



# LAKE HILLS VILLAGE

15510 Lake Hills Blvd | Bellevue, WA 98007

A Neighborhood for You to  
**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	

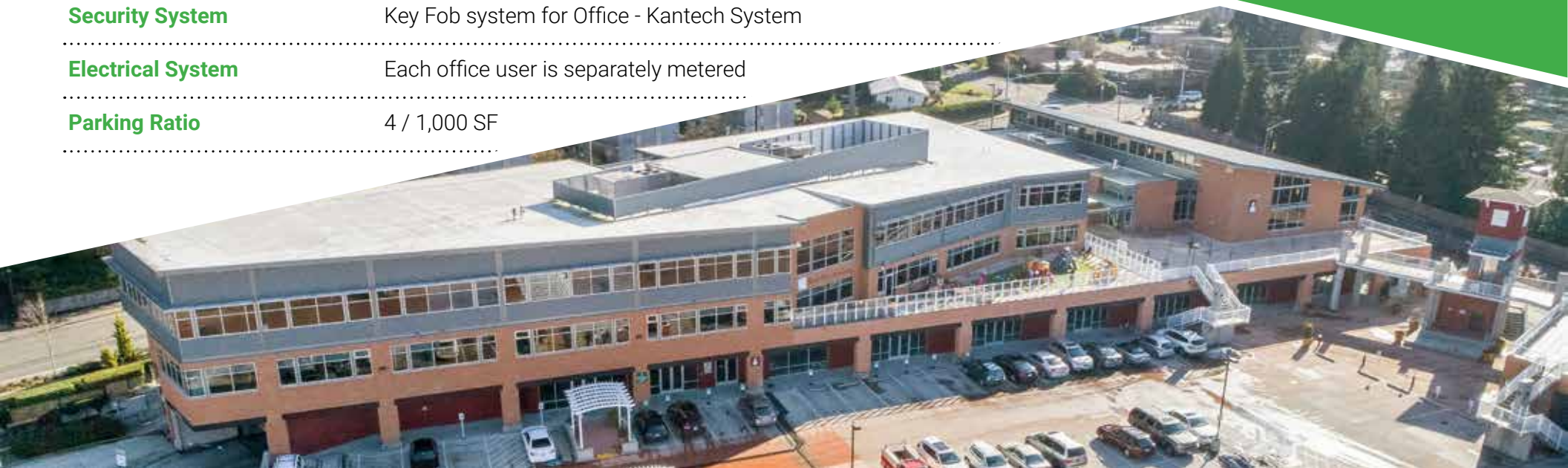
### Building F - 15510 Lake Hills Blvd

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

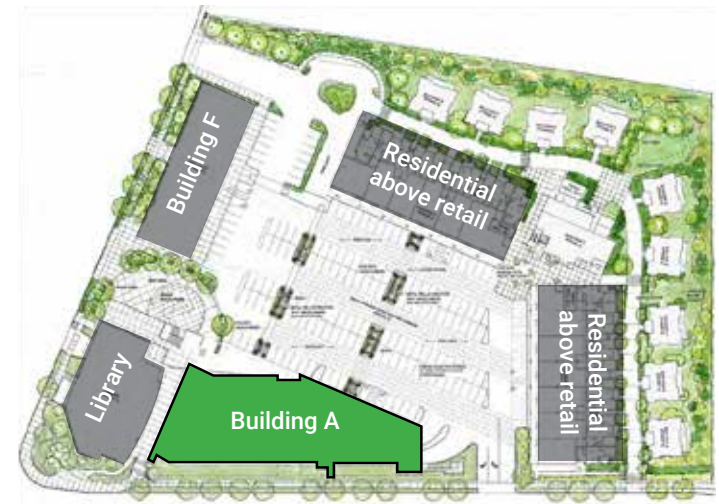
<b>Description</b>	Mixed-use neighborhood with residential, retail and office space. Including restaurants, shops and a King Country library branch, Lake Hills Village is the perfect community to LIVE, WORK and PLAY.	
<b>Year Built</b>	2014 to 2016	
<b>Rental Rates</b>	\$28.00-\$29.00/SF, NNN	
<b>Operating Expenses</b>	2018 Expense Estimate	Building A: \$7.01/RSF + W/S & Electricity Building F: \$10.05/RSF
<b>Floor Plates</b>	±23,000 SF	
<b>Load Factor</b>	12%	
<b>Construction Type</b>	VB with Quick Response Sprinklers	
<b>Freeway Access</b>	Centrally located; North to 520 or South to I-90	
<b>HVAC</b>	Office: 1 ton/600 SF ; Retail 1 ton/250 SF. Metasys Automated Building Management System	
<b>Internet/Telecom Providers</b>	Comcast and Century Link (Fiber available)	
<b>Security System</b>	Key Fob system for Office - Kantech System	
<b>Electrical System</b>	Each office user is separately metered	
<b>Parking Ratio</b>	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

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Lake Hills Blvd

156th Ave SE

SE 8th St