



330 112th Ave NE ~ P.O. Box 4184 ~ Bellevue, WA 98009-4184






Consult our website for flyers, maps, floor plans, etc.

www.wallaceproperties.com

**RETAIL SPACE FOR LEASE**









PHONE: (425) 455-9976

FAX: (425) 646-3374

	Building Name/Address	Space Available/Location	Rental Rate Estimated NNN	Comments	Listing Agent(s)
<b>AUBURN</b>					
	<b>Ellingson Crossing</b> 4025 A St SE Auburn, WA 98002	1,311 SF 1,016 SF	\$26/SF NNN NNN: \$7.62/SF	High visibility retail center on the corner of A St SE and Ellingson Rd. Newly built in 2007. High traffic counts. Easy access to Downtown Auburn, SR-167, SR-18 and I-5. Join Starbucks, Taco Time, American Family Insurance, Kumon Math & Reading Center and more! Parking ratio: 4/1,000.	Tim Jackson
<b>BELLEVUE</b>					
	<b>435 Building</b> 435 108th Ave NE Bellevue, WA 98004	11,745 SF (Div. to 6,090 SF & 5,655 SF)	\$20/SF NNN	High visibility building in an amazing location in Downtown Bellevue, across from the Bellevue Transit Center. Free on-site parking. Building and monument signage available. Walking distance to Bellevue Square, The Bravern and Nieman Marcus. Parking ratio: 3.3/1,000.	Ann Bishop
	<b>Ashton Bellevue</b> 1019 108th Ave NE Bellevue, WA 98004	1,000 SF - 2,827 SF	\$36/SF NNN NNN: \$8/SF	Amazing retail below 202 high-end residential units. Located in the heart of Bellevue, near Bellevue CBD office core, Bellevue Square, The Bravern, Neiman Marcus, the Hyatt, the Westin, and more. Very high residential and daytime populations. Superb visibility. Generous parking. Ready for Tenant Improvements.	Monica Wallace Ellen Post Louis Wenger
	<b>Avalon Meydenbauer</b> 10495 NE 4th St Bellevue, WA 98004	Suite A2: 1,233 SF (Fully built-out) Suite B: 1,611 SF (Fully built-out)  Suite F: 1,170 SF Suite G: 1,555 SF (Can combine Suites F and G)	<b>RATE REDUCED</b> \$44/SF NNN \$44/SF NNN  \$39/SF NNN \$39/SF NNN	Mixed-use development with residential units above 74,286 SF of ground floor retail. Anchored by a 55,000-SF Safeway Lifestyle store. Directly located on Bellevue Way in the heart of Downtown Bellevue's retail core, across from Bellevue Square. Exceptional demographics, excellent access, superb visibility, high traffic counts. Free on-site retail parking.	Monica Wallace Louis Wenger
	<b>Belcarra</b> 1032 106th Ave NE Bellevue, WA 98004	Suite A: 1,277 SF (Full built-out) Suite B: 3,500 SF (Divisible) Suite C: 5,773 SF (Corner space)	\$36/SF NNN	Ready for Tenant Improvements! New mixed-use development in Bellevue's dynamic downtown core. Street front retail below 296 luxury residential units. High traffic and high visibility site with easy access. Up to 20' ceilings. Suite C is perfect for a sit-down restaurant.	Monica Wallace Louis Wenger








The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and/or completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be examined by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. NNN 's are estimated and subject to change.

## RETAIL SPACE FOR LEASE (Con't)

	Building Name/Address	Space Available/Location	Rental Rate Estimated NNN	Comments	Listing Agent(s)
	<b>Bellevue North Shopping Center</b> 1100 Bellevue Way NE Bellevue, WA 98004	Suite 5: 6,192 SF (Div. to 1,487 SF) End-cap on Bellevue Way Suite 8: 2,610 SF Suite 15: 1,263 SF	\$35/SF NNN  \$33/SF NNN \$34/SF NNN NNN: \$9.31/SF	Former Storables space and small shop retail space available in Downtown Bellevue. Excellent monument signage available. Pull-up parking. Walking distance to Bellevue Square, the Hyatt and Lincoln Square. Join Panera Bread, Sturtevant's Sports, J. Lewis Jewelers and more! Parking ratio: 3/1,000.	Monica Wallace Louis Wenger
	<b>Bel-Red Retail Center</b> 13500 Bel-Red Rd Bellevue, WA 98005	1,400 SF - 8,311 SF	<b>RATE REDUCED</b>  \$12 - \$22/SF NNN NNN: \$3.68/SF	Lowered rental rates! Excellent location and superb visibility on Bel-Red Rd. Great signage. Generous parking. Cannot accommodate restaurant use. Join International Kitchens, Mills Music, Parker Paints, American Family Insurance, EnKore Bellevue and more!	Monica Wallace Louis Wenger
	<b>Factoria Center Retail</b> 12400 SE 38th St Bellevue, WA 98006	1,000 SF - 6,000 SF	\$28/SF NNN NNN: \$3.80/SF	New retail/office under construction in the heart of Bellevue's Factoria neighborhood. Great location across the street from Factoria Mall, Target and Nordstrom Rack. Easy access to major freeways.	Doug Plager
	<b>John Danz Building</b> 620 106th Ave NE Bellevue, WA 98004	10,000 SF - 27,461 SF	\$32/SF NNN NNN: \$6.09/SF	Rare big box opportunity in Downtown Bellevue! Adjacent to Barnes & Noble and Bellevue Galleria. Close to Bellevue Transit Center, Bellevue Square, The Bravern and Neiman Marcus. Pull-up parking and signage available.	Jay Bergevin
	<b>Main Place</b> 10245 Main St Bellevue, WA 98004	Suite 103: 1,852 SF	\$30/SF NNN NNN: \$4.95/SF	<b>Best location on Main Street!</b> Beautifully built-out space one block from Bellevue Way. Rare opportunity to be a part of Old Bellevue's dynamic retail environment. Walking distance to highly active Bellevue Downtown Park and Bellevue Square. Sublease through 12/2010.	Ryan Olson
	<b>Metro 112</b> 317 112th Ave NE Bellevue, WA 98004	1,000 SF - 5,503 SF	\$30 - \$45/SF NNN (Dependent on location)	Street-front retail units below 299 residential units. Extremely well located site on a major intersection. Excellent visibility and generous retail parking. Short walk to The Bravern, Neiman Marcus and Meydenbauer Convention Center. TI Allowance available: \$30/SF for retail, \$40/SF for restaurant.	Monica Wallace Louis Wenger
	<b>SRO Center Building</b> 10619 NE 8th St Bellevue, WA 98004	Ground level: 1,880 SF Lower level: 3,738 SF	\$32/SF NNN \$14/SF NNN NNN: \$3.83/SF	Ground level space has prime NE 8th frontage. Lower level space is former PC repair shop facing Barnes & Noble - <b>lowest rates in Downtown Bellevue!</b> Close to The Bravern, Neiman Marcus, Bellevue Square, the Hyatt and more! Pull-up parking. No restaurant use.	Jay Bergevin
	<b>Sterling on 8th</b> 10635 NE 8th St Bellevue, WA 98004	Ground level: 1,796 SF Lower level: 6,333 SF (Divisible)	\$32/SF NNN \$22/SF NNN NNN: \$8.87/SF	Prime downtown retail frontage! Ground floor space faces busy NE 8th. Lower level retail/office space is ideal for a school, i.e. tutoring, dance, early education. Pull-up parking. Close to Bellevue Square, The Bravern, Neiman Marcus and more. No restaurant use.	Jay Bergevin








The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and/or completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be examined by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. NNN's are estimated and subject to change.

## RETAIL SPACE FOR LEASE (Con't)

Building Name/Address	Space Available/Location	Rental Rate Estimated NNN	Comments	Listing Agent(s)	
<b>BELLEVUE (Cont'd)</b>					
	<b>Ten20 Tower</b> 1020 108th Ave NE Bellevue, WA 98004	1,055 SF 6,423 SF	\$36/SF NNN \$25/SF NNN NNN: \$8/SF	New mixed-use development with luxury residential units above retail in Downtown Bellevue. Close to Bellevue Square, The Bravern, Neiman Marcus and more! Very high daytime and residential density. Covered parking available. Join Grand Cru Wine Shop, Grand Cru Wine Bar and barre3.	Monica Wallace Ellen Post Louis Wenger
<b>BOTHELL</b>					
	<b>The Lloyd Building</b> 17928 Bothell-Everett Hwy Bothell, WA 98012	929 SF - 1,919 SF	\$12/SF NNN (First year's rental rate) NNN: \$3.25/SF	Commercial condos on high traffic Bothell-Everett Hwy. Excellent access. Large electric signage available. Visible from busy Bothell-Everett Highway. Ideal for dentists, small retail, clinics, chiropractors, insurance agents, etc.	Doug Plager
<b>EVERETT</b>					
	<b>Everett Automotive Center</b> 304-406 SE Everett Mall Way Everett, WA 98208	18,460 SF (Divisible to 7,460 SF)	\$9.96/SF NNN NNN: \$2.76/SF	Retail/warehouse/auto service center in a great location near Everett Mall. Easy access to I-5. Monument and exterior building signage and free surface parking. 15' clear height. Grade-level roll-up door in rear. Sublease through June 30, 2011; longer direct lease available.	Ryan Olson
<b>KIRKLAND</b>					
	<b>108 Central Way</b> 108 Central Way Kirkland, WA 98033	Suite 110: 3,100 SF	\$20/SF NNN NNN: \$4.50/SF	Premier street-front retail space located directly on Central Way in the heart of Downtown Kirkland. Excellent visibility. High pedestrian and vehicular traffic: 19,704 vpd on Central Way and 13,738 vpd on Lake Street. Exterior building signage available. Strong local demographics.	Monica Wallace Louis Wenger
	<b>Chelsea at Juanita Village</b> 11811 98th Ave NE Kirkland, WA 98034	Suite F: 984 SF	\$26.50/SF NNN	Retail space available at Puget Sound's premier pedestrian-orientated mixed-use development. Strong demographics in a rapidly growing area. Space frontage faces busy 98th Ave NE. Join Starbucks, Walgreens, Garlic Jim's Pizza, Quiznos, Ambrosia MedSpa, Massage Envy, Edward Jones and more!	Jay Bergevin
	<b>Houghton Village</b> 10602 NE 68th St Kirkland, WA 98033	Suite E: 1,193 SF (Spaces can be combined)	\$15/SF NNN NNN: \$4.90/SF	PCC Natural Market-anchored center with great visibility to NE 68th in Kirkland's Houghton area. Easy access to Downtown Kirkland and I-405. Generous on-site retail parking. Other tenants include Shamiana Indian Restaurant and Fitness Together. Metropolitan Market now open across the street.	Monica Wallace Louis Wenger
	<b>Rose Hill Retail</b> 12640 NE 85th St Kirkland, WA 98033	3,128 SF	\$22/SF NNN NNN: \$4.94/SF	Located in the Rose Hill neighborhood directly on high traffic NE 85th St (38,000+ vpd). Great signage and pull-up parking. Adjacent to Schuck's and Franz Bakery. Near Costco, Safeway, Petco, Starbucks and other major retailers. Parking ratio: 3/1,000.	Monica Wallace Louis Wenger








The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and/or completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be examined by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. NNN 's are estimated and subject to change.

## RETAIL SPACE FOR LEASE (Con't)

	Building Name/Address	Space Available/Location	Rental Rate Estimated NNN	Comments	Listing Agent(s)
<b>KENT</b>					
	<b>Redondo Plaza</b> 27020 Pacific Hwy S Kent, WA 98032	<b>NEW</b>  Suite G: 1,430 SF	\$17.50/SF NNN NNN: \$5.70/SF	Retail center with great exposure and visibility, located on high traffic Hwy 99. Free on-site parking and close to I-5 and Highline Community College and just minutes from Federal Way, SeaTac Airport and Tacoma. Join Edward Jones, Firestone Tires, Subway and more!	Jay Bergevin Roxana Miller
<b>LAKE STEVENS</b>					
	<b>Main Street Center</b> 1801-1807 Main St Lake Stevens, WA 98258	460 SF - 1,704 SF 10,880 SF (Anchor standalone)	\$10-\$20/SF NNN \$14/SF NNN NNN: \$4 - \$6/SF	Busy neighborhood shopping center anchored by Jay's Market. Excellent location in the heart of Downtown Lake Stevens. Strong local demographics. Other tenants include Subway, Wells Fargo Bank, Edward Jones, Lake Stevens Journal, Buzz Inn Steak House and more!	Jay Bergevin
<b>MAPLE VALLEY</b>					
	<b>Hagen Plaza</b> 23419 Maple Valley Black Diamond Rd SE Maple Valley, WA 98038	790 SF - 8,388 SF	\$15 - \$18/SF NNN NNN: \$5.77/SF	Located in the heart of growing Maple Valley. Easy access to major freeways. High traffic location. Extensively remodeled in 2004. Ample free on-site parking and signage available. Join Maple Valley/Covington Reporter, State Farm Insurance and more! Parking ratio: 5/1,000.	Tim Jackson Roxana Miller
	<b>Sawyer Village</b> 27203 216th Ave SE Maple Valley, WA 98038	1,456 SF	\$30/SF NNN NNN: \$5.46/SF	<b>Last space remaining!</b> Located in high growth area near Four Corners. Strong demographics. Excellent exposure with amazing signage on Kent/Kangley Rd. Join Valley Medical Center, Edward Jones, American Family Insurance, Subway and more! Parking ratio: 4+/1,000.	Monica Wallace Louis Wenger
<b>MERCER ISLAND</b>					
	<b>77Central</b> 2650 77th Ave SE Mercer Island, WA 98040	Suite 118: 2,375 SF (Both vented for restaurant use)  Suite 116: 1,685 SF Suite 120: 1,778 SF	\$32/SF NNN NNN: \$6.53/SF	Ready for Tenant Improvements! New mixed-use project with 171 residential units above high exposure street retail. Ample free on-site parking. Excellent location right off I-90, minutes from Seattle and Bellevue. Join HSBC Bank, Mercer Island Martial Arts, Six Walls and a new Italian-inspired eatery!	Monica Wallace
	<b>Island Square</b> 7808 SE 28th St Mercer Island, WA 98040	Suite B126: 1,189 SF	\$32/SF NNN NNN: \$6/SF	Well built-out retail in the heart of downtown Mercer Island. Excellent location with easy access. Space is adjacent to Noah's Bagels and across the street from QFC. Close to Starbucks, Washington Mutual, Walgreens and more. Ample free retail parking.	Monica Wallace
	<b>Mercer Island Restaurant</b> 2885 78th Ave SE Mercer Island, WA 98040	5,832 SF	\$24/SF NNN	Prime Downtown Mercer Island restaurant location, directly across the street from QFC. Easy access to/from I-90. Very strong local demographics. Space has expansive window lines. Pull-up parking, exterior building and monument signage available.	Jay Bergevin








The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and/or completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be examined by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. NNN 's are estimated and subject to change.

## RETAIL SPACE FOR LEASE (Con't)

	Building Name/Address	Space Available/Location	Rental Rate Estimated NNN	Comments	Listing Agent(s)
<b>MILTON</b>					
	<b>Surprise Lake Square</b> 900 E Meridian Ave Milton, WA 98354	Suite 16: 2,732 SF Suite 36: 21,058 SF (Anchor space) Suite 39: 6,000 SF (Restaurant) Suite 44: 8,500 SF (Stand-alone)	\$24/SF NNN \$9/SF NNN \$23.95/SF NNN \$19.50/SF NNN NNN: \$3.67/SF	Busy neighborhood shopping center in Milton. Located directly along high traffic Meridian Ave E (SR-161). Excellent visibility and access. Renovated in October 2007. Join Rite Aid, Safeway, UPS Store, Hallmark, Edward Jones, GNC and more! Parking ratio: 5/1,000.	Jay Bergevin Kevin Wallace
<b>MONROE</b>					
	<b>Highway 2 Retail/Office</b> 19265 Highway 2 Monroe, WA 98272	2,055 SF	\$18/SF NNN NNN: \$7/SF	Located directly on Hwy 2 in Monroe's retail core. Adjacent to First Mutual Bank branch. Superb visibility. Signage available. On-site parking. Reduced rate for as-is occupancy. Close to Fred Meyer, Staples, Safeway, Rite Aid and more.	Ellen Post
<b>REDMOND</b>					
	<b>The Village at Redmond Ridge</b> 23535 Novelty Hill Rd, Bldg D Redmond, WA 98053	1,182 SF	\$24/SF NNN NNN: \$8.64/SF	Located in a 77-acre mixed-use community in prestigious Redmond Ridge. Retail center anchored by QFC. Across the street from Trilogy Golf Club. Signage available. Ample parking. Join Desert Sun Tanning, Starbucks, Quizno's, Papa Murphy's, Novelty Hill Physical Therapy, Emerald City Smoothie and more!	Jay Bergevin
<b>RENTON</b>					
	<b>Spencer Court</b> 334 Wells Ave S Renton, WA 98055	Suite A: 3,330 SF Suite B: 1,186 SF Suite C: 1,481 SF	\$10/SF NNN NNN: \$3.50/SF	Mixed-use development with first floor office/retail space below 3 floors of residential units. Located near Renton City Hall. Easy access to I-405 and close to many amenities. Ample free parking. Available suites can be leased together for a total of 5,967 SF. Parking ratio: 4/1,000.	Ryan Olson
<b>SEATTLE</b>					
	<b>507 Northgate</b> 507 NE Northgate Way Seattle, WA 98125	Suite D: 1,290 SF Suite G: 3,130 SF	\$39/SF NNN \$32/SF NNN NNN: \$5.50/SF	<b>Signed 24 Hour Fitness!</b> Only 2 small shop retail spaces remaining! Premier mixed-use project in the heart of Northgate. Superb visibility. High traffic location across from Northgate Mall and Target. Underground parking garage. Join 24 Hour Fitness, Jimmy John's and Sprint! Retail parking ratio: 3/1,000.	Monica Wallace Kevin Wallace Louis Wenger
	<b>540 Northgate</b> 540 NE Northgate Way Seattle, WA 98125	2,916 SF (1,944 SF ground floor + 972 SF mezzanine)	\$20/SF blended NNN NNN: \$4.95/SF (NNNs do not apply to mezzanine)	Located in the heart of Northgate. Also suitable for service-office use, i.e. insurance broker, tax advisor, chiropractor. No restaurant, grocery or discount store use. Signage available. High visibility. Join Starbucks, Green Lake Jewelry Works and Group Health Credit Union.	Bret Olson
	<b>7th and Madison</b> 701 Madison St Seattle, WA 98104	Coffee kiosk space 1,719 SF (Madison) 5,507 SF (7th Ave) (Divisible)	Please Call	New mixed-use project with 8,500+ SF of street front retail in a 9-story, 204,000-SF, Class A office building. Amazing visibility to I-5 and high pedestrian traffic. Prime location along busy First Hill intersection. Close to Swedish Hospital, Virginia Mason and Seattle University.	Monica Wallace Louis Wenger









The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and/or completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be examined by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. NNN's are estimated and subject to change.

## RETAIL SPACE FOR LEASE (Con't)

	Building Name/Address	Space Available/Location	Rental Rate Estimated NNN	Comments	Listing Agent(s)
<b>SEATTLE (Cont'd)</b>					
	<b>Archstone Belltown</b> 500 Wall St Seattle, WA 98121	460 SF - 6,792 SF	\$18 - \$20/SF NNN NNN: \$6/SF	<b>Storefront capital improvements recently completed!</b> Mixed-use development in dynamic Belltown. Street-front retail and prime corner restaurant space available for lease. Amazing visibility to Denny Way. Close to the Seattle Center, Fisher Plaza. Easy access to freeways.	Ann Bishop Doug Plager Brandon Burrowes
	<b>Arrowhead Gardens</b> 9200 2nd Ave SW Seattle, WA 98106	854 SF - 2,916 SF	\$15 - \$18/SF NNN NNN: \$3.50/SF	New mixed-use development with ground floor retail/office space below 400+ residential units. Restaurant use welcome. Signage available on Olson PI SW and Meyers Way S. Adjacent to a King County Metro Park & Ride/Transit Center. Convenient access to freeways. Traffic count: 28,700 vpd on Olson PI SW.	Ryan Olson
	<b>Axis</b> 123 2nd Ave N Seattle, WA 98109	1,026 SF	\$24/SF NNN	Ground floor retail available in new mixed-use project below 144 residential units. Amazing lower Queen Anne location across the street from the Pacific Science Center. Just steps away from Key Arena, Seattle Center, McCaw Hall, The Experience Music Project and more!	Monica Wallace Louis Wenger
	<b>Courtland Place at Rainier Court</b> 3621 33rd Ave S Seattle, WA 98144	<b>NEW</b> Suite C2/C3: 3,031 SF (Divisible) Suite C5: 1,741 SF	\$12 - \$15/SF NNN: 3.50/SF	First floor retail/office space available in a mixed-use project, conveniently located on Rainier Ave S. Exterior building signage available. Tenant Improvement Allowance available, based on lease terms. Close to I-90, I-5, Seward Park and Lake Washington. Join H&R Block, Seattle Metropolitan Credit Union and more!	Ryan Olson
	<b>Dakota at Rainier Court</b> 3642 33rd Ave S Seattle, WA 98144	<b>NEW</b> Suite C8: 980 SF	\$12 - \$15/SF NNN: 3.50/SF	First floor retail/office space available in a mixed-use project, conveniently located on Rainier Ave S. Exterior building signage available. Tenant Improvement Allowance available, based on lease terms. Close to I-90, I-5, Seward Park and Lake Washington. Join Pizza Hut and Allstate Insurance!	Ryan Olson
	<b>Jones Radio Building</b> 2211-2217 5th Ave Seattle, WA 98121	3,290 SF 5,727 SF	\$13/SF NNN NNN: \$5/SF	First floor retail/office space available in 2 adjacent buildings. Amazing location in the heart of Belltown, adjacent to Seattle CBD. Easy access to South Lake Union and I-5. Walking distance to Westlake Center Metro Transit Center and Light Rail. Secure parking in rear.	Tim Jackson
	<b>The Kennedy</b> 907 NE 45th St Seattle, WA 98105	1,194 SF	\$30/SF NNN NNN: \$5.46/SF	Amazing U District corner location on NE 45th and 9th. Ground floor retail under 125 residential units. Excellent visibility. Traffic count: 35,900 vpd along NE 45th St. Visitor parking and signage available. Close to I-5, Downtown Seattle and University of Washington.	Monica Wallace Louis Wenger




The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and/or completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be examined by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. NNN 's are estimated and subject to change.

## RETAIL SPACE FOR LEASE (Con't)

Building Name/Address		Space Available/Location	Rental Rate Estimated NNN	Comments	Listing Agent(s)
<b>SEATTLE (Cont'd)</b>					
	<b>Linden Place at Bitter Lake</b> 13000 Linden Ave N Seattle, WA 98133	Suite 4B: 600 SF  Suite 6B: 1,486 SF (Perfect for restaurant use)  Suite 107/108: 2,154 SF (divisible)	\$15 - \$18/RSF NNN NNN: \$3.50/RSF	New mixed-use development with ground floor retail/office above 250 apartments. Excellent location immediately off Highway 99. Close to Northwest Hospital, Shoreline Community College and Northgate Mall. Excellent access and on-site parking. Strong demographics in a high growth area. Tenant Improvement packages available.	Ryan Olson
	<b>M Street Retail</b> 811 Madison St Seattle, WA 98104	571 SF	\$31.50/SF NNN	<b>Only 1 space remaining!</b> Amazing First Hill location with specialty grocery. Ground floor retail below 40,000 SF of medical and 242 residential units. Close to Swedish, Virginia Mason and Seattle University. Great for drop shop cleaner, financial services, etc. Parking ratio: 3/1,000.	Monica Wallace Louis Wenger
	<b>Northgate East</b> 539 NE Northgate Way Seattle, WA 98125	1,375 SF	\$18.50/SF NNN NNN: \$5.25/SF	Retail location in the heart of the Northgate Urban Center. Perfect for retail with back office/production area. Walking distance to Northgate Mall, Target, Best Buy and Ross. Close to I-5 and Downtown Seattle. On-site parking. Short-term lease available.	Monica Wallace Kevin Wallace Louis Wenger
	<b>Northgate Pointe</b> 11300 Roosevelt Way NE Seattle, WA 98125	1,200 SF	\$27/SF NNN NNN: \$5/SF	New high visibility building in the Northgate Urban Center. Great location right behind QFC. Can also accommodate office and medical/ dental use. Tenant Improvement packages available. Close to I-5, Northgate Mall, restaurants and more! Parking ratio: 3/1,000.	Ryan Olson
	<b>Northgate Place</b> 543 NE Northgate Way Seattle, WA 98125	3,030 SF (Divisible to 1,355 SF)	\$18.50 NNN	Excellent location in the heart of Northgate. Access to shared restrooms. Great visibility to high traffic NE Northgate Way. Close to Northgate Mall, Target, Best Buy and Ross. Easy access to I-5. Ample on-site parking.	Monica Wallace Kevin Wallace Louis Wenger
	<b>Neptune</b> 900-912 Dexter Ave Seattle, WA 98109	1,741 SF	\$18/SF NNN	Great location in South Lake Union! Retail below 222 apartment units. Built-out vanilla shell ready for Tenant's work. Easy access to all freeways. Close to Belltown, Queen Anne, Seattle CBD and Seattle Center. Pull-up parking. Join Crossfit, Medispa, Dexter Deli and more!	Monica Wallace Louis Wenger
	<b>Solara</b> 12700-12736 Lake City Way NE Seattle, WA 98125	#12720: 1,785 SF (Fully built-out pizzeria)  #12728: 1,019 SF	\$17/SF NNN	First floor retail space available in an urban apartment community of 238 units. Located directly on busy Lake City Way, in the heart of Lake City's growing retail core. Across the street from QFC and Fred Meyer.	Monica Wallace Louis Wenger
	<b>Taylor 28</b> 100 Taylor Ave N Seattle, WA 98109	1,113 SF - 3,776 SF	\$24 - \$32/SF NNN	Prime street-front retail located directly on Denny Way and Taylor Ave. Very high traffic location next to new Walgreens and Fisher Plaza. Walking distance from 2200 Westlake tenants, South Lake Union, the Seattle Center, the Space Needle and trolley line.	Monica Wallace Louis Wenger

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and/or completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be examined by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. NNN's are estimated and subject to change.

## RETAIL SPACE FOR LEASE (Con't)

Building Name/Address	Space Available/Location	Rental Rate Estimated NNN	Comments	Listing Agent(s)	
<b>SEATTLE (Cont'd)</b>					
	<b>Wilsonian Mixed-Use</b> 4710-4714 University Way NE Seattle, WA 98105	Suite 100: 2,863 SF	\$17/SF NNN	Prime street retail in a mixed-use landmark located directly on University Way ("The Ave"). Centrally located in the U-District, adjacent to Tully's and 1 block from the University of Washington. Amazing daytime population within 1 mile, great visibility and high pedestrian traffic.	Monica Wallace Louis Wenger
<b>WOODINVILLE</b>					
	<b>Plaza at 175th</b> 13317 NE 175th St Woodinville, WA 98072	1,022 SF - 3,600 SF	\$19 - \$27.50/SF NNN NNN: \$6.50/SF	Amazing location in busy retail center on NE 175th St in the heart of Woodinville. Great access and parking. Ideal for multiple uses. Join Taco Bell and Racha Thai. Nearby tenants include Target, Barnes & Noble, Cineplex Odeon and more! Parking ratio: 4/1,000.	Monica Wallace Jay Bergevin Louis Wenger
<b>YAKIMA</b>					
	<b>Gateway Center</b> 6-128 N Fair Ave Yakima, WA 98901	Anchor 1: 32,210 SF Anchor 2: 23,092 SF Suite 103: 2,371 SF Suite 105: 1,610 SF Suite 112: 1,160 SF Suite 2: 2,165 SF	\$10/SF NNN (Anchor 1) \$12.50/SF NNN (Anchor 2) \$17.50/SF NNN NNN: \$6.74/SF	Target and Big Lots-anchored shopping center in Yakima, right off I-82. Superb visibility with direct freeway access. Located less than 1 mile from Downtown Yakima and 3 miles from Valley Mall and Union Gap. Signage opportunities available. Approx. 85,000 vpd on I-82. Generous on-site parking. Parking ratio: 5.14 stalls per 1,000 SF.	Monica Wallace Louis Wenger

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and/or completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be examined by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. NNN 's are estimated and subject to change.