

PMF Real Estate Services is pleased to present:

FOR LEASE

KELSEY CREEK CENTER OFFICE

14825-15063 Main Street, Bellevue, WA 98007

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LA Fitness & Grocery Walmart Anchored Community Shopping Center

1,290sf / 1,910sf — 3,200sf 2nd floor office
over retail shopping center

– Great on-site amenities for employees:
national tenants such as LA Fitness,
Walmart Neighborhood Market, Star-
bucks, Wells Fargo, AutoZone, Verizon,
Menchie's, Subway, and more.



PMF INVESTMENTS

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The information contained herein has been obtained from sources deemed to be reliable, however PMF Investments makes no warranties or representations to its accuracy. All information should be independently verified by prospective tenants and/or their representatives.

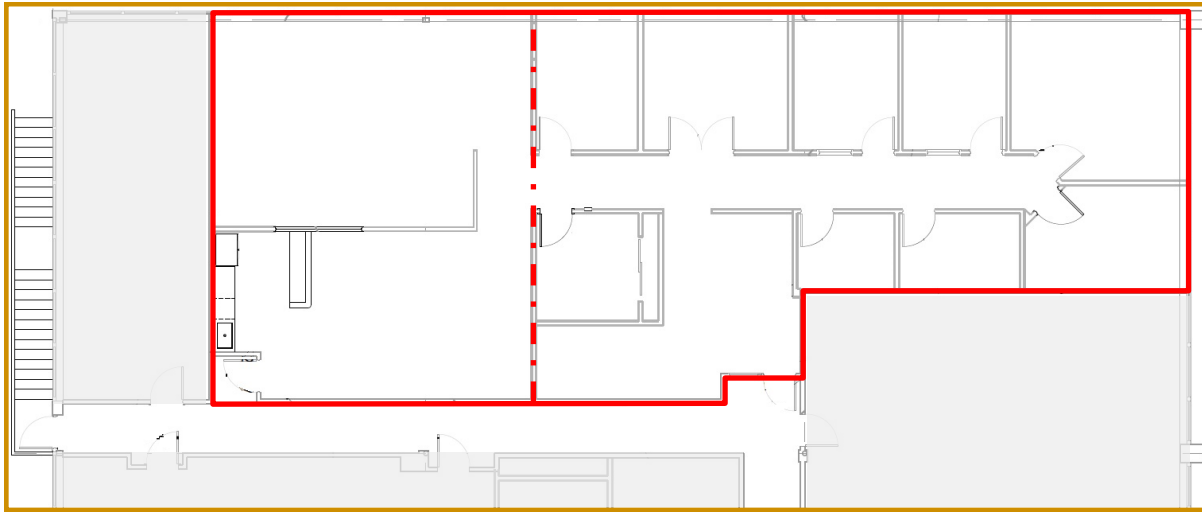
KELSEY CREEK CENTER OFFICE

Site Plan



KELSEY CREEK CENTER OFFICE

Space Plan

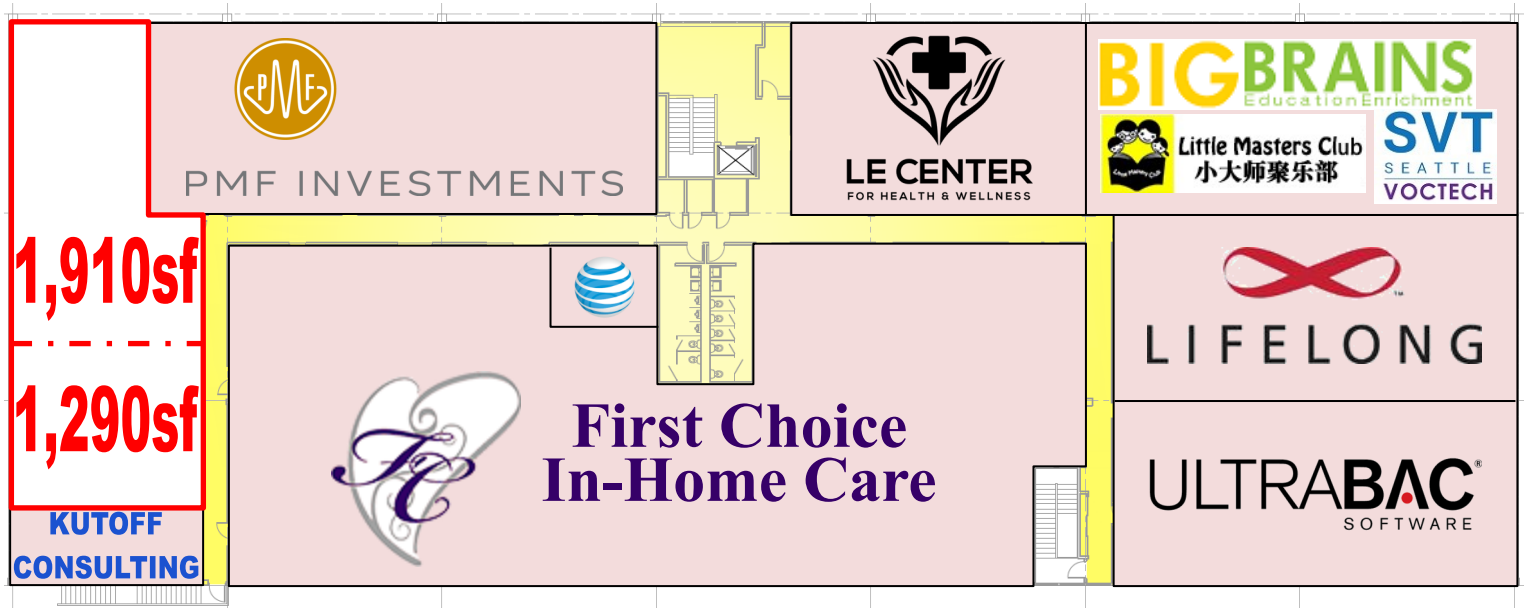


Up to 3,200rsf (1,290rsf & 1,910rsf) • Sublease to 11/25/2021 (longer direct lease available)

\$33.00/rsf Full Service

Over 130' of window-line office space

6x Private Offices • Kitchen • Conference Room • Phone Rooms • Directory Signage
space is occupied - do not disturb tenant - available w/ 30 days notice - tours by appt. only



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Tenant Roster

Groceries, Food & Beverage:



Beauty, Health & Wellness:



Retail & Services:



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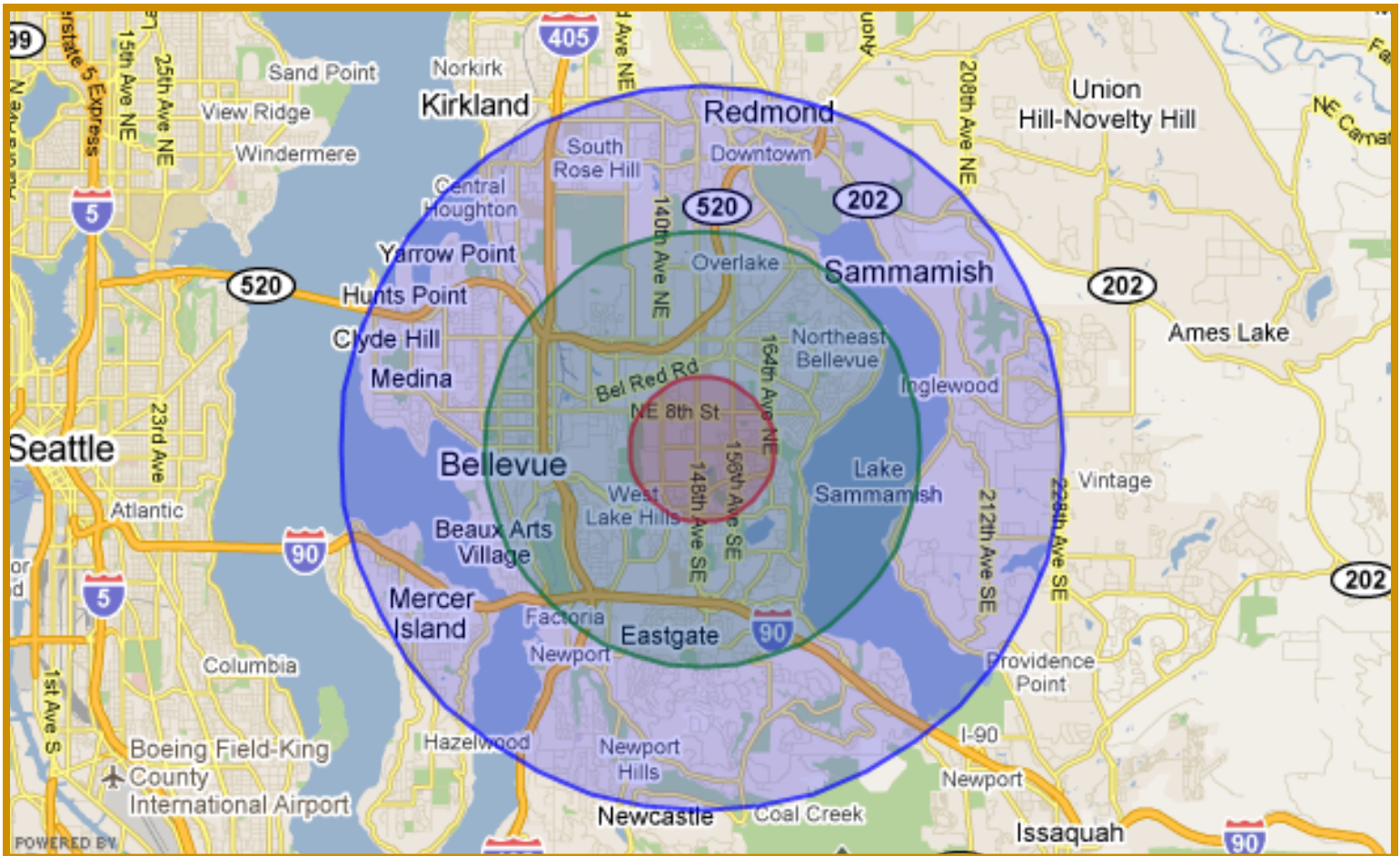
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Area Info



Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|------------------|----------|----------|-----------|
| Population | 19,875 | 110,383 | 255,330 |
| Avg. HH | \$77,237 | \$92,215 | \$106,809 |
| Total Households | 7,495 | 46,540 | 104,437 |

Traffic Counts

| | |
|-----------------------------|-----------------|
| 148 th Avenue SE | 38,600 Cars/Day |
| Main Street | 8,000 Cars/Day |

Travel Time

| | |
|----------|------------|
| Seattle | 12 Minutes |
| Issaquah | 14 Minutes |
| Kirkland | 15 Minutes |

1.5 miles from WA-520 • 2 miles from I-90 • 2.5 miles from I-405

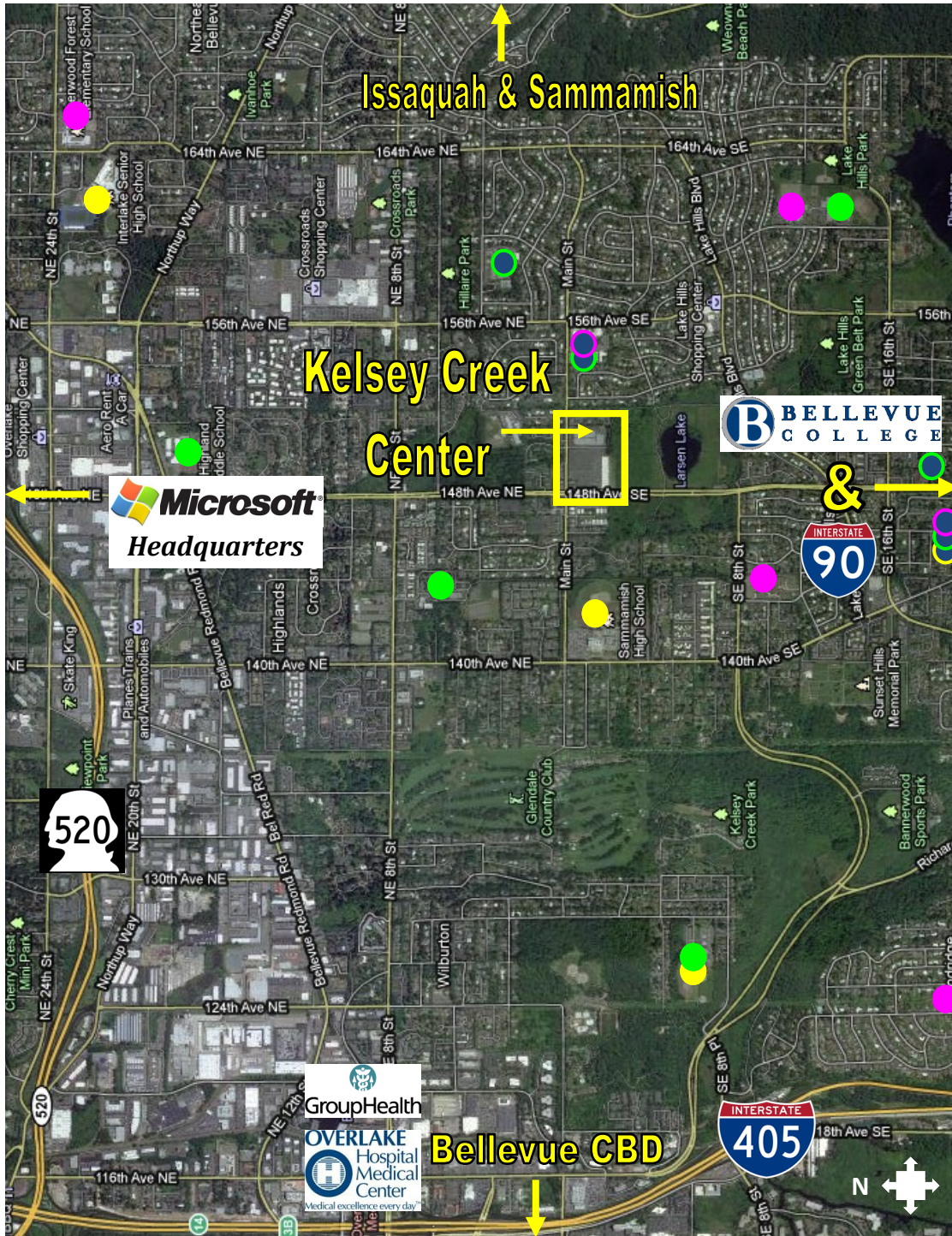
Near: Bellevue College (13,000 students) • Microsoft Headquarters (14,000 offices)

Overlake Hospital (2,500 staff, 400+ beds) • Interlake & Sammamish HS (2,300+ students)

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KELSEY CREEK CENTER OFFICE

Schools/Employers



Legend

Public Schools

- High School
- Middle School
- Elementary School

Private Schools

- High School
- Middle School
- Elementary School

Kelsey Creek Center is a well established community center in the epicenter of suburban Bellevue, serving Lake Hills, Crossroads, Overlake, and Eastgate.

Kelsey Creek benefits from a dynamic mix of retail, restaurant, service, and office tenants.

Daily needs tenants such as Walmart and LA Fitness provide customer traffic year round for co-tenants.

Located in close proximity to Microsoft, I-90, WA-520, recreational parks, schools, and businesses.



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