



# THE ARTISE

AVAILABLE NOW  
RETAIL, FOOD  
& BEVERAGE  
OPPORTUNITIES

FOR MORE INFORMATION PLEASE CONTACT:

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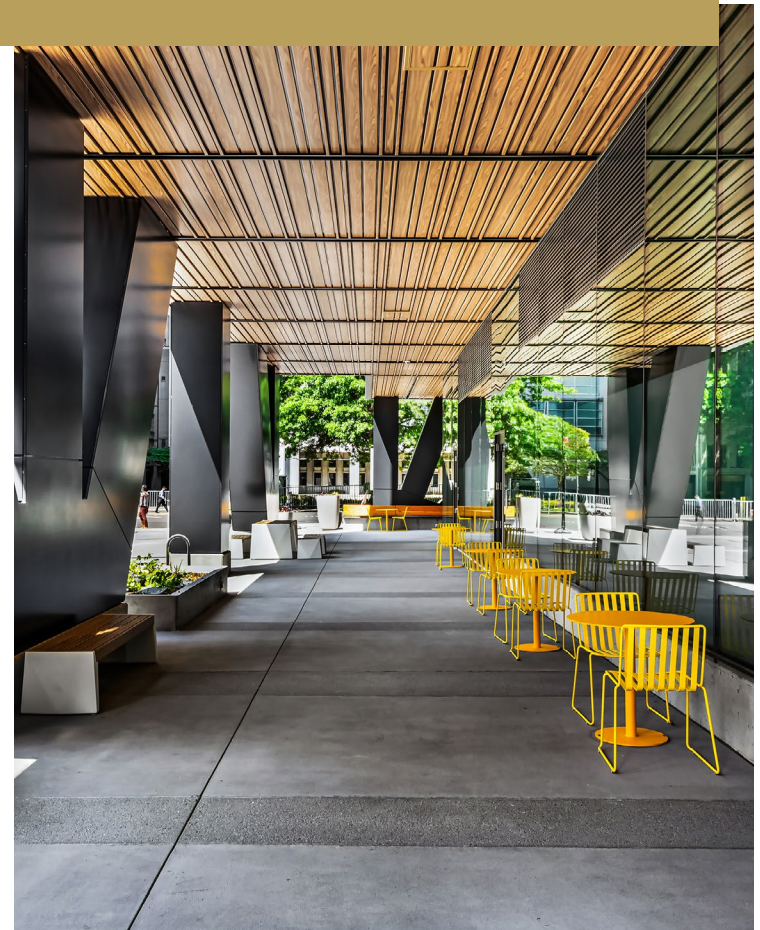


## THE BUILDING

# Exceptional Design & Luxury Craftsmanship



- Schnitzer West's 611,864 SF state-of-the-art Class A+ office tower located on the corner of NE 8th Street and 106th Avenue NE in Downtown Bellevue.
- The ground floor is comprised of approximately 5,282 SF of retail adjacent to a public plaza.
- 14 shared retail parking stalls for exclusive use of retailer.
- Office tech tenant occupying the entire building.



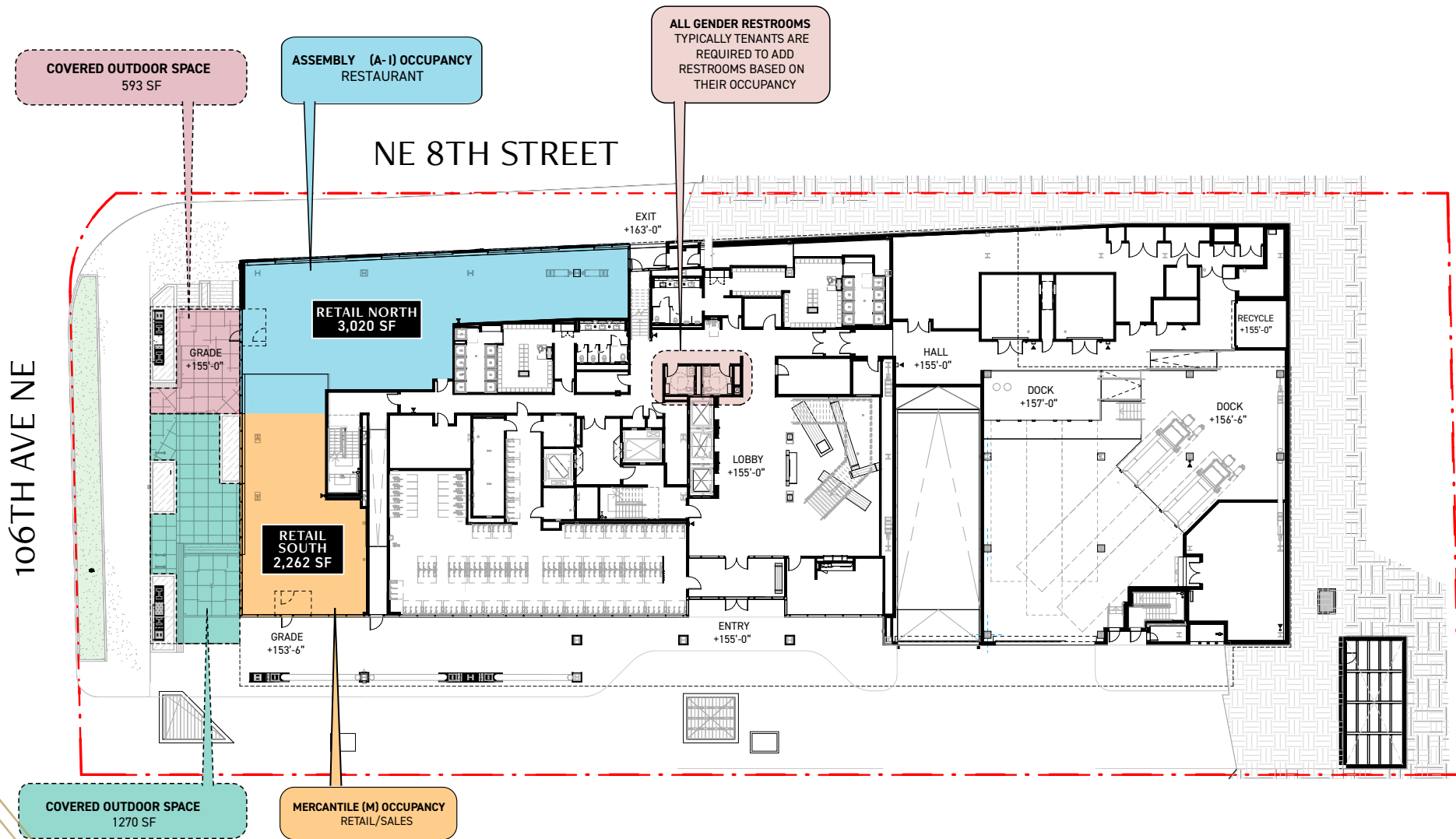


# AVAILABLE NOW – RETAIL/RESTAURANT

SUITE	SIZE	NNN RATE EST. 2025	LEASE RATE PER RSF/YEAR	DESCRIPTION
North	3,020 RSF	\$15.50 PSF	\$52	Corner restaurant or retail space with pathway to install a horizontally vented Type I hood shaft with scrubber, 18 ft ceilings, dedicated covered patio, and shared restrooms
South	2,262 RSF	\$15.50 PSF	\$52	Retail/restaurant space with pathway to install a horizontally vented Type I hood shaft with scrubber, 19 ft ceilings, large covered patio and shared restrooms. Ability to vent Type I or Type II hood.
*Combined 5,282 RSF		\$15.50 PSF	\$52	Suites can be combined. 1 foot elevation change between the suites.



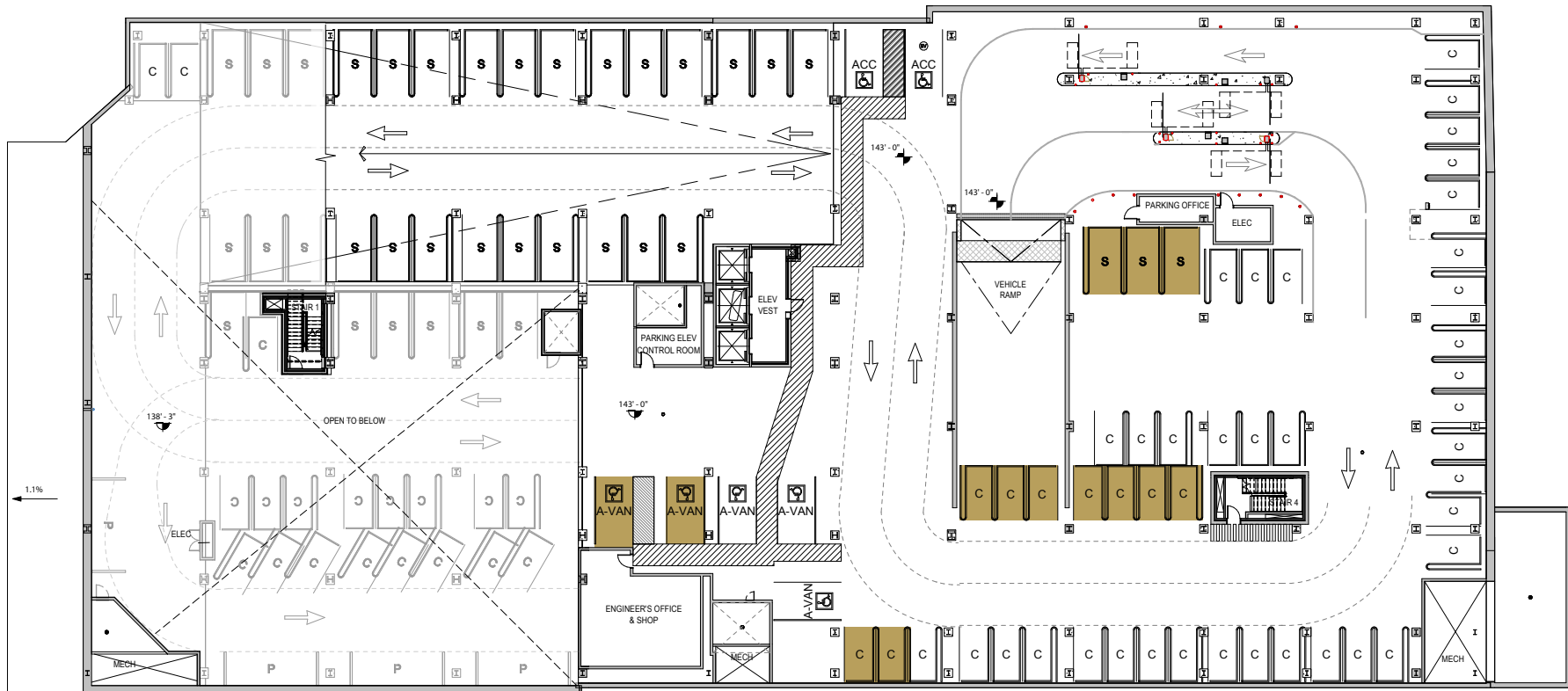
# FLOOR PLAN



# PARKING PLAN

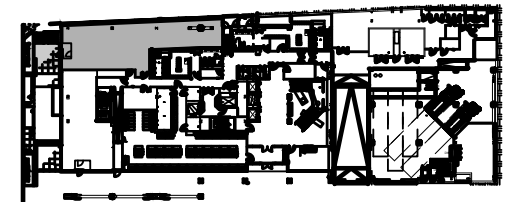
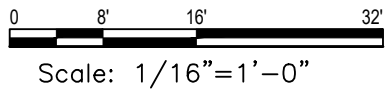
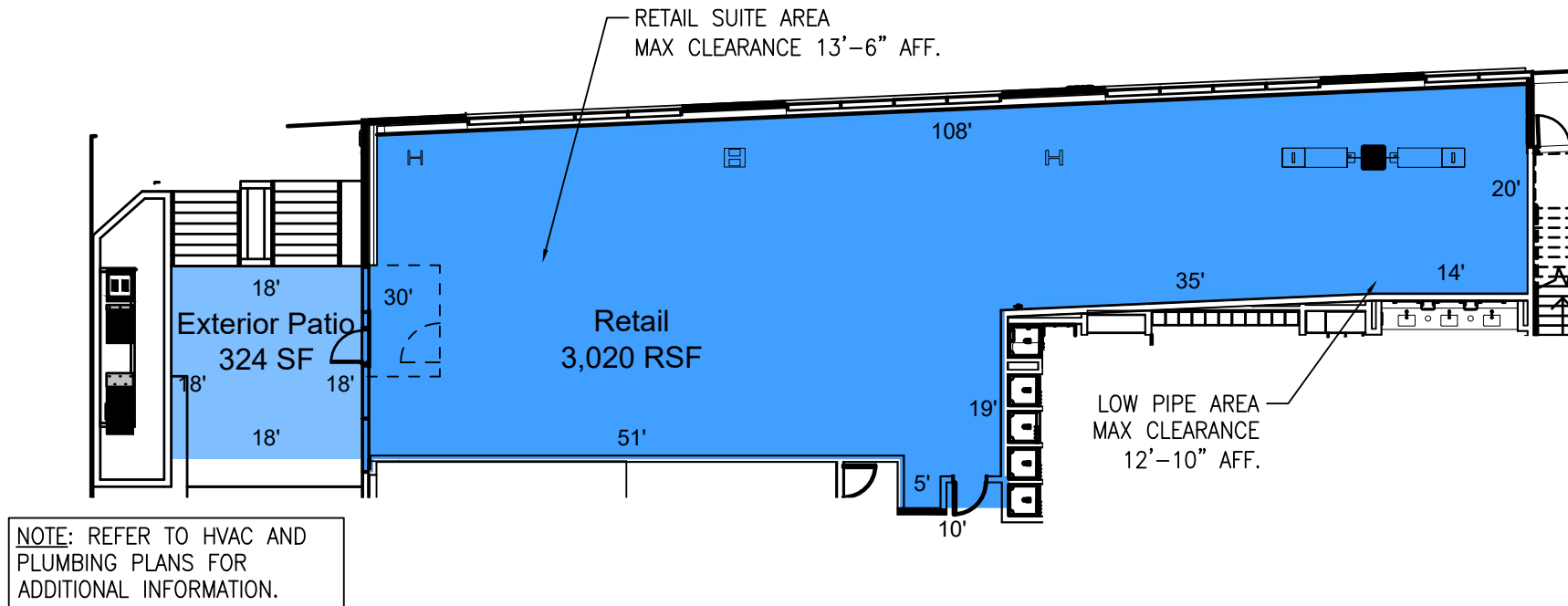
14 SHARED STALLS ARE RESERVED FOR RETAIL PARKING.

Retail stalls are shaded below.



# FLOOR PLAN

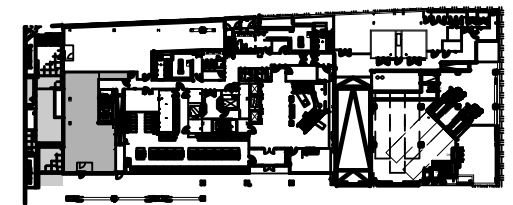
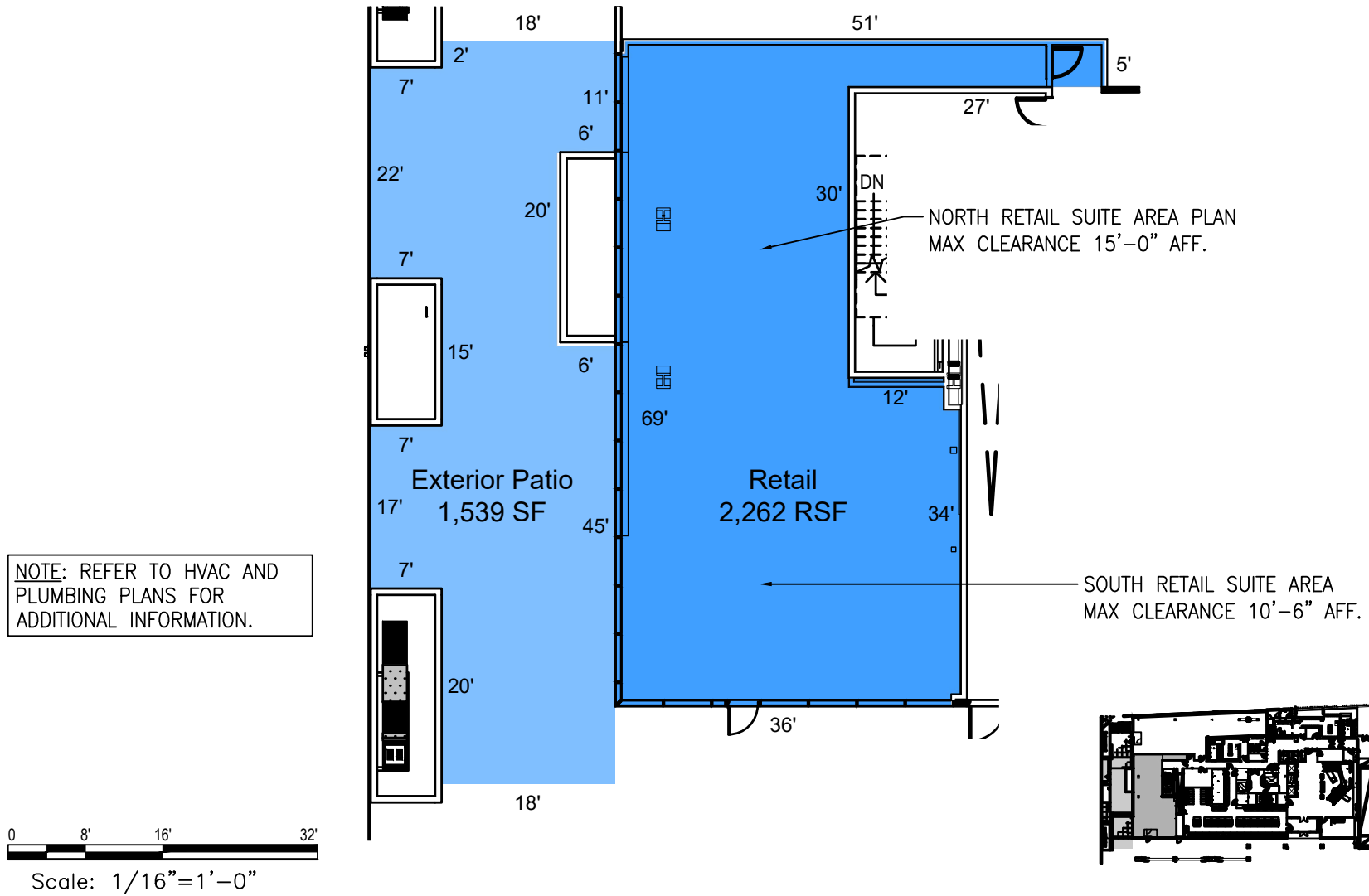
3,020 RSF / 324 SF EXTERIOR PATIO



KEY PLAN

# FLOOR PLAN

2,262 RSF / 1,539 SF EXTERIOR PATIO



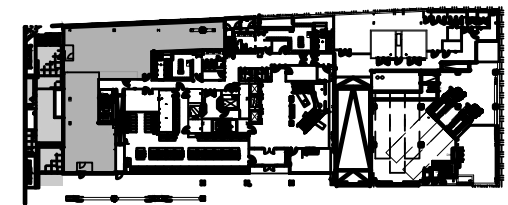
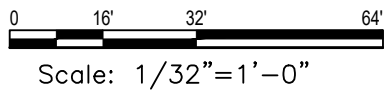
KEY PLAN

# FLOOR PLAN

5,282 RSF / 1,863 SF EXTERIOR PATIO



NOTE: REFER TO HVAC AND PLUMBING PLANS FOR ADDITIONAL INFORMATION.



KEY PLAN

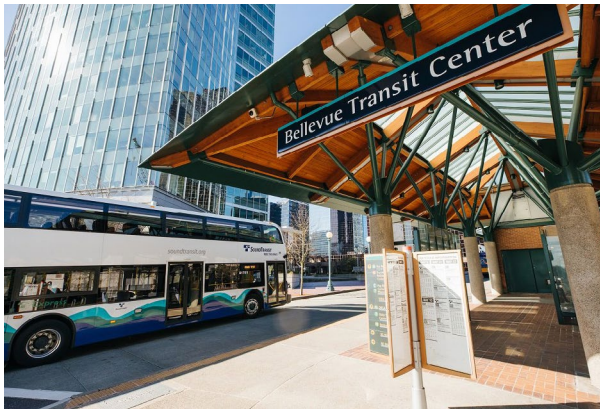


# LOCATION



Artise enjoys a prime corner location on NE 8th Street and 106th Ave NE in the heart of Bellevue, easily accessible from I-405 and Hwy 520. You're never more than a handful of steps to everywhere you want to be—from countless shops and restaurants to Bellevue Square, The Bravern, Bellevue Arts Museum, and a Cinemark movie theater. Within a 5 minute walk is the Bellevue Downtown station of the new East Link. The Seattle-to-Redmond Link Light Rail line open now, and Seattle-UW-Seatac is opening early 2026.

Bellevue is experiencing exponential office and residential growth. It is the 2nd largest city in Washington State. This location is steps from over 3,000,000 SF of retail in the Bellevue Collection and over 2,000,000 SF of office.



**\$183,806**

**AVERAGE HH  
INCOME**



**92**

**WALKSCORE**



**54,210**

**DAYTIME  
POPULATION**

\*2024 demographics  
based on 2 mile radius.

## FUTURE LIGHT RAIL COMMUTE

**REDMOND:** 14 minutes

**DOWNTOWN SEATTLE:** < 20 minutes

**UNIVERSITY OF WASHINGTON:** 27 minutes

**SEATAC:** 55 minutes



- RETAIL
- HOTELS
- COMPANIES
- MISC.

GOOGLE (KIRKLAND | 4 MILES AWAY)  
T-MOBILE (BELLEVUE | 4 MILES AWAY)  
MICROSOFT (REDMOND | 5.1 MILES AWAY)

