

RETAIL FOR LEASE

RETAIL

COMPLETION: Q2-Q3 2020



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AMLI **RETAIL**

SPRING DISTRICT

AMLI Spring District retail will serve residents and employees of the new 36-acre Eastside neighborhood, The Spring District. Available Q2-Q3 2020.

AMLI Spring District is a mixed-use project within The Spring District with 6,063 SF of retail positioned below 204 residential units (182,913 SF). This well positioned retail location sits across from the neighborhood park and proposed brewpub, a central gathering area for residents, employees and transit commuters.



AMLI Spring District Project Details - Available

SPACE AVAILABLE	RSF	ASKING RENT	NNN	COMMENTS
RETAIL 1	1,115	\$34.00/SF	\$9.70	LEASED TO BALA YOGA
RETAIL 2	1,138	\$34.00/SF	\$9.70	LEASED TO BALA YOGA
RETAIL 3	1,219	\$34.00/SF	\$9.70	
RETAIL 4	1,579	\$34.00/SF	\$9.70	Grease duct to roof provided
RETAIL 5	1,012	\$34.00/SF	\$9.70	

6,063 RSF of retail space for lease below 182,913 sf Residential

13' floor to floor height

Project is pursuing LEED Silver certification

Located in the heart of Bellevue's newest Spring District neighborhood



Downtown Seattle

Downtown Bellevue

Future Light Rail

THE SPRING DISTRICT

The Spring District is a new 16-block, 36-acre, pedestrian friendly neighborhood in the heart of Bellevue, located directly off Highway 520.

- The developer has planned small block sizes that will be pedestrian friendly, outdoor terraces, gardens, chefs garden, and parks
- This location will serve as the new Spring District /120th Street East Link Light Rail Station scheduled to open 2023. It is forecasted that over 15,000 commuters will use this station daily.
- Home to REI's new HQ's with 325,000 sf of office space and 1,700 employees, to be completed Spring of 2020
- Global Innovation Exchange-a joint educational institute between University Of Washington and Tsinghua University which will have close to 3,000 students at its peak enrollment
- Ample underground and surface parking to accommodate residents and commercial Tenants
- Construction of Block 16 and Block 6 is underway with 650,000 sf of Facebook offices
- When the site is fully developed (2028), it will have over 3 million square feet of office space, over 1,000 residents, and over 80,000 square feet of retail
- 204 AMLI residential units (182,913 SF)

2019 Estimated Demographics

	1-mile	2-mile	3-mile
POPULATION	12,323	111,578	238,714
DAYTIME POPULATION	59,973	236,733	377,331
AVERAGE HH INCOME	\$163,549	\$160,225	\$169,093

Site Plan

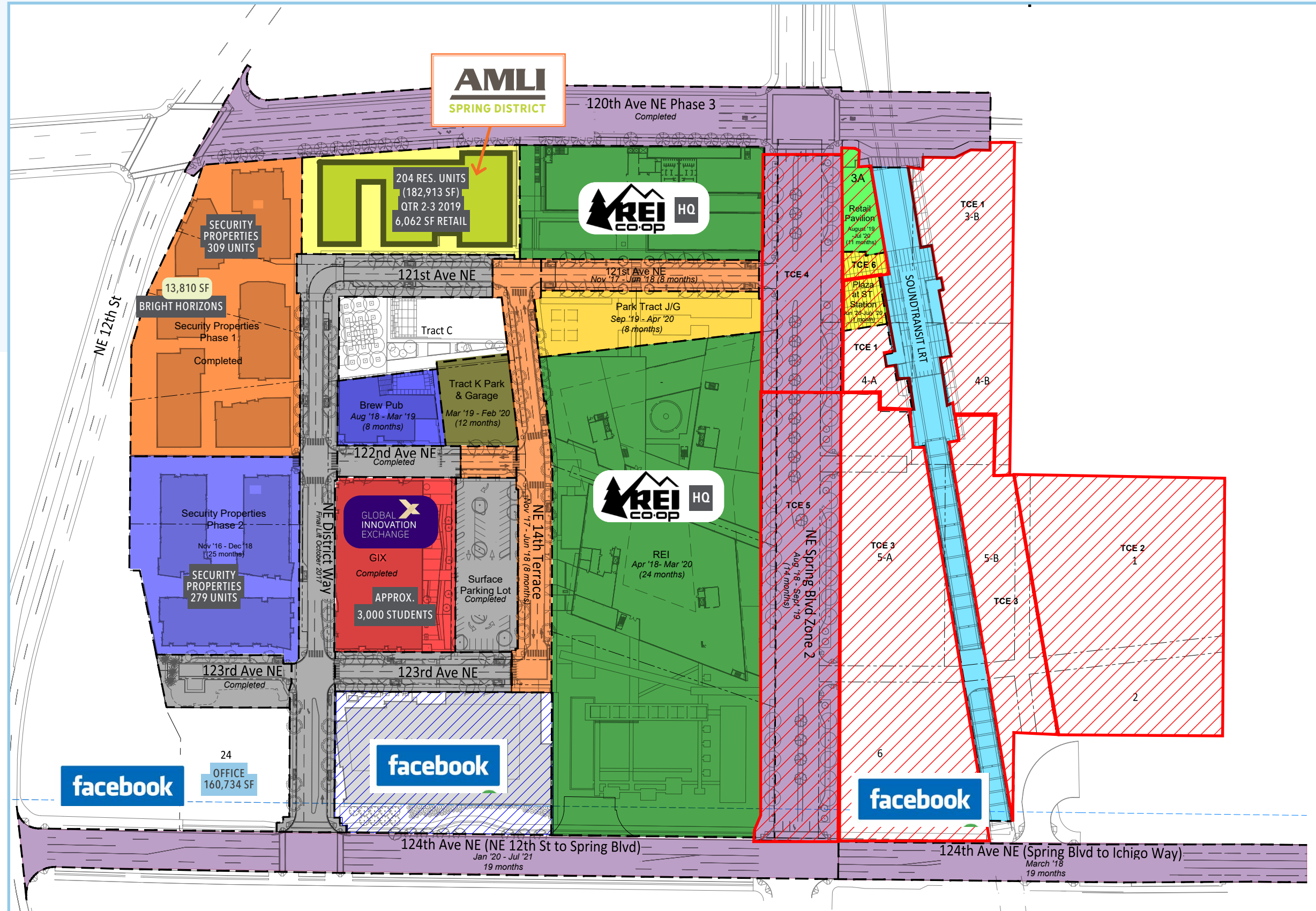


REI HEADQUARTERS

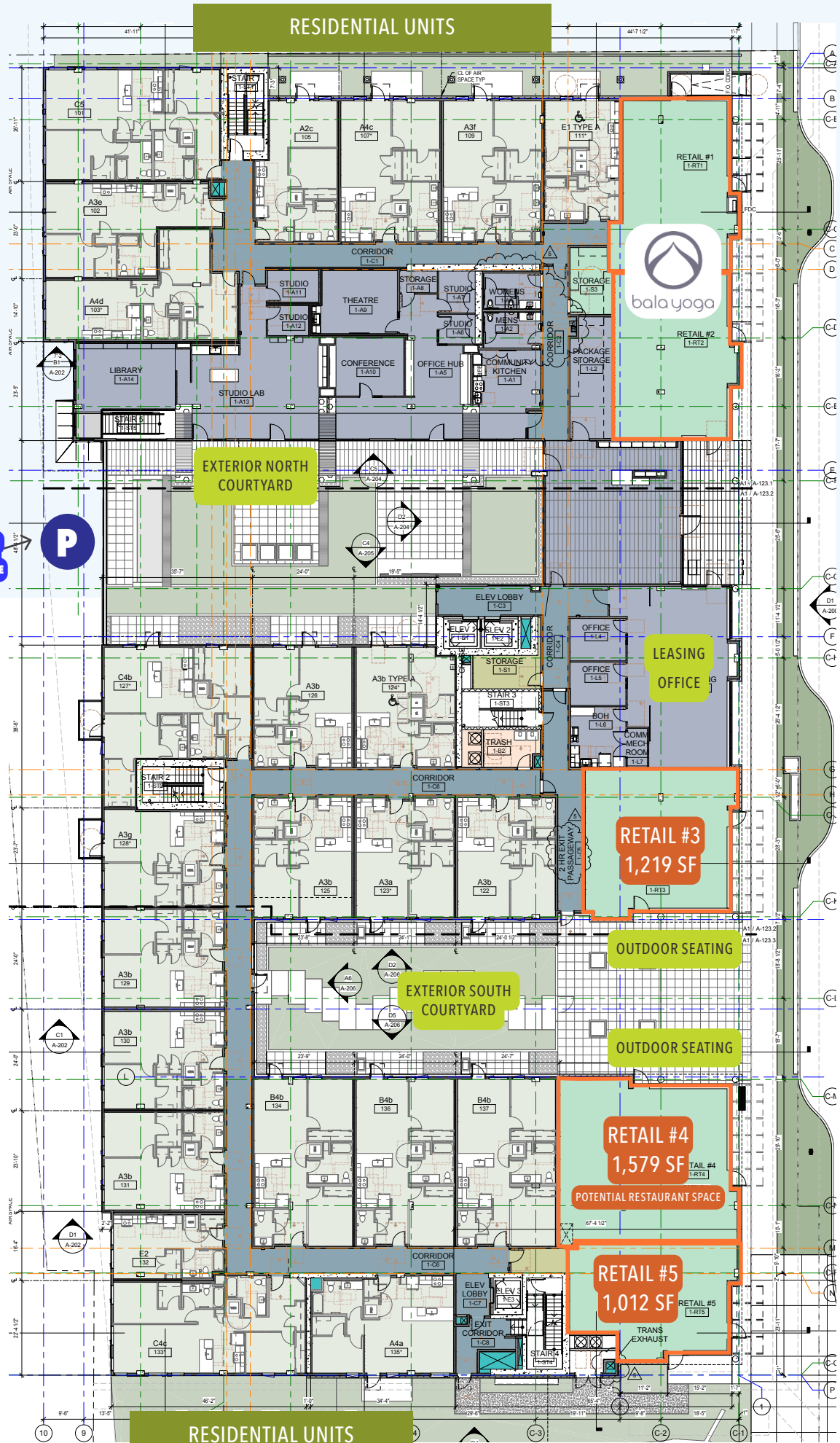
AMLI
SPRING DISTRICT

Built-in Customer Base





ARTIST STUDIOS / LAB / LIBRARY



121ST AVENUE NE

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Spring District Development Timeline and Potential

	COMPLETE	2018	2019	2020	2020+
URBAN PARK	PHASE 1			PHASE II	
GIX	CAMPUS OPEN	90,000 SF			
REI HEADQUARTERS				COMPLETED 400,000 SF	
BREW PUB				BREW PUB OPENS 8,900 SF	
RESIDENTIAL	309 UNITS	588 UNITS	792 UNITS		992+ UNITS
OFFICE	96,000 SF		426,000 SF	826,000 SF	2,600,000 SF
RETAIL	18,000 SF	22,000 SF	50,000 SF	89,000 SF	115,000 SF
HOTEL					220 ROOMS
FACEBOOK BLOCK 6					325,000 SF
FACEBOOK BLOCK 16				330,000 SF	
FACEBOOK BLOCK 24				1,172 SF	

URBAN PARK 2016 & 2020 SOUND TRANSIT STATION 2023 REI 2020 GIX 2017 BLOCK 6 & 16 FACEBOOK OFFICES

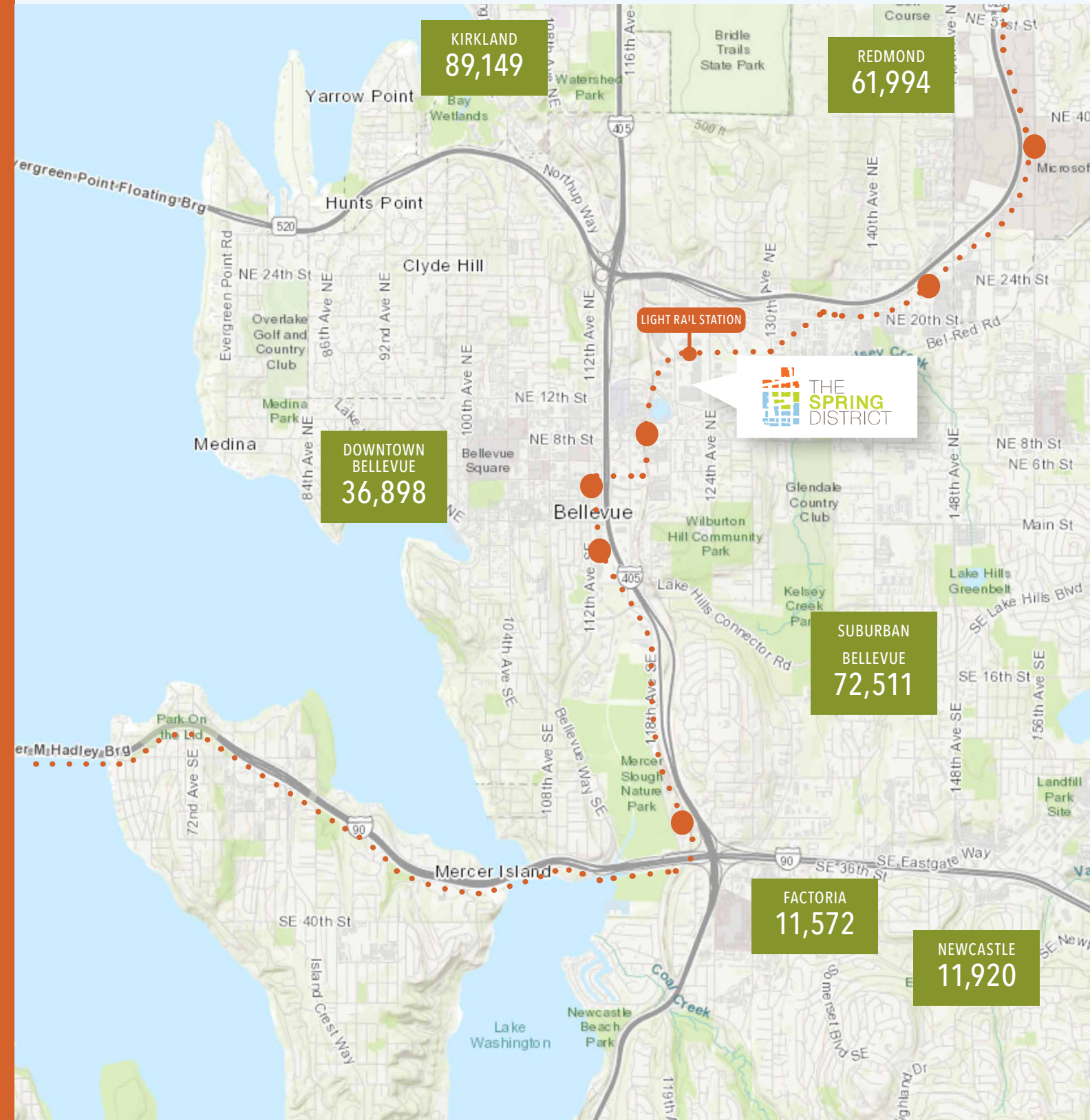


AMLI RESIDENTIAL III 2020 RESIDENTIAL III 2017 BREWPUB/OFFICE 2020 RESIDENTIAL III 2018 BLOCK 24 2020

East Link Light Rail Service start: 2023

This project extends light rail from the Redmond Technology Center across Lake Washington in the I-90 corridor to Westlake Station in downtown Seattle. The alignment will be primarily elevated and at-grade with a short tunnel in downtown Bellevue. Ten stations will be built at Redmond Technology Center, Overlake Village, Bel-Red/130th Street, Spring District/120th Street, Wilburton, Bellevue downtown, east Main, south Bellevue, Mercer Island and Judkins Park in Seattle.

Provided by <http://systemexpansion.soundtransit.org>



Proposed Spring District Retail Merchandising Plan

COMPLETION

2017

2018

2019

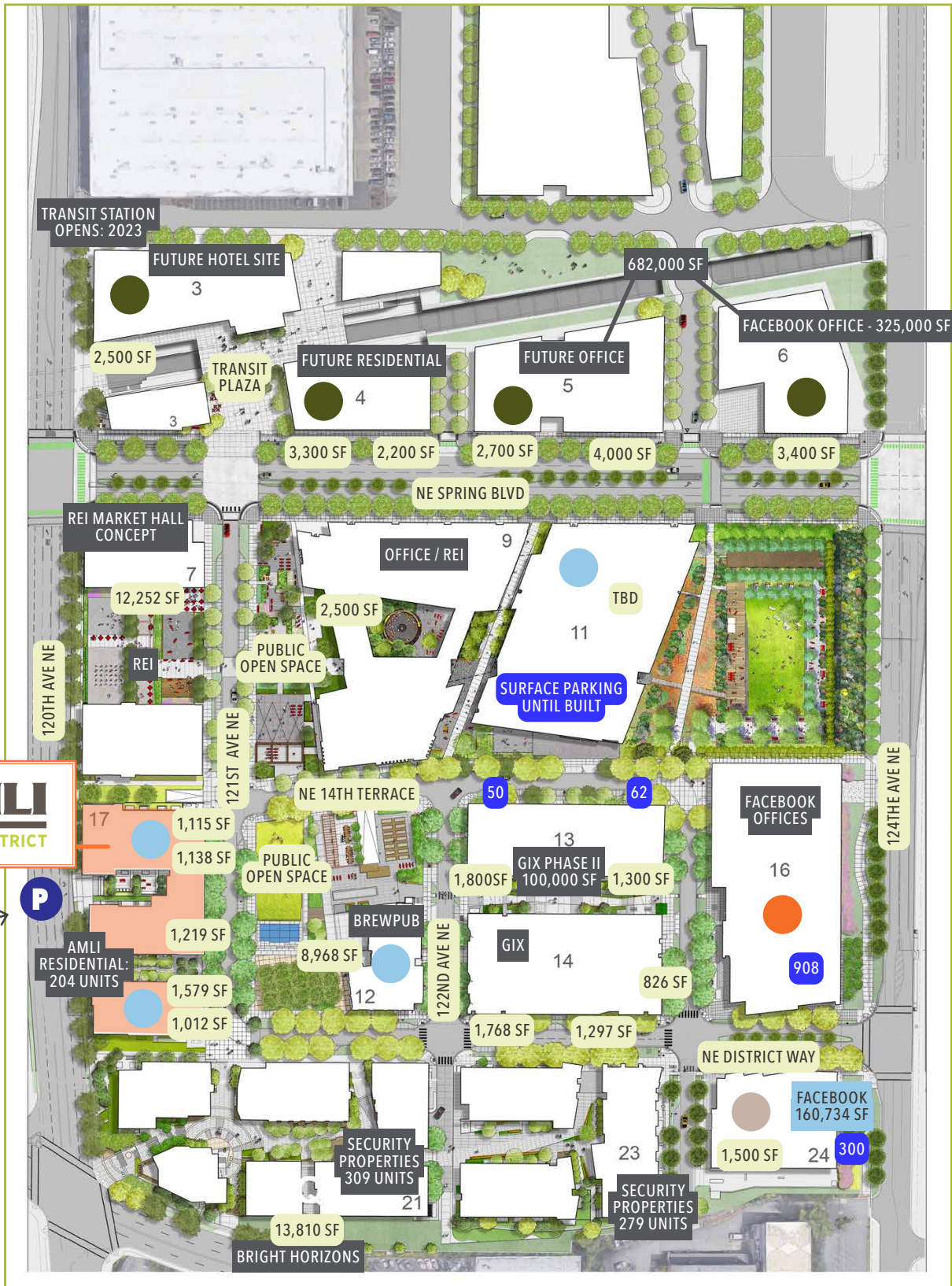
2020

2021

2022

2023

PARKING STALLS



AMLI
SPRING DISTRICT

P
PARKING GARAGE ENTRANCE