

# Lake Hills

## VILLAGE

15510 LAKE HILLS BLVD, BELLEVUE, WA 98007



RETAIL RATE : \$36.00 - \$38.00 PSF NNN | LOCAL CONSUMER SPENDING (\$) \$4.6B

## FEATURES

-  +70,000 SF OF RETAIL & RESTAURANT SPACE
-  3 MILE RADIUS: 106,162 POPULATION
-  ANCHORED BY OVERLAKE MEDICAL CLINIC & KING COUNTY PUBLIC LIBRARY
-  GREAT VISIBILITY FROM LAKE HILLS BLVD. & 156TH
-  COMCAST & CENTURYLINK (FIBER AVAILABLE)
-  AMPLE SURFACE & GARAGE PARKING (PARKING RATION: 4/1,000 RSF)
-  NEW FULLY EQUIPPED FITNESS CENTER WITH SHOWERS FOR TENANT USE
-  +56,000 SF OF CLASS A OFFICE

### FOR MORE INFORMATION, PLEASE CONTACT:

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**Jack Deane** | jdeane@orioncp.com | 206.707.1315  
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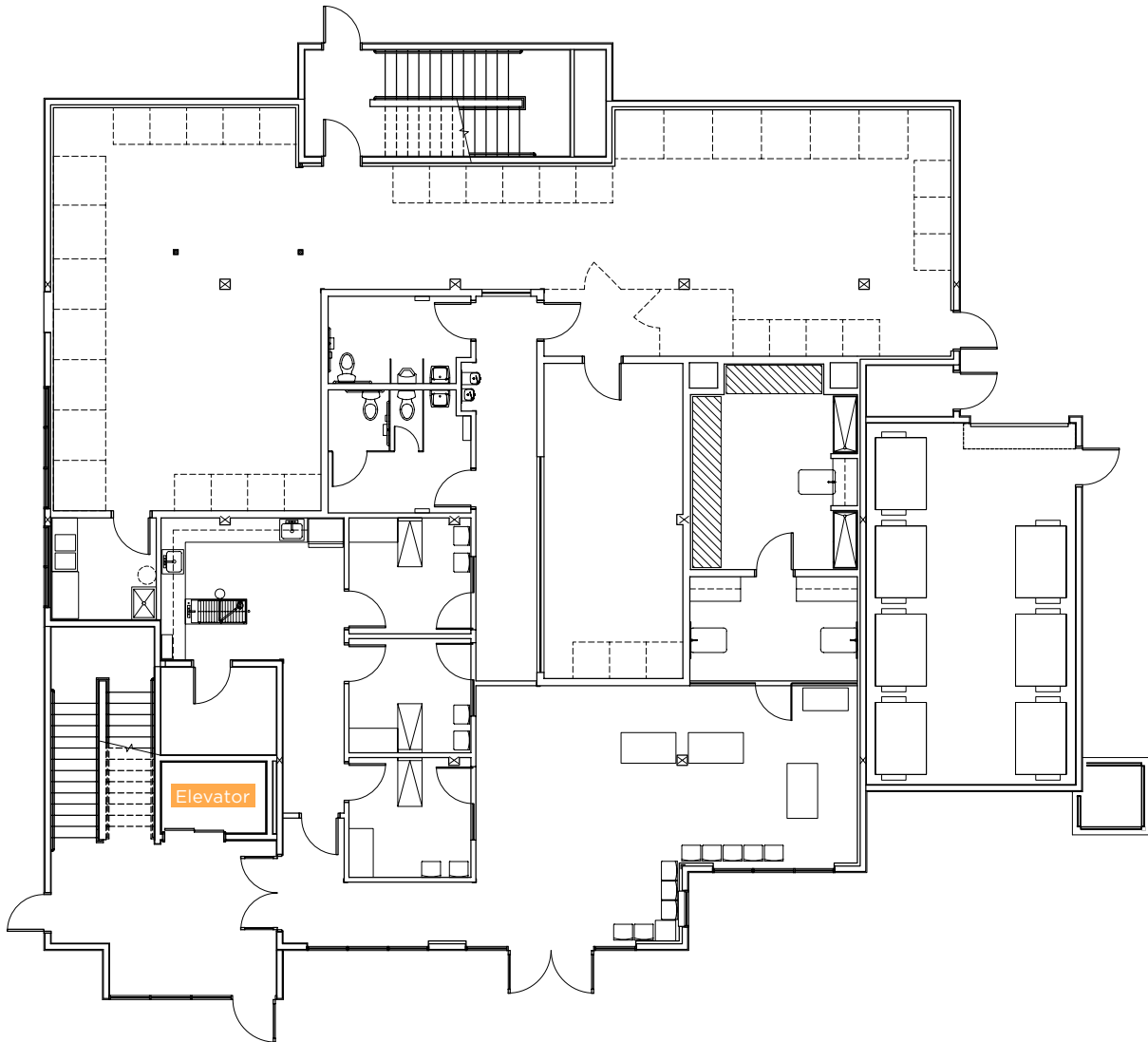
## RETAIL FOR LEASE

Class 'A' mixed-use neighborhood retail space with residential and office. Amenities include restaurants, shops, a medical clinic and a King Country library branch. Centrally located; north to SR-520, south to I-90, and east to I-405 in sought-after Bellevue.

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## RETAIL SPACE

BUILDING D | FIRST FLOOR

4,615 USF

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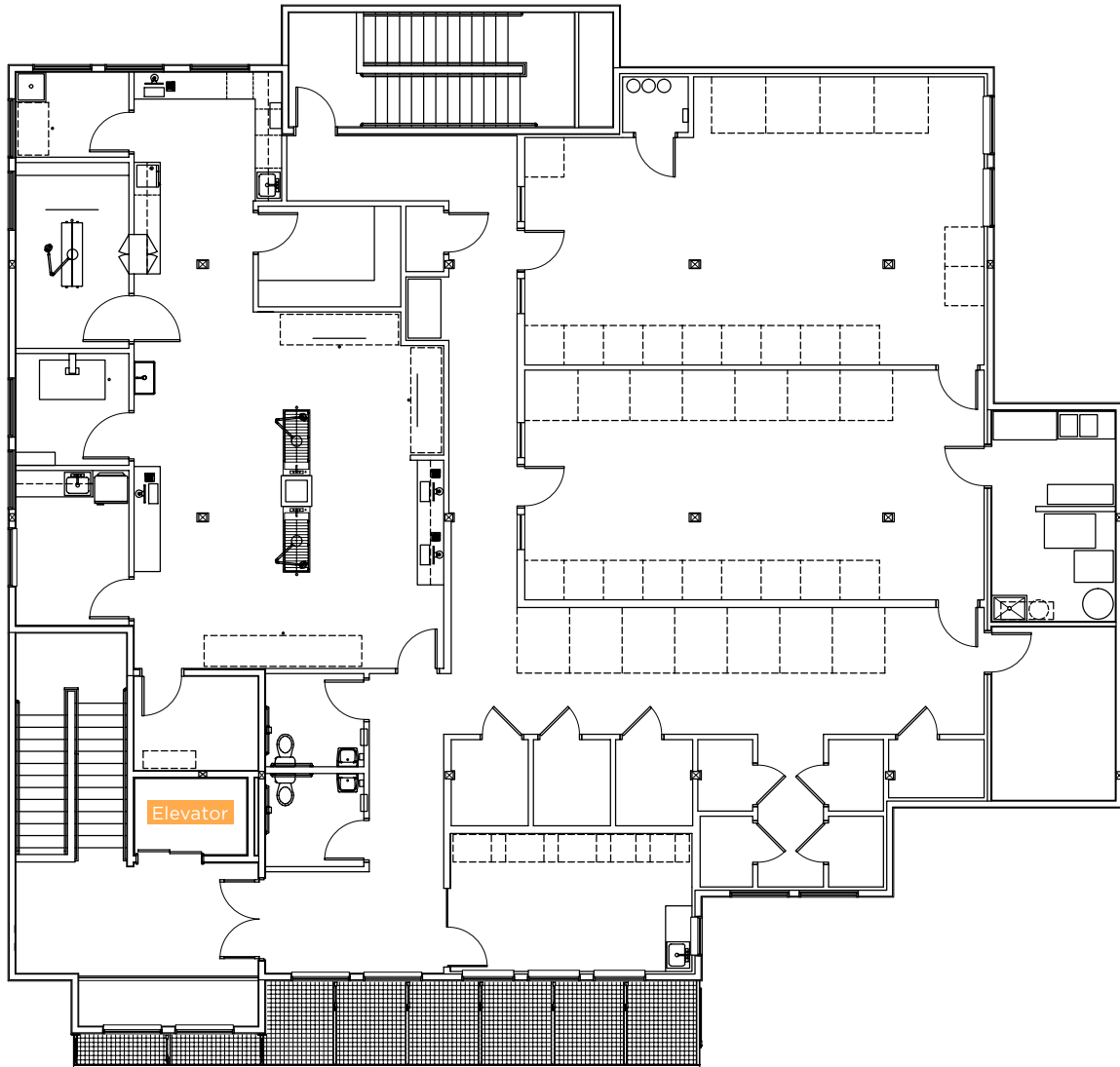
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## RETAIL SPACE

BUILDING D | SECOND FLOOR  
5,016 USF

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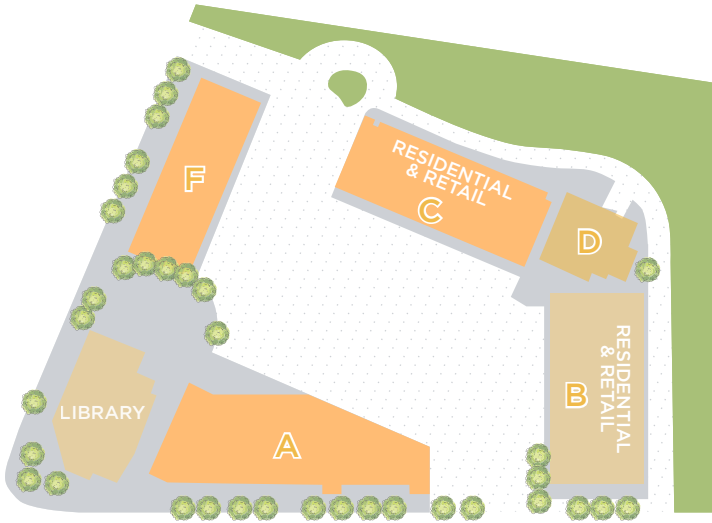
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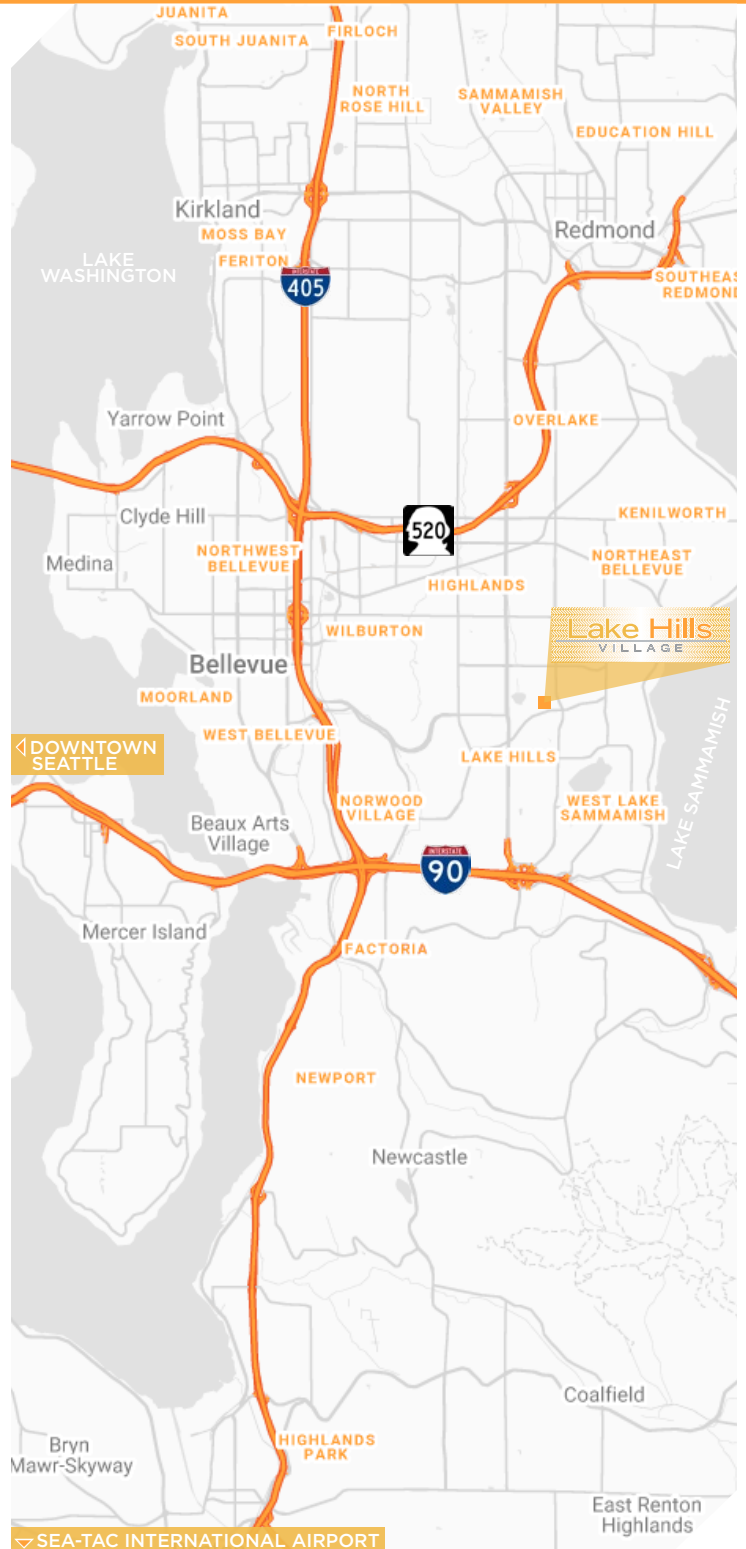
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## GETTING AROUND

Lake Hills Village is located just minutes away from Downtown Bellevue and has easy access to and from Mercer Island, Downtown Seattle, and Sea-Tac International Airport.

- 4 MINUTES ▶ CROSSROADS (MALL) BELLEVUE
- 5-9 MINUTES ▶ HWY ACCESS: I-90, I-405 & WA-520
- 10 MINUTES ▶ DOWNTOWN BELLEVUE
- 10 MINUTES ▶ MERCER ISLAND
- 15 MINUTES ▶ KIRKLAND
- 20 MINUTES ▶ DOWNTOWN SEATTLE
- 40 MINUTES ▶ SEA-TAC INTERNATIONAL AIRPORT



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