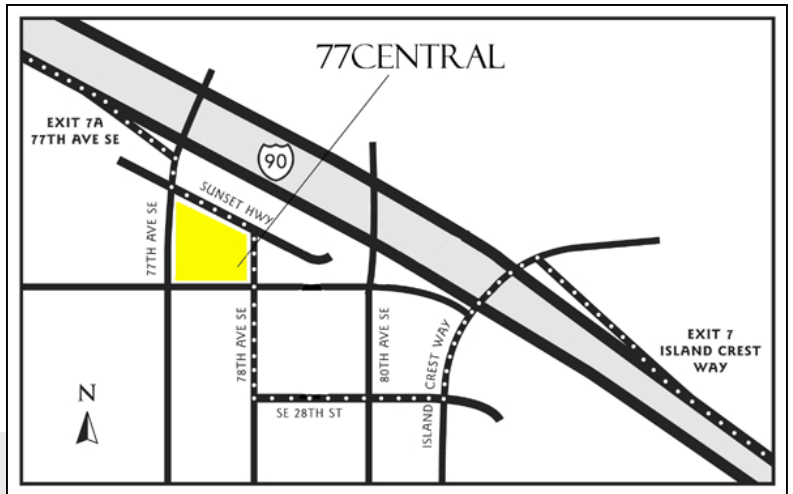


# RETAIL SPACE FOR LEASE

77Central  
2650 77th Ave SE ~ Mercer Island, WA

ONLY 3 SPACES LEFT!



## RETAIL SPACE AVAILABLE - CONSTRUCTION COMPLETE!

- ▶ Available suites range from 1,685 SF—2,375 SF
- ▶ Below-market rents at \$30/SF NNN
- ▶ Generous Tenant Improvement Allowances

## CENTER HIGHLIGHTS

- ▶ New mixed-use project with 14,496 SF of street retail and 171 luxury residential units
- ▶ 4 minutes from Seattle (with exclusive use of HOV lanes), 7 minutes from Bellevue
- ▶ Part of a vibrant retail community with strong demographics
- ▶ Rare North Mercer Island retail location with **excellent** parking
- ▶ Approx. 600 new Mercer Island residences within 1 block upon project completion
- ▶ Easy access from Interstate 90
- ▶ Join HSBC Bank, Six Walls Interior Design, Mercer Island Martial Arts and a new Italian-inspired eatery!

For more information contact:

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