

FOR LEASE

10541 NE 4th Street

RETAIL

FREE STANDING BUILDING IN BELLEVUE CBD



PROPERTY INFO

LEASE AVAILABLE THROUGH JULY 20, 2027

- + 2,965 sq.ft. (*no restaurants*)
- + Rate: \$70.00 NNN, 3% annual increases
- + NNN lease, Tenant pays all maintenance
- + 9 parking spaces; six in front and three in garage below space
- + Located in the heart of Downtown Bellevue with excellent visibility on 106th Avenue NE
- + Two blocks to Bellevue Square, and Lincoln Square's expansion including 710,000 sq.ft. of new office space and a 245 room hotel
- + Within walking distance of prominent companies including Microsoft, eBay, Expedia and Symetra
- + Strong daytime population of 165,694 located within three miles



FOR LEASE

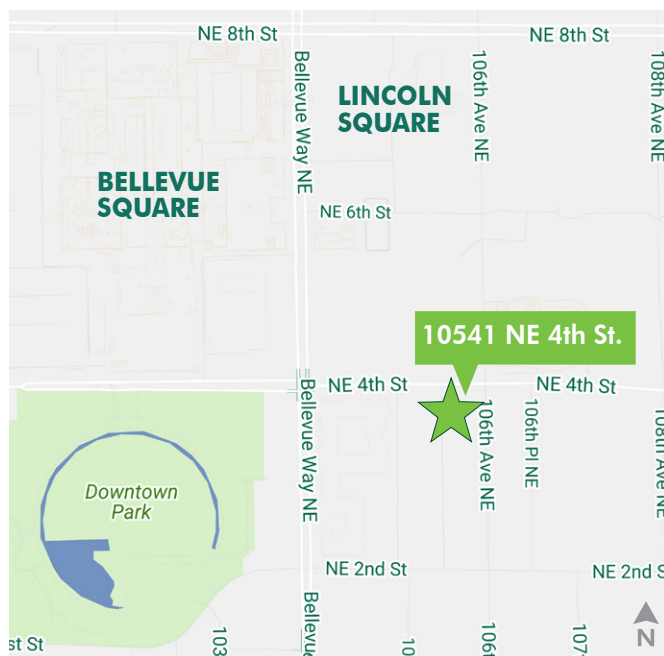
10541 NE 4th Street

RETAIL

FLOOR PLAN



MAP



2017 DEMOGRAPHICS

	1 mile	3 miles	5 miles	15 Minute Drive
Population	21,298	82,185	244,754	294,821
Daytime Population	78,538	165,694	348,973	439,494
2022 Projected Population	24,134	88,859	261,639	315,620
Number of Households	11,609	36,426	102,683	124,024
Average Household Income	\$123,799	\$146,668	\$146,150	\$139,091

CONTACT US

Susie Detmer

Senior Vice President
+1 206 292 6040
susie.detmer@cbre.com

Stacy Reid

Vice President
+1 206 292 6034
stacy.reid@cbre.com

CBRE, INC.

1420 Fifth Avenue
Suite 1700
Seattle, WA 98101

© 2017 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. 102617CK.