

# 44 Bellevue

44 Bellevue Way NE | Bellevue, WA 98004

Colliers



**35,000 SF Retail Available For Lease**  
on the corner of Bellevue Way & Main Street

# INTRODUCING 44 BELLEVUE

44 Bellevue is strategically located at the heart of Bellevue's most distinguished luxury corridor, where Bellevue Way intersects Main Street, with significant foot traffic throughout the day and approximately 40,000 vehicles passing by during the work day.

Bellevue Way, a major thoroughfare that runs north to south through the heart of the city, is the focus of luxury retail. The street's prestigious mix of retailers has made it a destination for both locally based shoppers and customers from across the Pacific Northwest. Among the major draws is the newly expanded, 5.6 million-square-foot Bellevue Collection, which hosts over 29 million annual visitors.



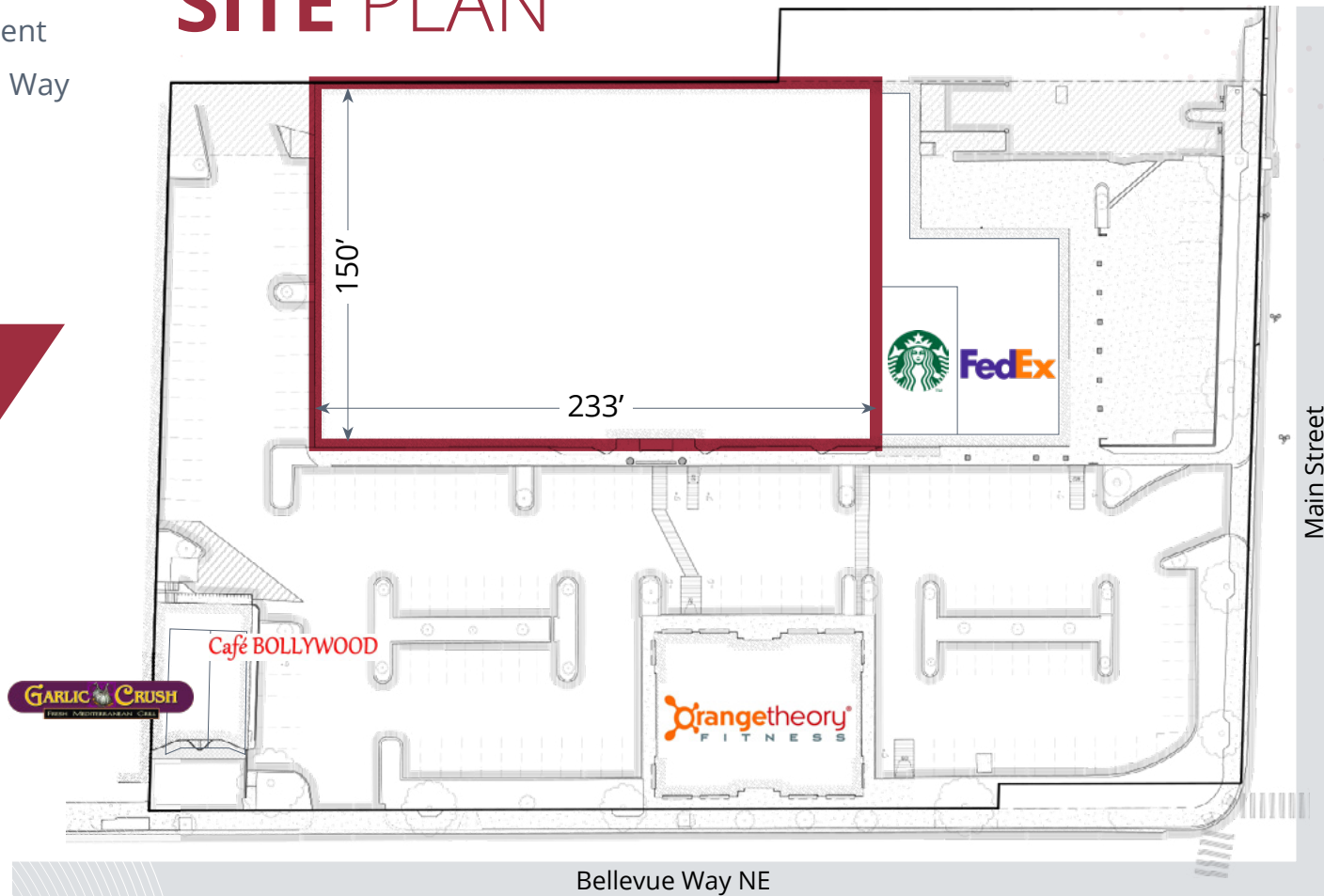
Be Part of the  
**Fastest Growing City**  
in the Pacific Northwest

# PROPERTY HIGHLIGHTS

- Lease Rate: \$24 modified gross. No NNN or CAM. Tenant pays utilities.
- Term: Up to 2 years base term with potential to extend
- Zoning: DNTN Mixed Use Allows a wide variety of potential uses
- Ceiling Height: 19' to bottom of roof trusses
- Parking: free drive up customer parking
- Former Use: Sports Authority
- Existing Use: Ballard Consignment
- Monument signage at Bellevue Way and Main Street intersection
- Prominent Building signage available on Bellevue Way
- Available January 1, 2025



## SITE PLAN



Bellevue Square: The Bellevue Collection



Lincoln Square North  
Lincoln Square South

SAFEWAY

Amazon West Main

44 Bellevue

Bellevue Way NE

Main Street

# DEMOGRAPHICS



Bellevue CBD is in the midst of the largest economic expansion in its history with over 136,000 professionals commute into the city daily. Much of Bellevue's economy has been driven by the growing technology industry, which employs more than 24 percent of the city's workforce. The Central Business District is home to more than 200 tech companies, with more start-ups founded seemingly every day.

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