



FOR LEASE

14315 NE 20th Street
Bellevue, Washington

ROSS PLAZA | HIGHLAND PARK



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

ROSS PLAZA is located in the Overlake Neighborhood, an important hub on the Eastside straddling Bellevue and Redmond. Overlake is the third largest employment center in the Puget Sound comprising a mix of office, retail, commercial, and residential land uses into over 46,000 jobs. The density and diversity of this area helps businesses thrive. Doing business in Overlake places you in proximity to the world's biggest names in software and digital media such as Microsoft and Nintendo; home to tens-of-thousands of highly educated (over 71% of residents are college graduates) highly paid residents; and two Light Rail Stations will link Overlake to the region when finished in 2023.

Overlake is well located with Downtown Seattle and UW only 11 miles away, Sea-Tac Airport 21 miles, and Seattle Seaport only 13 miles. ~ Information Provided by City of Redmond

14315 NE 20TH STREET:

3,025 SF - 5,785 SF CALL FOR RATES PLUS NNN

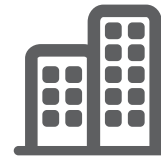
- Available 3,025 SF: Former Quality Sewing and Vacuum (Relocated in Center)
- Available 5,600 SF: Former Computer Stop/Hard Drives NW
- Available 5,785 SF: Former Evergreen Beauty School



Population



Average HH Income



Daytime Population

Regis - 2019

| | Population | Average HH Income | Daytime Population |
|--------|------------|-------------------|--------------------|
| Mile 1 | 18,134 | \$135,136 | 17,653 |
| Mile 3 | 123,729 | \$153,213 | 150,685 |
| Mile 5 | 253,214 | \$165,802 | 225,402 |

TENANTS

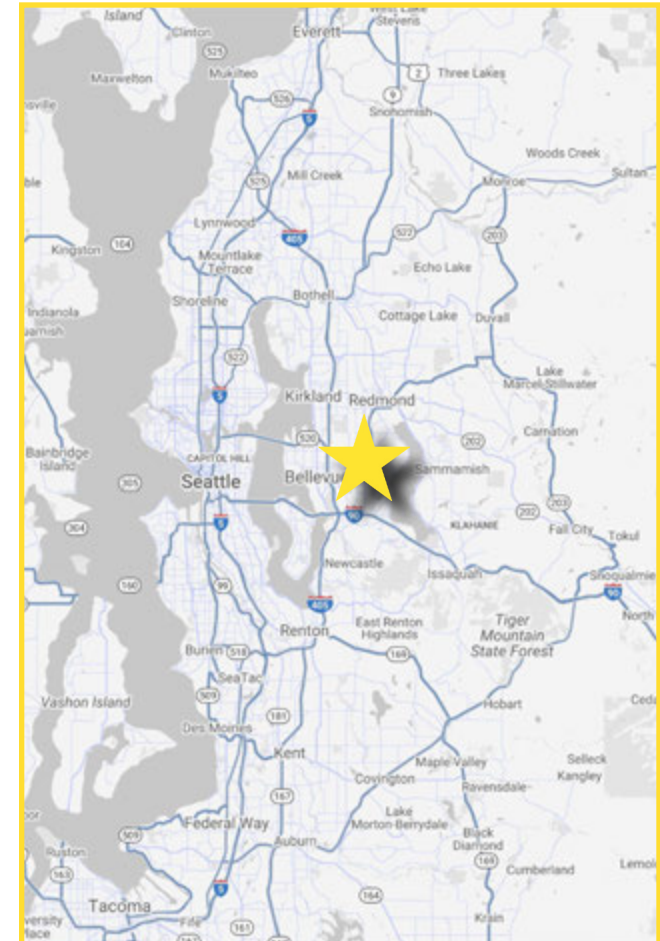
ROSS

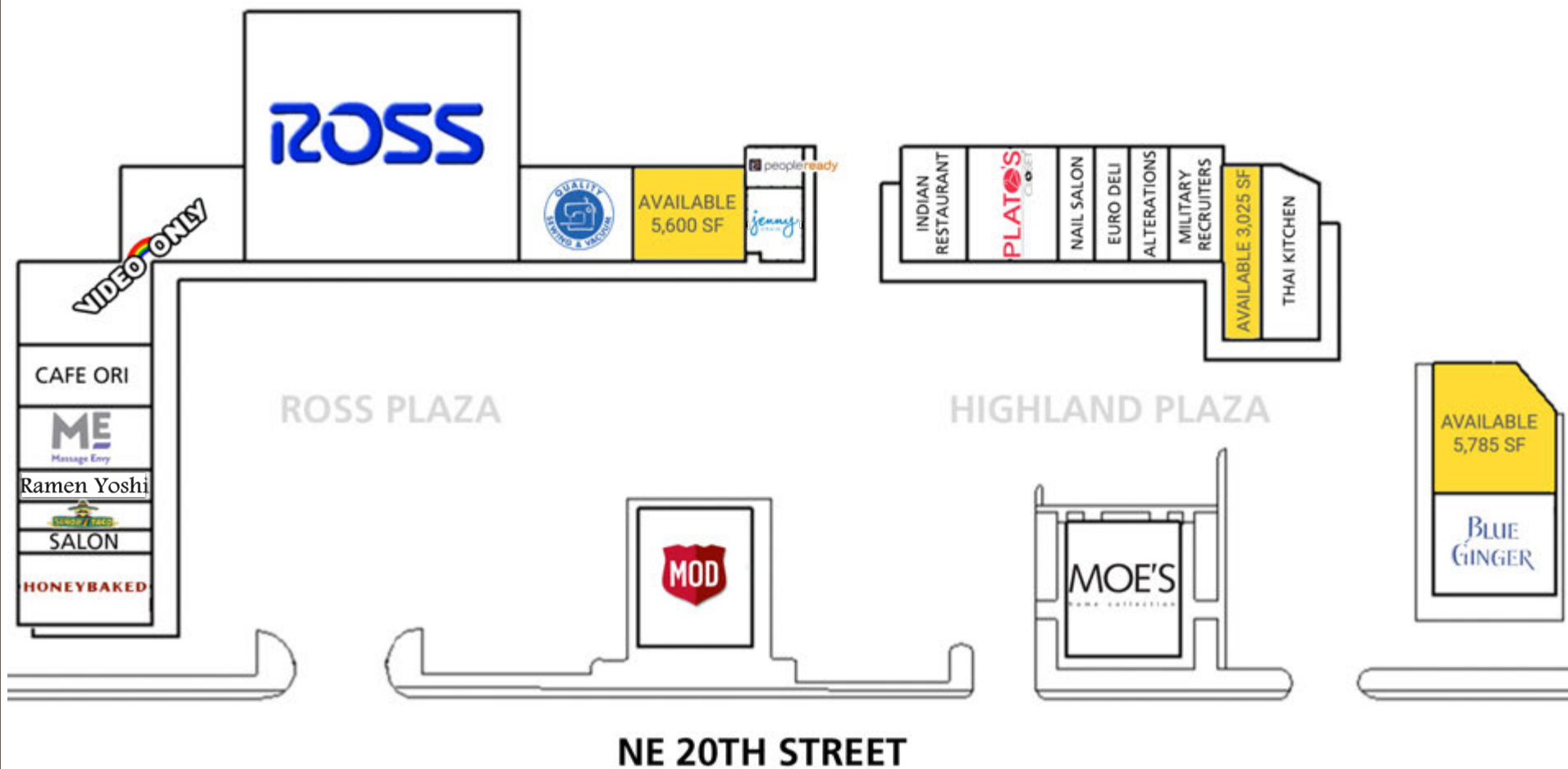
VIDEO ONLY

**BLUE
GINGER**

ME
Massage Envy

MOD





Median HH Income
\$125,630 (5M)



Estimated HH
108,373 (5M)



26,097 ADT
NE 20th Street



Easy Access to
SR 520



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.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

RETAIL FOCUSED. RESULTS DRIVEN.

BRENNAN MCCLURG

425.822.5522

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