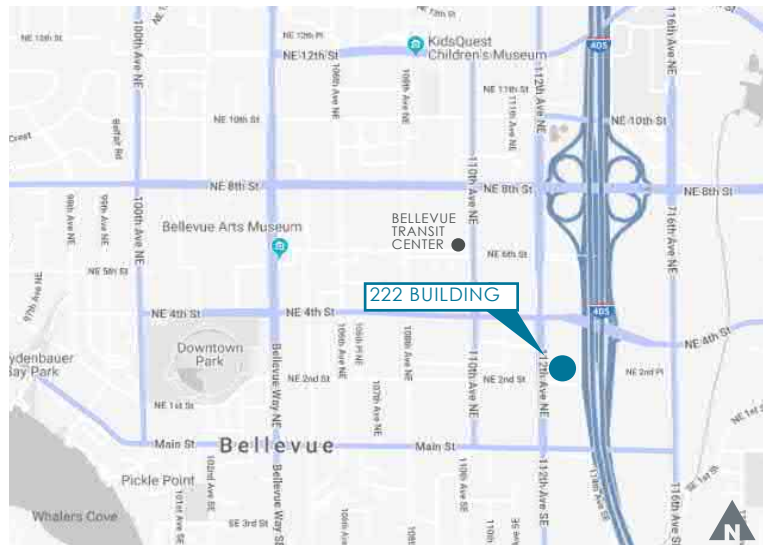


FOR LEASE: DOWNTOWN BELLEVUE OFFICE BUILDING
222 Building | 222 112th Ave NE | Bellevue, WA 98004



- Rentable area: 22,242 SF
- Base rent: \$32/RSF/YR, NNN
- Estimated 2021 NNN: \$9.66/RSF/YR
- Parking: 74 exclusive-use stalls (3.4/1,000)
- Term: 10 years, plus 2-5 year extension options
- Permitted Uses: General Office, Medical Office, Retail
- Improvement Allowance: \$711,744 (\$32/SF)
- Landlord right of termination for redevelopment during extension terms
- Right to negotiate for long term lease in new tower to the north



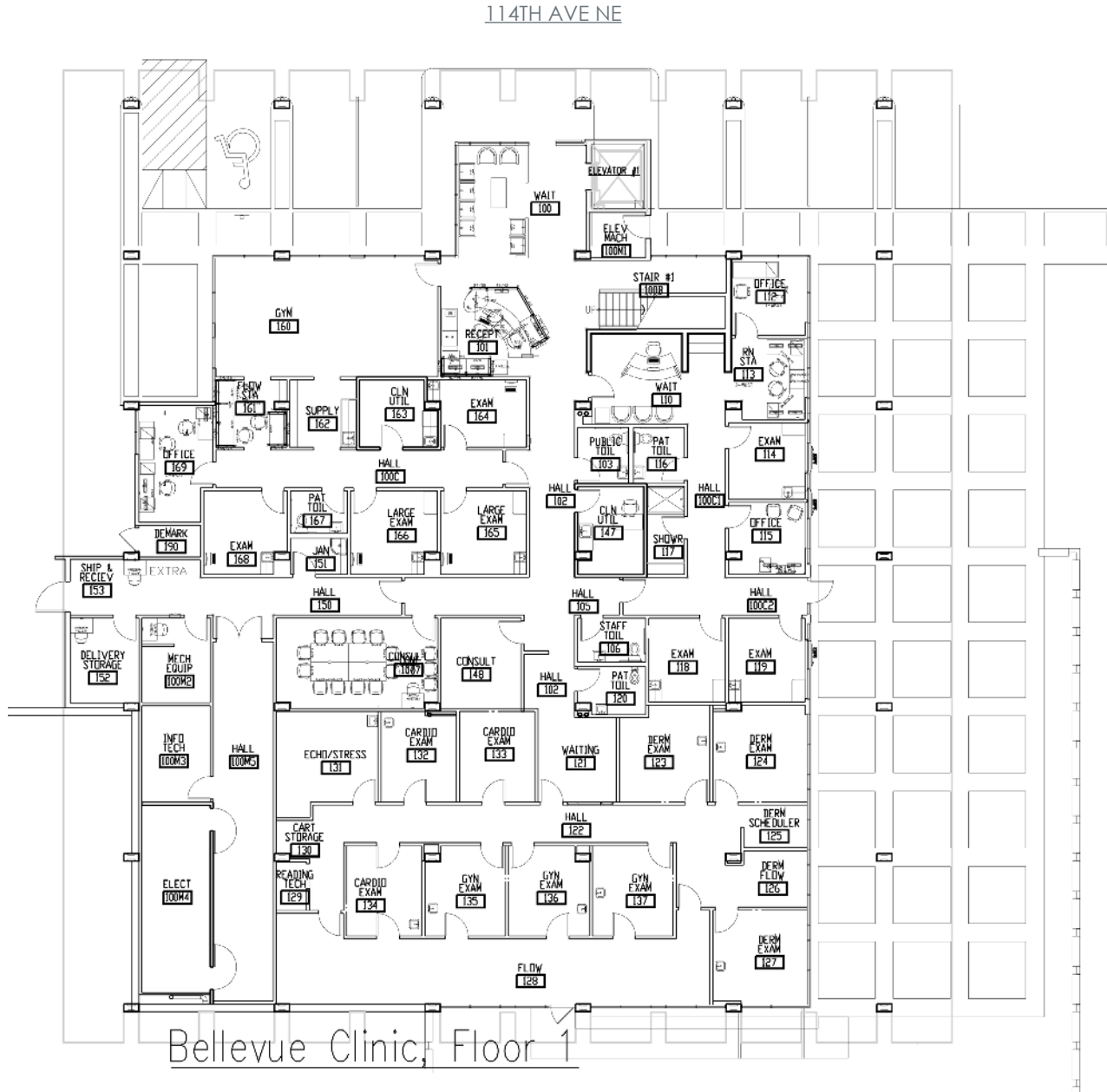
DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2020 Population	25,858	111,003	247,222
2020 Average Household Income	\$169,346	\$181,743	\$194,607
2020 Total Daytime Population	59,298	117,054	173,194



For more information, please contact:

Kevin Wallace
kwallace@wallaceproperties.com
425-455-9976

222 BUILDING FLOOR PLAN: LOWER LEVEL | 9,155 RSF

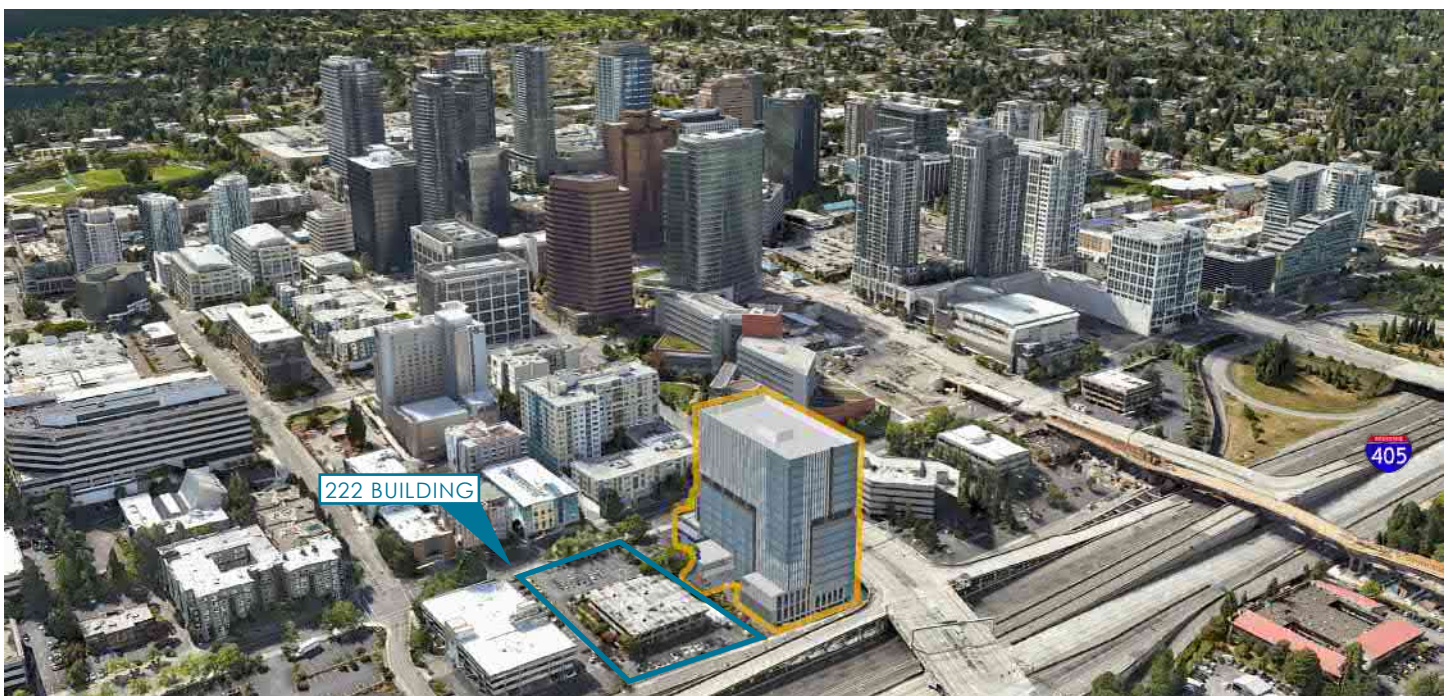


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RIGHT OF NEGOTIATION FOR SPACE IN NEW DEVELOPMENT

Landlord is currently planning and permitting a new office tower on the 330 112th Ave. NE site, adjacent to the 222 Building. Included with the 222 Building lease is a right of first negotiation for space in the new building, and the ability to terminate the 222 Building lease upon relocation to the new building. This is a unique opportunity to gain a foothold in Downtown Bellevue, design a new space to the user's specific needs and negotiate a long term lease. Below is a rendering of the new building and an example floor plan is shown on the following page.



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NEW DEVELOPMENT FLOOR PLAN | LEVEL 1



NEW DEVELOPMENT FLOOR PLAN | LEVEL 2



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