

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**.

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

IN GOOD COMPANY

THE CONNECTION FOR CREATIVITY +

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.

EASE





NE 8TH ST

NORDSTROM
TIFFANY & CO.
BURBERRY
APPLE

BELLEVUE SQUARE

JC PENNEY

MACY'S

FUTURE BELLEVUE
SQUARE EXPANSION

future hotel
& residential



LINCOLN
SQUARE

WESTIN



PACCAR
TOWER



BARNES & NOBLE



SYMETRA
FINANCIAL
CENTER



KEY
CENTER

FIRST
CONGREGATIONAL
CHURCH

BELLEVUE
CORPORATE
PLAZA

NEIMAN MARC
LOUIS VUITTON

NE 6TH ST

PEDESTRIAN CORRIDOR



BELLEVUE
ARTS
MUSEUM

future
residential



CALIFORNIA
PIZZA
KITCHEN

**BELLEVUE
CONNECTION**

exit to 106th ave ne

BELLEVUE
TOWERS

ONE
BELLEVUE
CENTER

CITY
CENTER

CITY
CENTER
PLAZA

WASHINGTON
FEDERAL
CENTER

SKYLINE
TOWER

NE 4TH ST



105TH AVE NE

106TH AVE NE



KEY
BANK

EXPEDIA
BUILDING

CIVICA
OFFICE
COMMONS



PUGET
SOUND
ENERGY



108TH AVE NE

110TH AVE NE

NE 4TH ST

NE 2ND ST

NE 2ND ST

BELLEVUE
PACIFIC
TOWER

PACIFIC
PLAZA

DOWNTOWN PARK



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.

LEASING CONTACT

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BELLEVUE CONNECTION

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BELLEVUE CONNECTION

OPPORTUNITIES AVAILABLE NOW



MADISONMARQUETTE.COM