

# BELLEVUE CONNECTION



YOUR INVITATION  
TO LOCATE AT BELLEVUE'S  
MOST PROMISING  
COMMERCIAL CROSSROADS

- B E L L E V U E -  
S E A T T L E ' S M O S T  
S O P H I S T I C A T E D  
- S U B U R B -



Home to Starbucks, REI and Costco, Seattle has long been hailed as a retail headquarters hub. Located in an affluent area east of the Seattle metro area, **Bellevue, Washington**, is now poised to become the tech sector's newest and most prosperous hub. Google, Microsoft, Expedia and Amazon have already moved into Bellevue's thriving downtown area, with dozens of other forward-thinking companies following suit. With numerous multimillion-dollar developments breaking ground to capitalize on the ever-growing traffic, NOW is the time to stake your claim in this incredibly promising area—at the reimagined **BELLEVUE CONNECTION**.

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Google,  
Microsoft,  
Expedia,  
Amazon,  
Disney  
and other blue-chip  
organizations have  
already made our  
neighborhood  
home.

IN GOOD COMPANY

# THE CONNECTION FOR CREATIVITY + EASE

**BELLEVUE CONNECTION** enjoys a uniquely promising location at the crossroads of Bellevue's thriving retail district. Bellevue, Washington, has evolved into the fashion capital of the Northwest. No other retail destination north of San Francisco and west of Denver can compete with the collection of enticing retailers and brands that exist to complement your location.

Not only is the center flanked by established retail areas such as Bellevue Square and Lincoln Square (both a part of the iconic Bellevue Collection), it's also surrounded by bustling commercial buildings, busy hotels hosting convention business and tourists, and popular arts/entertainment venues—as well as being adjacent to the Bellevue Transit Center. Perfectly poised to capture significant foot traffic—both day and night—Bellevue Connection is a draw for out-of-town visitors, daily commuters and sophisticated local consumers.

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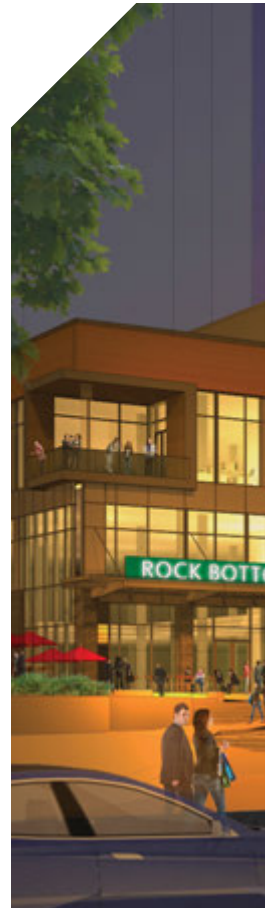


## THE LOCATION

- ▶ **AMPLE** ON-SITE PARKING AND PEDESTRIAN WALKWAY
- ▶ **NEARBY** LUXURY CONDOS, OFFICE TOWERS AND HOTELS
- ▶ **CLOSE** TO MAJOR TECH HQS LIKE GOOGLE AND AMAZON
- ▶ **WITHIN** BLOCKS OF ARTS AND ENTERTAINMENT VENUES
- ▶ **SURROUNDED** BY ESTABLISHED, SUCCESSFUL RETAIL AREAS
- ▶ **CONVENIENT** PROXIMITY TO SEATTLE AND THE INTERNATIONAL HUB OF SEATAC INTERNATIONAL AIRPORT
- ▶ **ADJACENT** TO BUSY BELLEVUE TRANSIT CENTER

# THE MARKET

- ▶ **+230,000** POPULATION WITHIN 5 MILES
- ▶ **+320,000** DAYTIME OFFICE POPULATION WITHIN 5 MILES
- ▶ **+\$130,000** AVERAGE HOUSEHOLD INCOME
- ▶ **+60%** GROWTH IN THE LAST DECADE WITH THAT TREND EXPECTED TO CONTINUE
- ▶ **HIGHLY** EDUCATED AND AFFLUENT DAYTIME OFFICE AND RESIDENT POPULATIONS







Bellevue is bustling with young, single, affluent employees who **want to work, live and play in Bellevue's city center.**

A CAPTIVE + CREATIVE AUDIENCE

**BELLEVUE CONNECTION** synergistically blends mixed-use office and retail space into one destination with a singular mission: to translate the warm, entrepreneurial spirit of Bellevue into a central gathering place.

**BELLEVUE CONNECTION** isn't your typical high-rise retail afterthought. It's a community cornerstone with a diverse retail mix that gives consumers a reason to return again and again. **COMPASS PLAZA** is poised to become a sophisticated shoppers' "true north," giving locals and visitors alike the opportunity and environment for casual gathering—from food trucks to festive live-music events and much more.





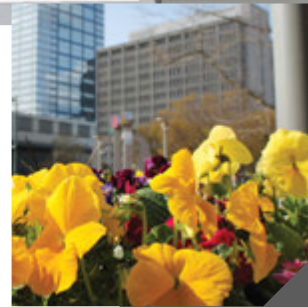
Bellevue Connection's Compass Plaza creates a warm, welcoming **“community plaza”** environment that encourages a lingering shopping and dining experience.

THE COMPASS  
POINTS HERE

# THE PROJECT

- ▼ **203,685** SQUARE FEET OF RETAIL AND OFFICE SPACE ON THREE FLOORS
- ▼ **MAJOR REDEVELOPMENT** SLATED FOR 2015
- ▼ **+830** MERCHANT-VALIDATED PARKING SPACES ON-SITE
- ▼ **COMPASS PLAZA:** IDEAL FOR EVENTS AND A HUB FOR THE LUNCHTIME CROWD
- ▼ **EXTERIOR PATIO** WITH FANTASTIC PANORAMIC VIEWS OF BELLEVUE
- ▼ **\$1.2** BILLION OF NEW RETAIL / HOTEL / OFFICE DEVELOPMENT ACROSS THE STREET
- ▼ **WALKING DISTANCE** TO BELLEVUE TRANSIT CENTER





# WHERE BELLEVUE CONNECTS

The iconic compass in **BELLEVUE CONNECTION'S** remodeled courtyard is much more than a symbol—it's pointing exactly to where Bellevue residents are going.

Premium first-floor retail space with exceptional visibility is available now—but it won't be available for long.

**Call today to secure your place in this growing market with unparalleled access to engaged, affluent consumers.**

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# LEASING CONTACT

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## **BELLEVUE CONNECTION**

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Madison Marquette Retail Services

MadisonMarquette.com



**BELLEVUE**   
CONNECTION

OPPORTUNITIES AVAILABLE NOW



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