

RETAIL FOR LEASE

BREW PUB



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THE SPRING DISTRICT BREW PUB

The Spring District Brewpub will be the heart of this new 36-acre Eastside neighborhood. This location will serve as the central gathering place for residents, employees and transit commuters.

The space is close to 9,000sf and boasts a large 2,000+ sf outdoor patio which can spill into the adjacent park. The expansive outdoor patio / beer garden is ideally located adjacent to the neighborhood park and below 19,000 square feet of office space.



Project Details

SPACE AVAILABLE	8,968 RSF
ASKING RENT	CALL FOR RATES
ESTIMATED NNN'S	\$9.75
TENANT IMPROVEMENTS	NEGOTIABLE
DELIVERY	Q2 2019

- 8,968 RSF of brewery and restaurant space for lease
- Restaurant venting capabilities
- Expansive outdoor dining patio that can spill into adjacent park
- 2,000 SF beer garden
- Operable light-filled windows and overhead doors
- Located in the heart of Bellevue's newest Spring District neighborhood

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE, WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.



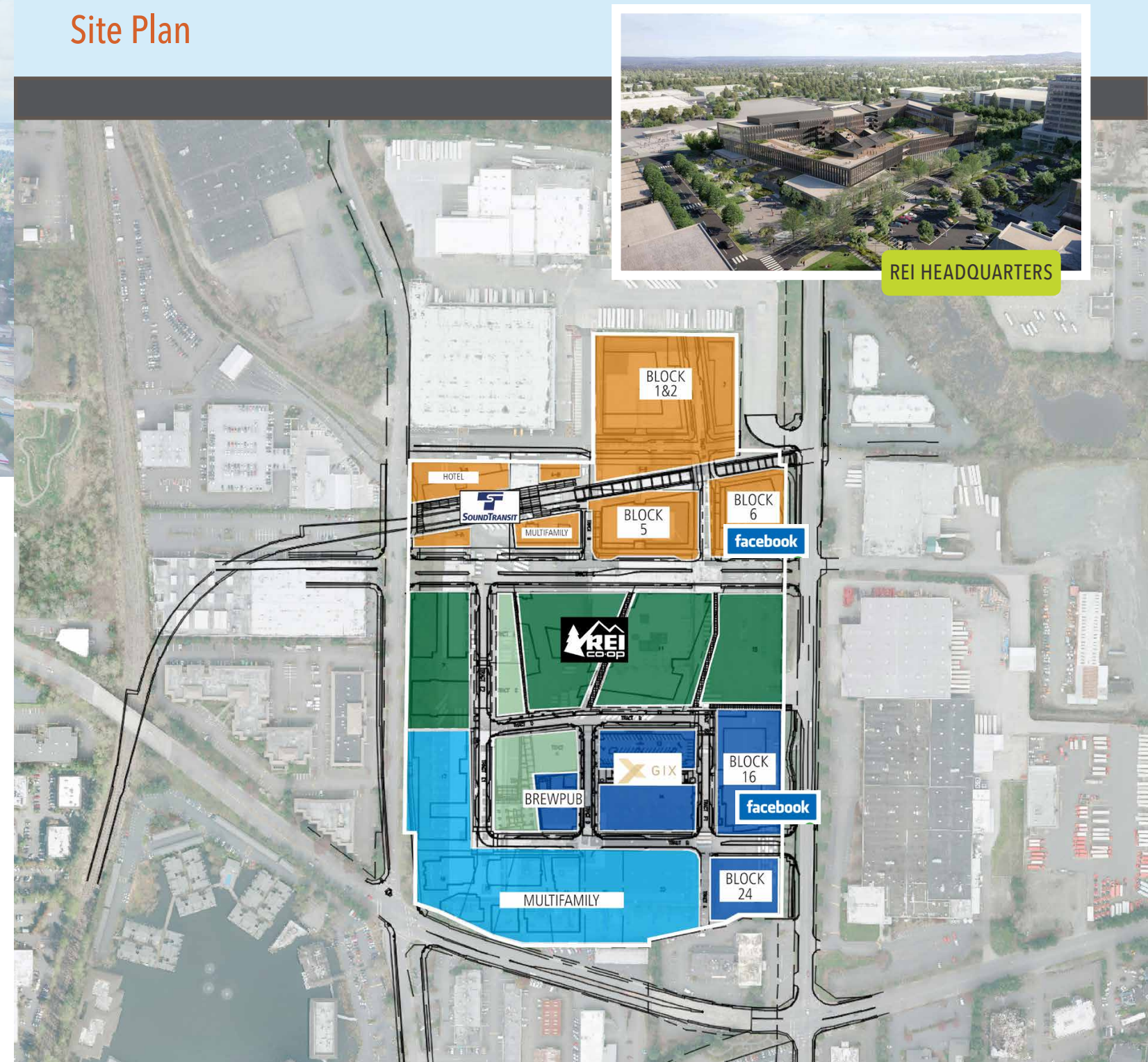
The Spring District is a new 16-block, 36-acre, pedestrian friendly neighborhood in the heart of Bellevue, located directly off Highway 520.

- 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

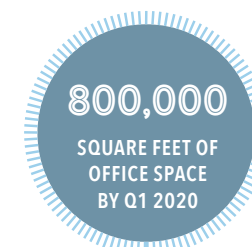
2017 Estimated Demographics

	1-mile	2-mile	3-mile
EMPLOYEES	12,037	105,413	224,754
DAYTIME POPULATION	56,474	233,306	357,161
MEDIUM HH INCOME	\$111,636	\$133,815	\$143,726

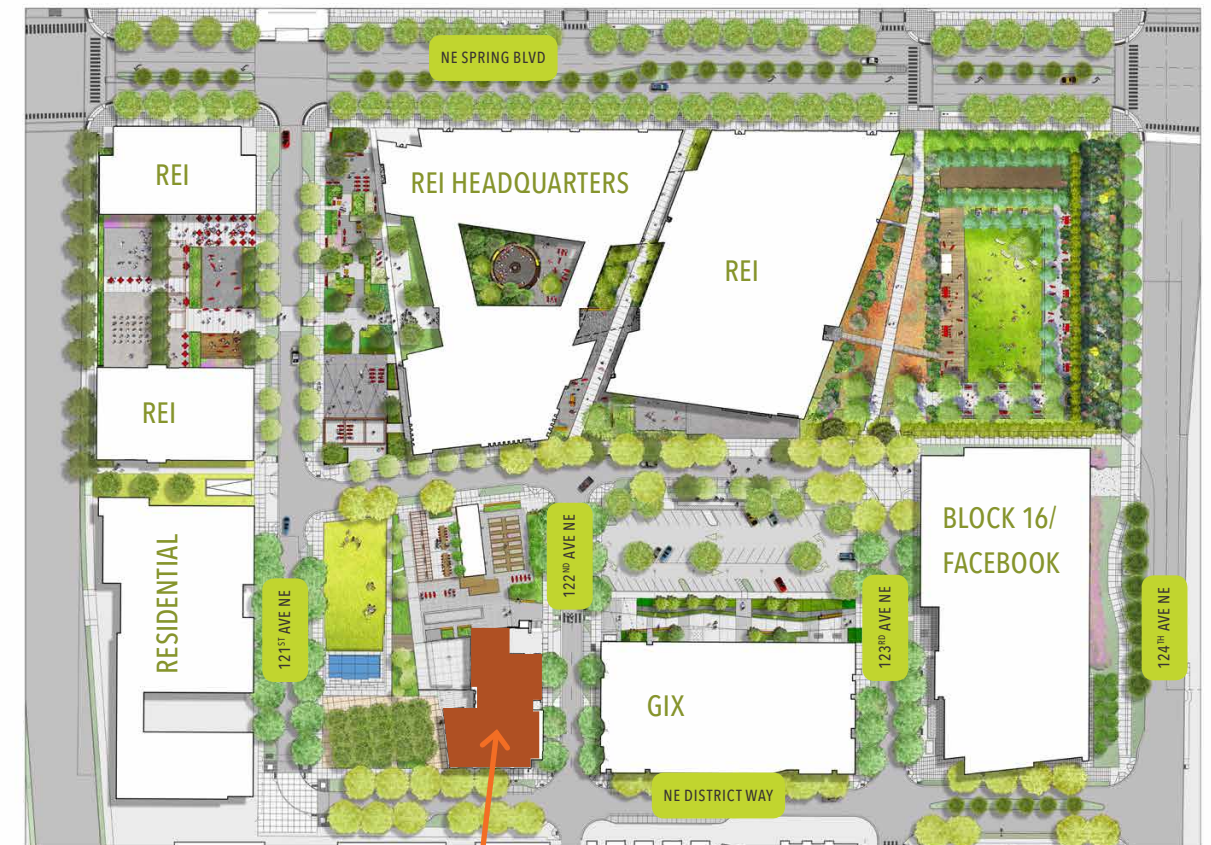
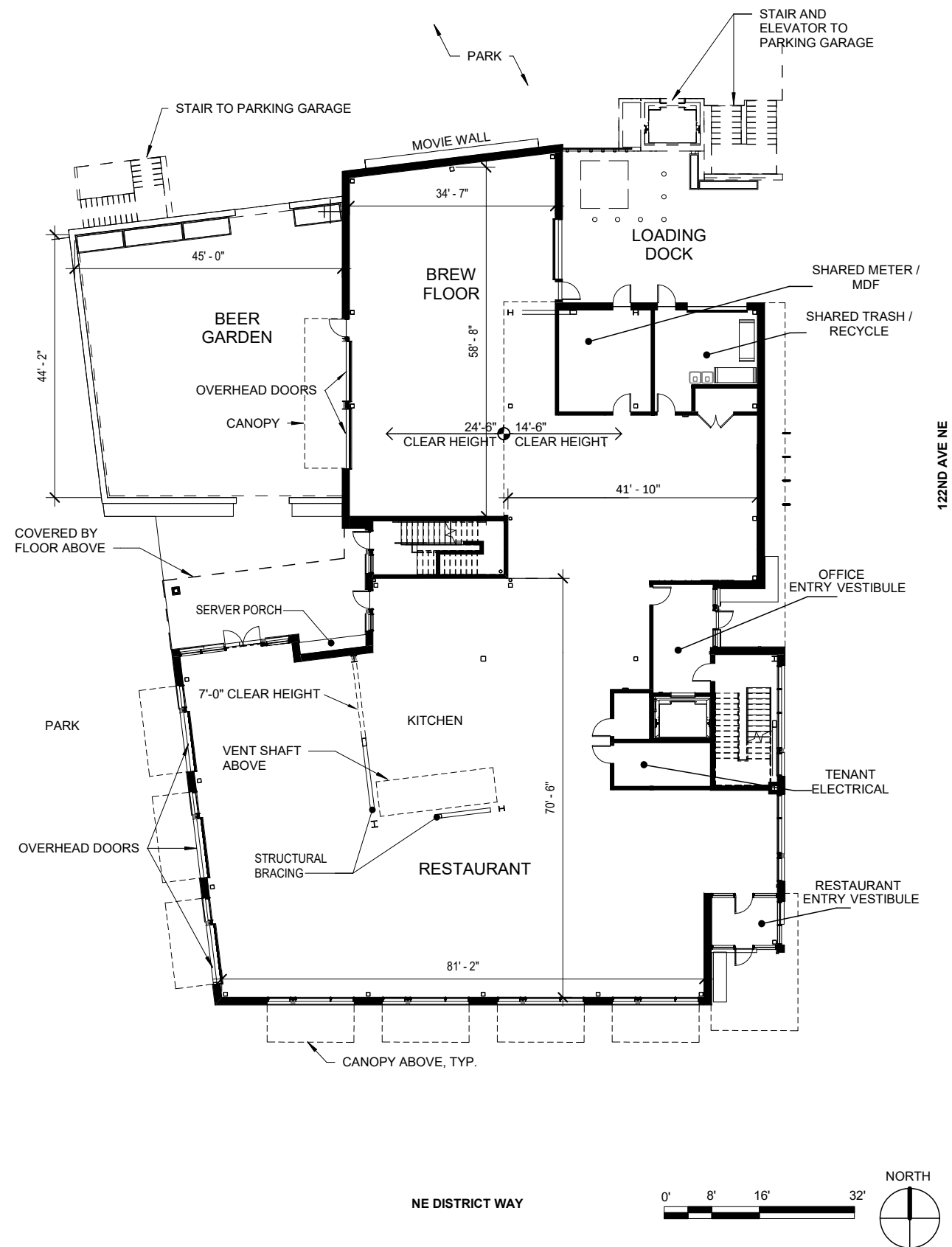
Site Plan



Built-in Customer Base



THE SPRING DISTRICT BREW PUB



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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	
BREWPUB			BREWPUB 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



RESIDENTIAL III 2019

RESIDENTIAL III 2017

BREW PUB/OFFICE 2019

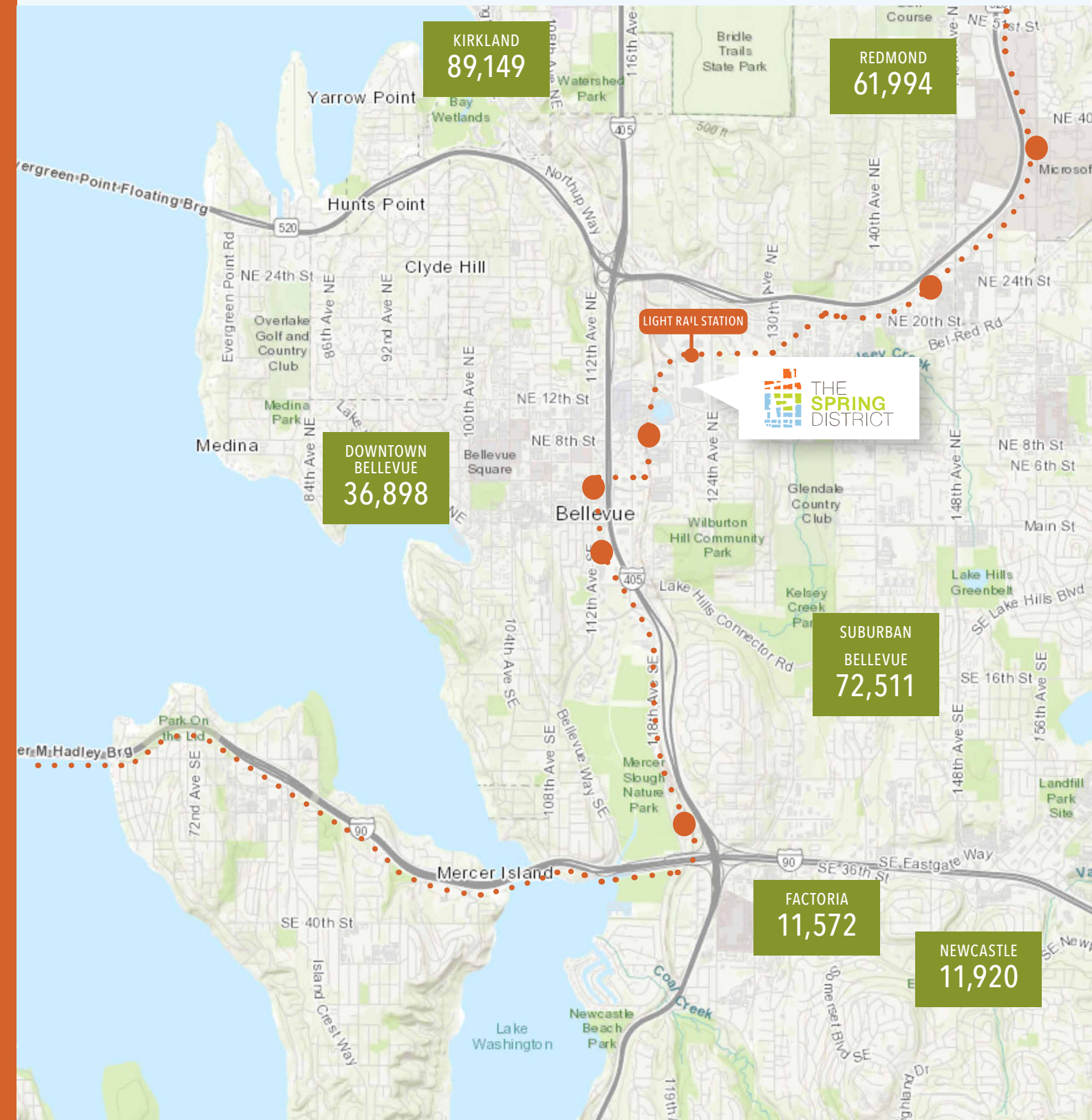
RESIDENTIAL III 2018

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>

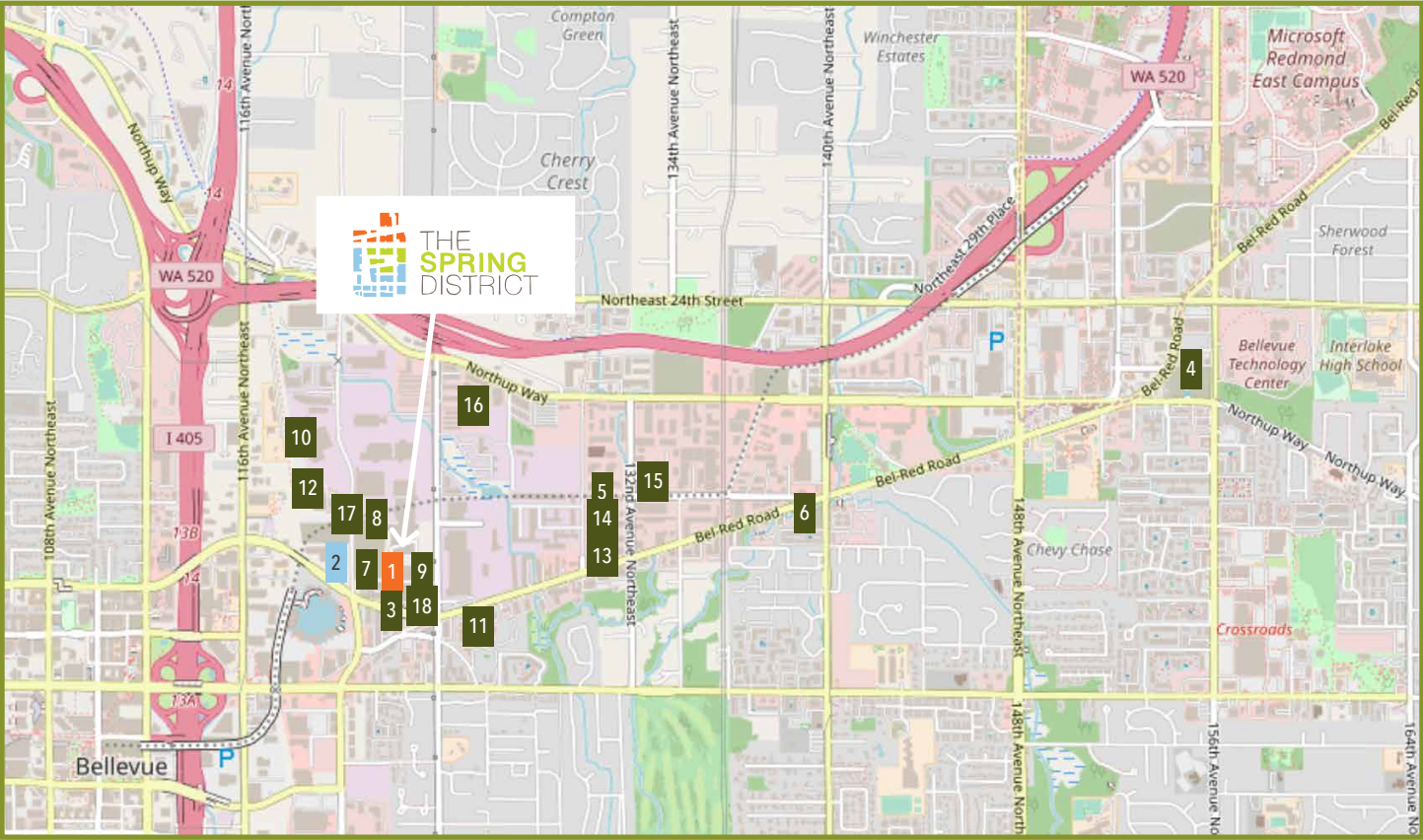
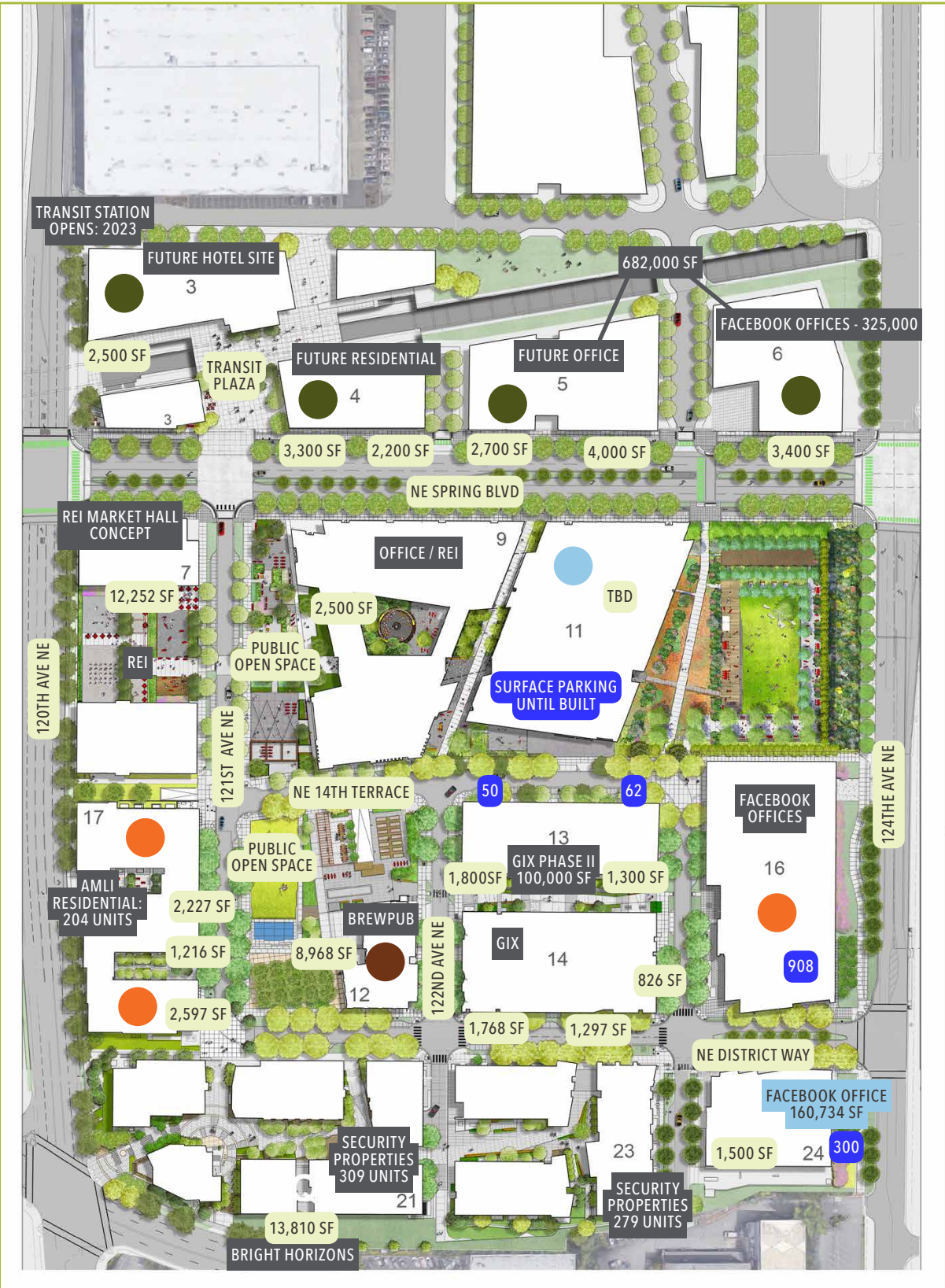


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Proposed Spring District Retail Merchandising Plan

Bel-Red District Developments

COMPLETION 2017 2018 2019 2020 2021 2022 2023 PARKING STALLS



IN REVIEW:

- Block 12 Office/Brew Pub**
1285 122nd Avenue NE Lot #12

BUILDING:

- Pine Forest Master Development Plan (MDP)**
1425, 1445 & 1215 120th Avenue NE
8.43 Acres

UNDER CONSTRUCTION

- Spring District Residential Phase II (279 Units)**
1209 124th Avenue NE
- Hyde Square (618 Units)**
15500 NE 20th Street
- East Link 130th Station (300 Park & Ride Stalls)**
Spring Boulevard (between 130th & 132nd Ave NE)
- Avid Townhomes (49 Townhomes)**
1505 140th Avenue NE
- AMLI Spring District (204 Units)**
1375 121st Avenue NE
- REI at the Spring District**
1209 124th Avenue NE

- Spring District, Building 16**
1288 123rd Avenue NE
- East Link Operations & Maintenance Facility**
East (OMFE)- Phase 1
1899 120th Avenue NE
- Lario Townhomes (46 Townhomes)**
12443, 12453 & 12433 NE Bellevue Redmond Road
- AUDI AutoNation Parking Garage**
1533 120th Avenue NE
- Big 1 Mixed Use**
13000 NE Bellevue-Redmond Road

- Cadence**
1500 130th Avenue NE
- Bel-Red TOD**
1600 132nd Avenue NE
- Northrup Mixed Use**
12863 Northrup Way
- Retail / Bike Pavilion**
1227 124th Avenue NE
- Spring District - Building 24**
12355 NE District Way