

FOR LEASE

VENN AT MAIN

10360 Main Street • Bellevue, WA 98004



GREAT OPPORTUNITY IN OLD BELLEVUE
Bellevue Way and Main Street

PROPERTY DETAILS

- Suite G: ±1,656 SF
- Suites E-F: ±5,696 SF - Second generation restaurant space available (will demise to ±2,753 SF). Type 1 hood, bar, outdoor patio with built in patio heaters.
- NNN: \$10.24/SF
- Rate: Please call for rates.
- Ideal location in the heart of Old Bellevue.
- High barrier to entry trade area surrounded by an affluent population.
- Ideal uses include: Food uses, fitness, beauty and boutique retail.
- Retail co-tenants include West Elm, Robbins Brothers, The Shade Store and more.
- Easily accessible via I-405, I-90, and SR-520.
- Ample retail garage parking.

www.cbre.us/seattle

CBRE

VENN AT MAIN

10360 Main Street • Bellevue, WA 98004



DEMOGRAPHICS

Source: Ersi

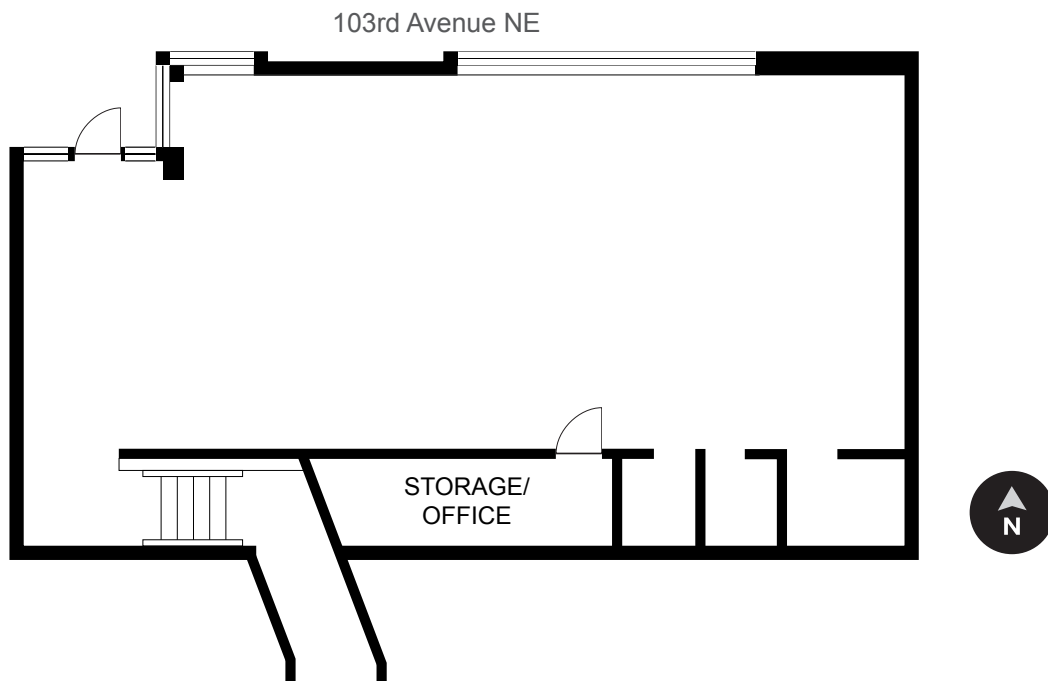
RADIUS	1-MILE	3-MILES	5-MILES
2020 Employees	47,214	101,257	198,754
2020 Population - Current Year Estimate	22,745	87,200	262,780
2020 Average Household Income	\$158,329	\$179,098	\$171,308
2020 Average Value of Owner Occ. Housing Units	\$1,062,262	\$1,129,548	\$969,326
2020 Daytime Population	73,478	169,181	368,504

BELLEVUE



VENN AT MAIN is in the heart of downtown Bellevue and surrounded by unmatched demographics, parks, pristine natural beauty, world class shopping, arts, and entertainment. Bellevue is home to many major employers such as Microsoft, Salesforce, Facebook, and the new Amazon world corporate headquarters.

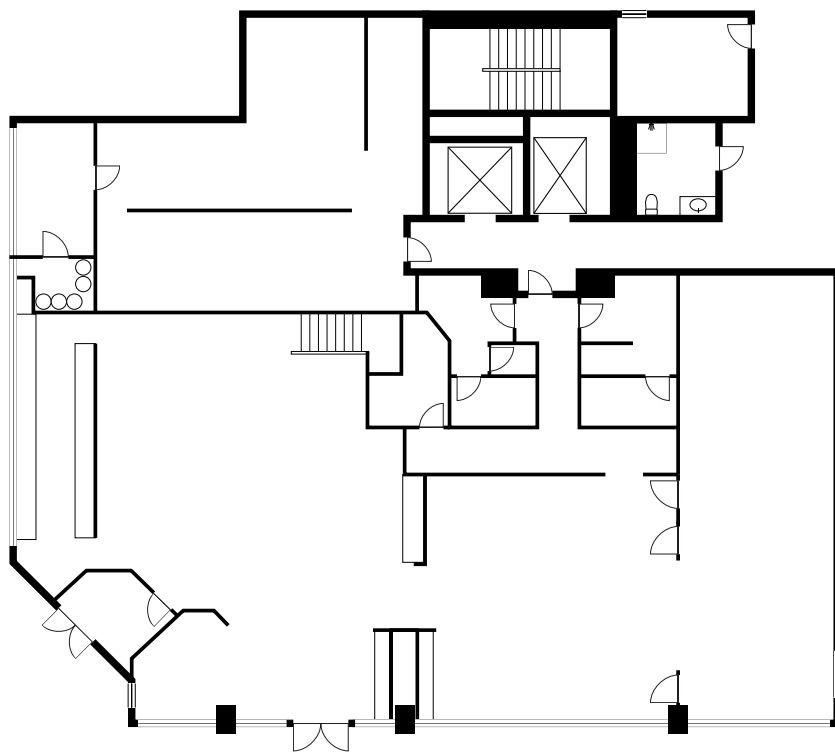
FLOOR PLAN - SUITE G - ±1,656 RSF AVAILABLE SPACE



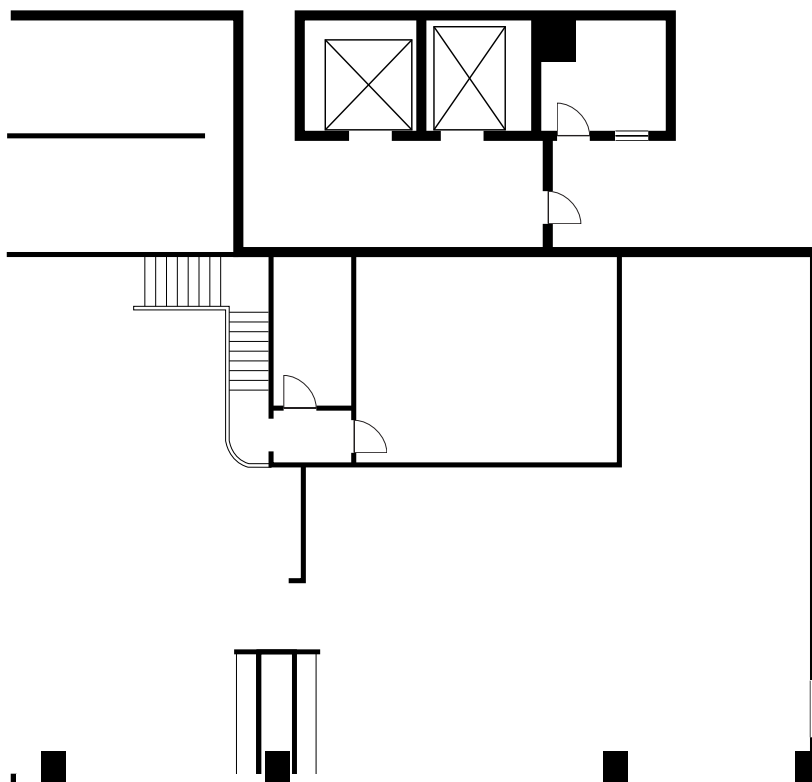


FLOOR PLAN - SUITES E & F
±5,696 RSF AVAILABLE RESTAURANT SPACE

FIRST FLOOR



MEZZANINE



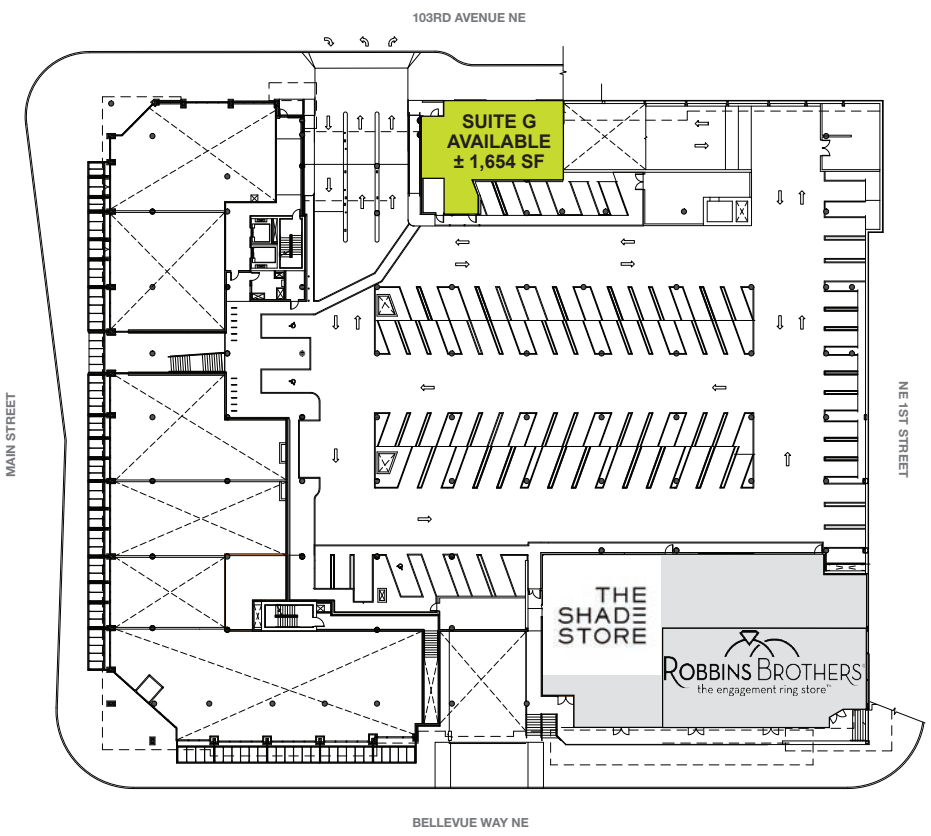


FLOOR PLAN - MAIN STREET RETAIL

MAIN STREET RETAIL



103RD AVENUE RETAIL





Bellevue, Washington

#1 City in the nation of entrepreneurs
(Forbes Magazine, 2008)

#4 Best city in the 100 Best Places to Live in America
(CNN, 2010)

#9 Safest cities in the country (crimes per 100,000)
(U.S. News, 2019)



Luxury Stores, Fine Dining, Entertainment,
Fashion Boutiques



FOR LEASE

VENN AT MAIN | 10360 Main Street • Bellevue, WA 98004

AVAILABLE
SUITE G

AVAILABLE
SUITES E&F



PLEASE CONTACT:

Lourdes Valdesuso

+1 206 618 7003
lourdes.valdesuso@cbre.com

CBRE, Inc.

1420 5th Ave
Suite 1700
Seattle, WA 98101

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_September2020

www.cbre.us/seattle

CBRE