



# FOR LEASE

14315 NE 20th Street  
Bellevue, Washington

AVAILABLE

AVAILABLE

AVAILABLE



## ROSS PLAZA | HIGHLAND PARK

First Western Properties, Inc. | 425.822.5522 | fwp-inc.com  
11621 97th Lane NE, Kirkland, Washington 98034

**ROSS PLAZA** is located in the Overlake Neighborhood, an important hub on the Eastside straddling Bellevue and Redmond. Overlake is the third largest employment center in the Puget Sound comprising a mix of office, retail, commercial, and residential land uses into over 46,000 jobs. The density and diversity of this area helps businesses thrive. Doing business in Overlake places you in proximity to the world's biggest names in software and digital media such as Microsoft and Nintendo; home to tens-of-thousands of highly educated (over 71% of residents are college graduates) highly paid residents; and two Light Rail Stations will link Overlake to the region when finished in 2023.

Overlake is well located with Downtown Seattle and UW only 11 miles away, Sea-Tac Airport 21 miles, and Seattle Seaport only 13 miles.

~ Information Provided by City of Redmond

## 14315 NE 20TH STREET:

**5,600 SF - 11,179 SF CALL FOR RATES PLUS NNN**

- Available 11,179 SF: Former Computer Stop/Hard Drives NW , Can be Demised
- Available 6,048 SF: Former Pro Golf Discount
- Available 5,785 SF: Former Evergreen Beauty School

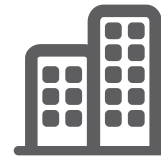


Population

Regis - 2018



Average HH Income



Daytime Population

	Population	Average HH Income	Daytime Population
Mile 1	15,266	\$126,308	18,916
Mile 3	118,987	\$151,054	154,869
Mile 5	246,306	\$164,583	226,792

## TENANTS

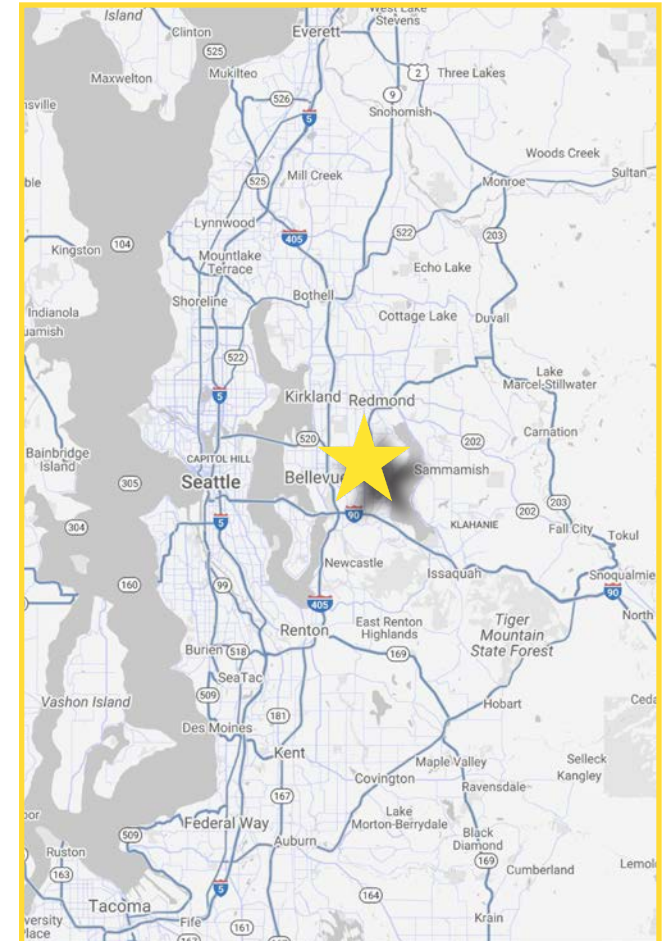
**ROSS**

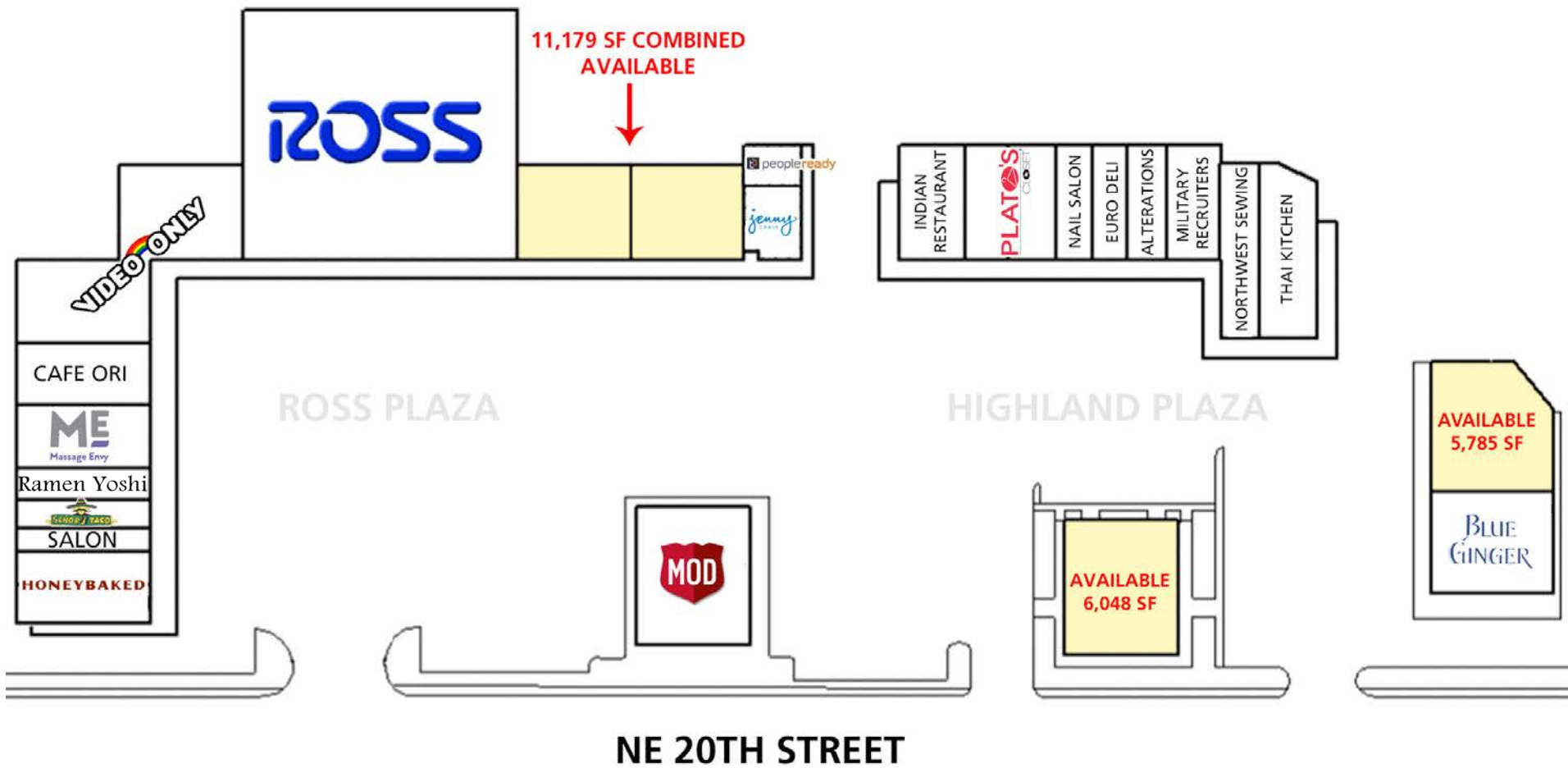
**VIDEO ONLY**

**BLUE GINGER**

**ME**  
Massage Envy

**MOD**





Median HH Income  
\$107,666



Walk Score  
85



18,000 ADT  
NE 20th Street



Easy Access to  
SR 520



**BELLEVUE, WA** with a current population of 140,700 it is the 5th largest city in the state. Major employers include Puget Sound Energy, Symetra Financial, Microsoft, Boeing, T-Mobile USA, Verizon, Expedia, Nordstrom, Overlake Hospital, Group Health & Bellevue. 2 Bellevue high schools are ranked in the top 125 nationally. Bellevue boasts \$3.1 billion in taxable retail sales.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



**RETAIL FOCUSED. RESULTS DRIVEN.**

**BRENNAN MCCLURG**

425.822.5522

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