

RETAIL FOR LEASE

BREW PUB

NE District Way, Bellevue, WA 98004



For more information please contact:

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BREW PUB



PROPERTY DESCRIPTION

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 2,000sf 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.

LOCATION DESCRIPTION

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, chef's 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 forecast that over 15,000 commuters will use this station daily
- Home to REI's new HQ's with 325,000sf 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 it's peak enrollment.
- Ample underground and surface parking to accommodate residents and commercial Tenants.
- Construction of Block 16 is underway with 32,000sf of office space.
- 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.

2020 ESTIMATED DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
EMPLOYEES	12,037	105,413	224,754
DAYTIME POPULATION	56,747	233,306	357,161
MEDIAN HH INCOME	\$123,699	\$123,084	\$125,426

NE DISTRICT WAY, BELLEVUE, WA 98004

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AVAILABILITY

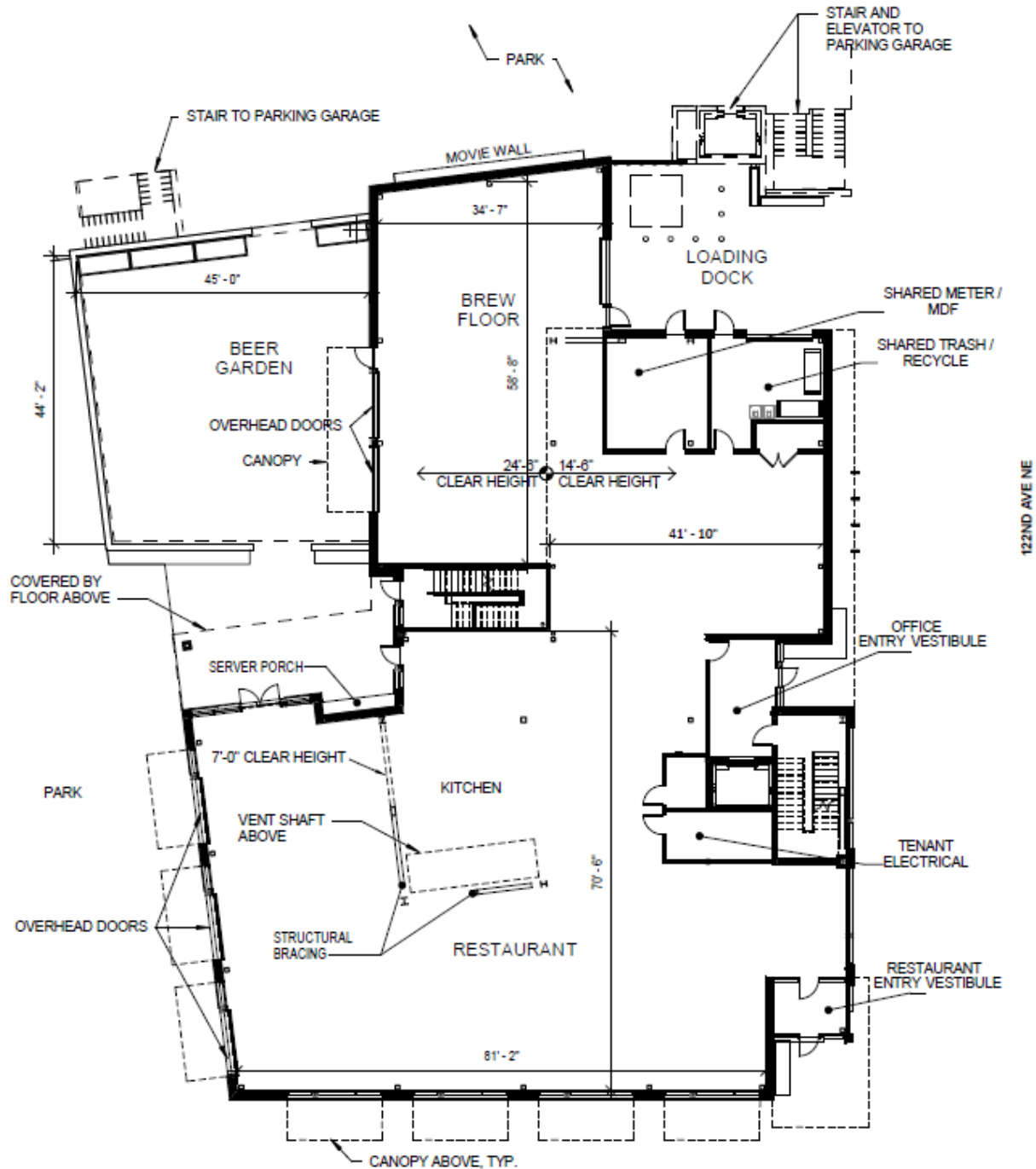
- 8,968 RSF of brewery and restaurant space for lease
- Restaurant venting capabilities
- Expansive outdoor dining patio that can spill into adjacent park
- 2,000 SF beer garden
- Operable light-filled windows and overhead doors
- Located in the heart of Bellevue's newest Spring District neighborhood

BREW PUB

- Space Available: 8,968 RSF
- Asking Rent: Call for rates
- Estimated NNN's \$11.00
- Tenant Improvements: Negotiable



BREW PUB



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900

APARTMENTS PHASE 1



1,700

REI EMPLOYEES



3,000

GIX STUDENT CAPACITY



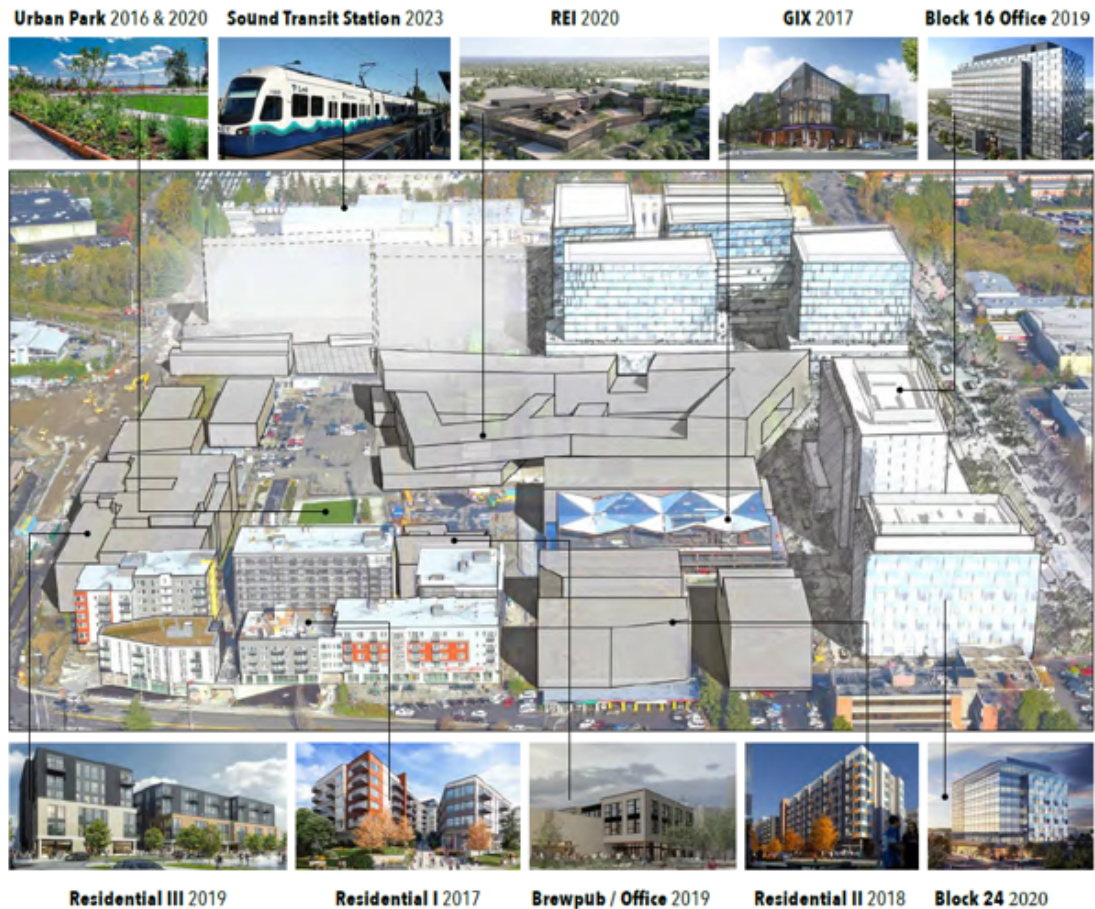
800,000

SF OFFICE SPACE BY Q1 2020

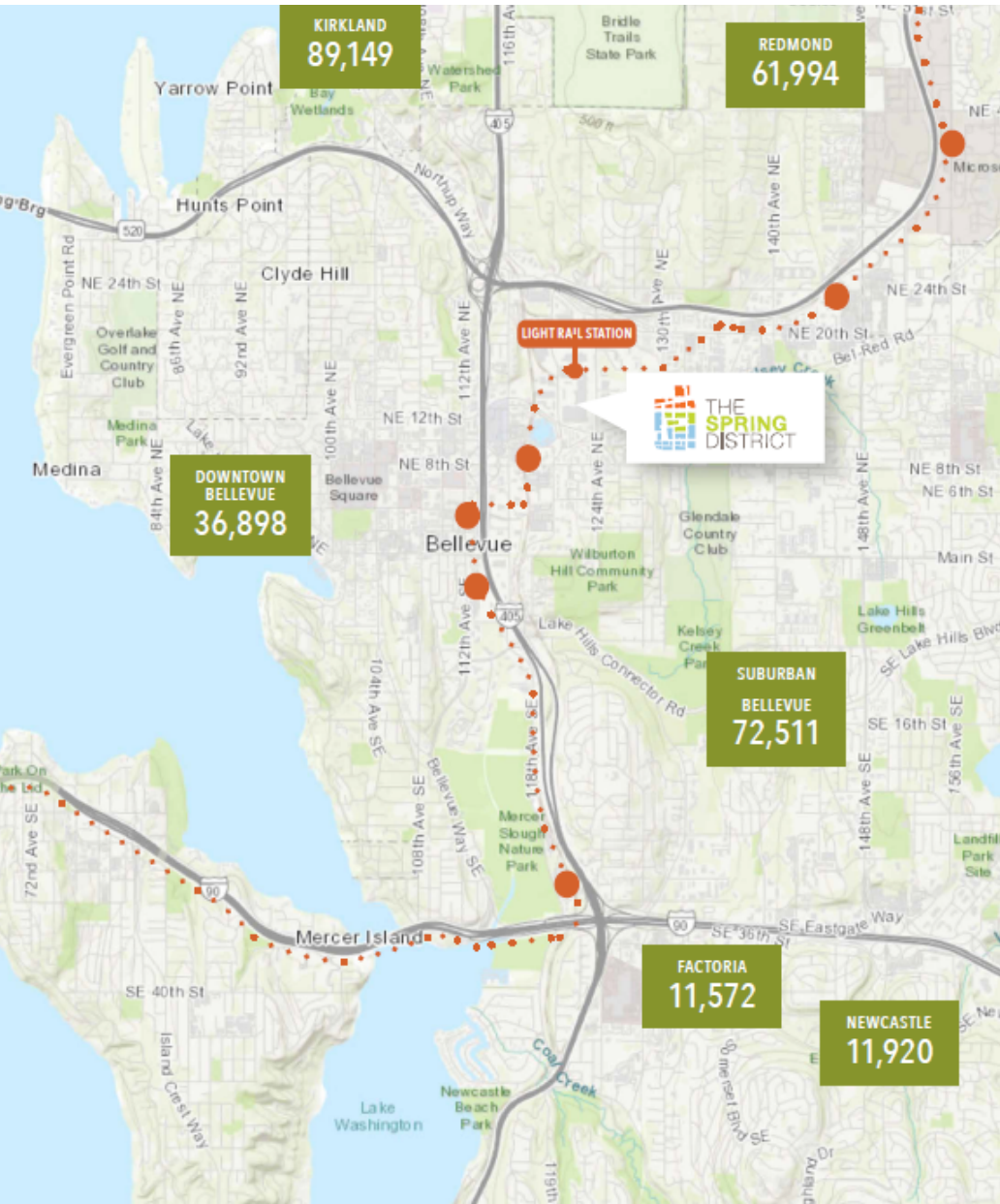
BREW PUB

SPRING DISTRICT DEVELOPMENT TIMELINE AND POTENTIAL

	COMPLETE	2018	2019	2020	2020+
URBAN PARK	PHASE I			PHASE II	
GIX	CAMPUS OPEN				
REI HEADQUARTERS				COMPLETED	
BREW PUB			BREW PUB OPENS		
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



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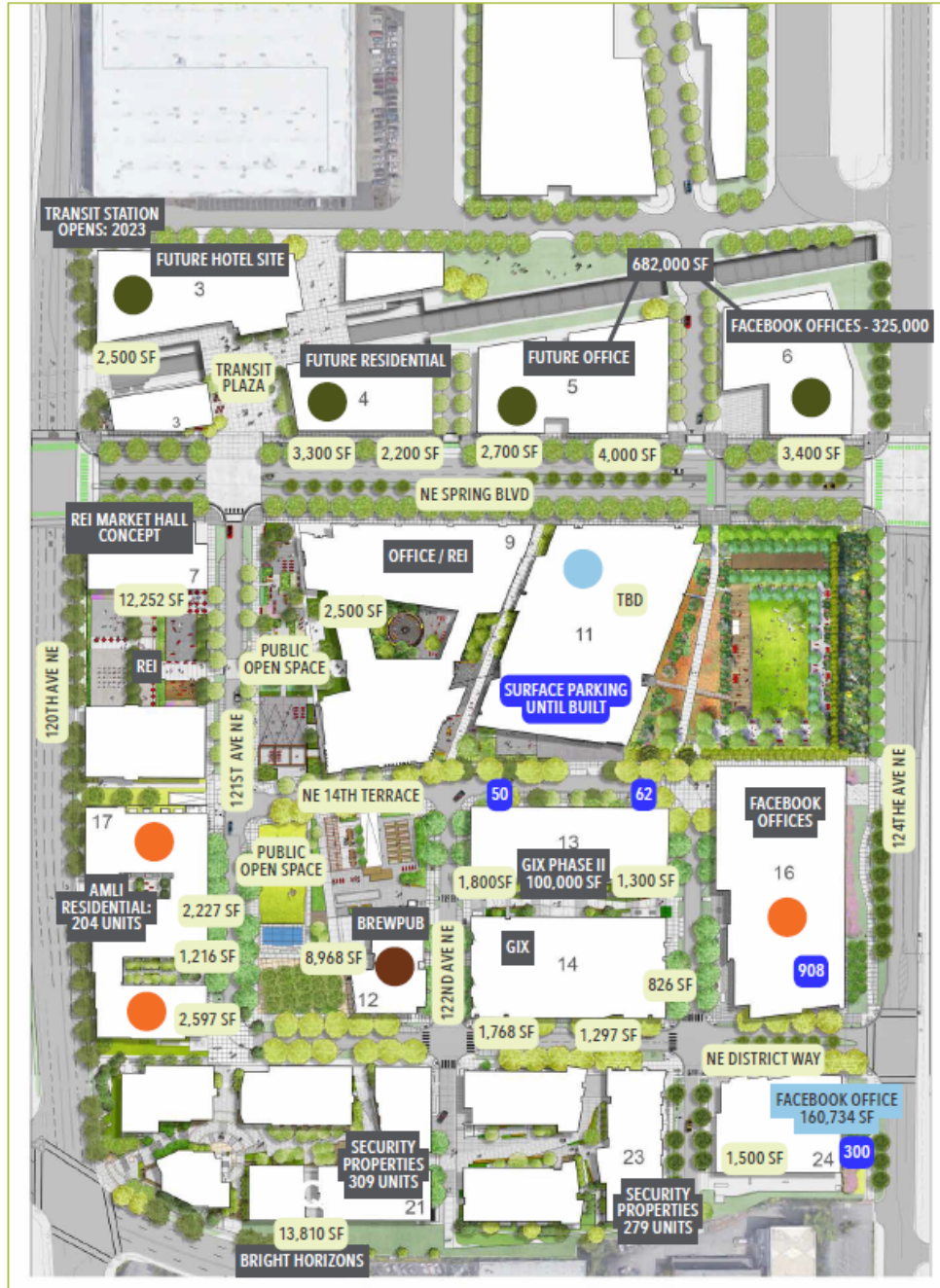
EAST LINK LIGHT RAIL - SERVICE START 2023

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, Willburton, Bellevue downtown, east Main, south Bellevue, Mercer Island and Judkins Park in Seattle.

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

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COMPLETION 2017 2018 2019 2020 2021 2022 2023 **PARKING STALLS**



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