

LAKE HILLS VILLAGE

15510 Lake Hills Blvd | Bellevue, WA 98007

LIVE | WORK | PLAY

A unique, newly constructed, mixed-use community-hub located in a vibrant and growing suburban Bellevue neighborhood



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Lake Hills Village is anchored by the Lake Hills Public Library and is a newly constructed mixed-use lifestyle center, conveniently located in Bellevue off of Lake Hills Blvd and 156th Ave SE.

PROPERTY FEATURES



Residential community of 90 homes built above retail



Ample surface and underground parking available with a parking ratio of 4 / 1,000 SF.



Brand new $\pm 4,000$ sf gym with showers for tenant use.



Convenient access to I-90, I-405 and 520.



Great visibility from Lake Hills Blvd. and 156th Ave SE.

Retail businesses include: Overlake Medical Clinics Primary Care, Unity Health & Wellness Center, Green Hard Wok Cafe, Wagly, Cascade, Silhouette Organic Beauty Lounge, Public Library, Wakaba USA, Waffler, Optical Associates, Meet Fresh, ChaTime, Little Tings Dumplings and many more are pending!



$\pm 56,000$ SF of Class A office



$\pm 70,000$ SF of retail, shop, and restaurant space





AVAILABLE OFFICE SPACE

Building A - 655 156th Ave SE

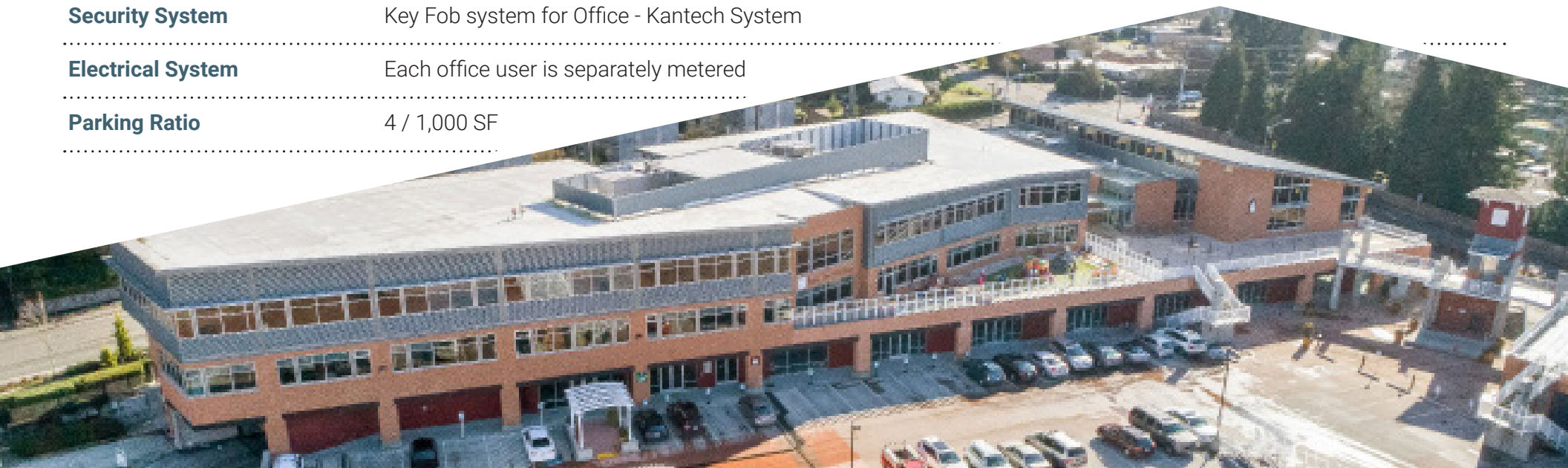
Suite	Available SF	Rental Rate	Comments
350-360	6,965 SF	\$28.00/SF, NNN	Market ready work complete. Warm Shell Condition
350	3,850 SF	\$28.00/SF, NNN	
360	3,115 SF	\$28.00/SF, NNN	

Building F - 15510 Lake Hills Blvd

Suite	Available SF	Rental Rate	Comments
202	2,779 SF	\$29.00/SF, NNN	Market ready work complete. Vaulted ceilings with plentiful natural light, conference room, and kitchenette. Creative office space.

LAKE HILLS VILLAGE FACT SHEET

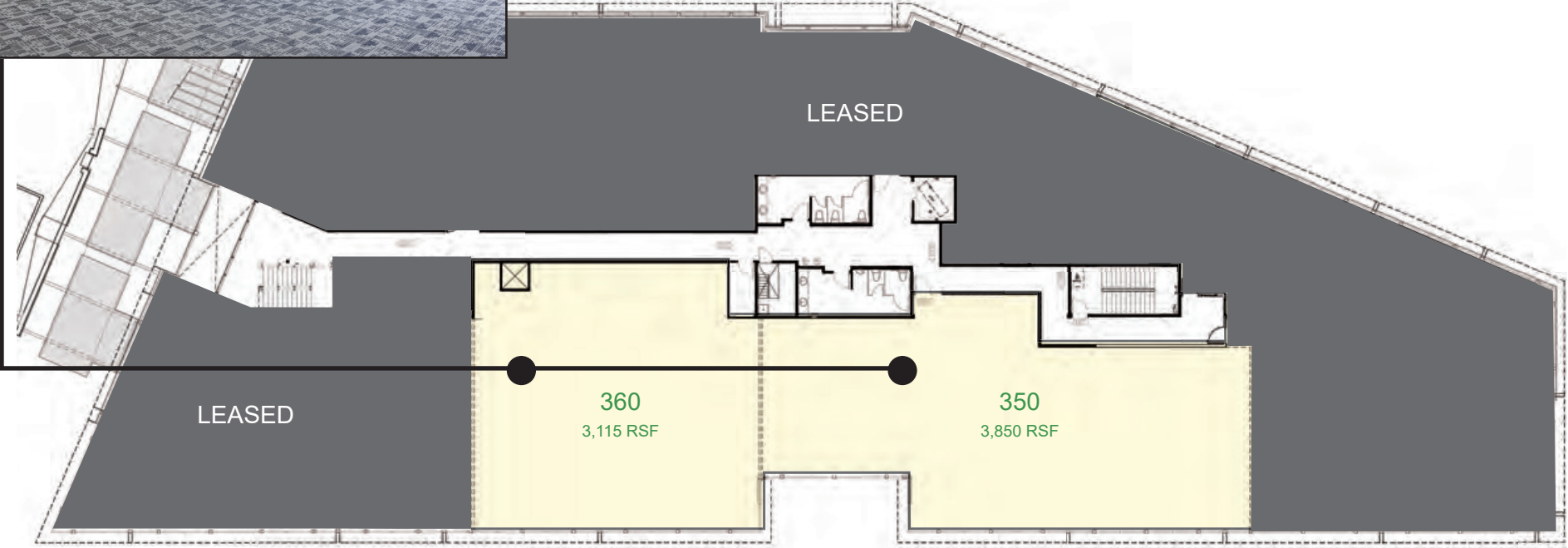
Description	Mixed-use neighborhood with residential, retail and office space. Including restaurants, shops and a King Country library branch, Lake Hills Village is the perfect community to LIVE, WORK and PLAY.	
Year Built	2014 to 2016	
Rental Rates	\$28.00-\$29.00/SF, NNN	
Operating Expenses	2020 Expense Estimate	Building A: \$7.01/RSF + W/S & Electricity Building F: \$10.05/RSF
Floor Plates	±23,000 SF	
Load Factor	12%	
Construction Type	VB with Quick Response Sprinklers	
Freeway Access	Centrally located; North to 520 or South to I-90	
HVAC	Office: 1 ton/600 SF ; Retail 1 ton/250 SF. Metasys Automated Building Management System	
Internet/Telecom Providers	Comcast and Century Link (Fiber available)	
Security System	Key Fob system for Office - Kantech System	
Electrical System	Each office user is separately metered	
Parking Ratio	4 / 1,000 SF	



BUILDING A FLOOR PLAN

THIRD FLOOR OFFICE

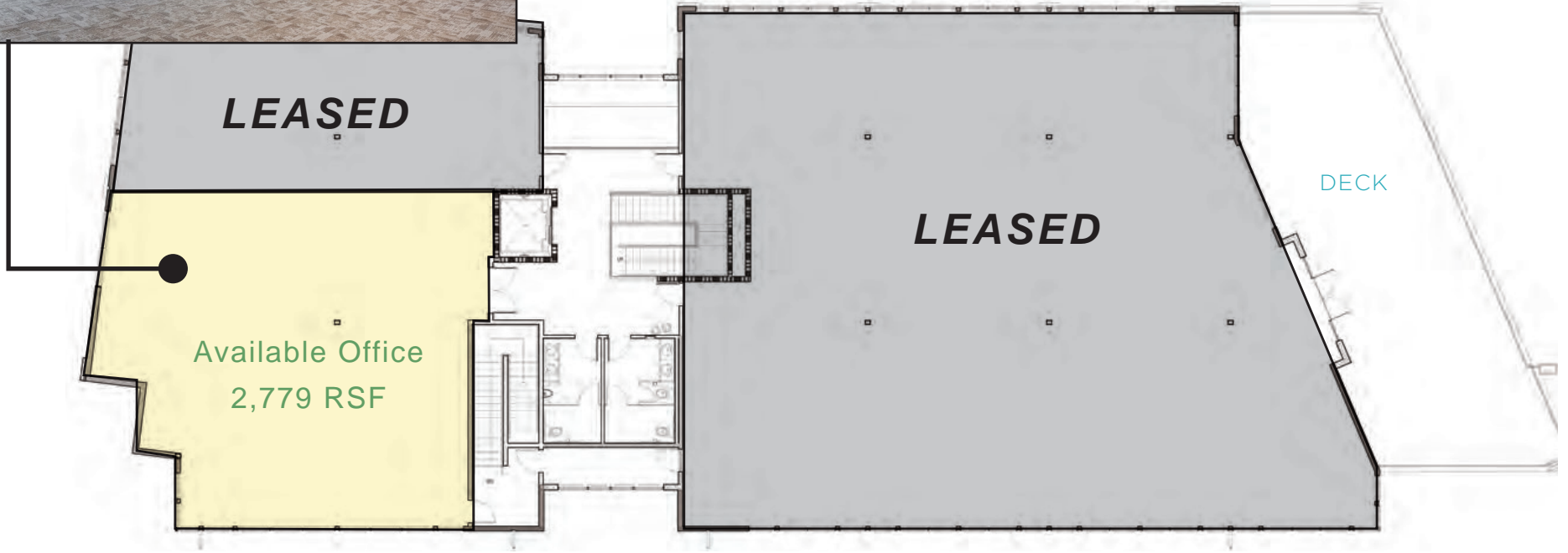
3,115 RSF, contiguous to 6,965 RSF



BUILDING F FLOOR PLAN

SECOND FLOOR OFFICE

2,779 RSF



Seattle CBD

Bellevue CBD

Larsen Lake

LAKE HILLS VILLAGE

15510 Lake Hills Blvd Bellevue, WA 98007

SE 8th St

Lake Hills Blvd

156th Ave SE