

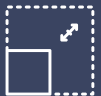
ONE BELLEVUE

411 108TH AVENUE NE, BELLEVUE, WA



#TheCafe

1,846 SF RETAIL AVAILABLE | LOBBY CAFE OPPORTUNITY



1,846 SF
of retail space
available



Centrally
located in
Bellevue's CBD



4,500+ condo/
apartment units in
a 5 block radius



2,000+ people
work in the building,
47,000+ in 3 block radius



\$230M+ total
dollars spent on dining
within a 3-mile radius

AN ELEVATED EXPERIENCE IN THE HEART OF DOWNTOWN BELLEVUE

The newly renovated One Bellevue Center in center of the vibrant downtown core provides a rare class A lobby cafe opportunity serving 368k SF of office space above.

2024 DEMOGRAPHICS

	.5 miles	1 mile	3 miles
RESIDENTIAL POPULATION	16,778	29,233	100,284
DAYTIME POPULATION	46,459	78,536	169,279
AVG. HOUSEHOLD INCOME	\$225,006	\$220,324	\$225,836





AVAILABLE
NOW



OUTDOOR
SEATING
AREA



LOBBY
RENOVATION
COMPLETED
SPRING 2020

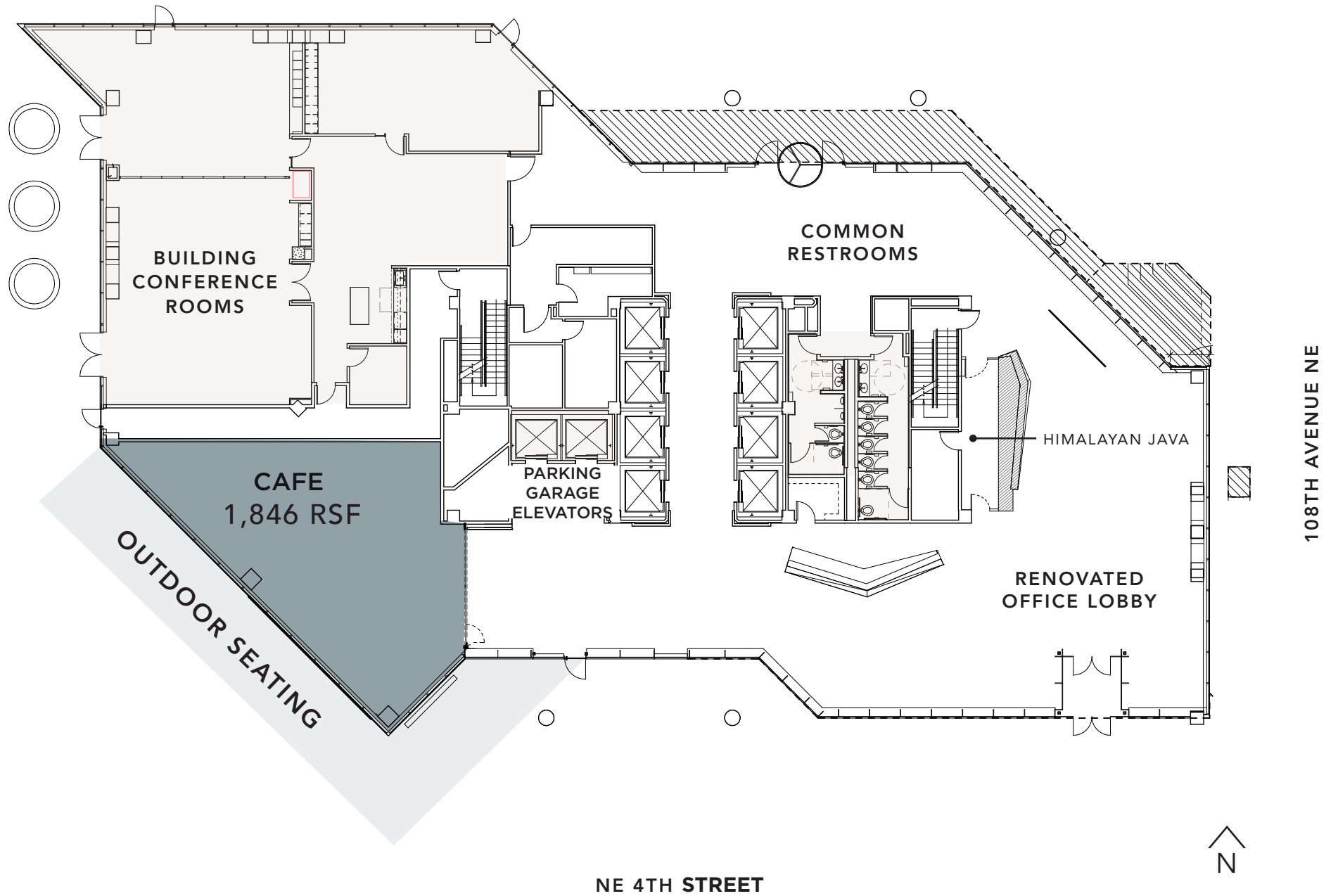
BUILDING HIGHLIGHTS

- Exceptional opportunity to lease cafe space in the heart of Bellevue's bustling central business district
- Cafe space allows for the opportunity to install a Type II hood
- Ideal location within blocks of the Bellevue Collection, Meydenbauer Center, and the Bellevue Transit Center provides ample foot traffic
- Healthy mix of office buildings, residential units, and hotels present a growing daytime and nighttime population
- Retail opportunities are part of the building repositioning with a \$10 million remodel

PROPERTY DETAILS

ADDRESS	411 108th Avenue NE Bellevue, WA
SQUARE FEET	CAFE: 1,846 RSF
BUILDING SIZE	368,000 SF
RENT	Call for Rates
NNN	\$14.47 PSF (2024)
TENANT IMPROVEMENTS	Negotiable
PARKING	Available in the building garage
TIMING	Available Now

GROUND LEVEL SITE PLAN



3 BLOCKS TO



1 BLOCK TO BELLEVUE
TRANSIT CENTER



2 BLOCKS TO FUTURE
LIGHT RAIL STATION



LOCATION HIGHLIGHTS

- 5 minute walk from **Meydenbauer Center** which hosts 250 conventions and events attended by nearly 150,000 guests per year
- **Amazon to occupy 817,000 SF** directly across from the building, including 440k SF and an additional 377k SF at Summit III
- **3,700+ hotel rooms** located within the heart of downtown Bellevue

RESIDENTIAL =



NEW DEVELOPMENT =



FOR LEASING
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