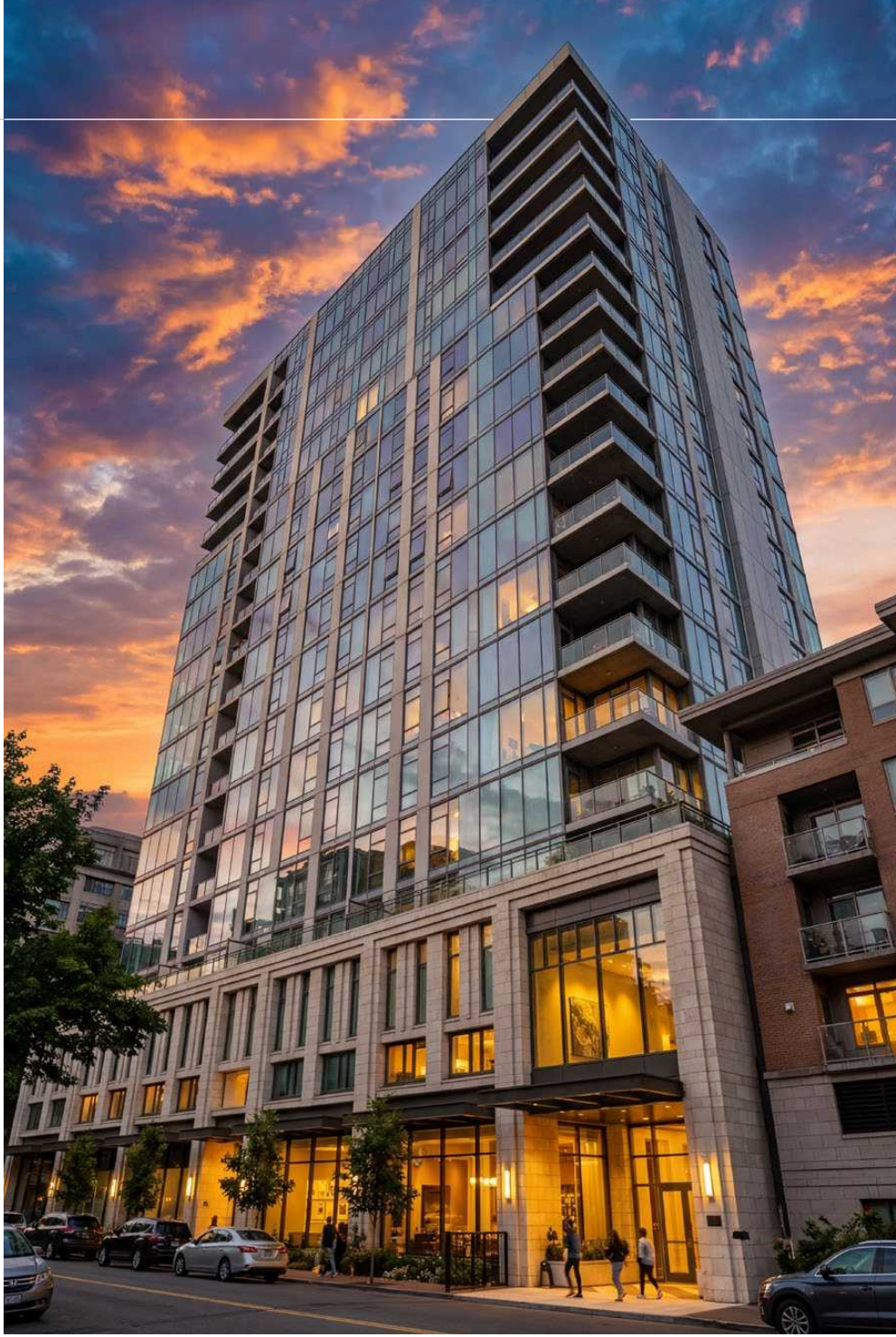
Characterized by a pronounced imbalance between limited land supply and sustained, high demand, creating a compelling investment environment. With few remaining development sites—particularly those capable of supporting large-scale, high-density projects—new supply is increasingly constrained by land scarcity, rising construction costs, and extended entitlement timelines. At the same time, continued expansion from global technology firms and in-migration of a highly paid workforce are fueling demand across office, residential, and mixed-use product types. This supply-demand dynamic is placing upward pressure on rents and values, reinforcing the long-term fundamentals and positioning well-located development sites to capture outsized market performance.

CONCEPT SITE PLAN



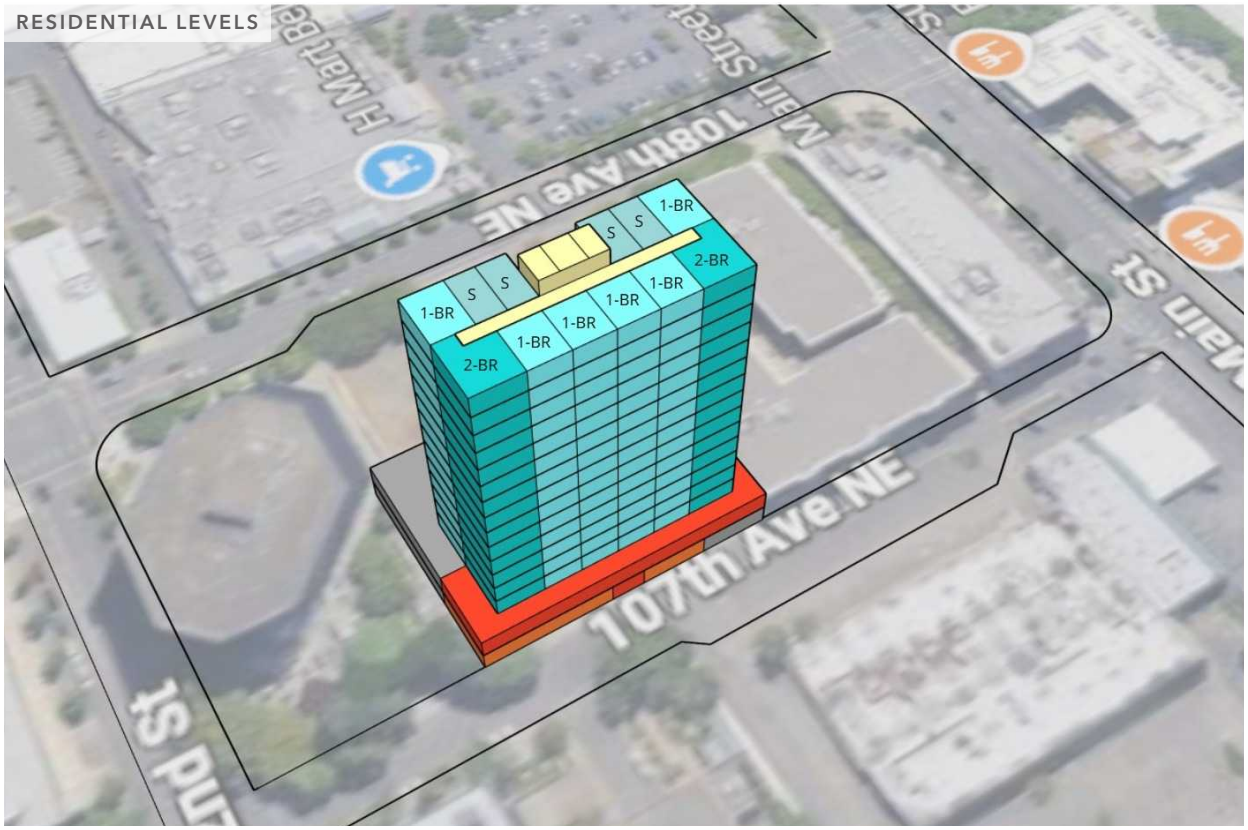
100–138 107TH AVE NE

Please note that data is conceptual and subject to change as more information is known. Site plan study provided by Cushing Terrell.



CONCEPT SITE PLAN CONTINUED

RESIDENTIAL LEVELS



RETAIL LEVEL



AMENITY LEVEL



SITE DATA

SITE AREA	±0.55 AC (23,791 SF) gross
CURRENT ZONING	Downtown-Mixed Use (DT-MU)
NEIGHBORHOOD	City Center South
PROPOSED USE	Residential/retail
ALLOWED BASE HEIGHT	230'
ALLOWED MAX HEIGHT*	288'
PROPOSED HEIGHT	+215'
SETBACKS	Tower after 80' high - 20'
PARKING	Above grade
ALLOWABLE HEIGHT	60'
BASE FAR ALLOWED*	4.5/5.0 max
PARKING	Exempt from FAR
RETAIL*	5,400 SF exempt from FAR
AMENITY**	7,025 SF exempt from FAR
RESIDENTIAL	14 floors @ 8,490 SF
TOTAL FAR	118, 955 SF / 23,791 SF = 5.0 FAR
PARKING REQUIRED	.5 per unit
PARKING PROVIDED	±84 stalls
BICYCLE PARKING REQUIRED	17

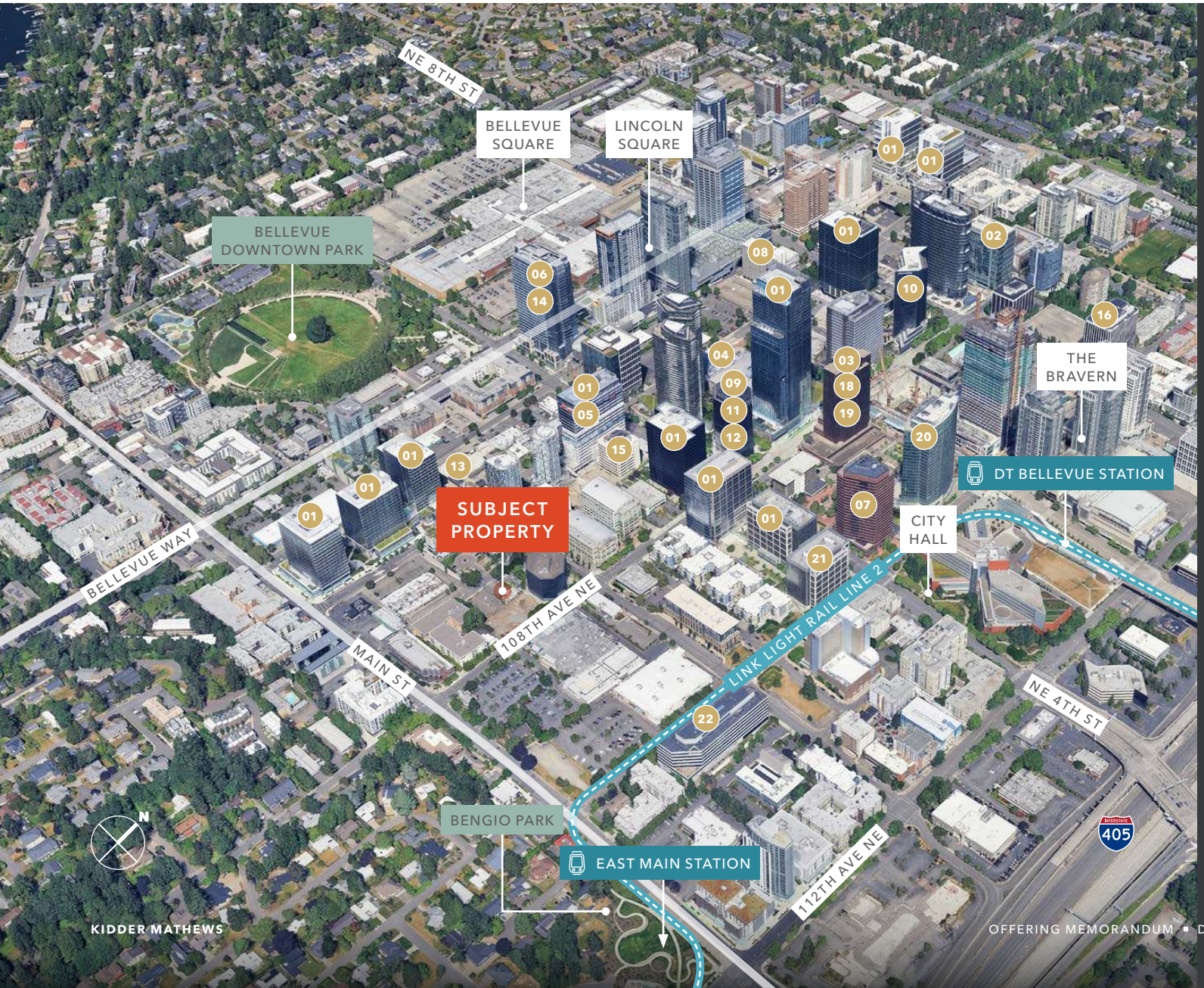
* Allowable far/ height achieved through FAR
** Will require departure

168
PROPOSED RESIDENTIAL UNITS

LOCATION OVERVIEW



MAJOR EMPLOYERS | DOWNTOWN BELLEVUE



50+ Employees

01 Amazon
02 Salesforce
03 Smartsheet
04 Bungie
05 Valve
06 Unity Technologies
07 Walmart
08 Paccar
09 eBay Inc.
10 Symetra
11 Niantic
12 Nintex
13 Samsung
14 The Pokémon Company
15 MoxiWorks
16 Xevo
17 Concur
18 Databricks
19 Kidder Mathews
20 OpenAI
21 Puget Sound Energy
22 Snapchat

SPORTS & ENTERTAINMENT

CLIMATE PLEDGE ARENA & SEATTLE CENTER

- Home to the Kraken Professional Hockey
- A 800k SF multi-purpose indoor arena that underwent a $1.15B redevelopment in 2021
- Serves more than 12M visitors a year
- Seating capacity designed to hold up to 18,100

LUMEN FIELD & WAMU THEATER

- Home to Seattle Seahawks
- Upwards of 300 event days a year
- 2.4 million annual attendees

HUSKY STADIUM

- Home to University of Washingon Husky Football
- Highest average attendance in PAC-12 at 68,814 people in 2023
- Seating capacity of up to 70,138

T-MOBILE PARK

- Home to Seattle Mariners
- Seating capacity of up to 47,929
- 2.69M Mariner's fan attendance in 2023 (10th in the MLB)
- Average attendance of 33,215 fans for home games

2026 BELLEVUE DEMOGRAPHICS

154,250	2.4	$250,797	36.2
POPULATION	AVG HH SIZE	AVG HH INCOME	MEDIAN AGE

HOME OWNERSHIP



EDUCATION

8.4%	9.8%
HS GRAD	SOME COLLEGE
5.3%	36.1%
ASSOCIATES DEGREE	BACHELORS DEGREE

EMPLOYMENT



97.5% EMPLOYED

2.5% UNEMPLOYED

Blue Collar	White Collar	Services
15.6%	**84.4%**	**8.2%**

MONTHLY HH SPENDING

$12,785 **Housing**	$658 **Food**
$313 **Education**	$711 **Entertainment**
$137 **Personal**	$342 **Furniture**
$232 **Apparel**	$1,683 **Vehicle**

RACE & ETHNICITY

WHITE	45.4%
ASIAN	40.1%
PACIFIC ISLANDER	0.2%
AFRICAN-AMERICAN	3.9%
HISPANIC	11.0%
TWO OR MORE RACES	7.2%

Source: Sites USA 2026

GENDER & AGE

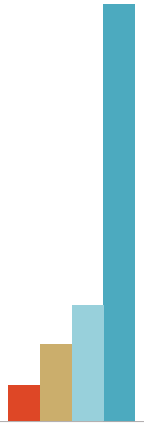


51.2% MEN

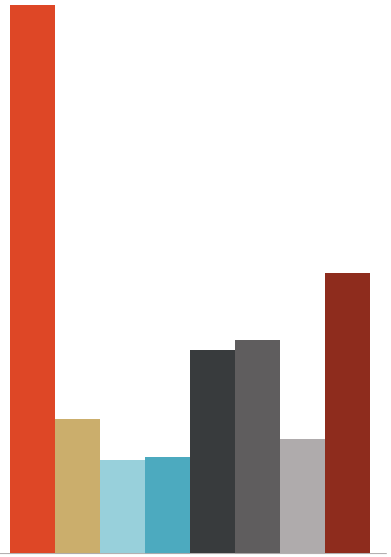
48.8% WOMEN

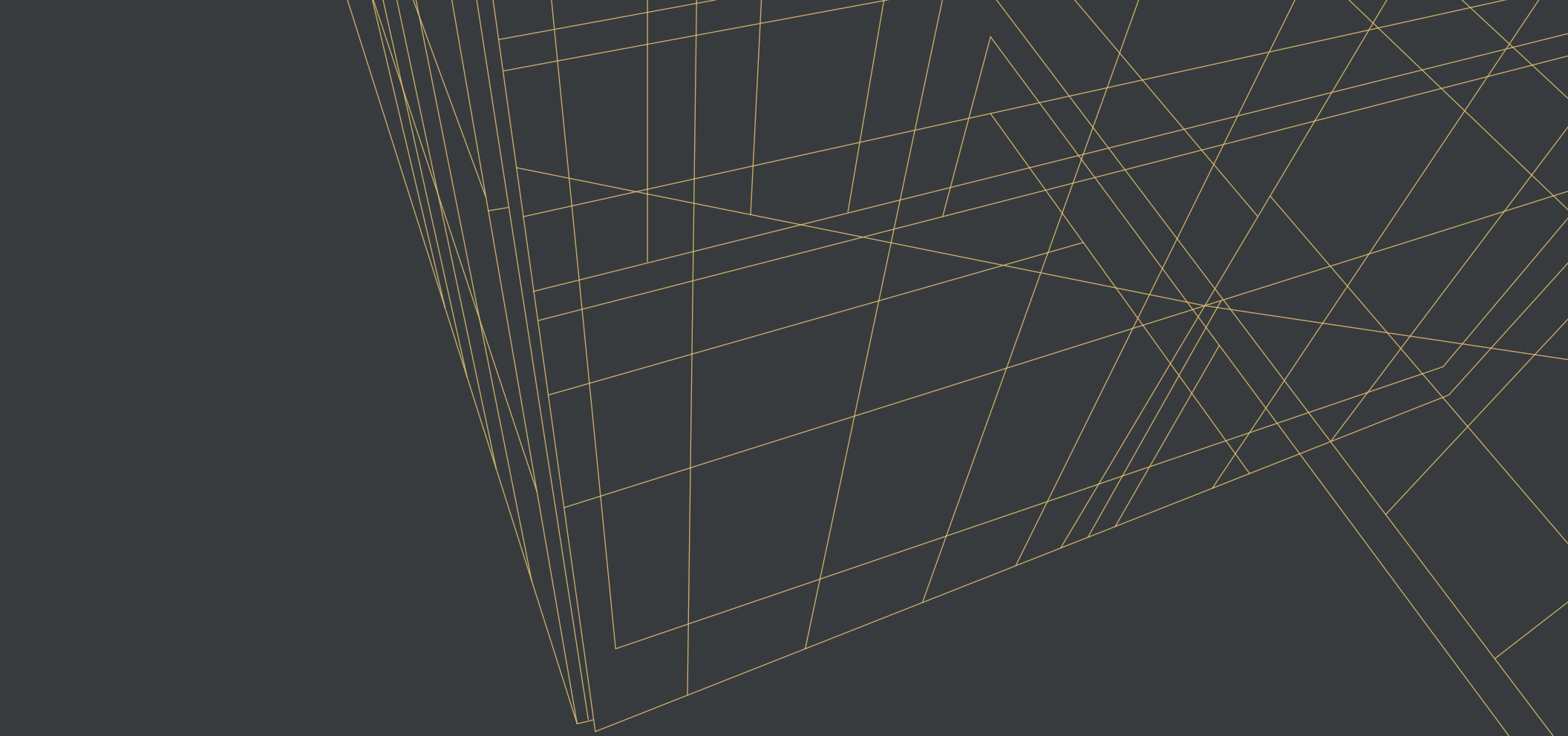
<19	45–54
20–34	55–64
35–44	65+

INCOME BY HOUSEHOLD



- $0–$35K **8,321**
- $35–$75K **6,605**
- $75–$150K **15,203**
- $150K+ **35,809**





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