



ONE SPACE LEFT FOR LEASE!

# RETAIL



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# AMLI **RETAIL**

SPRING DISTRICT

AMLI Spring District retail serves residents and employees of the new 36-acre Eastside neighborhood, The Spring District.

AMLI Spring District is a mixed-use project within The Spring District with 6,063 SF of retail positioned below 204 residential units (182,913 SF). This well positioned retail location sits across from the neighborhood park and brewpub, a central gathering area for residents, employees and transit commuters.



## AMLI Spring District Project Details - Available

SPACE AVAILABLE	RSF	ASKING RENT	NNN	COMMENTS
RETAIL 1	1,115	\$34.00/SF	\$9.70	SOLIDCORE ~ COMING SOON!
RETAIL 2	1,138	\$34.00/SF	\$9.70	SOLIDCORE ~ COMING SOON!
RETAIL 3	1,219	\$34.00/SF	\$9.70	AVAILABLE
RETAIL 4	1,579	\$34.00/SF	\$9.70	GOLFTEC
RETAIL 5	1,012	\$34.00/SF	\$9.70	GOLFTEC

6,063 RSF of retail space for lease below 182,913 sf Residential

13' floor to floor height

Project is pursuing LEED Silver certification

Located in the heart of Bellevue's newest Spring District neighborhood

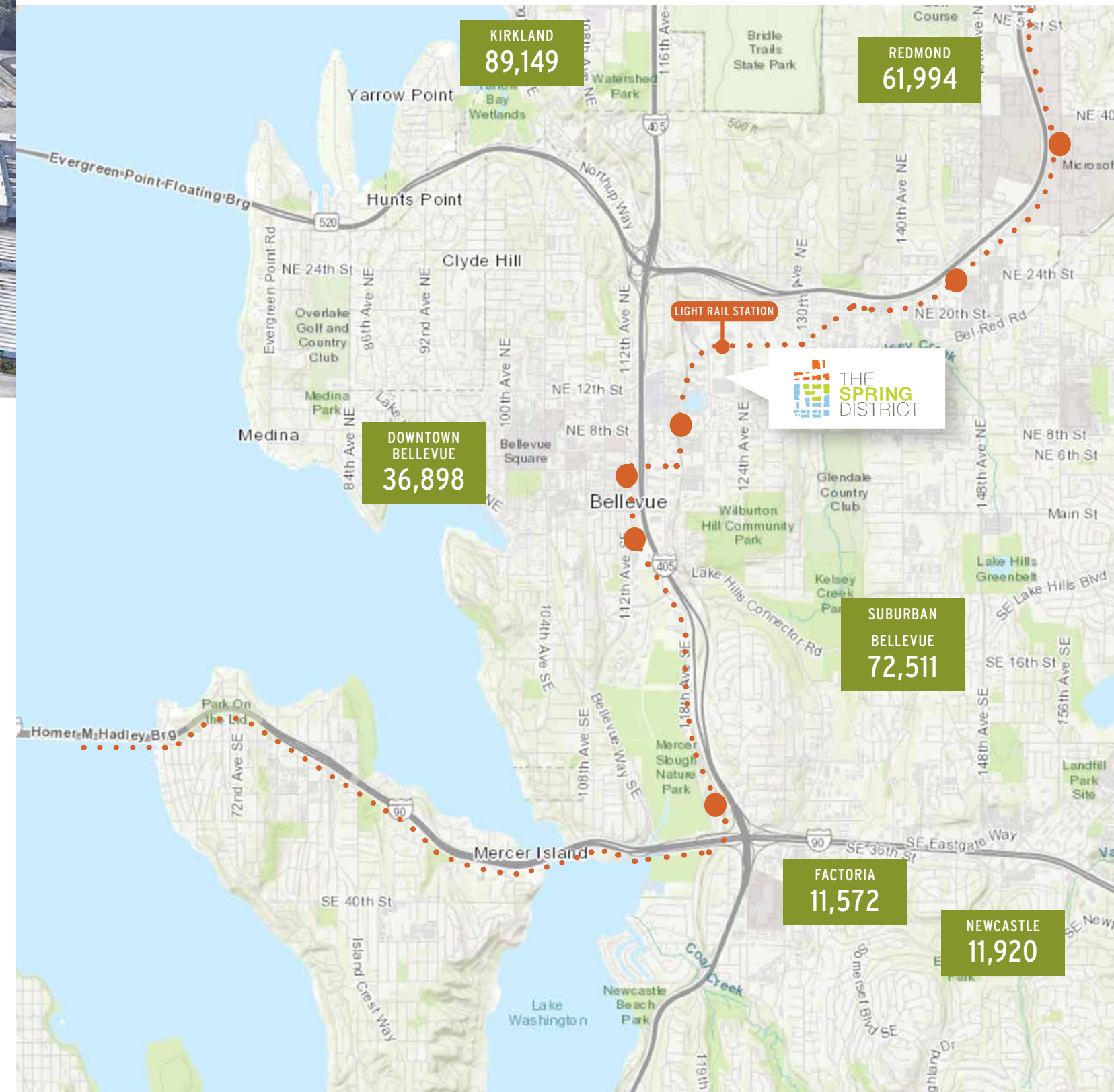
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### East Link Light Rail Service start: 2023

This project extends light rail from the Redmond Technology Center across Lake Washington in the I-90 corridor to Westlake Station in downtown Seattle. The alignment will be primarily elevated and at-grade with a short tunnel in downtown Bellevue. Ten stations will be built at Redmond Technology Center, Overlake Village, Bel-Red/130th Street, Spring District/120th Street, Wilburton, Bellevue downtown, east Main, south Bellevue, Mercer Island and Judkins Park in Seattle. Provided by <http://systemexpansion.soundtransit.org>



## The Spring District is a new 16-block, 36-acre, pedestrian friendly neighborhood in the heart of Bellevue, located directly off Highway 520.

- The developer has planned small block sizes that are pedestrian friendly, outdoor terraces, gardens, chefs garden, and parks
- This location serves as the new Spring District /120th Street East Link Light Rail Station scheduled to open in late 2023. It is forecasted that over 15,000 commuters will use this station daily.
- Home to REI's new HQ's with 325,000 sf of office space and 1,700 employees
- Global Innovation Exchange - a joint educational institute between University Of Washington and Tsinghua University which will have close to 3,000 students at its peak enrollment
- Ample underground and surface parking to accommodate residents and commercial Tenants
- Construction of Block 16 and Block 6 is underway with 650,000 sf of Facebook offices
- When the site is fully developed (2028), it will have over 3 million square feet of office space, over 1,000 residents, and over 80,000 square feet of retail
- 204 AMLI residential units (182,913 SF)

### 2022 Estimated Demographics

	1-mile	3-mile	5-mile
POPULATION	16,097	120,018	258,048
DAYTIME POPULATION	50,172	196,975	340,439
AVERAGE HH INCOME	\$207,984	\$207,976	\$212,681



# AMLI

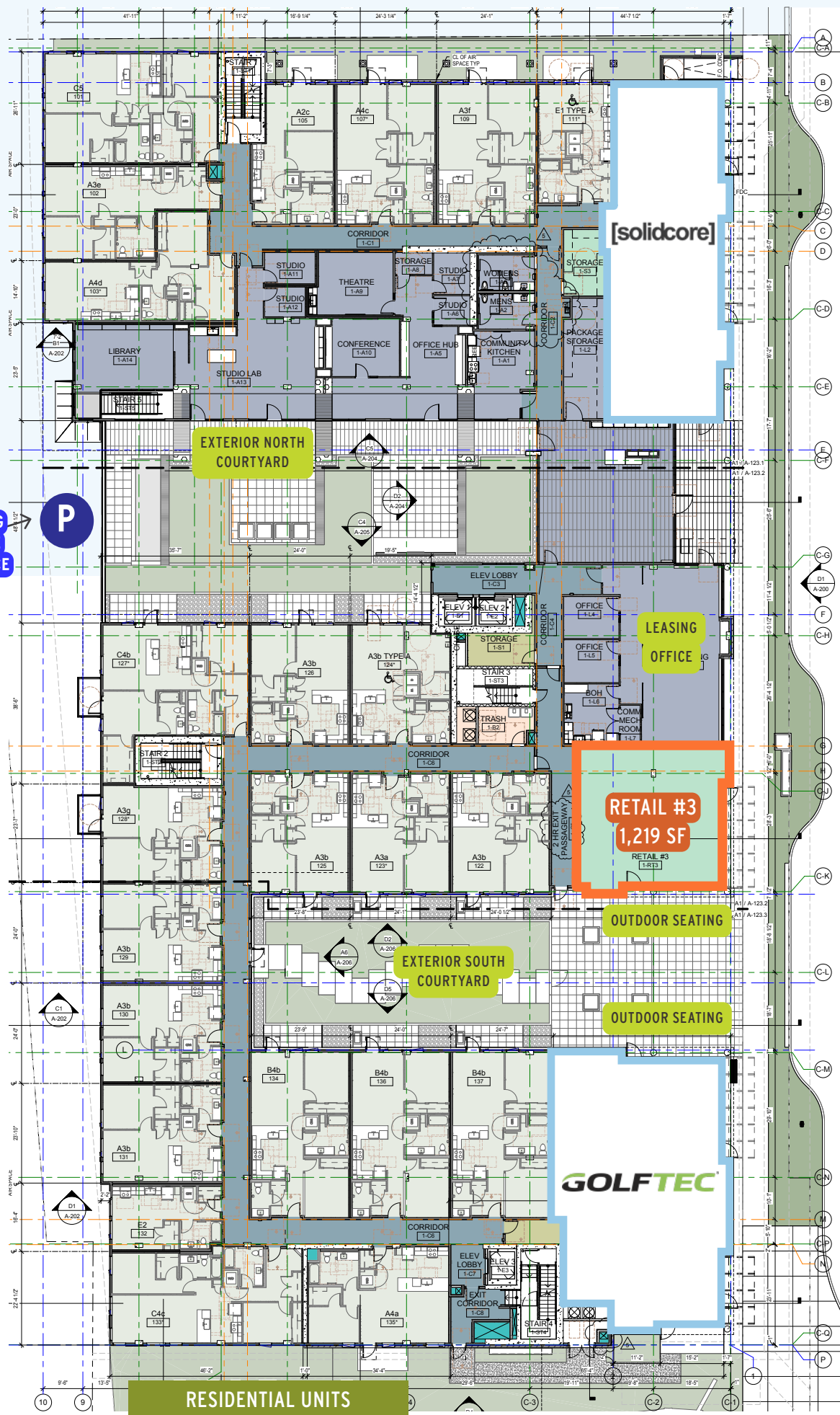
SPRING DISTRICT





ARTIST STUDIOS / LAB / LIBRARY

PARKING GARAGE ENTRANCE



121ST AVENUE NE

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## Built-in Customer Base

800  
RESIDENTIAL  
UNITS  
PHASE 1

3,000  
GIX STUDENT  
CAPACITY

800,000  
SQUARE FEET OF  
OFFICE SPACE







## Shops And Restaurants Around Every Corner

Anchored by the Brewpub across the street from AMLI residents, The Spring District is a place for dining, shopping and recreation. With ground floor retail built into nearly every building, there's space for popular businesses and local makers alike. Whether you're grabbing a quick bite, enjoying a beer with friends, or shopping for your next great find, The Spring District offers a unique shopping experience right where you are.

