MODERA | OVERLAKE

RESTAURANT/RETAIL FOR LEASE

15248 BEL-RED Road, Redmond, WA 98052

RESIDENTIAL UNITS: 288 UNITS ◆ RETAIL: 3,579 GROSS SF OF RETAIL

CBA ICSC CoStar POWER BROKER 2018 Top Broker Award

Tiffini Connell | Jonathan Willett

(206) 283-5212

www.wccommercialrealty.com

WCCR
West Coast Commercial Realty
Retail
Office
Investment

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

MODERA | OVERLAKE

RESTAURANT/RETAIL FOR LEASE

15248 BEL-RED Road, Redmond, WA 98052

THE OPPORTUNITY

Introducing the newest project from Modera, tucked between Bellevue and Redmond in the highly sought after Overlake area. This new 288 Units project has been thoughtfully designed to capture the needs of those working at the Microsoft campus as well as those on the front lines of the many nearby hospitals in the area. This beautiful project also have well positioned retail space directly on Bell-Red road to capture those passing by or live in the area. Construction starting early 2020m building open early 2022.

CBA ICSC CoStar POWER BROKER 2018 Top Broker Award

Tiffini Connell | Jonathan Willett (206) 283-5212

www.wccommercialrealty.com

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

WCCR

West Coast Commercial Realty

Retail
Office
Investment

MODERA | OVERLAKE

RESTAURANT/RETAIL FOR LEASE

15248 BEL-RED Road, Redmond, WA 98052

KEY LOCATION INSIGHT:

Bell-Red Road as the name suggests, connects the heart of Bellevue to Redmond. Running just south of Route 520 it is used as an alternative route connecting the 2 areas lined with restaurants and retail serving the area.

Overlake Medical Center & Clinics is a nonprofit regional healthcare system based in Bellevue serving the Eastside community since 1960. The health system includes a 349-bed hospital and a growing network of primary, urgent and specialty care clinics located throughout the region.

Modera Overlake will attract a diverse group of residential tenants looking to be a part of project that not only is located the heart of the Eastside but embodies the lifestyle they are looking for. Style, entertainment, and amenities.

CBA ICSC CoStar POWER BROKER 2018 Top Broker Award

Tiffini Connell | Jonathan Willett

(206) 283-5212

www.wccommercialrealty.com

WCCR

West Coast Commercial Realty

Retail
Office
Investment

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

MODERA | OVERLAKE

RESTAURANT/RETAIL FOR LEASE

15248 BEL-RED Road, Redmond, WA 98052

CBA ICSC CoStar POWER BROKER 2018 Top Broker Award

Tiffini Connell | Jonathan Willett

(206) 283-5212

www.wccommercialrealty.com

WCCR

West Coast Commercial Realty

Retail
Office
Investment

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

MODERA | OVERLAKE

RESTAURANT/RETAIL FOR LEASE

15248 BEL-RED Road, Redmond, WA 98052

100,000+
ADDT
@Highway 520 and 148th Ave NE (1 mile from site)

84
Walk Score
"Very Walkable"

19.132%
Projected Population Growth
within 1.0 mile
2019 - 2024

DEMOGRAPHICS

TOTAL POPULATION
1-Mile: 19,987
3-Mile: 100,940
5-Mile: 250,507

TOTAL EMPLOYEES
1-Mile: 17,529
3-Mile: 117,302
5-Mile: 211,312

AVERAGE HOUSEHOLD INCOME
1-Mile: $124,714
3-Mile: $150,983
5-Mile: $168,133

POPULATION DENSITY (per square mile)
1-Mile: 6,341.20
3-Mile: 3,558.38
5-Mile: 3,179.15

CBA ICSC CoStar POWER BROKER 2018 Top Broker Award

Tiffini Connell | Jonathan Willett
(206) 283-5212
www.wccommercialrealty.com

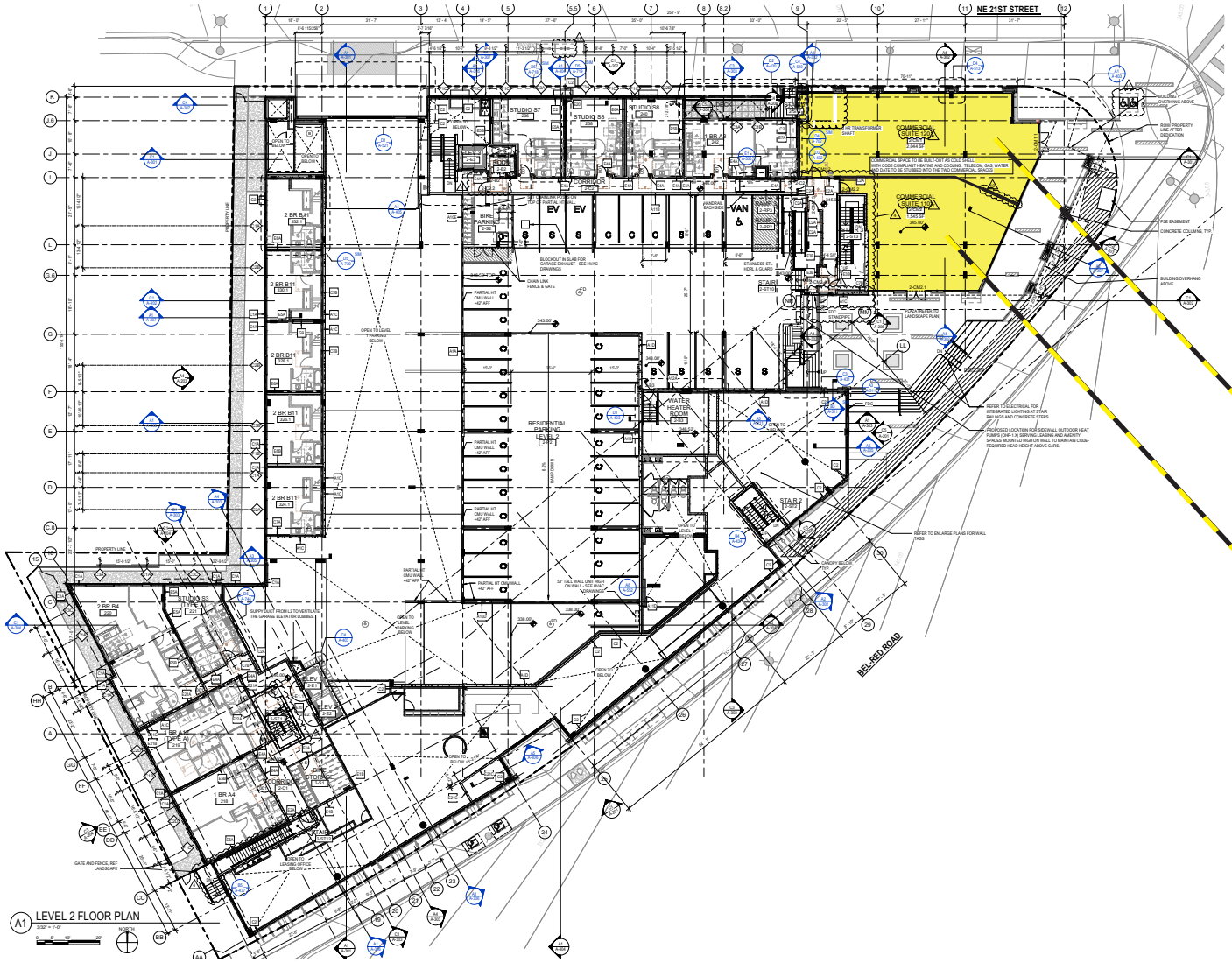
WCCR
West Coast Commercial Realty
Retail
Office
Investment

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

MODERA | OVERLAKE

RESTAURANT/RETAIL FOR LEASE

15248 BEL-RED Road, Redmond, WA 98052



SITE PLAN

Suite 120-
2,044 SF AVAILABLE

Suite 110-
1,545 SF AVAILABLE

CBA ICSC CoStar POWER BROKER 2018 Top Broker Award

Tiffini Connell | Jonathan Willett

(206) 283-5212

www.wccommercialrealty.com

WCCR

West Coast Commercial Realty

Retail
Office
Investment

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC