

RETAIL SPACE
FOR LEASE



LAKE HILLS VILLAGE - Building D

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ROSEN HARBOTTLE
COMMERCIAL REAL ESTATE

STANDALONE CLASS-A SPACE AMONG BELLEVUE'S PREMIER RESIDENTIAL HUB

4,615 SF Available

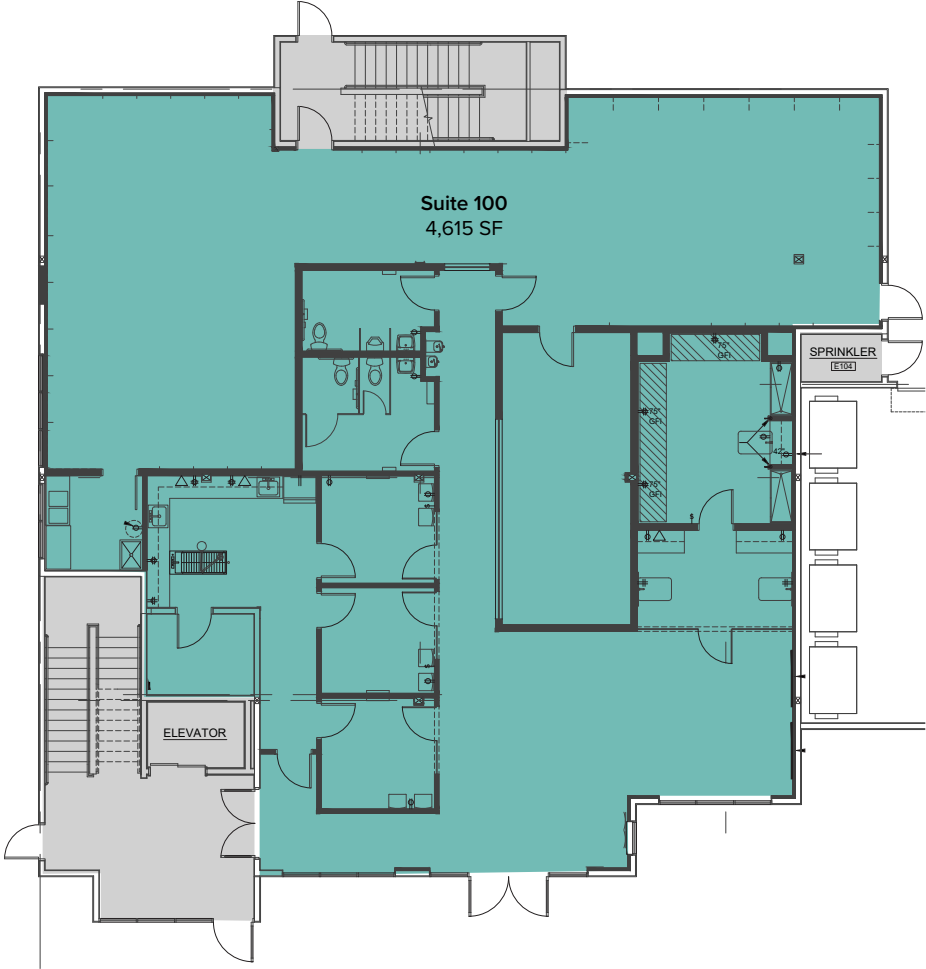
PROPERTY FEATURES:

- ~56,000 SF of Class A Office Space & ~70,000 SF of Retail & 90 Residential Units
- Anchored by Overlake Medical Clinic and King County Public Library
- Property is Visible to ~19,000 Cars per Day
- 4 Parking Stalls per 1,000 SF
- Average Household Income (1 mile): \$183,000
- Neighborhood Population (2 mile): 54,000
- Monument Signage Available on 156th Street
- On-Site Fitness Center with Showers



BUILDING D - FIRST FLOOR

Suite	Square Feet	Rate	Notes
100	4,615 SF	\$36 - \$38/SF, NNN	Extensive plumbing exists throughout space. Landlord willing to return space to vanilla shell condition or to provide tenant improvement dollars to renovate. Available Now.



LAKE HILLS VILLAGE TENANT MIX



•Building A:

- Twinkle Land
- IFB Market
- Tina's Dance Studio
- Jaya Hanuman Temple
- Naturalz Ice Cream

•Building B:

- Shabu Shabu Kyoto
- Brunchbar
- Overlake Medical Center

•Building C:

- Unity Health Center
- YFG MaLaTang Bellevue
- Seattle Dumpling House
- Silhouette Hair Salon and Spa
- Malay Satay Hut

•Building D:

- JL Entertainment

•Building F:

- SeeWell Eye Care
- Jayam's Tiffins 'n' Thali
- Meet Fresh
- Gold N Looks

LOCATION MAP

