



FOR LEASE

44 Bellevue Way NE
Bellevue, Washington



44 BELLEVUE WAY NE RETAIL

First Western Properties, Inc. | 425.822.5522 | fwp-inc.com
11621 97th Lane NE, Kirkland, Washington 98034

THE EXCITEMENT IS BUILDING IN... Downtown Bellevue as the area continues to grow. Thousands of residential units are within walking distance and providing opportunities for retailers to serve the immediate neighborhood. With so much development in the surrounding area, Bellevue is becoming the ideal place to live, work, play and invest.

- Over 2,200 Residential Units within 2 blocks of the Site. Existing & Under Construction
- Millions of Square Feet of New Commercial and Residential Space Being Added to Downtown
- Lincoln Square and Bellevue Square Currently Under Expansion
- A 21 Acre Park in the Heart of Bellevue with Recently Completed Expansion, Including Promenade & Water Feature



44 BELLEVUE WAY NE:

43,000 SF \$40-60 PSF PLUS NNN

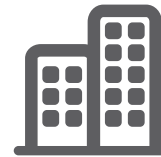
- Available up to 43,000 SF, Can be Demised. See Plan Page 5
- High Visibility at the NE Corner of Bellevue Way and Main Street
- Rare Big Box Space in Downtown Bellevue



Population



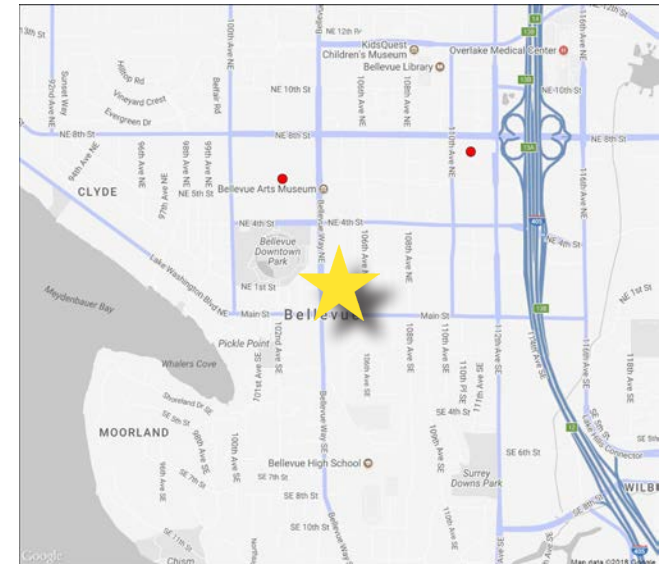
Average HH Income



Daytime Population

Regis - 2018

	Population	Average HH Income	Daytime Population
Mile 1	23,088	\$144,266	57,040
Mile 3	87,194	\$169,850	112,946
Mile 5	251,273	\$168,124	209,809



PROPOSED RENDERING



PROPOSED ELEVATION



2 Blocks from
Bellevue Collection



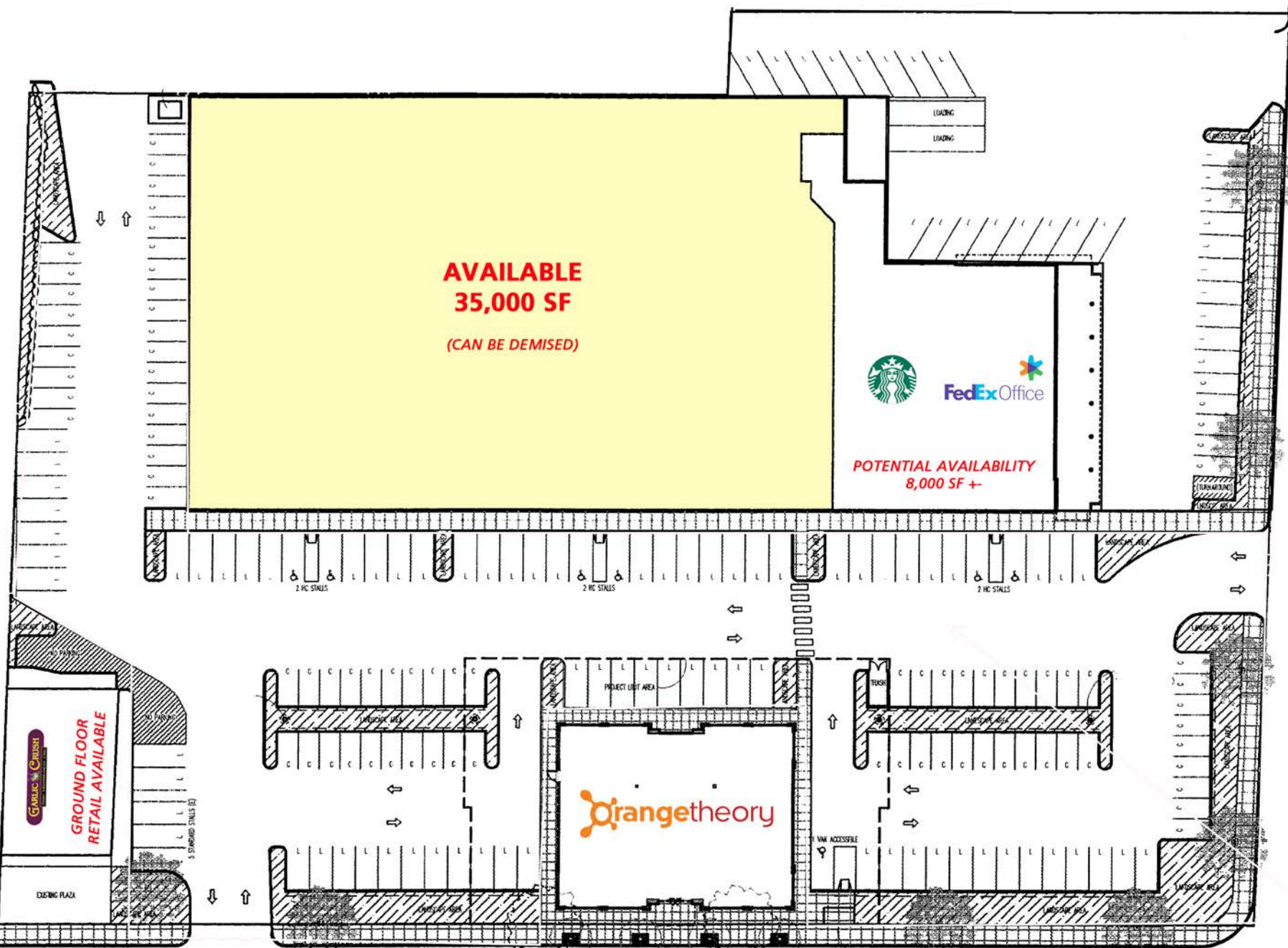
Located in the
Heart of Downtown



Walk Score of
95



35,000 ADT at
Intersection



**AVAILABLE
35,000 SF**
(CAN BE DEMISED)

Starbucks
FedEx Office
**POTENTIAL AVAILABILITY
8,000 SF +**

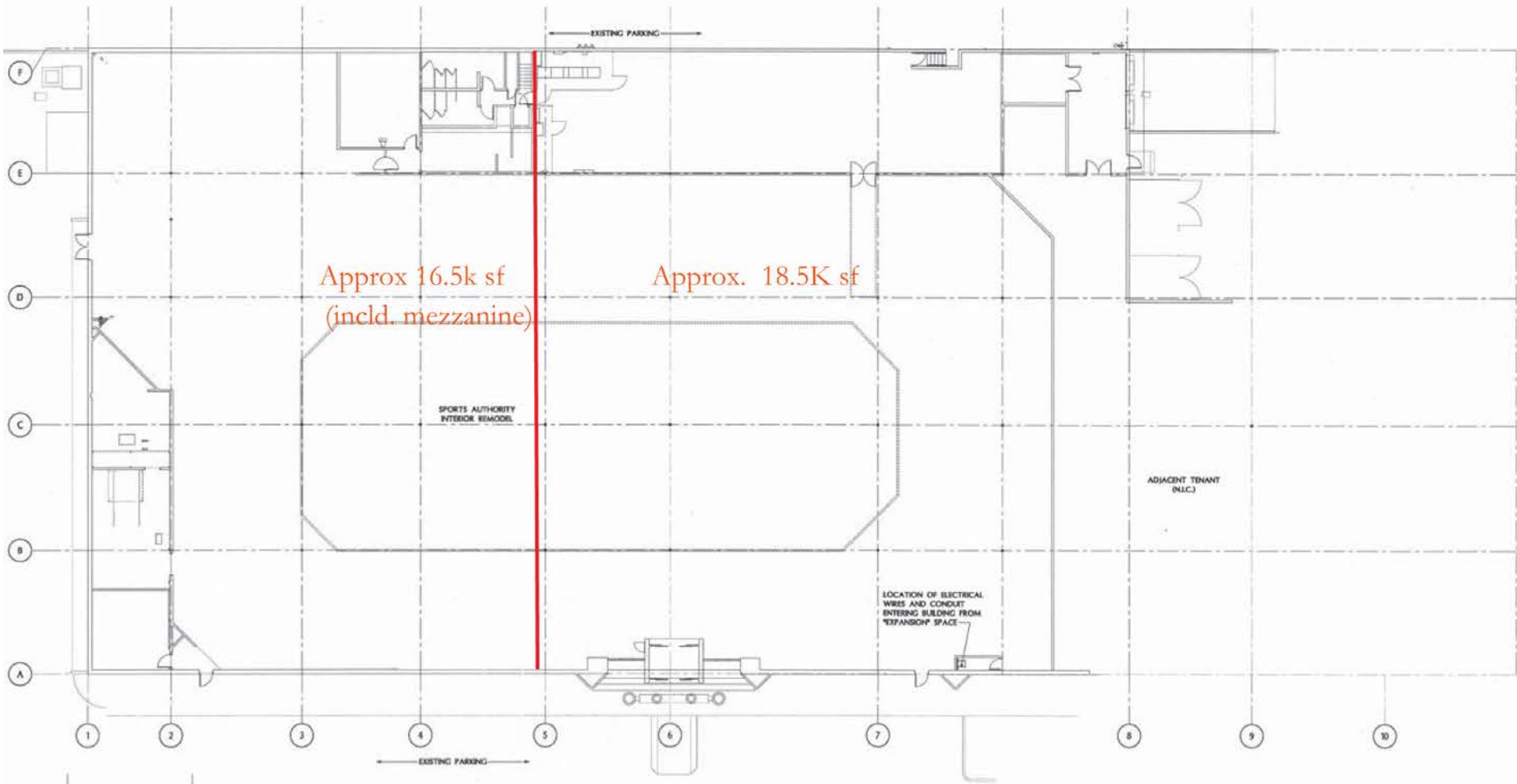
**GROUND FLOOR
RETAIL AVAILABLE**

Orangetheory

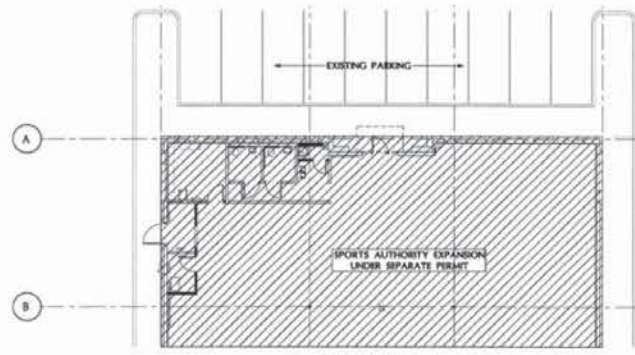
BELLEVUE WAY.
(104 TH AVENUE NE)

MAIN STREET





NOTE:
 WORK IS LIMITED TO INTERIOR
 REMODEL WORK ONLY



SITE PLAN
 SCALE: 3/32" = 1'-0"

DEMISING PLAN



BELLEVUE, WA with a current population of 140,700 it is the 5th largest city in the state. Major employers include Puget Sound Energy, Symetra Financial, Microsoft, Boeing, T-Mobile USA, Verizon, Expedia, Nordstrom, Overlake Hospital, Group Health & Bellevue. 2 Bellevue high schools are ranked in the top 125 nationally. Bellevue boasts \$3.1 billion in taxable retail sales.

AREA ATTRACTIONS



#	Area Restaurants
1	Wild Ginger
2	Japonesa
3	Fogo de Chao
4	Black Bottle
5	Zeeks Pizza
6	Starbucks
7	Starbucks
8	Wendy's
9	Starbucks
10	Red Robin
11	Din Tai Fung
12	Maggiano's Little Italy
13	Paddy Coins
14	Lucky Strike
15	Earl's
16	Power Billiards
17	Pearl
18	Cactus
19	PF Changs
20	View 53
21	Blue C Sushi
22	Ruth Chris
23	Pagliacci Pizza
24	Moksha Indian Cuisine
25	Joey's
26	13 Coins
27	Daniel's Broiler
28	Palomino
29	The Cheesecake Factory
30	Taco Del Mar

1. The Bellevue Collection (Bellevue Square, Lincoln Square & Bellevue Place)
2. The Shops at the Bravern (high end luxury retail)
3. Old Bellevue on Main (independent boutiques, restaurants & galleries)

4. 20 Acre Downtown Park
5. Meydenbauer Beach Park
6. Performing & Visual Art (Meydenbauer Center & Bellevue Art Museum)



KIRKLAND | TACOMA | PORTLAND



RETAIL FOCUSED. RESULTS DRIVEN.

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