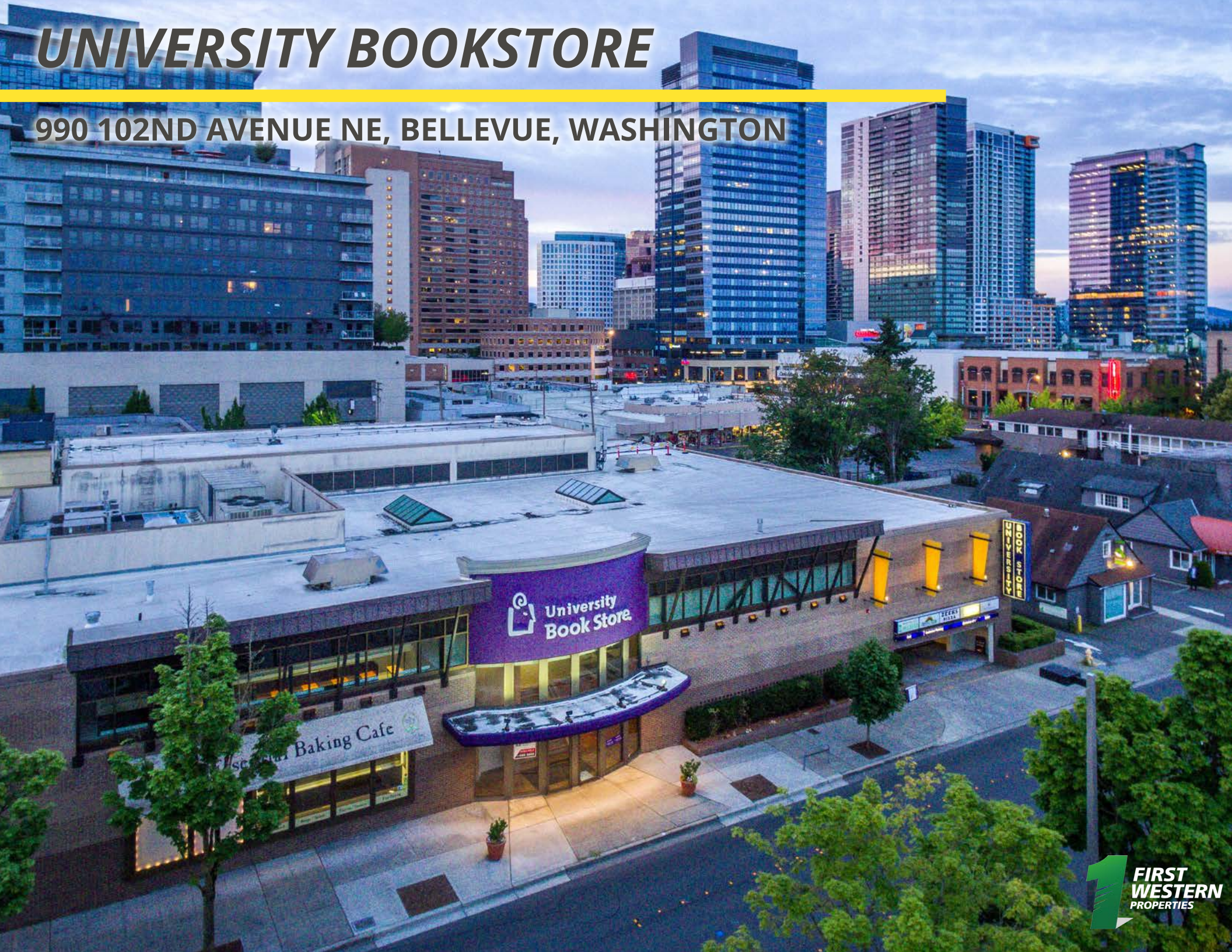


# UNIVERSITY BOOKSTORE

990 102ND AVENUE NE, BELLEVUE, WASHINGTON



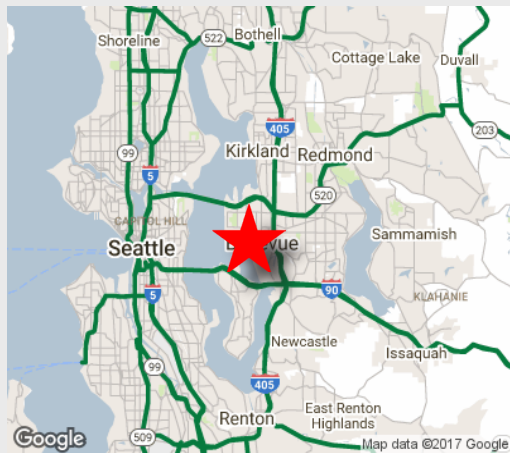
# UNIVERSITY BOOKSTORE

990 102nd Avenue NE, Bellevue, Washington

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## PROPERTY HIGHLIGHTS:

- Retail | Office Space Available: 19,000 SF
- Can be Demised to 9,293 SF
- Rental Rate: \$45.00 PSF, NNN
- Prime Location in Downtown Bellevue. Within Blocks of Bellevue Collection, 2,200+ Apartments and Condominiums (Existing & New)
- Close Proximity to Microsoft, Eddie Bauer, Expedia, & Symetra
- High Income Area with Strong Demographics

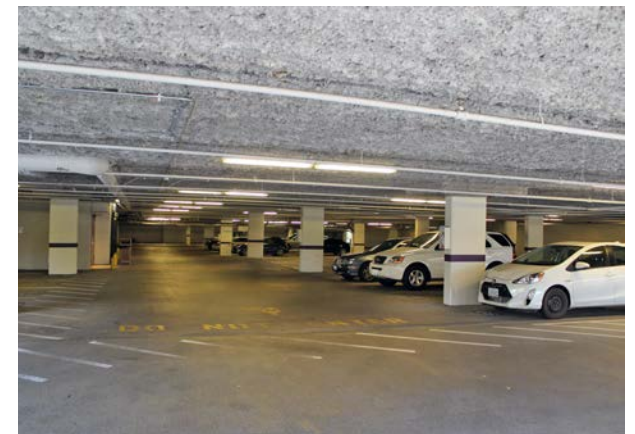


## UNIVERSITY BOOKSTORE

First Western Properties is pleased to exclusively represent this dynamic property within the core of Bellevue WA. 19,000 SF which can be demised for office or retail. Located within the heart of over 6 million SF of connected office, retail, restaurants, hotels, and residential. Nearby core businesses include Microsoft, Eddie Bauer, Expedia, Symetra, Bellevue Collection, Lincoln Square, and a vast array of hospitals and medical uses. Across the street from QFC, Starbucks, Bartell Drug, and Cost Plus World Market the location is well positioned to enable a user to join the ever growing and exciting market of downtown Bellevue. With parking being a premium in the area- the site has a total of 113 stalls to accommodate any type of user and the undercover garage has direct access, via an elevator, to the space.

The site boasts very strong demographics high traffic counts, excellent visibility and access with great potential for branding.

The former UW Bookstore is positioned to incorporate all that downtown Bellevue has to offer allowing an office or retailer to utilize the nearby amenities of theaters, museums, retail stores, restaurants, and hotels. With great access off I-405 and SR 520 to neighboring cities and residential areas.



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11621 97th Lane NE, Kirkland, WA 98034

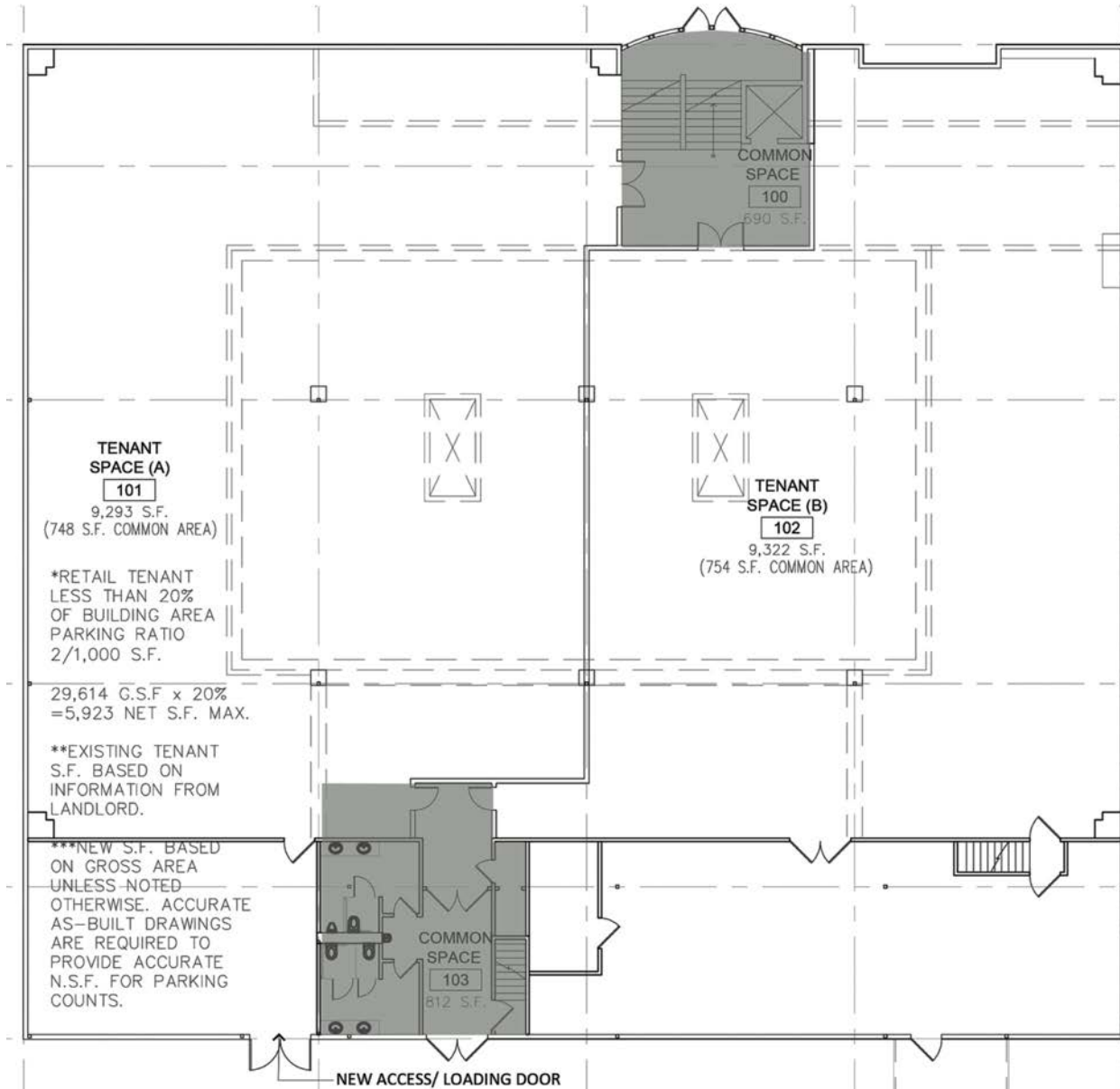
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## BUILDING FACTS

Year Built:	1986 , Effective Year 1996
Building Amenities:	Zeeks Pizza, Yves Delorma, Salon 990, Nancy Wallace Pilates
Location:	The building is located in the heart of Downtown Bellevue on the SEC of NE 10th St. & 102nd Ave. NE
Area Amenities:	University Book Store is located next to Bellevue Square, QFC, Barell Drug, and Starbucks. Walking distance to the Bellevue Collection, Bellevue Art Museum, restaurants, and shops.
Rental Rates:	\$45.00 PSF
Operating Expenses:	2017 estimated \$9.86 PSF
Parking:	Covered parking with internal elevator access from garage. 113 total parking stalls. 99 covered stalls with an additional 14 uncovered stalls.
Elevators:	Internal elevator with access to garage
Drone URL:	<a href="https://youtu.be/c_blbgo06Qw">https://youtu.be/c_blbgo06Qw</a>



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Drone Video



Please Click to View



# DOWNTOWN BELLEVUE AMENITIES MAP



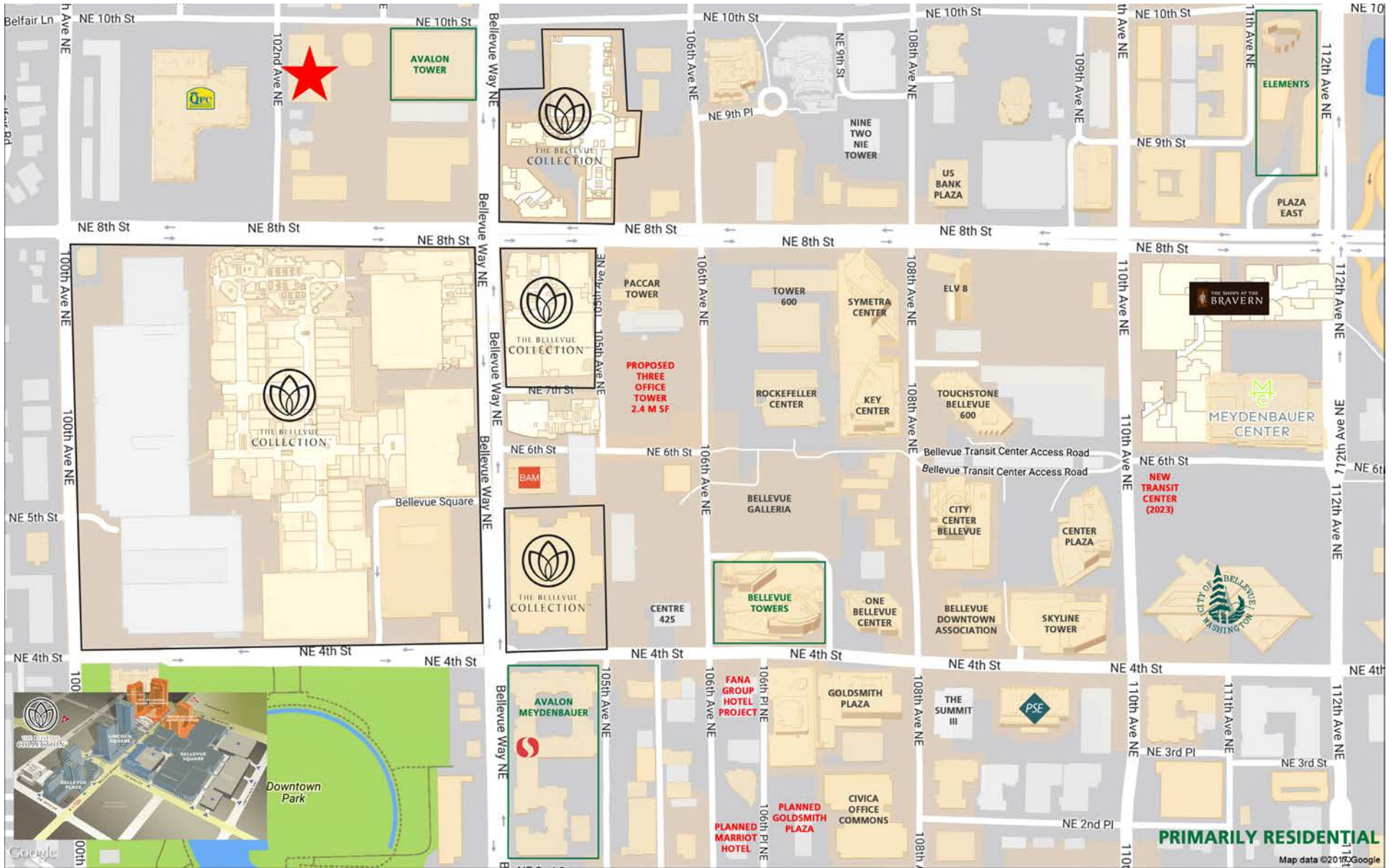
- ### Area Attractions
1. The Bellevue Collection (Bellevue Square, Lincoln Square & Bellevue Place)
  2. The Shops at the Braven high end luxury retail
  3. Old Bellevue on Main independent boutiques, reaturants, & galleries
  4. 20 Acre Downtown Park
  5. Meydenbauer Beach Park
  6. Performing & Visual Art (Meydenbauer Center & Bellevue Art Museum)

- ### Area Restaurants
1. Wild Ginger
  2. Japonessa
  3. Fogo de Chao
  4. Black Bottle
  5. Zeeks Pizza
  6. Starbucks
  7. Starbucks
  8. Wendy's
  9. Starbucks
  10. Red Robin
  11. Din Tai Fung
  12. Maggiano's Little Italy
  13. Paddy Coins
  14. Lucky Strike
  15. Earl's
  16. Power Billiards
  17. Pearl
  18. Cactus
  19. PF Changs
  20. View 53
  21. Blue C Sushi
  22. Ruth Chris
  23. Pagliacci Pizza
  24. Moksha Indian Cuisine
  25. Joey's
  26. 13 Coins
  27. Daniel's Broiler
  28. Palomino
  29. The Cheesecake Factory
  30. Taco Del Mar

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Avalon Towers Bellevue



PACCAR BUILDING

Lincoln Square

WESTIN  
HOTELS & RESORTS

Lincoln Square



THE BELLEVUE  
COLLECTION

BELLEVUE ARTS MUSEUM

WORLD MARKET

NORDSTROM

ORVIS

See's  
CANDIES



University  
Book Store

102nd Ave NE

STOP



# UNIVERSITY BOOKSTORE

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## BELLEVUE BY THE NUMBERS

140,700	Current population - 5th largest city in the state
138,900	Current jobs in the city - major employers include: Puget Sound Energy, Symetra Financial, Microsoft, Boeing, T-Mobile USA, Verizon, Expedia, Nordstrom, Overlake Hospital, Group Health & Bellevue College
2	Bellevue high schools in e Newsweeks top 125 nationally (2016)
37,000	Enrollment at Bellevue College (2016)
3.1b	2016 taxable retail sales for retail trade - NAICS 44 & 45 (City of Seattle: \$6.9b)

## THE EXCITEMENT IS BUILDING IN...

Downtown Bellevue as the area continue to grow. Thousands of residential units are within walking distance and providing opportunities for retailers in buildings like Bellevue Park to serve the immediate neighborhood. With so much development in the surrounding area, Bellevue is becoming the ideal place to live, work, play, and invest.

Adjacent to:

- Over 2,200 Apartments and Condos within 1 1/2 Blocks of the Site, both existing and under construction
- A 21 Acre Park in the Heart of Bellevue, with expansion completed in July 2017, including adjacent promenade and water feature

Current projects will bring:

- Lincoln Square and Bellevue Square Expansions
- Millions of square feet of new commercial and residential space being added to downtown



DEMOGRAPHICS	Mile 1	Mile 2	Mile 3
Population	23,278	42,672	79,217
Average HH Income	\$133,819	\$153,803	\$148,774
Daytime Population	55,606	82,389	10,587



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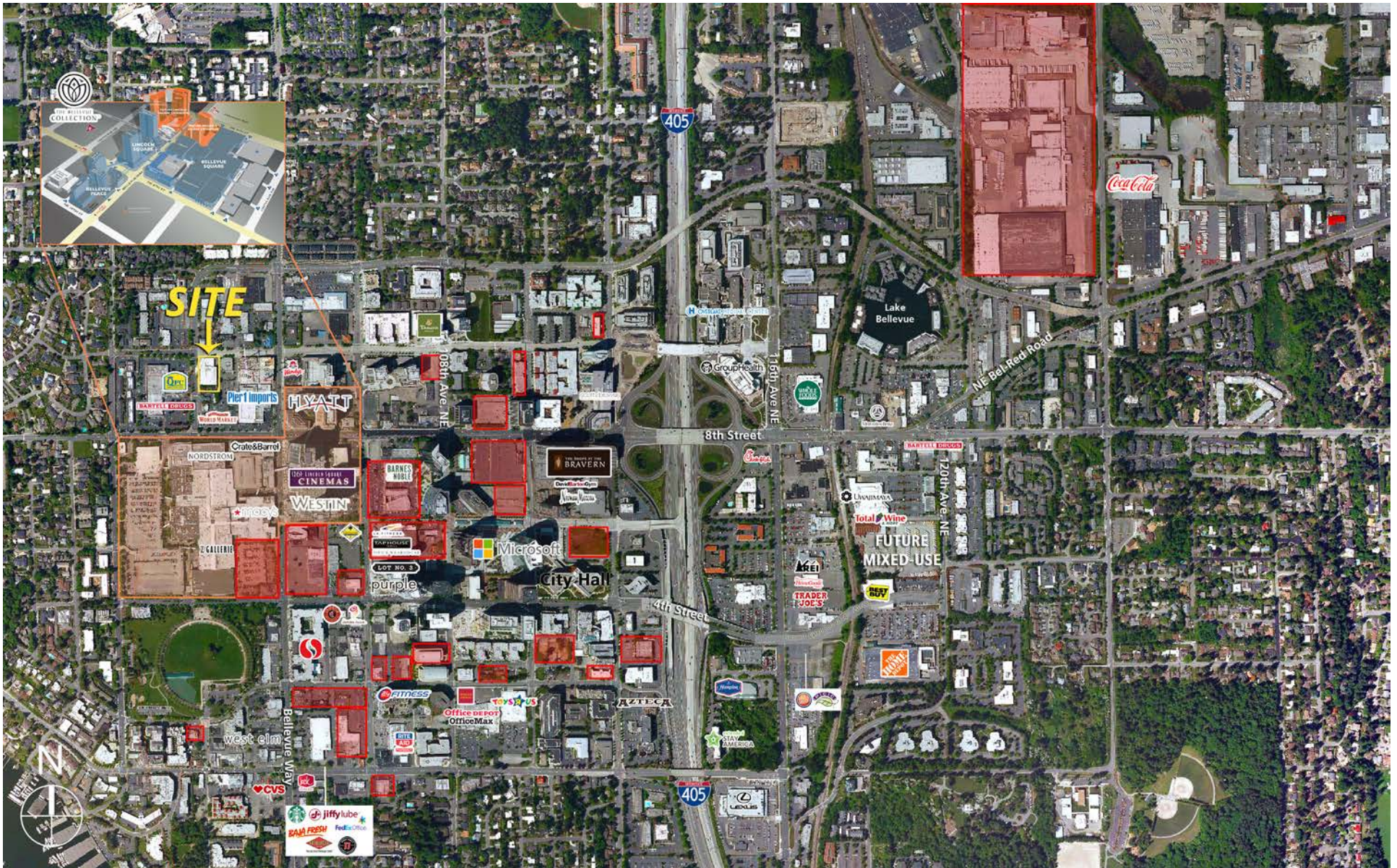
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