

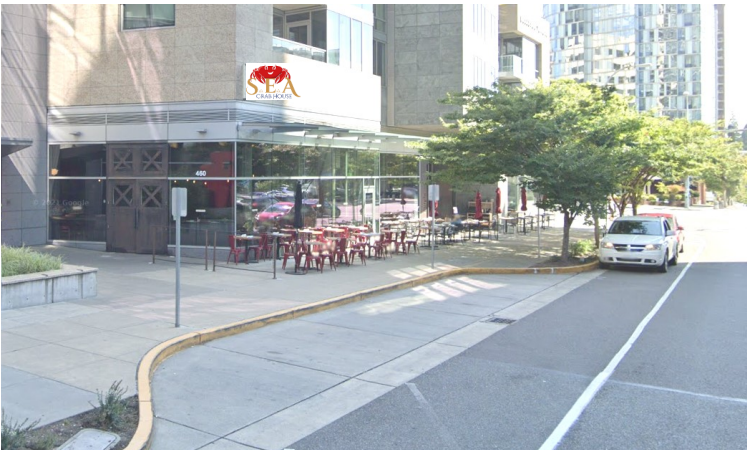
PMF Real Estate Services is pleased to present:

**FOR LEASE**

# BELLEVUE TOWERS RETAIL

430-460 106th Avenue NE, 10608 NE 4th Street, Bellevue, WA 98004

CONTENTS: 2 Space Plan | 3 Demising Plan | 4 Aerial Map



## Trophy Downtown Restaurant/Retail Space

**Walgreens & SEA Crab House coming 2023!**

**4,706sf w/ 20' ceilings & ~90' frontage**  
(cannot be demised)

**Former Barrio Mexican Restaurant—turnkey opportunity, all FF&E remains.**

- Paid parking at ~4.25 stalls:1,000sf, FREE 2hr validation for customers.
- Loading dock & freight elevator
- Over 30,000vpd on NE 4th St.
- Surrounded by Amazon, Paccar, Microsoft, Salesforce, etc. and 1/2 block from 5.5MM square foot Bellevue Collection.



**PMF REAL ESTATE SERVICES**  
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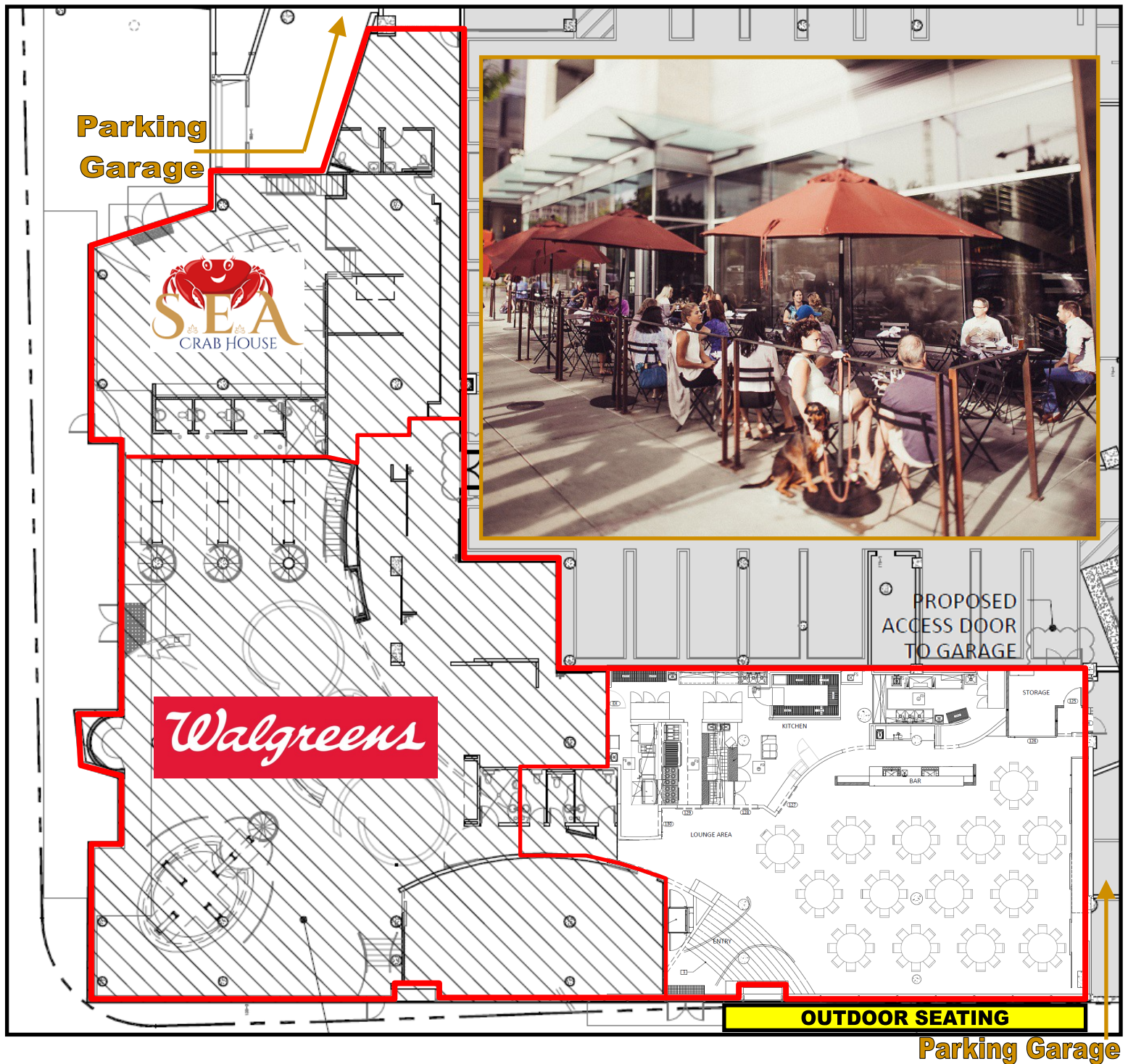
[blake@pmfinvestments.com](mailto:blake@pmfinvestments.com)

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# BELLEVUE TOWERS RETAIL

## Space Plan



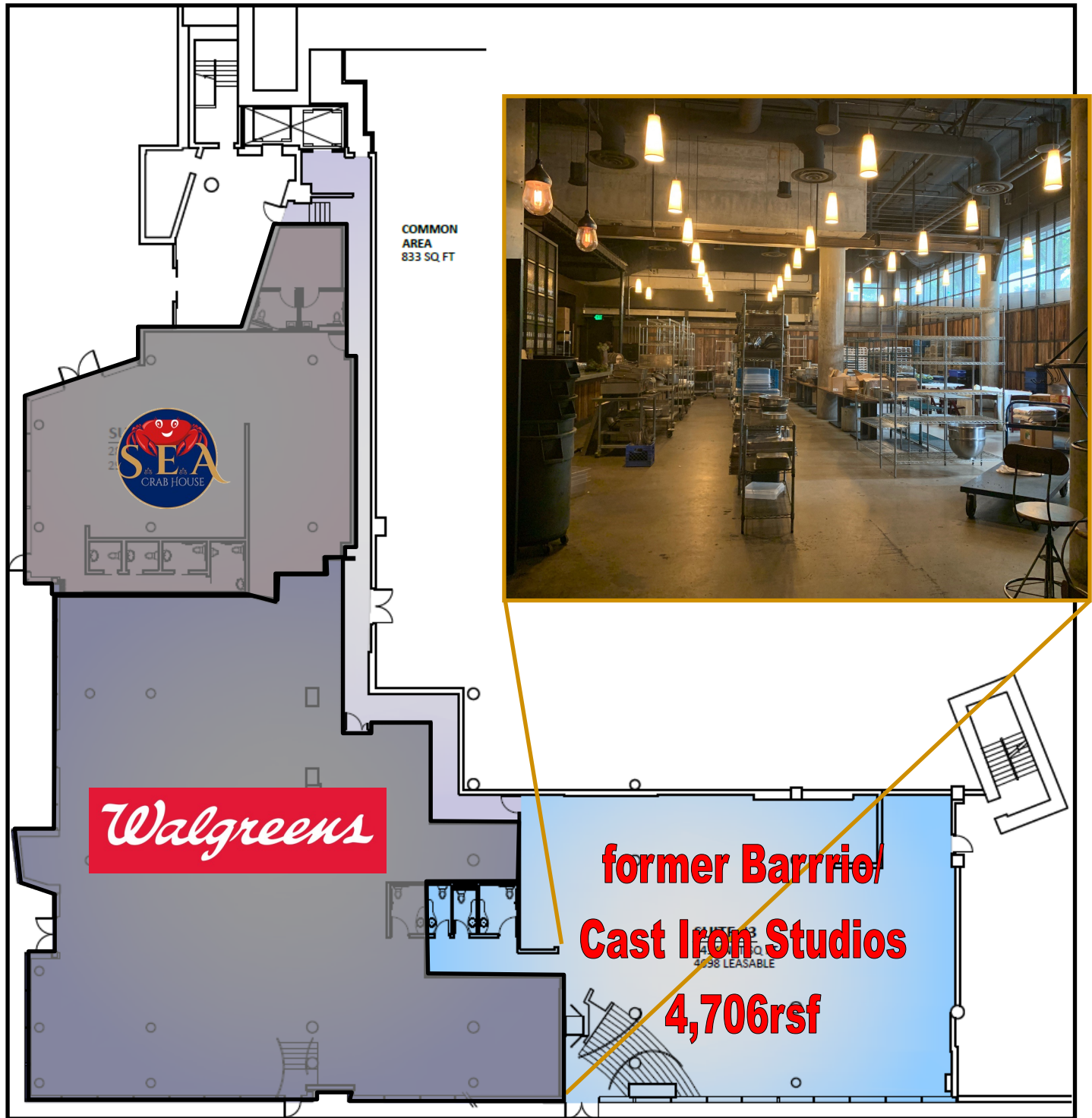
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## Demising Plan



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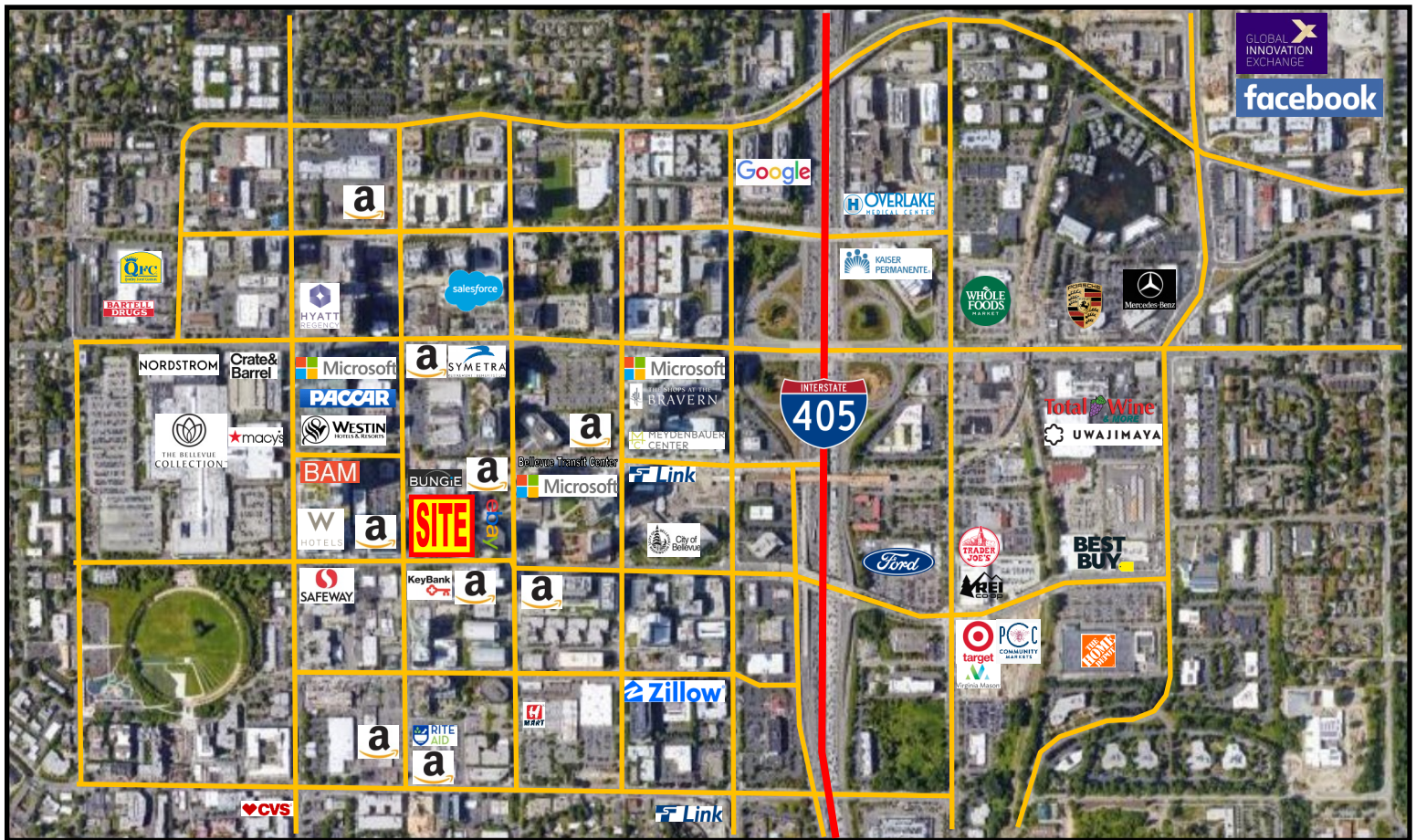
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# BELLEVUE TOWERS RETAIL

# Aerial Map

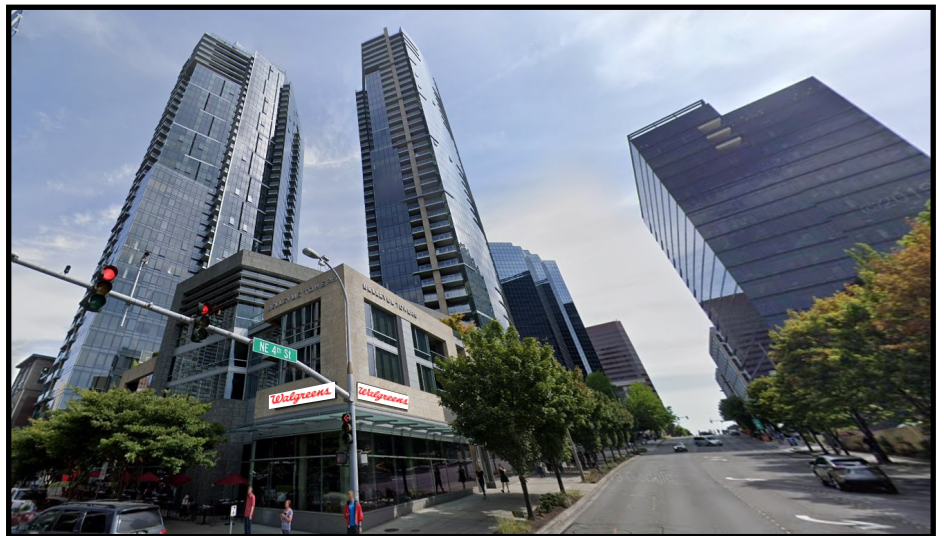


## Bellevue Towers

City's first LEED Gold Building  
540 luxury condos above

## Downtown Bellevue Info

8MM+sf in the pipeline  
~4,000 apt. under development  
~12k+ residents  
\$130k+ average income  
~60k daytime employment



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