

Mixed-Use Retail

LOCATED IN THE SPRING DISTRICT

ARRAS APARTMENTS



AVAILABLE FOR LEASE

RETAIL & RESTAURANT SPACE

12291 NE 12TH LANE • BELLEVUE, WA 98005

CBRE

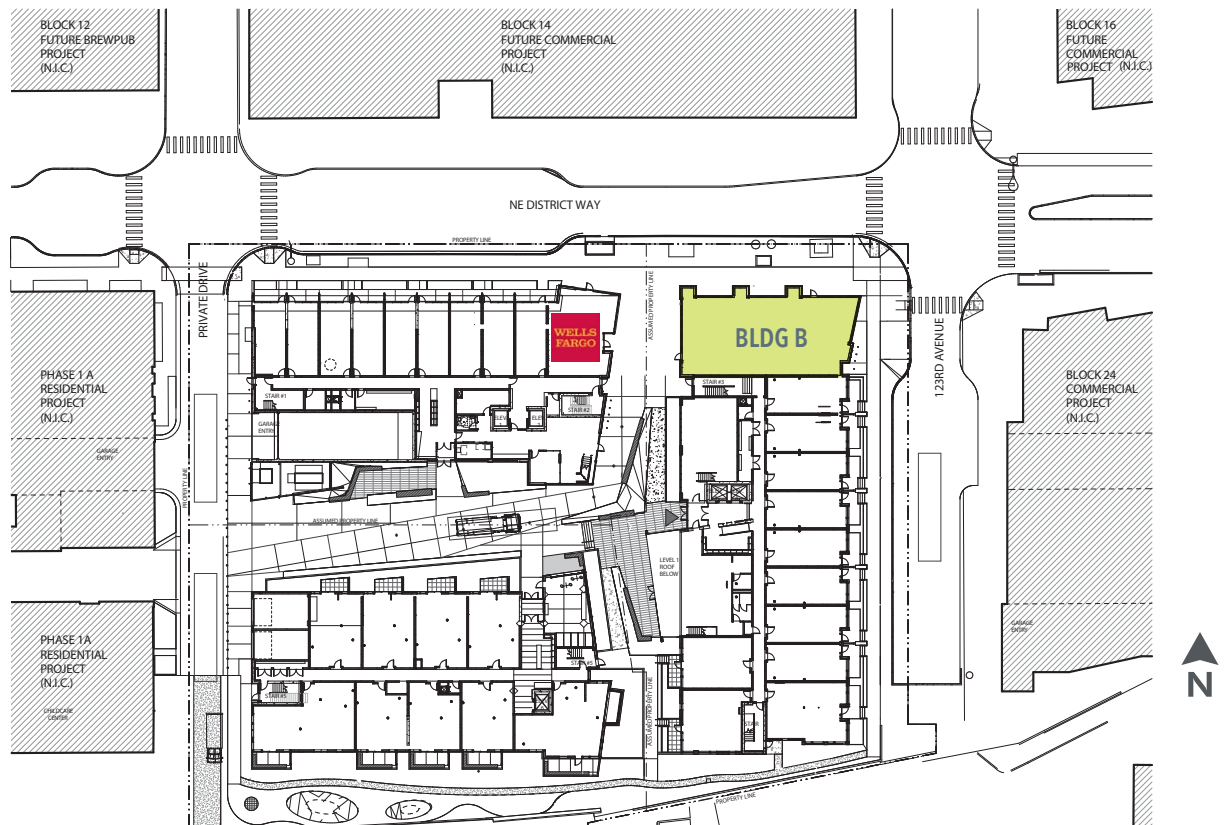
HIGHLIGHTS

- Retail and restaurant space available now
- The Spring District is a 36-acre transit-oriented, mixed-use urban neighborhood under construction at the intersection of SR-520 and I-405
- Home of the Global Innovation Exchange, a joint technology innovation institute between the University of Washington and Tsinghua University
- Over 470,000 SF of office space and over 800 residential units in The Spring District
- Easy access via mass transit, bicycle or car, and future access via Sound Transit's East Link light rail
- Be a part of this vibrant and growing community
- Blocks 16 and 24 Office building occupied by Facebook

2018 DEMOGRAPHICS

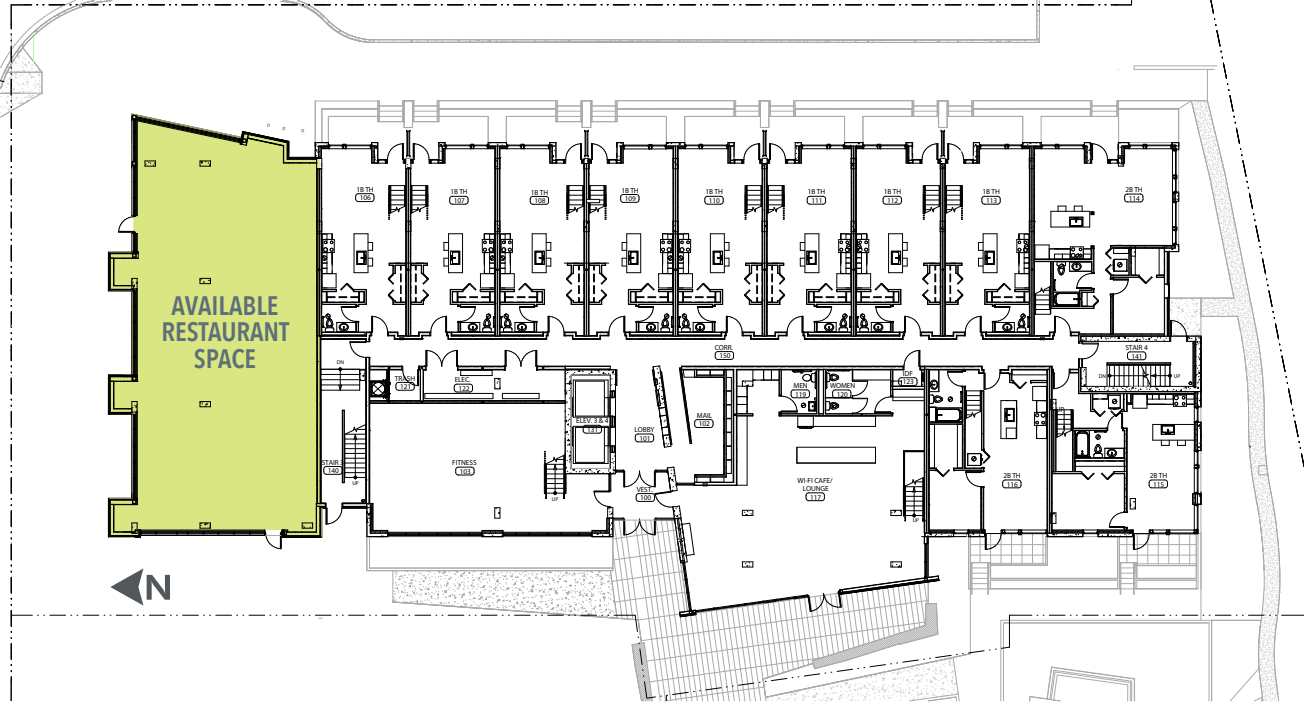
	1-Mile Radius	2-Miles Radius	3-Miles Radius	15-Minutes
Employees	43,801	110,121	158,459	251,004
Daytime Population	55,010	130,619	233,920	417,776
Households	6,606	25,956	46,714	119,137
Average Household Income	\$120,534	\$136,543	\$142,396	\$145,043

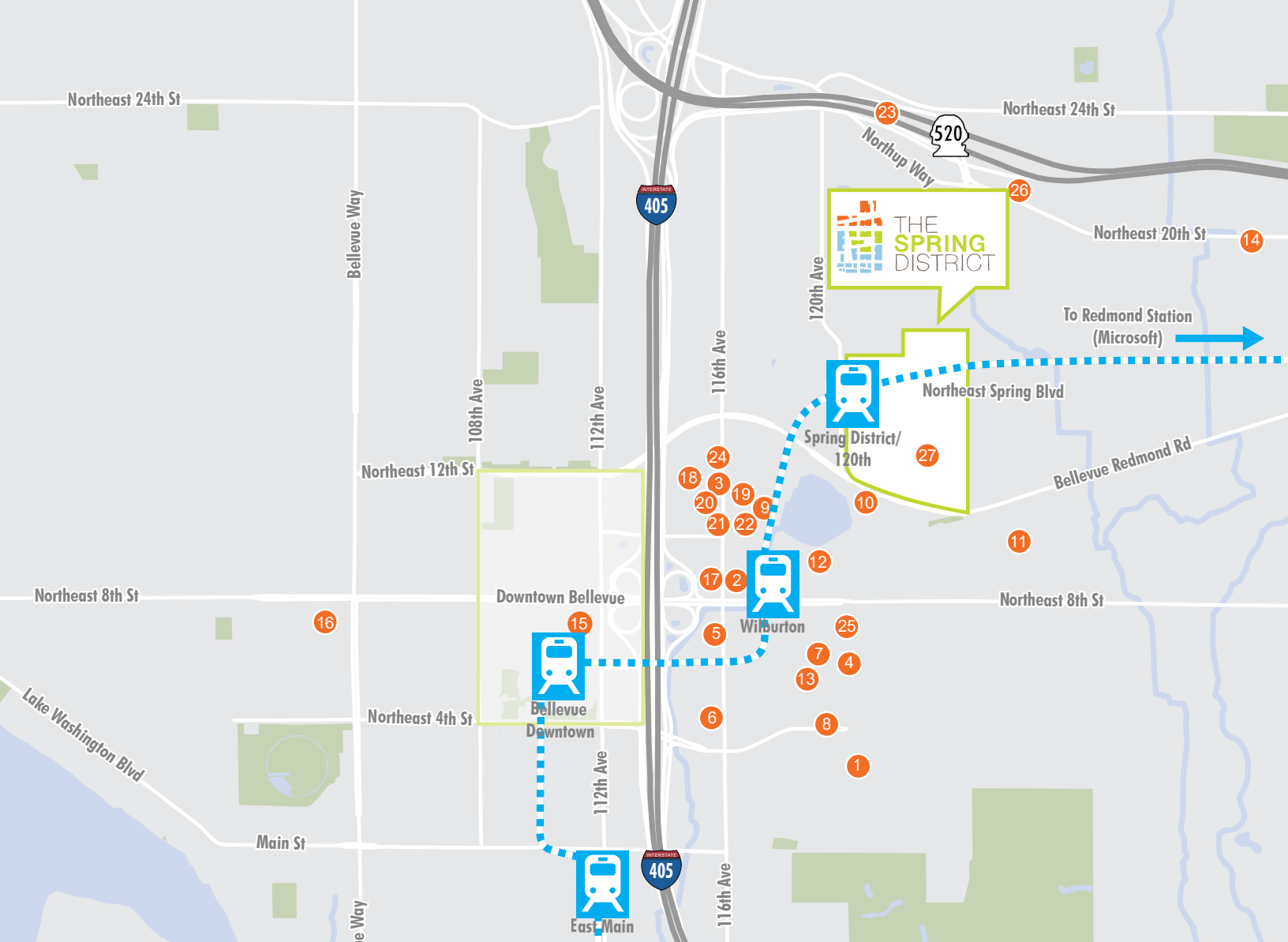
SITE PLAN



BUILDING B | 12291 NE 12th LANE

±3,002 SF OF RESTAURANT SPACE





LOCAL AMENITIES LEGEND

- | | | | |
|------------------------------------|------------------------|-----------------------------|-----------------------------|
| 1 Home Depot | 8 Best Buy | 15 The Shops at The Bravern | 22 Ethan Allen |
| 2 Whole Foods | 9 Albert Lee Appliance | 16 The Bellevue Collection | 23 Road Runner Sports |
| 3 Overlake Hospital Medical Center | 10 Crab Pot | 17 Kaiser Permanente | 24 Starbucks |
| 4 Starbucks | 11 Banner Bank | 18 Dania | 25 Bartell Drugs |
| 5 Chick-fil-A | 12 I Love Sushi | 19 All The Best Pet Care | 26 Bellevue Brewing Company |
| 6 REI | 13 Total Wine & More | 20 Kohler Signature Store | 27 GIX Academic Institute |
| 7 Uwajimaya | 14 Car Toys | 21 Kasala | |

FOR MORE INFORMATION PLEASE CONTACT:

LOURDES VALDESUSO

Senior Associate
+1 206 830 6474
lourdes.valdesuso@cbre.com

ALEX WILLIAMS

Associate
+1 206 292 6025
alex.williams2@cbre.com

CBRE, INC.

1420 Fifth Avenue
Suite 1700
Seattle, WA 98101



THE **SPRING** DISTRICT

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