

PMF Real Estate Services is pleased to present:

FOR LEASE

KELSEY CREEK CENTER

14825-15063 Main Street, Bellevue, WA 98007

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1,492sf Pad Space — \$48/sf, NNN

Dual-Anchored Community Shopping Center

- Great national and regional co-tenancies such as LA Fitness, Walmart, Starbucks, Wells Fargo, AutoZone, Menchie's, America's Best Contacts & Eyeglasses, Subway, and more.
- Great mix of retail, restaurant, service, and office tenants attract a large customer base around the clock.
- Conveniently located between I-90 & 520.



PMF REAL ESTATE SERVICES
a PMF Investments Company

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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

Site Plan



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Tenant Roster

Building 'A'
115,635 Sq Ft



Building 'B'
Retail Tenants
46,588 Sq Ft



Office Tenants
29,285 Sq Ft

Building 'C'
2,776 Sq Ft



STARBUCKS COFFEE DRIVE-THRU

Building 'D'
8,234 Sq Ft



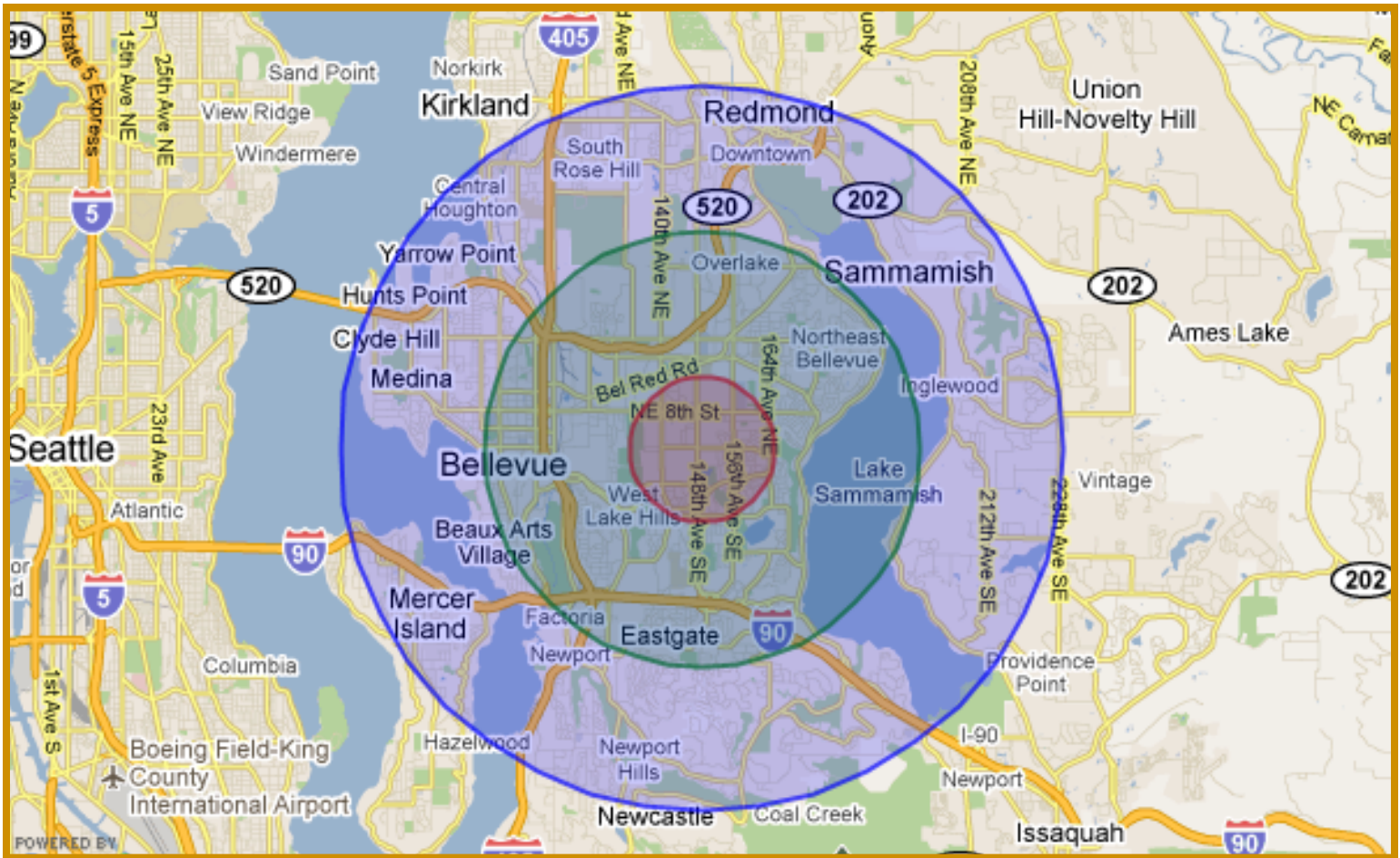
Building 'E'
5,941 Sq Ft



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KELSEY CREEK CENTER

Area Information



Demographics

	1 Mile	3 Mile	5 Mile
Population	19,875	110,383	255,330
Avg. HH Income	\$77,237	\$92,215	\$106,809
Total	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



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Competition



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)



PMF INVESTMENTS

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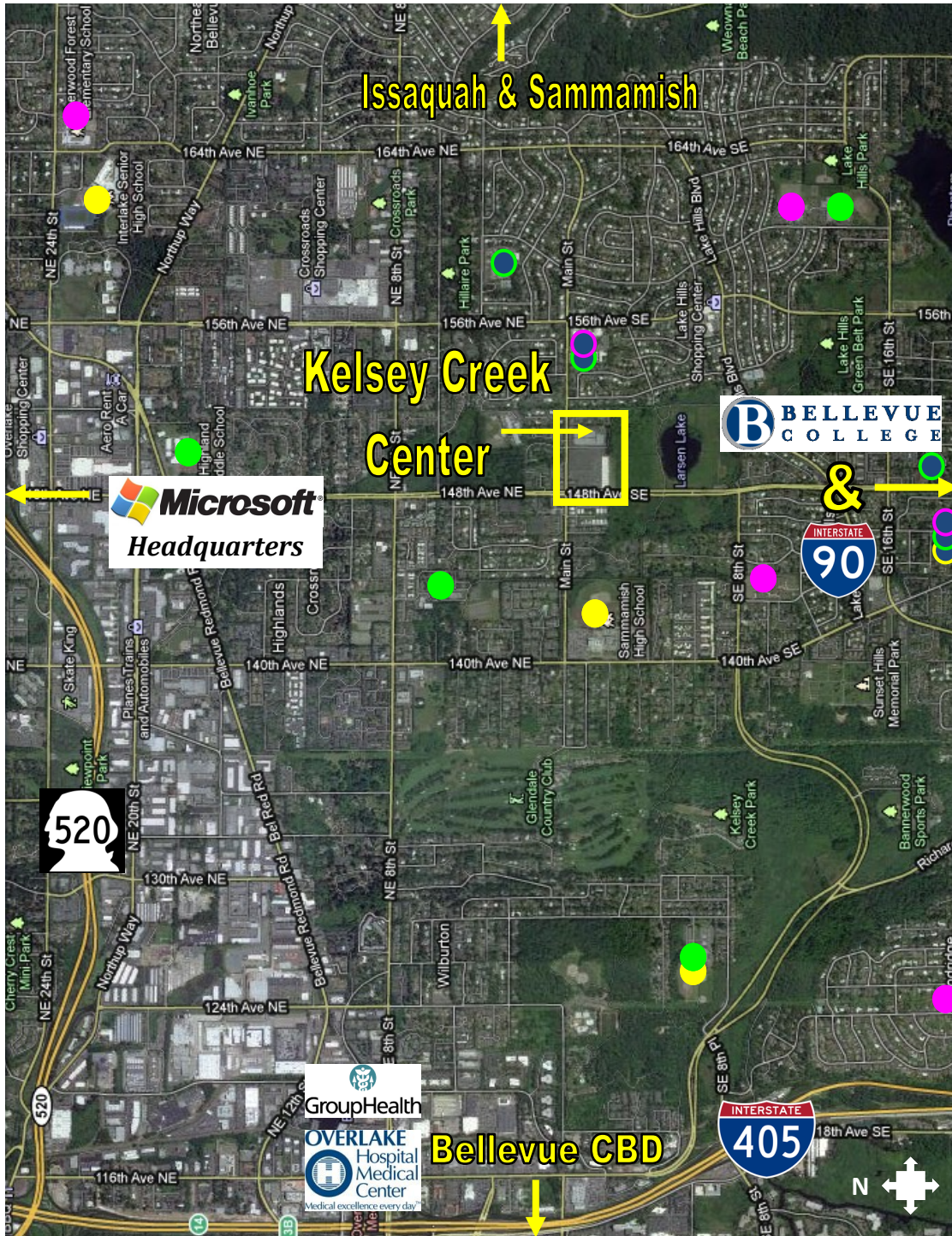
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KELSEY CREEK CENTER

Schools/Businesses



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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