

4106

5,680 RSF RESTAURANT SUITE
On The Corner Of NE 4th St & 106th Ave NE

Elevating work. Enhancing life.

Four106 is just steps away from world-class shopping destinations, top regional employers, and luxury hotels.

Downtown Bellevue boasts a growing number of daytime visitors and workers, in part due to an expanding urban residential footprint, allowing for restaurant and retail activity throughout the week.

FOUR106

Surrounded by city life.

Located in the absolute center of the West Coast's most active commercial markets, Four106 is the right size at the right place, delivering at the right time. Four106 offers a unique 5,680 RSF ground floor food and beverage opportunity, in a prominent eastside destination.

four106.com



Eat, drink, host and be merry.

With 485,000 SF of office located above, quick access to all major highways, three high-end hotels within a short walk, and close proximity to downtown Bellevue's premier shopping destinations, Four106 offers an abundant customer reach.

61,400

Urban Residences

243,100

Daytime Population



95

Walk Score



6

Hotels



2,185

Hotel Rooms



21

Acres of Park



85

Restaurants



200

Shops

The Heart of Bellevue

Four106 is centrally located in Bellevue's vibrant and active Central Business District, allowing onsite and nearby tenant's and guests all of the benefits of living and working in the heart of one of the West Coast's premier urban environments.

EAST MAIN LIGHT RAIL STATION
6 MIN WALK

BELLEVUE DOWNTOWN LIGHT RAIL STATION
3 MIN WALK

Key Bank Bldg

Bellevue Towers

NE 4TH ST

Alley Entrance

Rideshare Dropoff

Garage Entrance

Garage Exit

Soma Towers

Restaurant

Rideshare Lounge

Garage Elevators

Office Elevators

Lobby

Lobby Lounge

BELLEVUE COLLECTION
3 MIN WALK

106TH AVE NE

BELLEVUE DOWNTOWN PARK
3 MIN WALK

Amazon Everest

Space available

Approximate Size 5,131 USF / 5,680 RSF

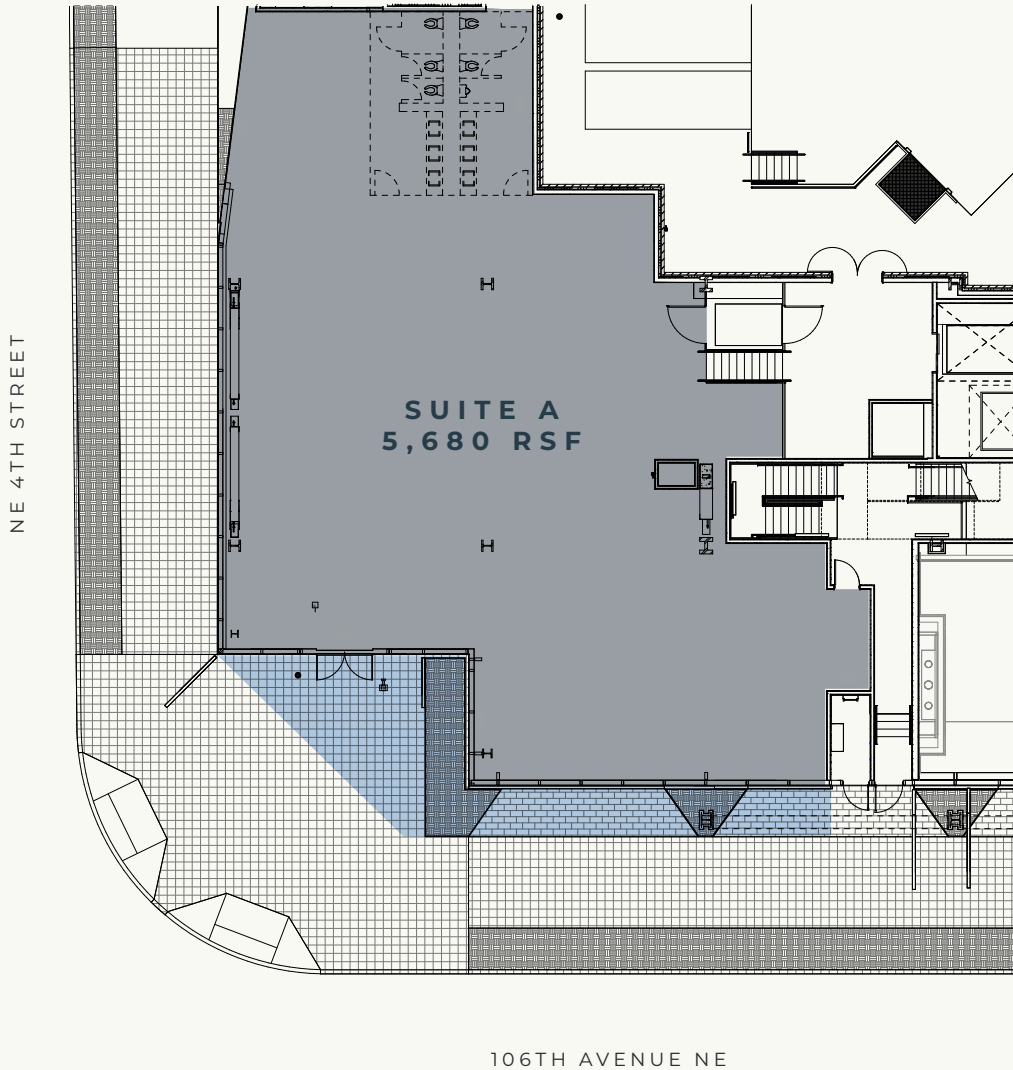
Asking Rent Upon Request

NNN ESTIMATE \$12.15 PSF

Landlord Delivery Q2 2025

- Corner space with outdoor seating opportunities
- Located in the center of the Bellevue CBD

■ POTENTIAL OUTDOOR SEATING AREA



FOUR106



Conceptual Rendering / Ground Level

four106.com

On the rise

Bellevue is under exponential growth with many new residential and office buildings on the rise.

Bellevue is the second largest city center in Washington, behind Seattle and provides an increasingly younger, affluent and sophisticated population. The bustling downtown core is within one of the nation's wealthiest zip codes, and home to a number of the nation's premier retail destinations, including the Bellevue Collection. Bellevue is also home to over 2 million square feet of Microsoft office space and a growing tech hub in the Pacific Northwest.

AREA DEMOGRAPHICS

DRIVE TIME	3 MIN	5 MIN	10 MIN
TOTAL POPULATION	15,030	27,312	114,274
DAYTIME POPULATION	45,772	70,018	209,824
AVERAGE HH INCOME	\$221,376	\$217,000	\$220,310
MEDIAN AGE	36.7	38.1	39.6

Abundant Retail

Four106 is centrally located in Bellevue's highly walkable environment just steps from the Bellevue Downtown Park and Bellevue Square.

FOUR106



FOUR 106

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DUNE REAL ESTATE
PARTNERS

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