

CBA

20700 44th Ave. W Ste 550 Lynnwood, WA 98036 | 425-820-3348

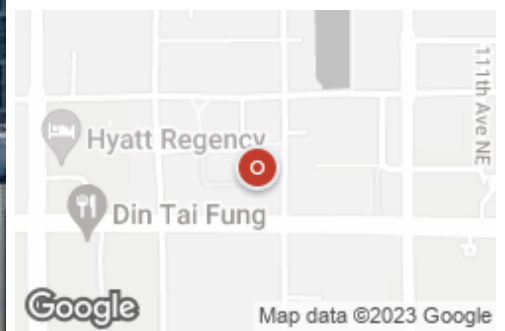
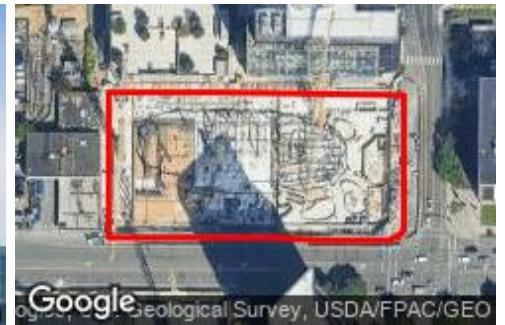
## The Eight

10660 NE 8th St, Bellevue, WA, 98004

Office: General

Prepared on September 11, 2023

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### Property Features

#### Location Details

Address	<b>10660 NE 8th St, Bellevue, WA 98004</b>
Zoning	<b>DT-O-2-N</b>
Submarket	<b>CBA Bellevue CBD</b>
County	<b>King</b>

Parcels	<b>1544600150</b>
Name	<b>The Eight</b>
Cross Street	<b>108th Ave Ne</b>

#### Building Details

Sub Type	<b>General</b>
Building Status	<b>Under Construction</b>
Building Size	<b>552,703 SF</b>
Land Size	<b>1.77 Acres / 77,005 SF</b>
Number of Buildings	<b>1</b>
Number of Floors	<b>26</b>
Year Built/Renovated	<b>-</b>
Occupancy Type	<b>Multi-tenant</b>
Building Class	<b>A</b>

Parking Spaces	<b>-</b>
Parking Ratio	<b>2/1000</b>
Retail Space	<b>13,700 SF</b>
Office Space	<b>537,423 SF</b>
Rentable Space	<b>551,123 SF</b>
Security System	<b>No</b>
Expenses	<b>\$6.00 Annual/SF</b>
Rail Service	<b>No</b>

#### Owner Contact Information

**Legal Owner**  
Scd Ne 8th Llc

**True Owner**  
Not Available

# Listings

27 Listings | 1,830 - 24,400 SF | Negotiable

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	No	Office	F-3	21,500 SF	Negotiable	Now
For Lease	No	Office	F-4	23,100 SF	Negotiable	Now
For Lease	No	Office	F-5	22,400 SF	Negotiable	Now
For Lease	No	Office	F-6	22,400 SF	Negotiable	Now
For Lease	No	Office	F-7	23,900 SF	Negotiable	Now
For Lease	No	Office	F-8	22,400 SF	Negotiable	Now
For Lease	No	Office	F-9	23,200 SF	Negotiable	Now
For Lease	No	Office	F-10	23,100 SF	Negotiable	Now
For Lease	No	Office	F-11	23,100 SF	Negotiable	Now
For Lease	No	Office	F-12	22,400 SF	Negotiable	Now
For Lease	No	Office	F-14	23,900 SF	Negotiable	Now
For Lease	No	Office	F-15	21,900 SF	Negotiable	Now
For Lease	No	Office	F-16	22,800 SF	Negotiable	Now
For Lease	No	Office	F-17	23,600 SF	Negotiable	Now
For Lease	No	Office	F-18	23,800 SF	Negotiable	Now
For Lease	No	Office	F-19	23,000 SF	Negotiable	Now
For Lease	No	Office	F-20	24,400 SF	Negotiable	Now
For Lease	No	Office	F-21	23,000 SF	Negotiable	Now
For Lease	No	Office	F-22	23,800 SF	Negotiable	Now
For Lease	No	Office	F-23	23,600 SF	Negotiable	Now
For Lease	No	Office	F-24	23,800 SF	Negotiable	Now
For Lease	No	Office	F-25	23,000 SF	Negotiable	Now
For Lease	No	Office	F-26	20,600 SF	Negotiable	Now
For Lease	-	Retail	-	4,337 SF	Negotiable	Now
For Lease	-	Retail	-	1,830 SF	Negotiable	Now
For Lease	-	Retail	-	2,980 SF	Negotiable	Now
For Lease	-	Retail	-	1,854 SF	Negotiable	Now

## Contact

CBRE



**Tim Owens**  
425-455-8500  
tim.owens@cbre.com



**Anne Marie Koehler**  
206-388-3000  
AnneMarie.Koehler@n...



**Scotta Ashcraft**  
206-292-1600  
scotta.ashcraft@cbre.c...



**Lennon Atteberry**  
425-455-8500  
lennon.atteberry@cbr...



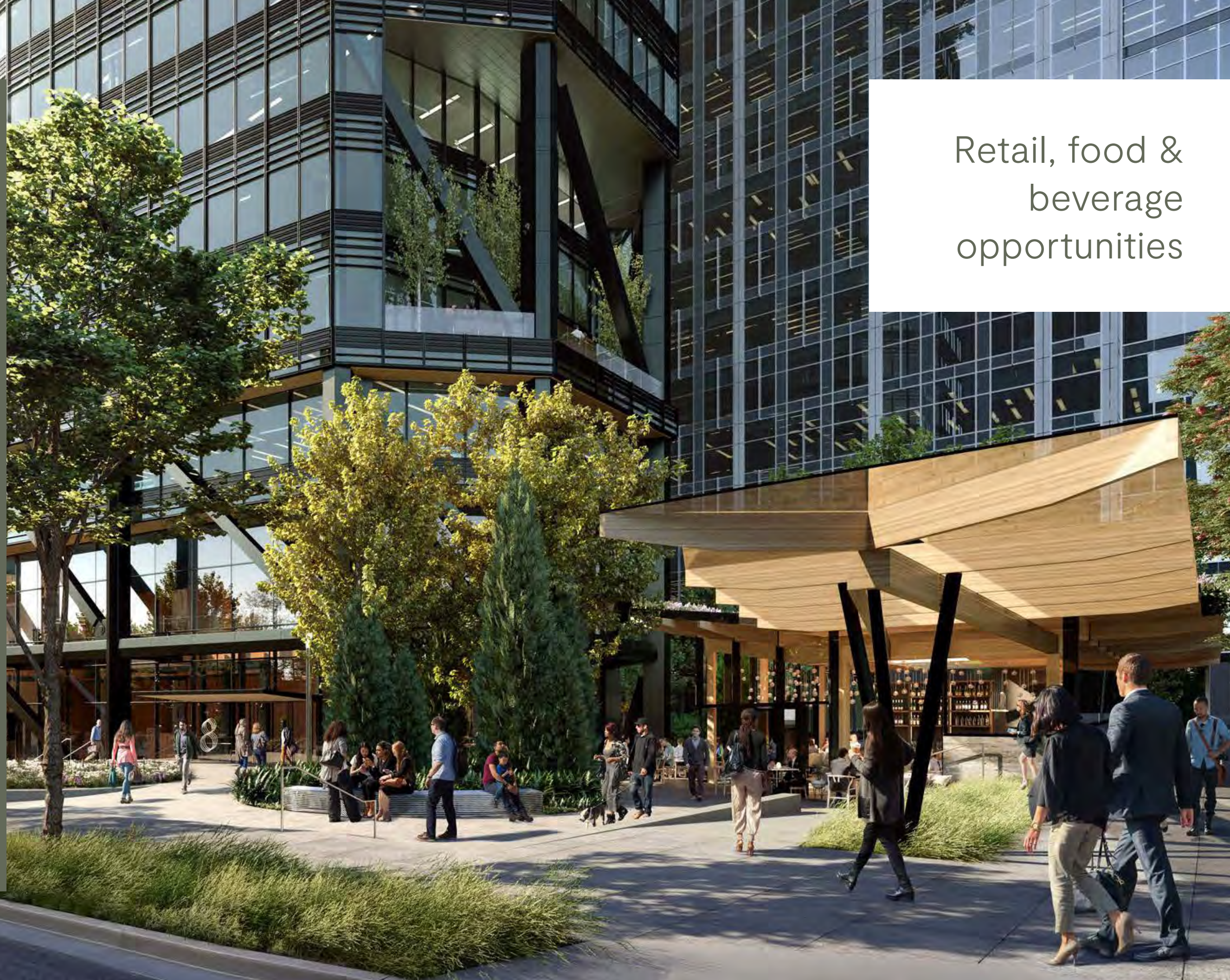
THE



EIGHT

NE 8th and 108th Bellevue, WA 98004

Retail, food &  
beverage  
opportunities





The Eight is where brilliant office space meets uncompromising design and amenities – creating a welcoming public space in the heart of downtown Bellevue. Ample public seating and gathering spaces abound, with architecture and landscape design by award winning partners.

The Eight combines 26 floors of state-of-the-art office space with hospitality-inspired communal spaces. The ground plane is a park in the city – designed to bring people together – with over 11,000 SF of retail, food and beverage space.



A connected retail experience



The Lounge and Café





Retail Pavilion







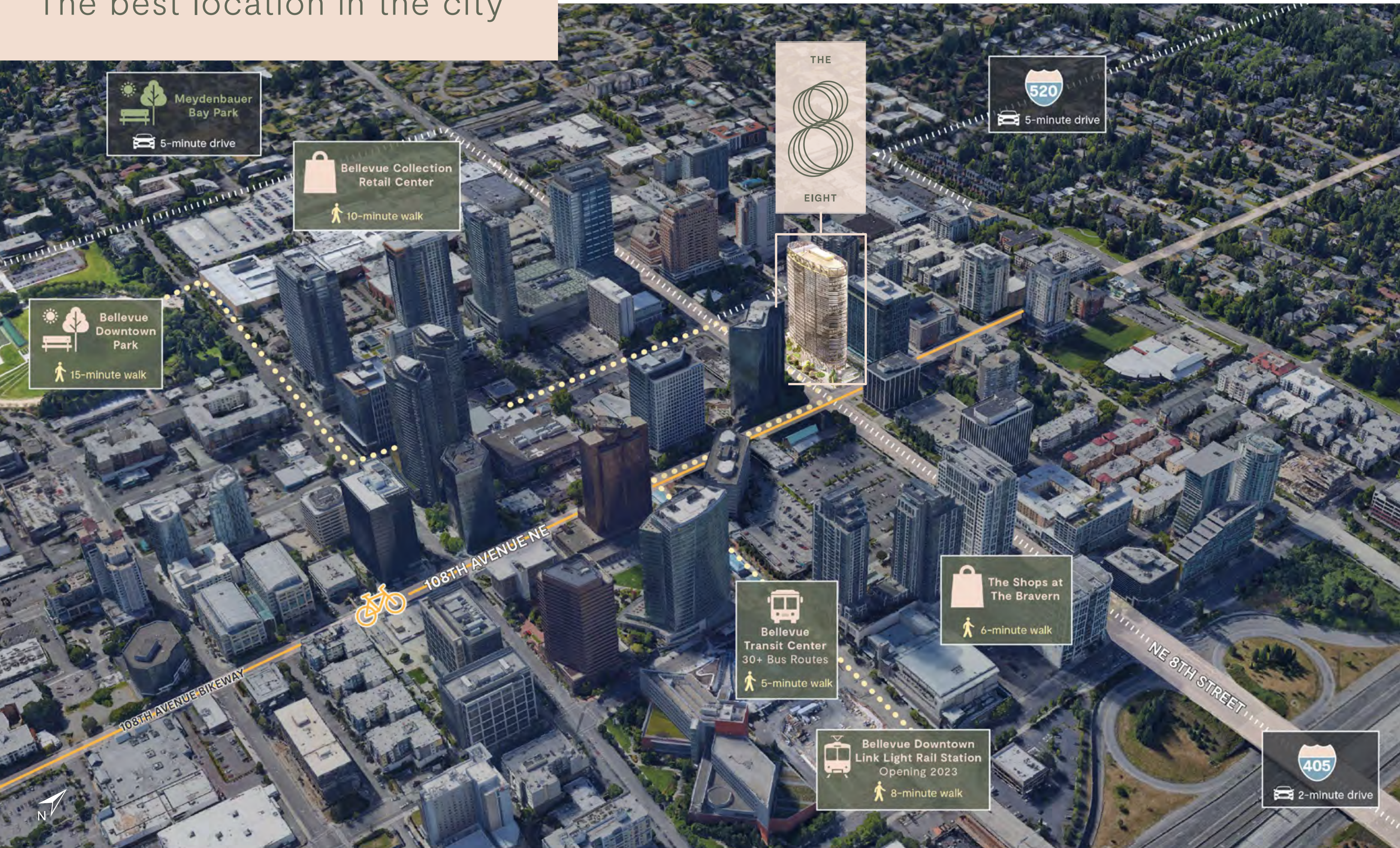
Space at The Eight allows for a sit down restaurant, grab & go coffee, service oriented retail and/or mercantile.

A lobby that's a → hub of activity





# The best location in the city



 Meydenbauer Bay Park  
 5-minute drive

 Bellevue Collection Retail Center  
 10-minute walk

 Bellevue Downtown Park  
 15-minute walk

THE  
  
EIGHT

 520  
 5-minute drive



 108TH AVENUE NE  
108TH AVENUE BIKEWAY

 Bellevue Transit Center  
30+ Bus Routes  
 5-minute walk

 The Shops at The Bravern  
 6-minute walk

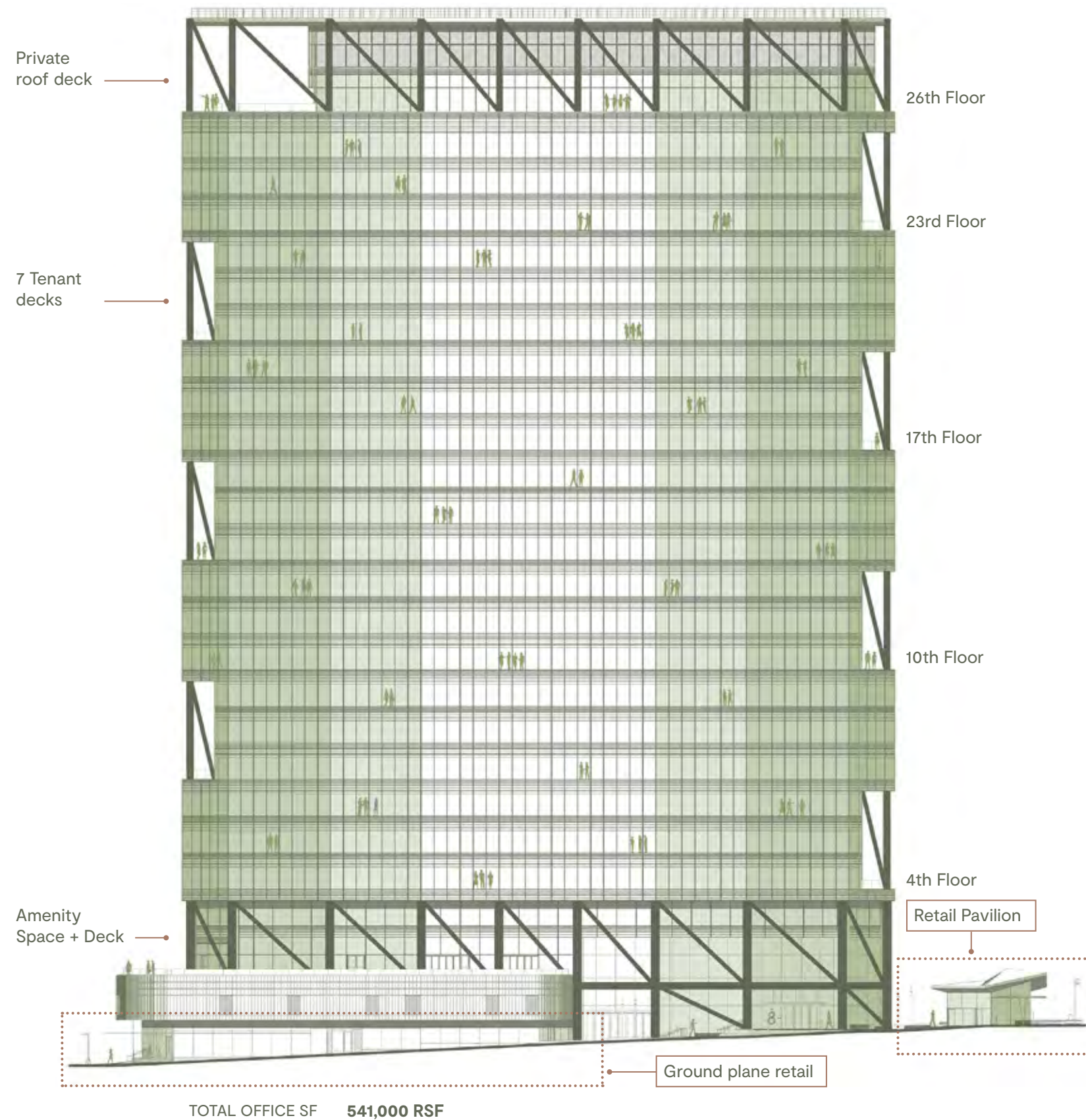
 Bellevue Downtown Link Light Rail Station  
Opening 2023  
 8-minute walk

NE 8TH STREET  
 405  
 2-minute drive



# A built-in customer base

with 26 floors of office space above









# Open to the Plaza, open to Bellevue

Retail Space Details

**APPROXIMATE SIZE**

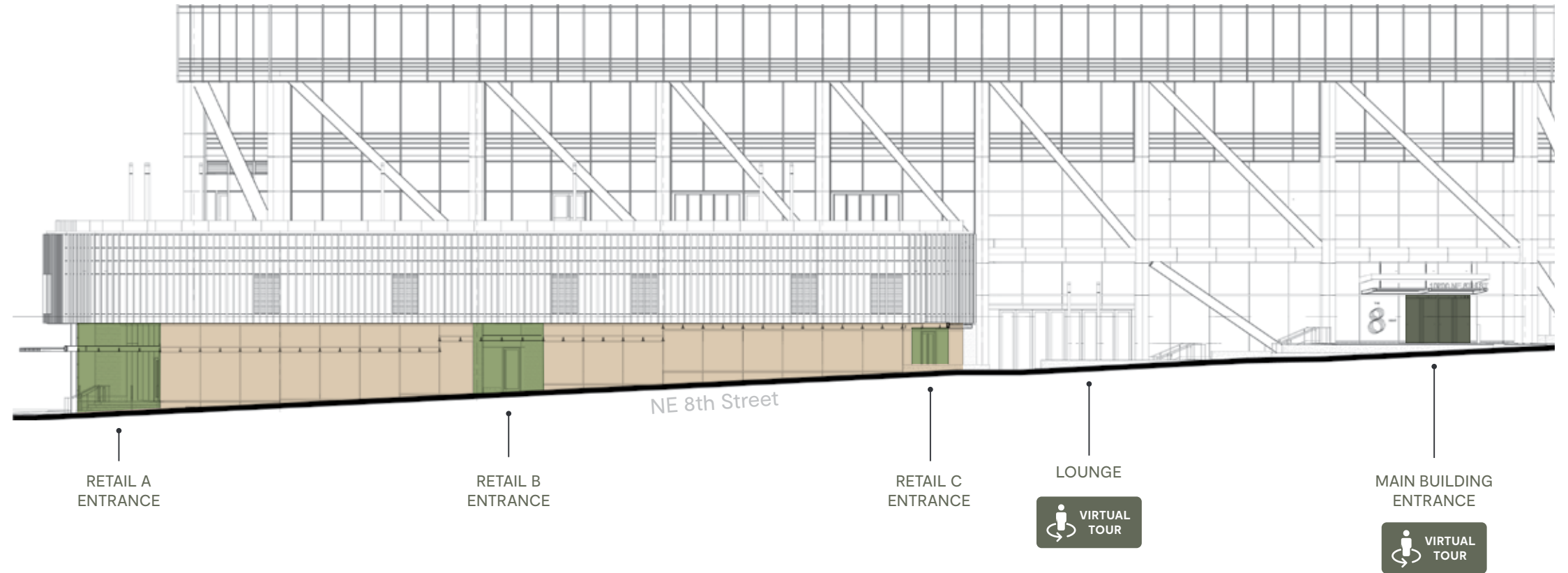
Retail A	4,337 RSF
Retail B	1,830 RSF
Retail C	2,980 RSF
Pavilion	1,854 RSF

**ESTIMATED PROJECT COMPLETION**

March 2024

**COMMENTS**

- Up to 9,147 RSF retail space available plus a standalone 1,853 RSF Pavilion, open to activated landscaped plaza
- 541,000 SF of office space above; 3,000+ people in the building
- Retail C is directly connected to the lounge and plaza
- Type I hood options in all retail spaces and the Pavilion
- Retail C and the Pavilion provide potential for outdoor seating between the Pavilion and the main tower
- Skylights in all retail space maximizes natural light with operability in the Pavilion
- Retail customer parking available in the underground garage

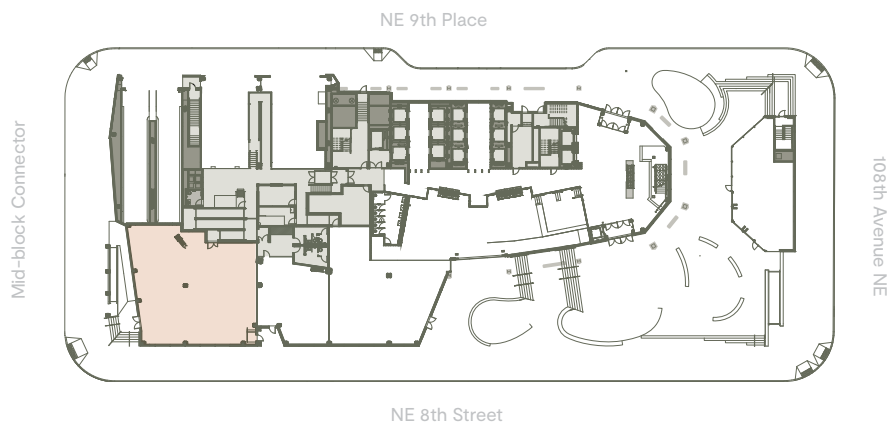
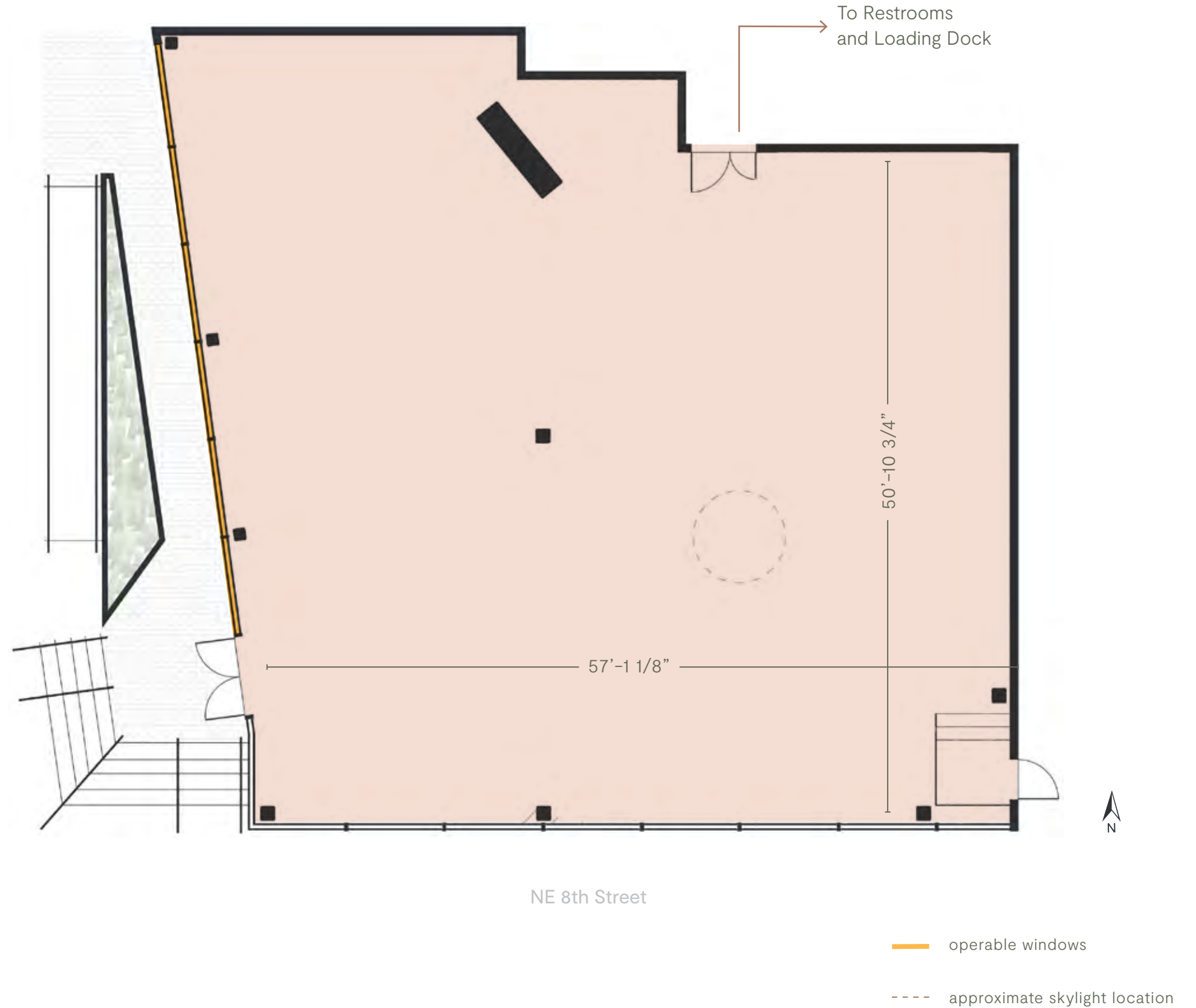




# Retail A

## SUITE DETAILS

- Size 4,337 RSF
- Asking Rate Call for rates
- NNN Estimate TBD
- Ceiling Height approx. 26'-6"
- Ideal for a sit down restaurant
- Retail A offers the option for a type I hood and a mezzanine
- Large skylight on 2nd level deck allows for abundant natural light within the space
- Direct access to loading dock
- Mezzanine opportunity
- Landlord delivery Q4 2023 with estimated project completion Q1 2024





Retail A

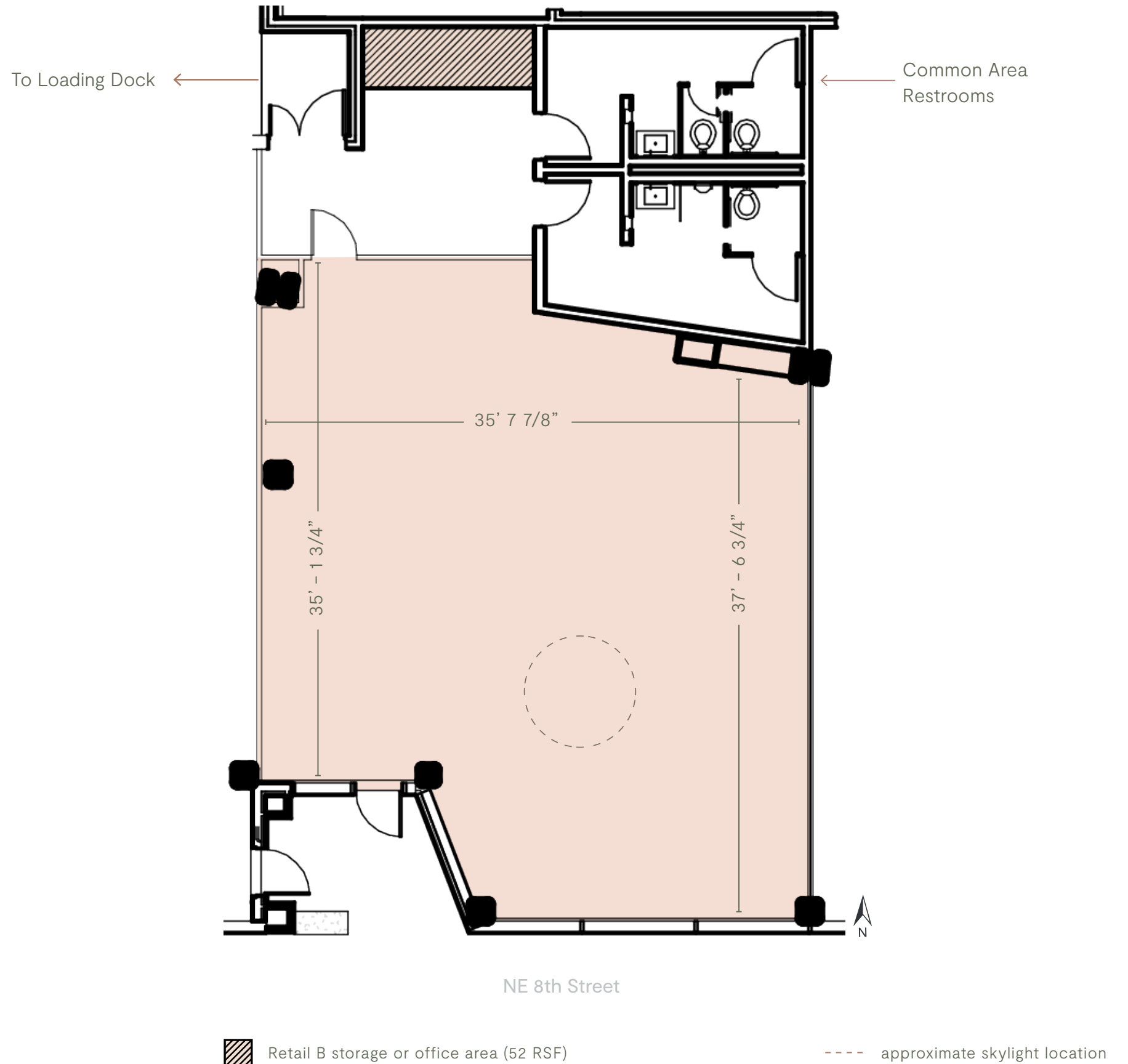
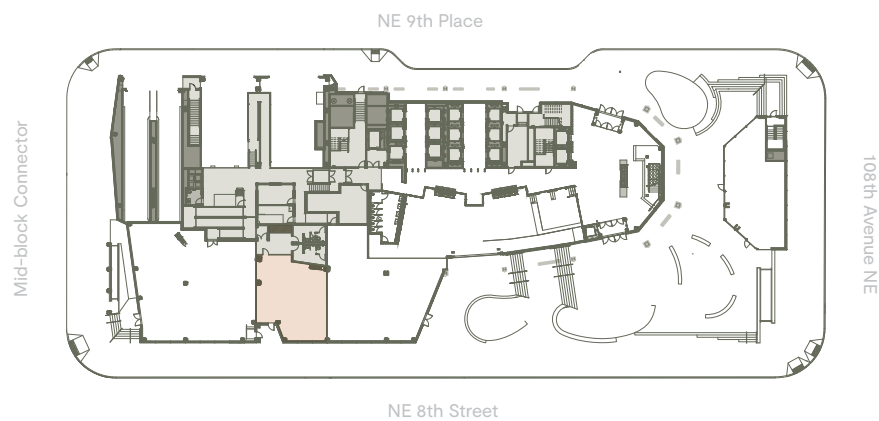




# Retail B

## SUITE DETAILS

- Size 1,830 RSF
- Asking Rate: Call for rates
- NNN Estimate TBD
- Ceiling Height approx. 25'-6"
- May be combined with Retail C as expansion space for a sit down restaurant
- Other ideal uses include barbershop, mercantile, or specialty market
- Option for type I hood
- Large skylight on 2nd level deck allows for abundant natural light within the space
- Direct access to loading dock, garbage and recycling
- Landlord delivery Q4 2023 with estimated project completion Q1 2024



 Retail B storage or office area (52 RSF)

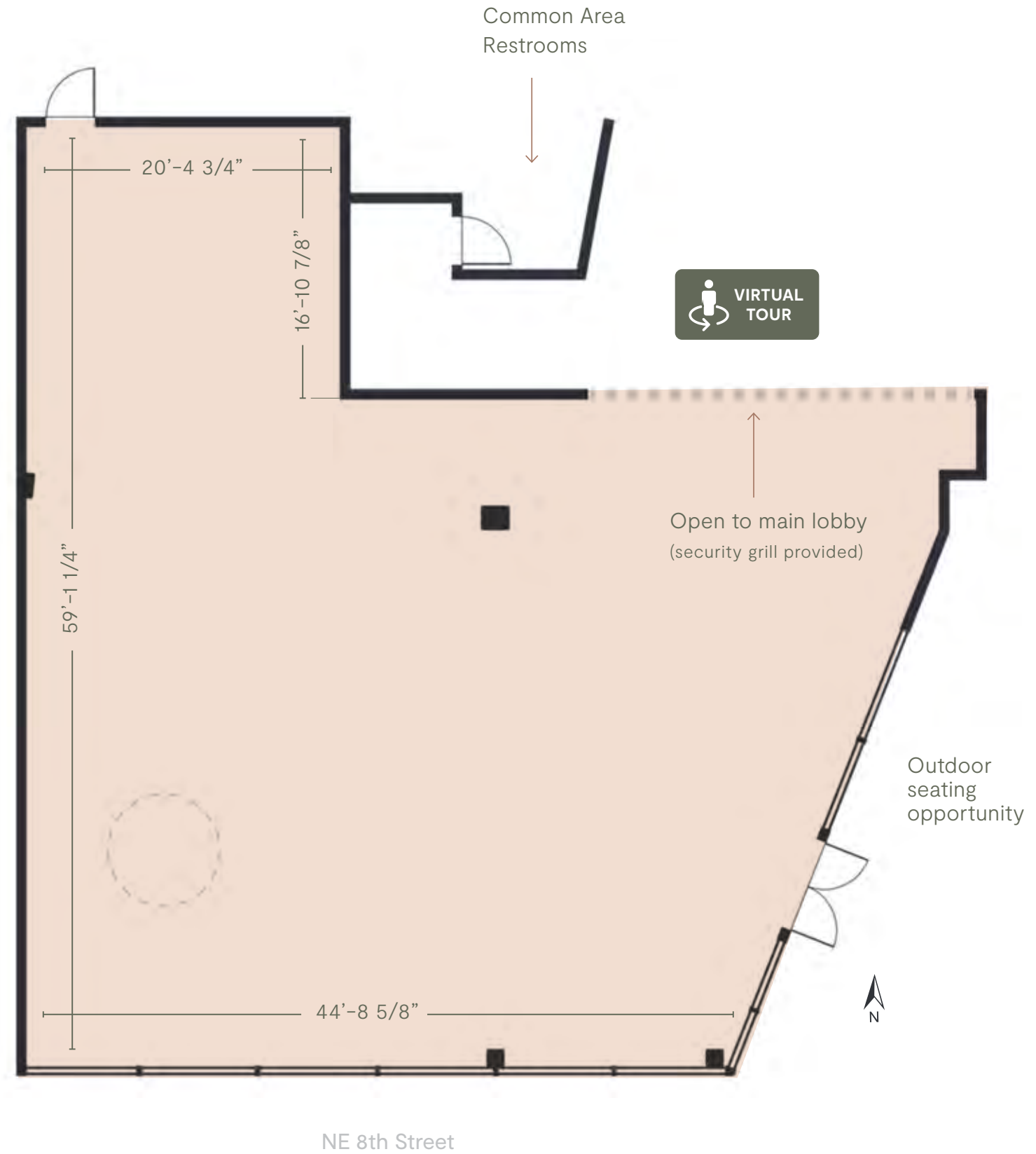
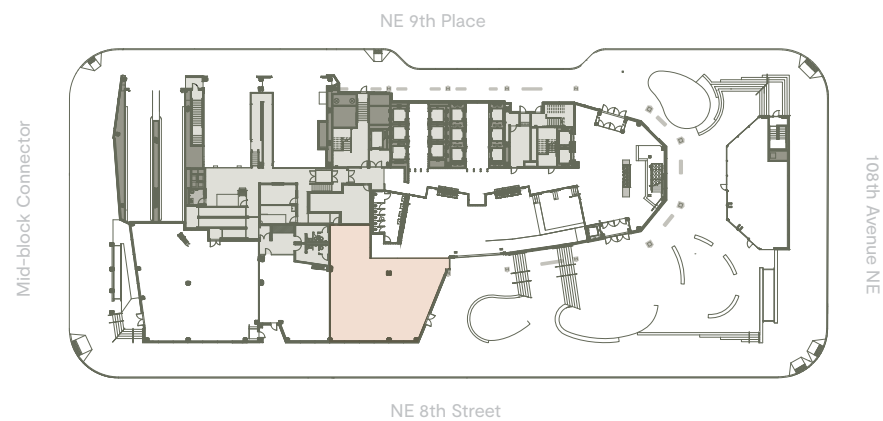
 approximate skylight location



# Retail C

## SUITE DETAILS

- Size 2,980 RSF
- Asking Rate: Call for rates
- NNN Estimate TBD
- Ceiling Height approx. 21'-0"
- Retail C is directly connected to the lounge and plaza, making it an ideal space for coffee/cafe use
- Retail C has the ability to utilize common area restrooms
- Retail C offers the option for type I hood and the possibility of outdoor seating
- Large skylight on 2nd level deck allows for abundant natural light within the space
- Direct access to loading dock, garbage and recycling
- Landlord delivery Q4 2023 with estimated project completion Q1 2024



----- approximate skylight location



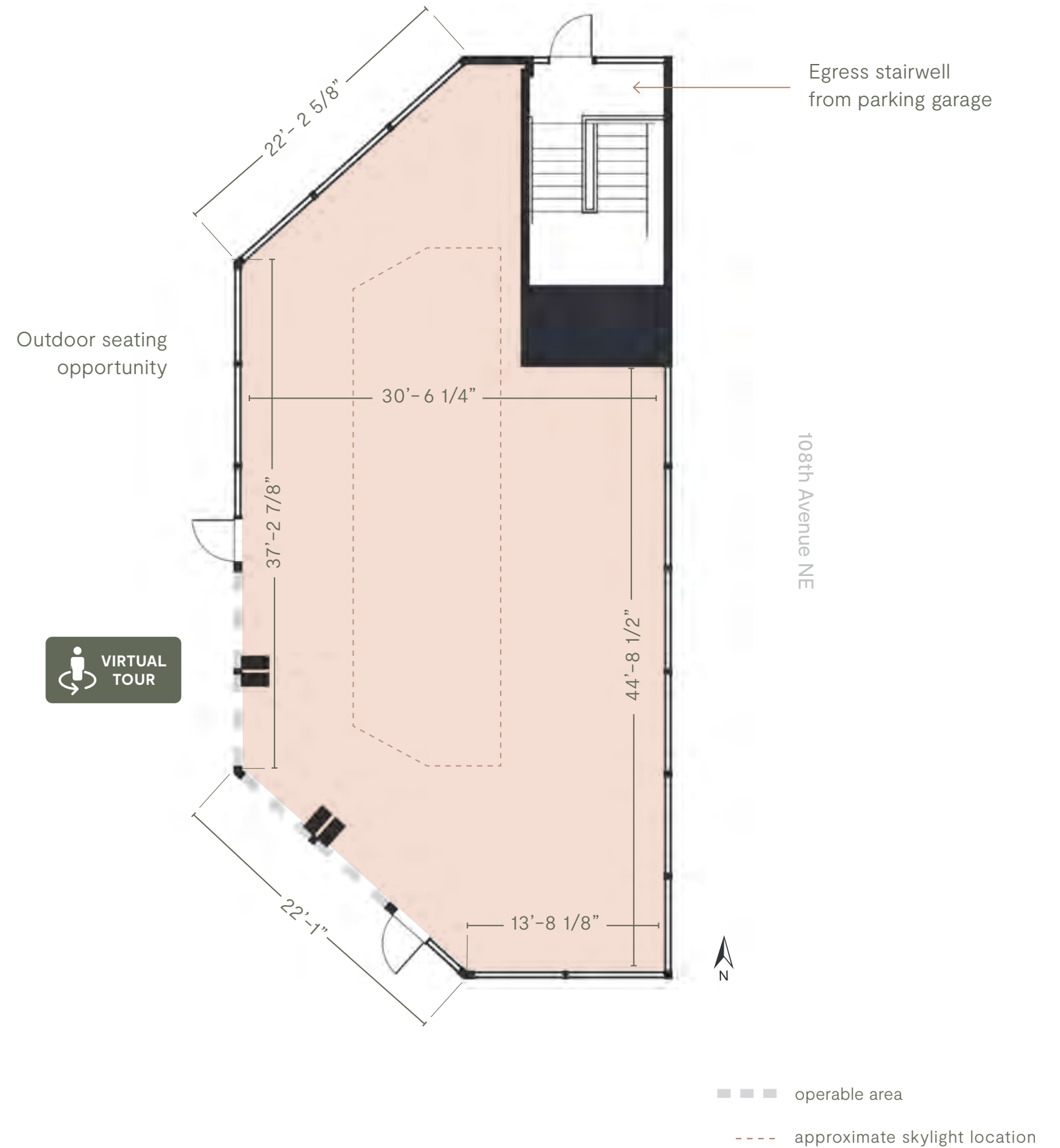
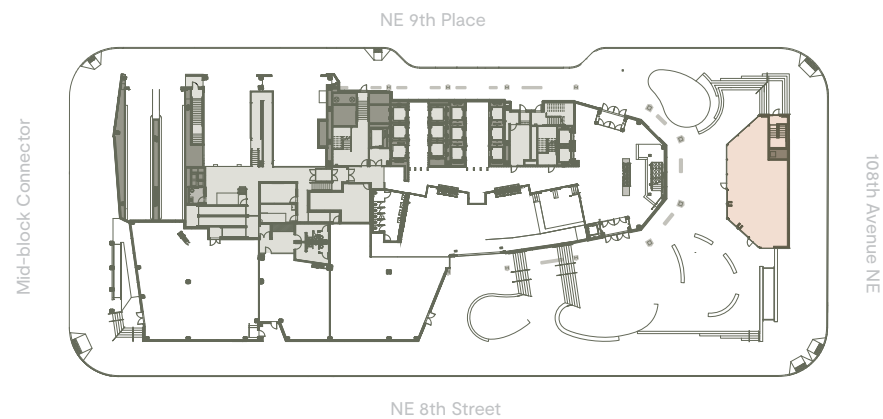




# Retail Pavilion

## PAVILION SPACE DETAILS

- Size 1,854 RSF
- Asking Rate: Call for rates
- NNN Estimate TBD
- Ceiling height ranges from 12'-2" to 14"-8" with sloped roof
- Standalone mass-timber building ideal for fast casual restaurant user
- Ample outdoor seating opportunities
- Option for type I hood
- Large central skylight allows for abundant natural light within the space
- Landlord delivery Q4 2023 with estimated project completion Q1 2024





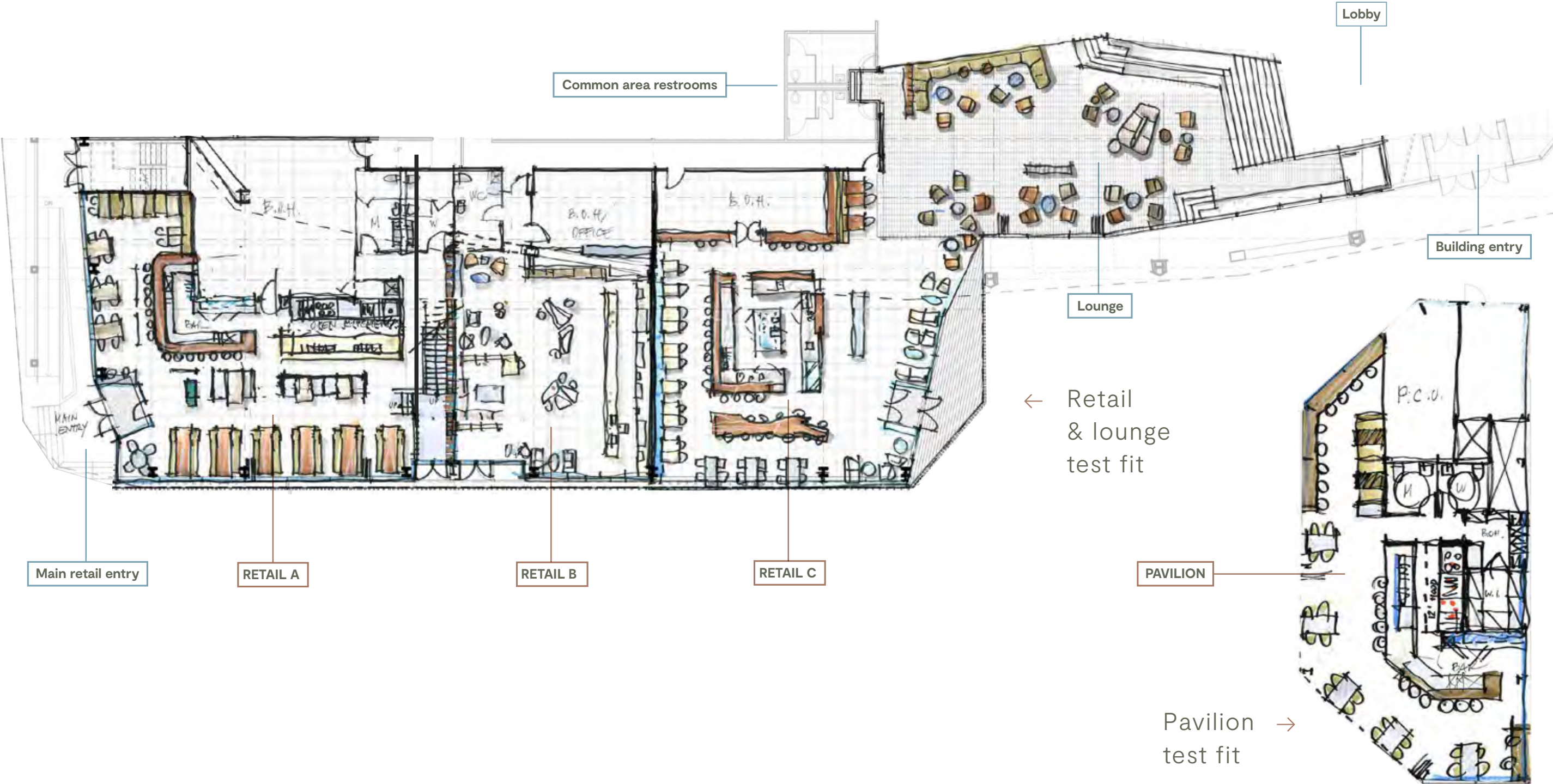
Retail Pavilion





# Early conceptual renderings

Renderings provided by Graham Baba Architects



Renderings not to scale



The Lounge





# Experiencing exponential growth

Bellevue is a city on the rise



## Future market dynamics



6,300+

RESIDENTIAL UNITS  
PLANNED OR UNDER  
DEVELOPMENT  
(BELLEVUE CBD)



4.3M+ SF

76% RELEASED  
OFFICE UNDER  
CONSTRUCTION  
(BELLEVUE CBD)



97,500

EST. DAYTIME POPULATION  
WITHIN BELLEVUE CBD  
(BY 2025 OR LATER)

## 2023 market dynamics

Demographics by drive time



ESTIMATED  
DAYTIME  
POPULATION

55,755

3 minutes

90,366

5 minutes

242,767

10 minutes



RESIDENTIAL  
POPULATION

18,316

3 minutes

37,286

5 minutes

142,338

10 minutes



AVERAGE  
HOUSEHOLD  
INCOME

\$222K

3 minutes

\$218.6K

5 minutes

\$210.8K

10 minutes



Minutes away from world-class shopping and dining



**Streets:** NE 12TH STREET, NE 10TH STREET, NE 8TH STREET, NE 4TH STREET, MAIN STREET, WASHINGTON BOULEVARD NE, 100TH AVENUE NE, BELLEVUE WAY, 106TH AVENUE NE, 108TH AVENUE NE, 110TH AVENUE NE, 112TH AVENUE NE, 116TH AVENUE NE

**Parks:** Zumdieck Park, Ashwood Playfield, Downtown Park, Meydenbauer Bay Park, Wildwood Park

**Medical/Institutional:** Overlake Medical Center, Kaiser Permanente Bellevue Medical Center, Virginia Mason Bellevue Medical Center

**Hotels:** Hyatt Regency Drybar, The Westin Hotel, The W Hotel, Seattle Marriott Bellevue

**Dining/Nightlife:** Top Pot Doughnuts, Sam's Tavern, Din Tai Fung, Container Store, Earl's Kitchen & Bar, The Ashram Yoga, Minamoto Japanese Restaurant, Cielo Cucina Mexicana, The French Bakery, Tokyo Steakhouse, Anchorhead Coffee, El Gaucho, Evergreens Salad, Chipotle, FogRose Atelier, Seastar Restaurant, Molly Moon's Ice Cream, Il Terrazzo Carmine's, West Elm, La Ree Boutique, Bis on Main, Monsoon

**Retail/Convenience:** QFC Bartell Drug, CorePower Yoga, Recoop Spa, Black Bottle, Pasta & Co, 13 Coins, Hyatt Regency Drybar, Barnes & Noble, THE SHOPS AT THE BRAVERN, Louis Vuitton, Gucci, Hermes, Moncler, John Howie Steak, Future Link Light Rail Station (Opening 2023), REI, The Home Depot, Whole Foods Market

**Other:** Ascend, Rudy's Barbershop

RETAIL / CONVENIENCE  
 HOTEL  
 DINING/NIGHTLIFE  
 MEDICAL/INSTITUTIONAL  
 FITNESS/WELLNESS



# Estimated project timeline



TOP  
OUT  
Q2 2023



TENANT  
DELIVERY  
Q4 2023



BUILDING  
COMPLETE  
Q1 2024





THE



EIGHT

## For Retail Leasing

**ANNE MARIE KOEHLER**

206.487.5167

[annemarie.koehler@nrmk.com](mailto:annemarie.koehler@nrmk.com)

**ERIKA KOEHLER**

206.487.5168

[erika.koehler@nrmk.com](mailto:erika.koehler@nrmk.com)

**NEWMARK**

Developed by

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