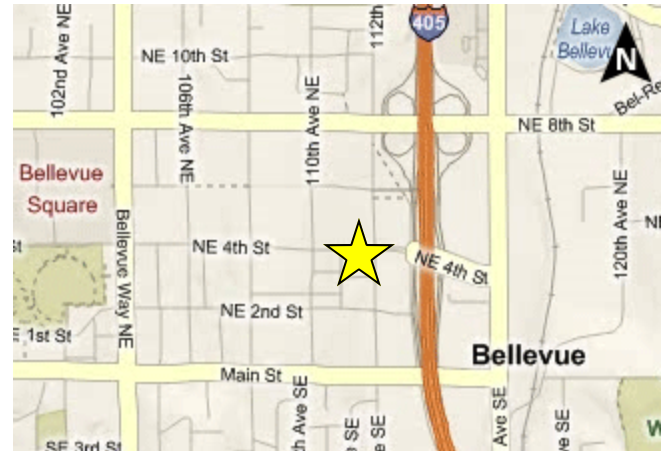


METRO 112

317 112th Ave NE, Bellevue, WA

PRIME RETAIL SPACE IN BELLEVUE CBD



Retail for Lease on a Major Downtown Bellevue Intersection

- ▶ Extremely well located site with excellent visibility
- ▶ Tenant Improvement Allowances available:
 - ▶ \$30/SF for retail
 - ▶ \$40/SF for restaurant
- ▶ High traffic intersection:
 - ▶ 26,600 vpd along NE 4th St
 - ▶ 13,600 vpd along 112th Ave NE
- ▶ Conveniently right off I-405 with on-site retail parking
- ▶ Short walk to The Bravern, Neiman Marcus, Bellevue City Hall and Meydenbauer Convention Center



Suite	Size	Rental Rate
1	1,187 SF	\$33/SF NNN
2	1,214 SF	
3	1,181 SF	
4	1,602 SF	
5	4,105 SF	\$40/SF NNN

Suite	Size	Rental Rate
6	3,094 SF	\$30/SF NNN
7	2,033 SF (Built-out vanilla shell)	
8	2,487 SF	
8+9	5,653 SF	\$34/SF NNN
9	3,166 SF (Can divide)	\$38/SF NNN If divided, \$45/SF NNN for hard corner

For more information contact:

Monica Wallace
mwallace@wallaceproperties.com

Wallace Properties, Inc.
330 112th Ave NE
Bellevue, WA 98004
(425) 455-9976
www.wallaceproperties.com



METRO 112

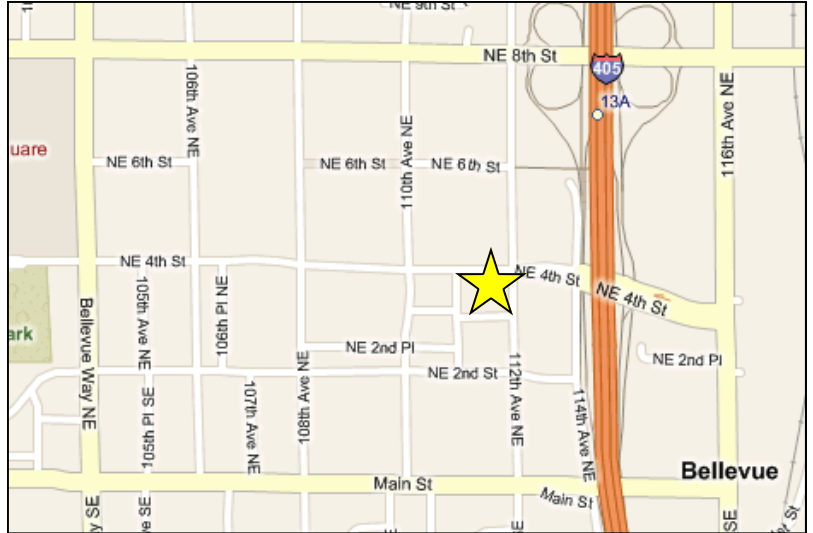
317 112th Ave NE, Bellevue, WA

PRIME RETAIL SPACE IN BELLEVUE CBD

LOCATION

TRAFFIC COUNTS
Along NE 4th Street:
26,600 vehicles per day

Along 112th Avenue NE:
13,600 vehicles per day



The information contained herein has been obtained from sources deemed reliable but is not guaranteed.

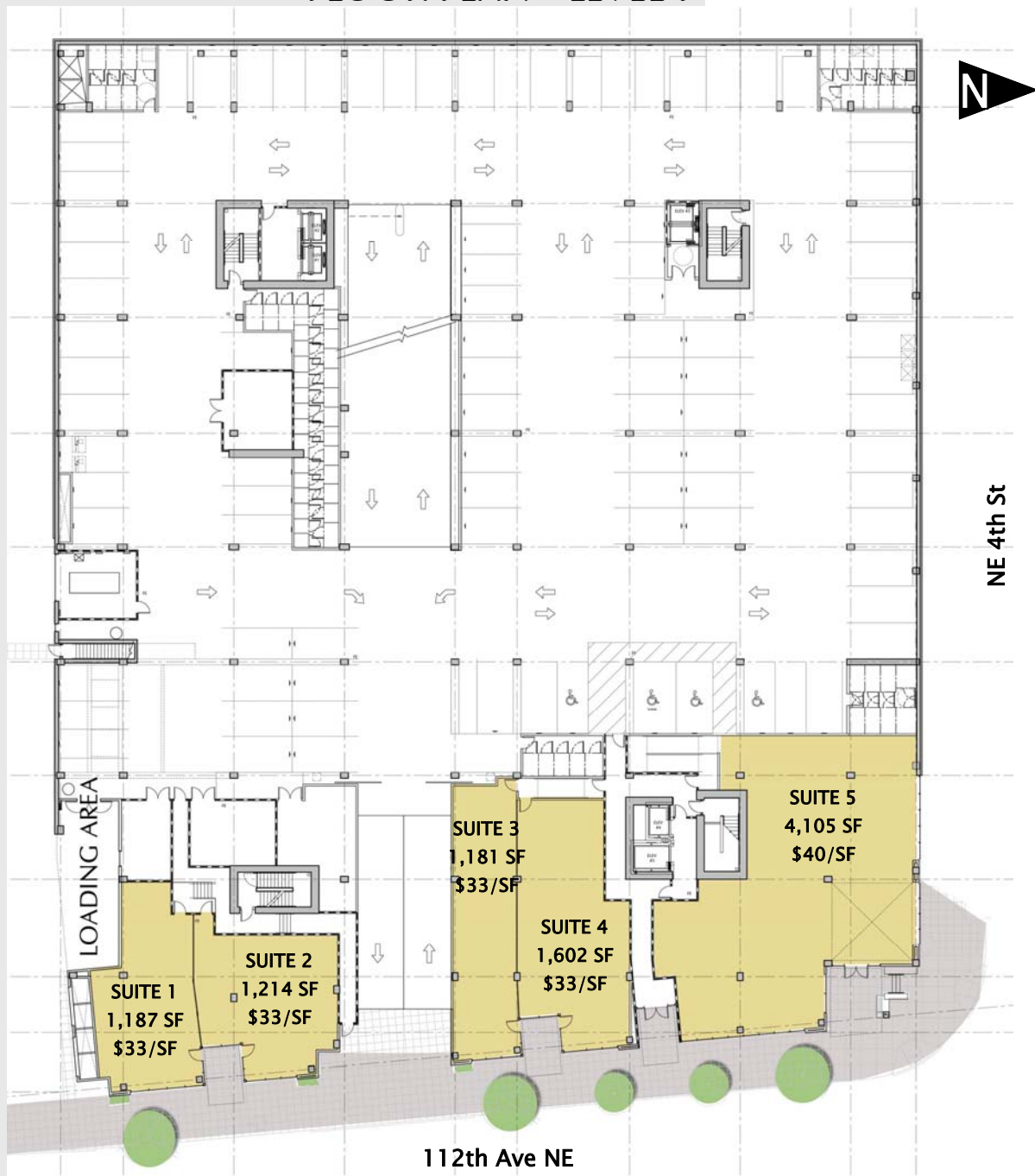


METRO 112

317 112th Ave NE, Bellevue, WA

PRIME RETAIL SPACE IN BELLEVUE CBD

FLOOR PLAN—LEVEL 1



- ▶ ALL rental rates are NNN
- ▶ All suites have grade-level entrances
- ▶ Sizes are approximate

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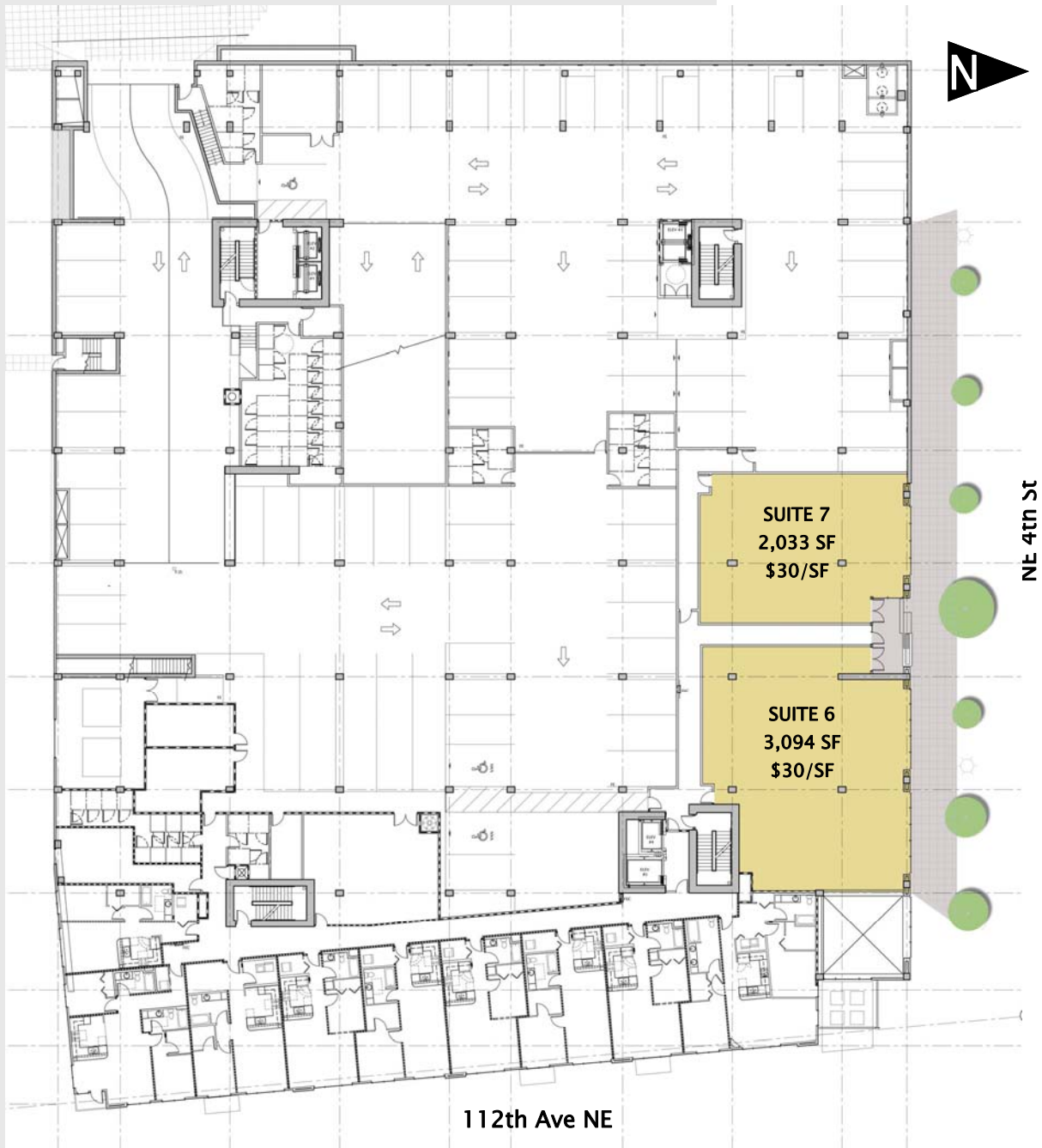


METRO 112

317 112th Ave NE, Bellevue, WA

PRIME RETAIL SPACE IN BELLEVUE CBD

FLOOR PLAN—LEVEL 2



- ▶ ALL rental rates are NNN
- ▶ All suites have grade-level entrances
- ▶ Sizes are approximate

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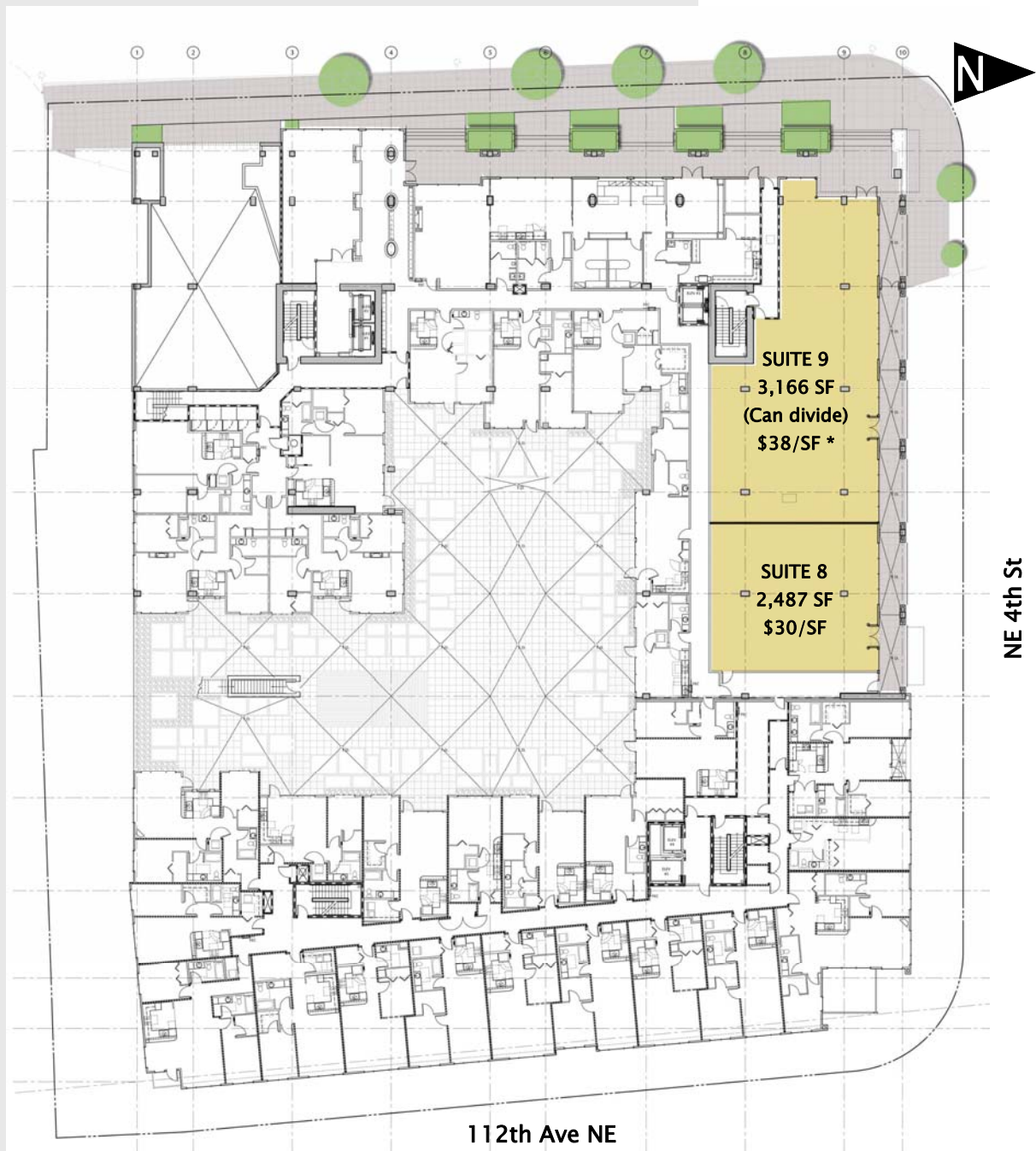


METRO 112

317 112th Ave NE, Bellevue, WA

PRIME RETAIL SPACE IN BELLEVUE CBD

FLOOR PLAN—LEVEL 3



- * Suite 9 if divided, \$45/SF NNN for hard corner
- ▶ ALL rental rates are NNN
- ▶ All suites have grade-level entrances
- ▶ Sizes are approximate

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DEMOGRAPHICS

Population:	1 mile	3 mile	5 mile
2015 Projection	16,650	85,161	212,828
2010 Estimate	14,700	80,955	204,320
2000 Census	10,472	74,164	193,299
Annual Growth 2010-2015	2.52%	1.02%	0.82%
2010 Daytime Population:	6,954	41,151	107,211
2010 Households:			
2015 Projection	9,730	39,702	93,541
2010 Estimate	8	36,327	88,167
2000 Census	5,538	33,092	82,218
Annual Growth 2010-2015	2.17%	0.86%	0.75%
Owner Occupied	33.3%	47.0%	57.1%
Renter Occupied	47.0%	42.2%	34.2%
2010 Households by Household Income:			
Income Less than \$15,000	10.1%	6.9%	5.2%
Income \$15,000 - \$24,999	7.2%	5.9%	4.6%
Income \$25,000 - \$34,999	6.1%	6.3%	5.2%
Income \$35,000 - \$49,999	11.3%	10.2%	8.5%
Income \$50,000 - \$74,999	18.0%	18.5%	17.0%
Income \$75,000 - \$99,999	18.7%	17.6%	18.8%
Income \$100,000 - \$149,999	15.5%	17.5%	20.1%
Income \$150,000 - \$199,000	4.8%	6.4%	8.2%
Income \$200,000+	7.7%	10.7%	12.4%
2010 Average Household Income:	\$94,079	\$107,761	\$118,717
2010 Median Household Income:	\$70,203	\$77,373	\$85,538
2010 Per Capita Income:	\$53,384	\$49,753	\$51,932
2010 Population by Race:			
White	73.9%	69.7%	71.6%
Black	1.6%	2.1%	3.7%
American Indian	0.2%	0.3%	0.3%
Asian and Pacific Islander	18.9%	20.4%	18.1%
Other Race Alone	2.7%	4.0%	2.8%
Two or More Races	2.7%	3.5%	3.5%
Hispanic	5.1%	8.1%	6.4%