

LAKE HILLS VILLAGE

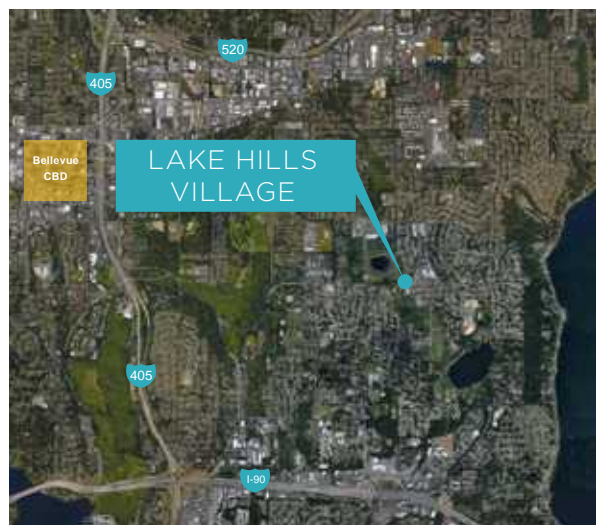
15510 Lake Hills Blvd
Bellevue, WA 98007

A Neighborhood for You to
LIVE | **WORK** | **PLAY**

Lake Hills Village is anchored by the *Lake Hills Public Library* and is a newly constructed mixed-use lifestyle center, conveniently located in Bellevue off of Lake Hills Blvd and 156th Ave SE.

Lake Hills Village Features

- Residential community of 90 homes built above retail
- Ample surface and underground parking available with a parking ratio of 4 /1,000 SF.
- Convenient access to I-90, I-405 and 520.
- Great visibility from Lake Hills Blvd. and 156th Ave SE.
- Retail businesses include: Chinese Seafood Noodle, Gastronom, Silhouette Organic Beauty Lounge, Public Library and many more are pending!
- Up to +/- 43,000 RSF of creative office space above retail available now!



LEASING QUESTIONS? PLEASE CONTACT:

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Matt Schreck | (425) 646-5232 | schreck@broderickgroup.com

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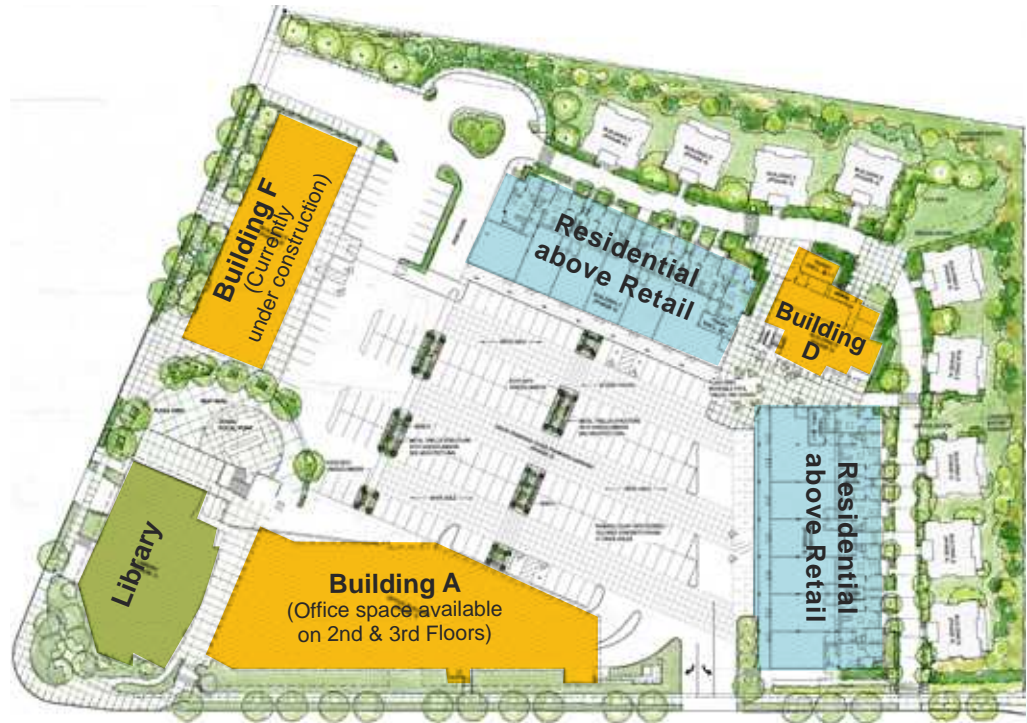
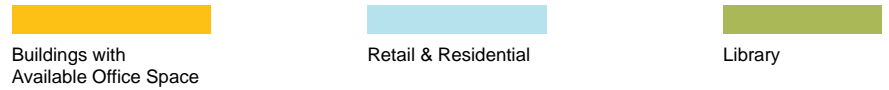
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A Neighborhood for You to
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Lake Hills Village

A unique, newly constructed, mixed-use community-hub located in a vibrant and growing suburban Bellevue neighborhood.

- +/- 56,000 SF of Class A office
- 90 residential homes
- +/-70,000 SF of retail, shop, and restaurant space



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10500 NE 8th Street, Suite 900
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A Neighborhood for You to
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Available Office Space

Building A - 655 156th Ave SE

Floor / Suite	Available SF	Availability Date	Rental Rate	Load Factor	Comments
2 / 200	1,902 RSF	Now	\$21 - \$24/SF, NNN	12%	Shell Condition
2 / 210	2,812 RSF	Now	\$21 - \$24/SF, NNN	12%	Shell Condition
2 / 220	1,893 RSF	Now	\$21 - \$24/SF, NNN	12%	Shell Condition
Combined 200 / 210 / 220	6,607 RSF	Now	\$21 - \$24/SF, NNN	12%	Shell Condition
2 / 230	1,781 RSF	Now	\$21 - \$24/SF, NNN	12%	Shell Condition
2 / 240	2,566 RSF	Now	\$21 - \$24/SF, NNN	12%	Shell Condition
2 / 250	1,095 RSF	Now	\$21 - \$24/SF, NNN	12%	Shell Condition
2 / 255	1,503 RSF	Now	\$21 - \$24/SF, NNN	12%	Shell Condition
2 / 260	1,198 RSF	Now	\$21 - \$24/SF, NNN	12%	Shell Condition
2 / 275	889 RSF	Now	\$21 - \$24/SF, NNN	12%	Private office, conf room, work / IT or storage area.
2 / 285	1,248 RSF	Now	\$21 - \$24/SF, NNN	12%	Shell Condition
2 / 290	1,158 RSF	Now	\$21 - \$24/SF, NNN	12%	Shell Condition
3 / 300	5,000 - 22,300 RSF	Now	\$21 - \$24/SF, NNN	12%	Shell Condition

Building D - 15510 Lake Hills Blvd

Floor / Suite	Available SF	Availability Date	Rental Rate	Load Factor	Comments
2 / 200	+/- 5,000 RSF	Now	\$21 - \$24/SF, NNN	12%	Exposed wood vaulted ceilings and beams. Creative office space.

Building F - 15510 Lake Hills Blvd

Floor / Suite	Available SF	Availability Date	Rental Rate	Load Factor	Comments
2 / 201	2,383 RSF	10/01/2015	\$21 - \$24/SF, NNN	12%	Vaulted ceiling with plentiful nat- ural light. Creative office space.



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LAKE HILLS VILLAGE FACT SHEET

Description:	Mixed-use neighborhood with residential, retail and office space. Including restaurants, shops and a King Country library branch, Lake Hills Village is the perfect community to LIVE, WORK and PLAY.
Year Built:	2014 to present
Rental Rates:	\$21.00 - \$24.00/ SF, NNN
Operating Expenses:	2015 Expense Estimate - \$7.25/ RSF
Floor Sizes:	Up to 23,000 SF
Load Factors:	12%
Parking Ratio:	4 / 1,000 square feet
Freeway Access:	Centrally located; North to 520 or South to I-90
Fiber/Telecom Providers:	Comcast and Century Link
Security System:	Key Fob system for Office - Kantech System
Electrical System:	Each office user is separately metered
HVAC:	Building A is controlled by the Metasys Building Automation System
Construction Type:	VB with Quick Response Sprinklers



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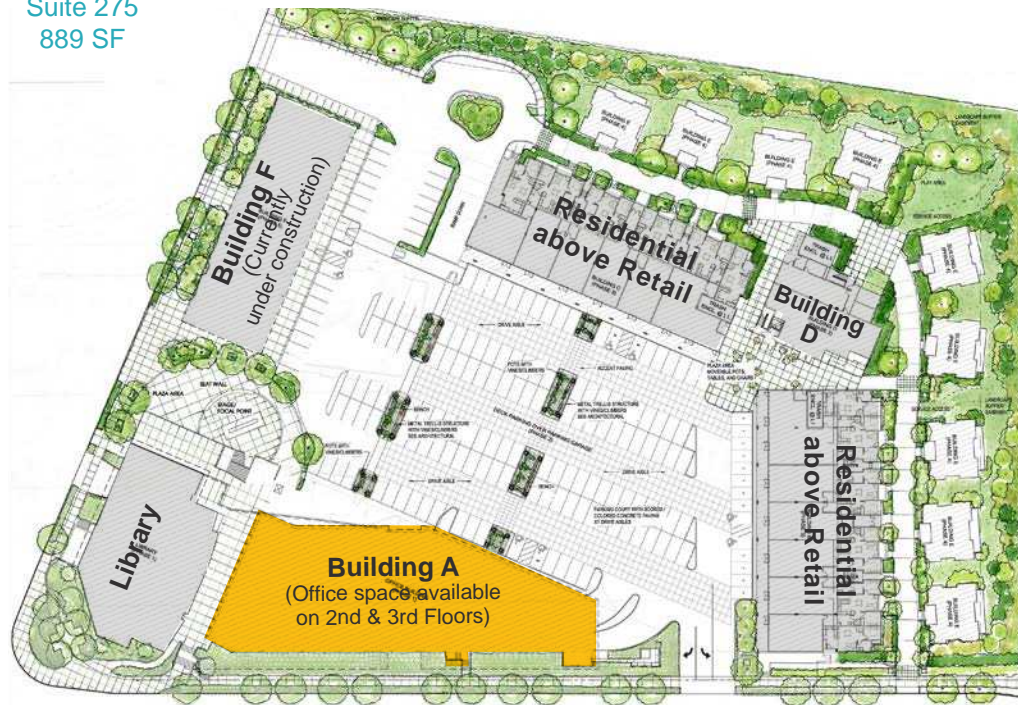
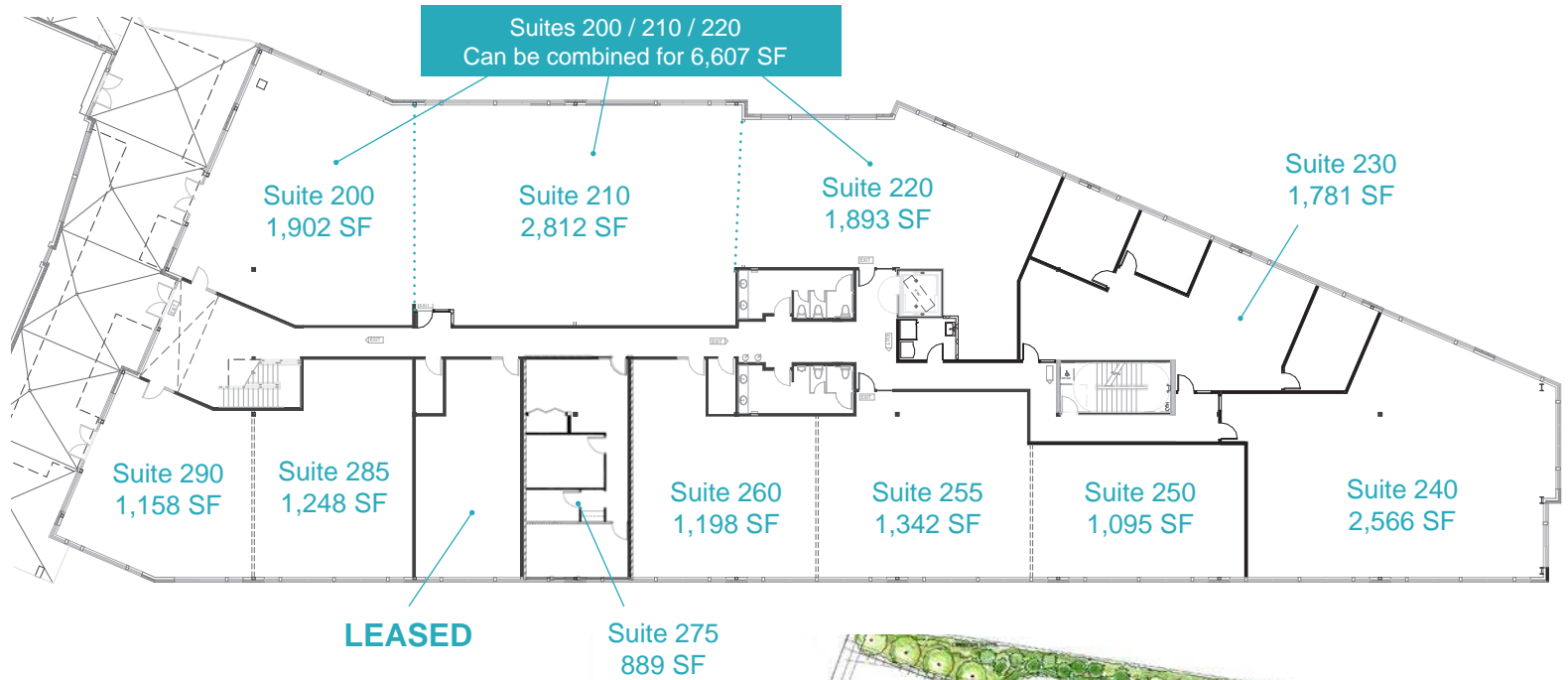
LAKE HILLS VILLAGE

BUILDING A
655 156th Ave SE
Bellevue, WA 98007

BUILDING A Second Floor Office

Floor Plan

Small and mid-sized office space available up to 18,149 RSF



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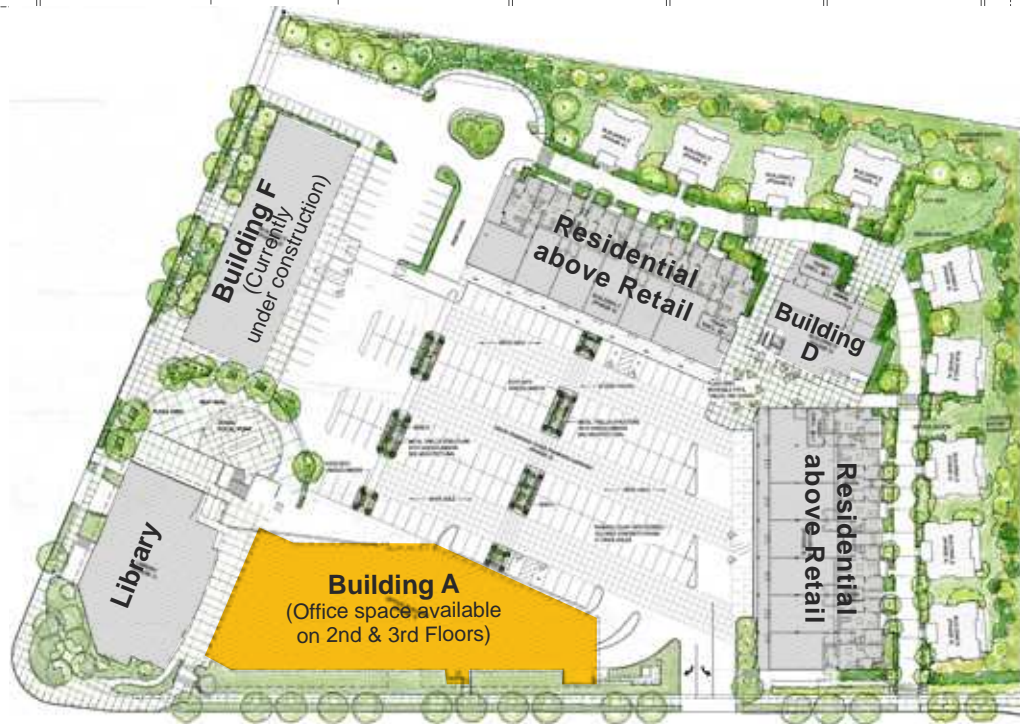
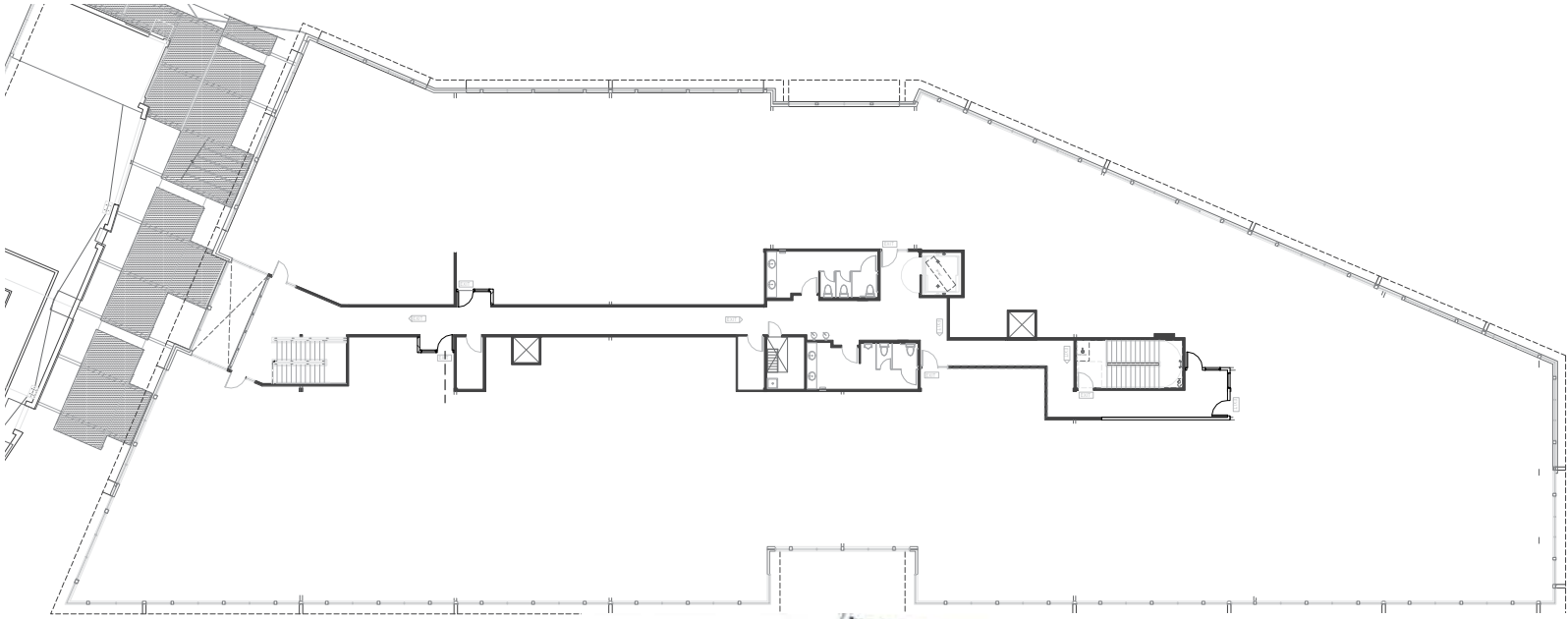
LAKE HILLS VILLAGE

BUILDING A
655 156th Ave SE
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BUILDING A Third Floor Office

Floor Plan

22,300 RSF full floor opportunity,
divisible to 5,000 RSF



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LAKE HILLS VILLAGE

BUILDING D
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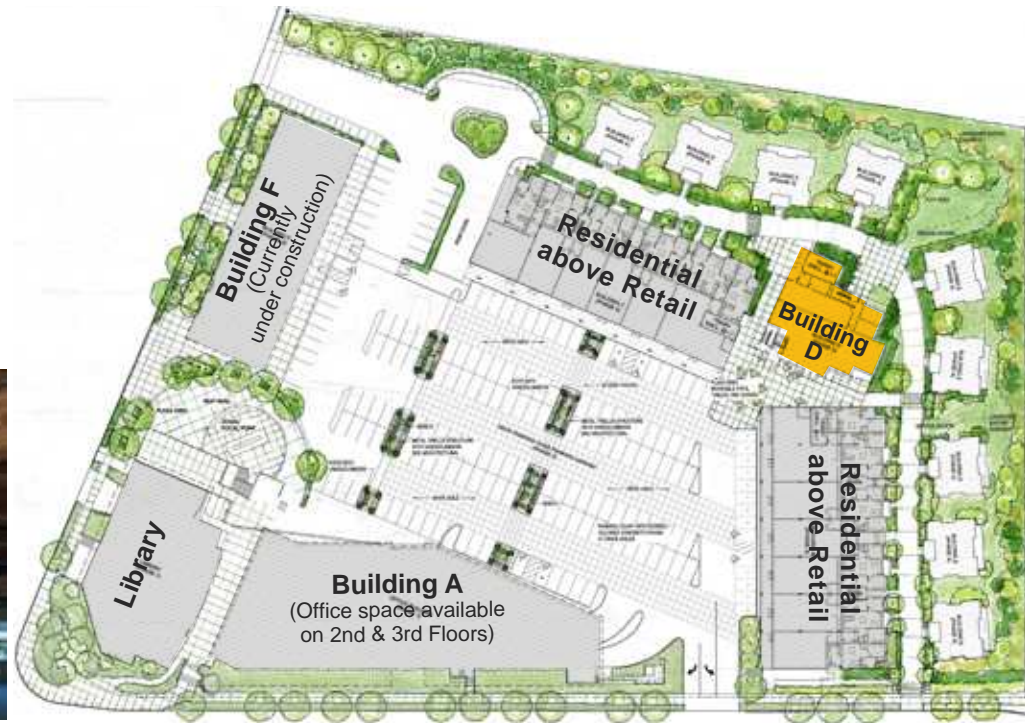
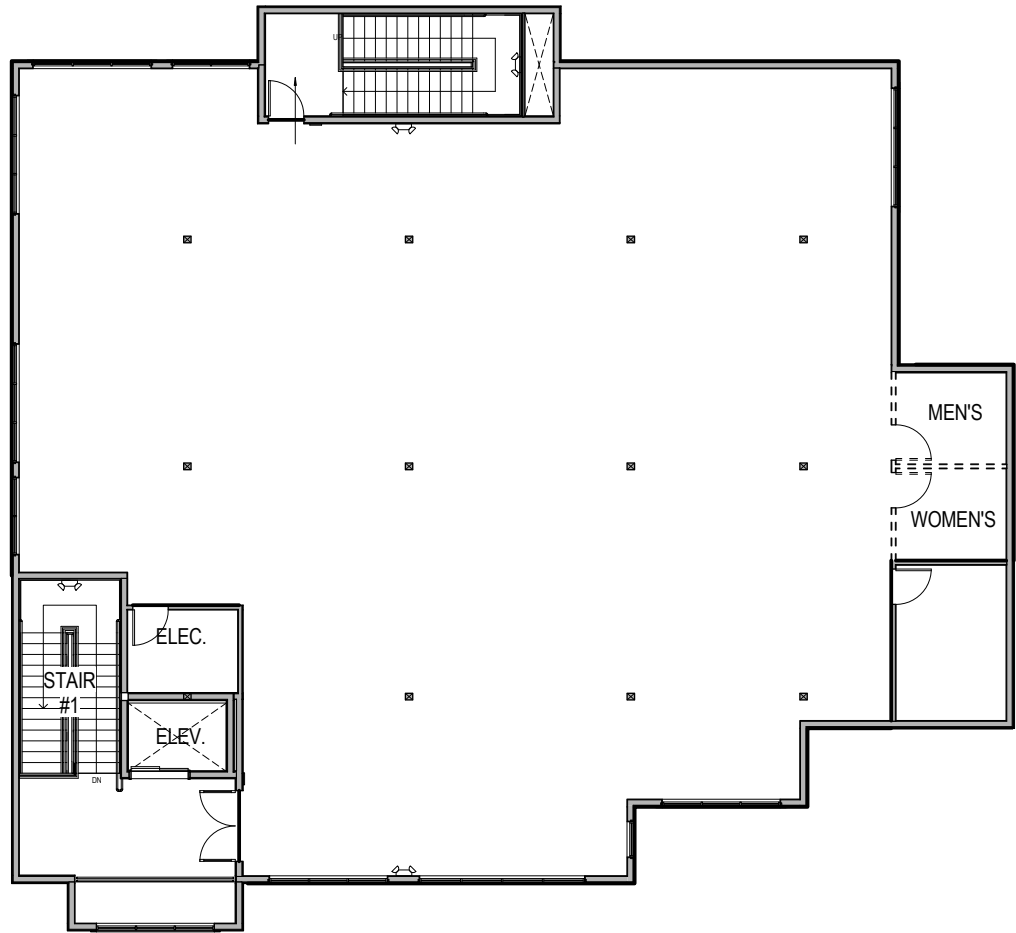
BUILDING D

Second Floor Office

Floor Plan

+/- 5,000 RSF

- Creative office space
- Exposed wood vaulted ceilings and beams



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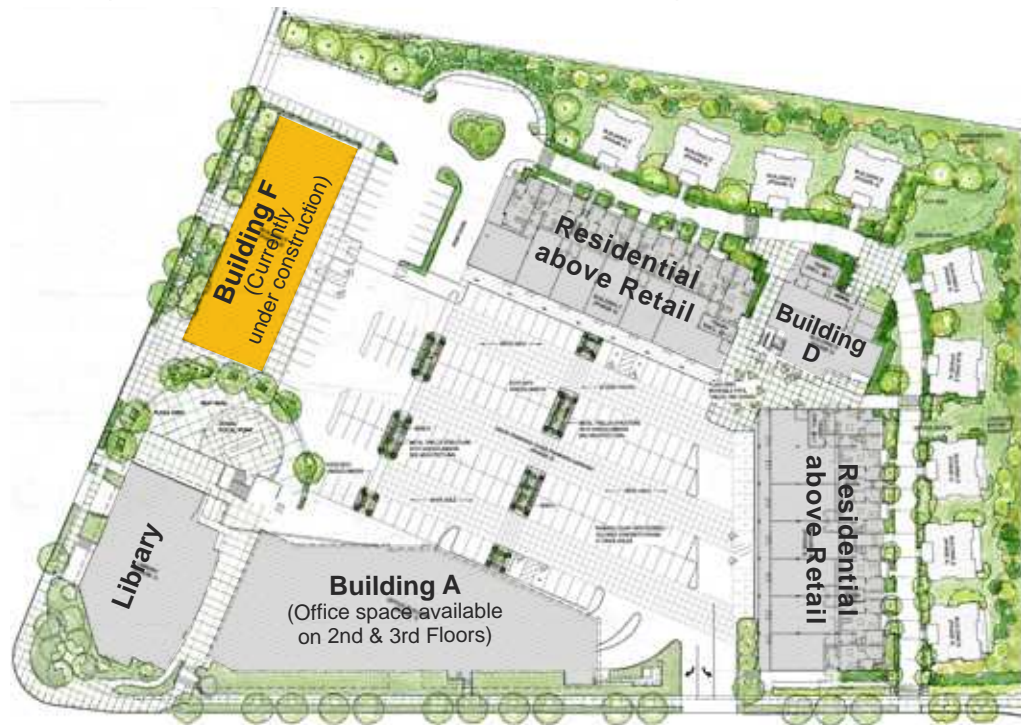
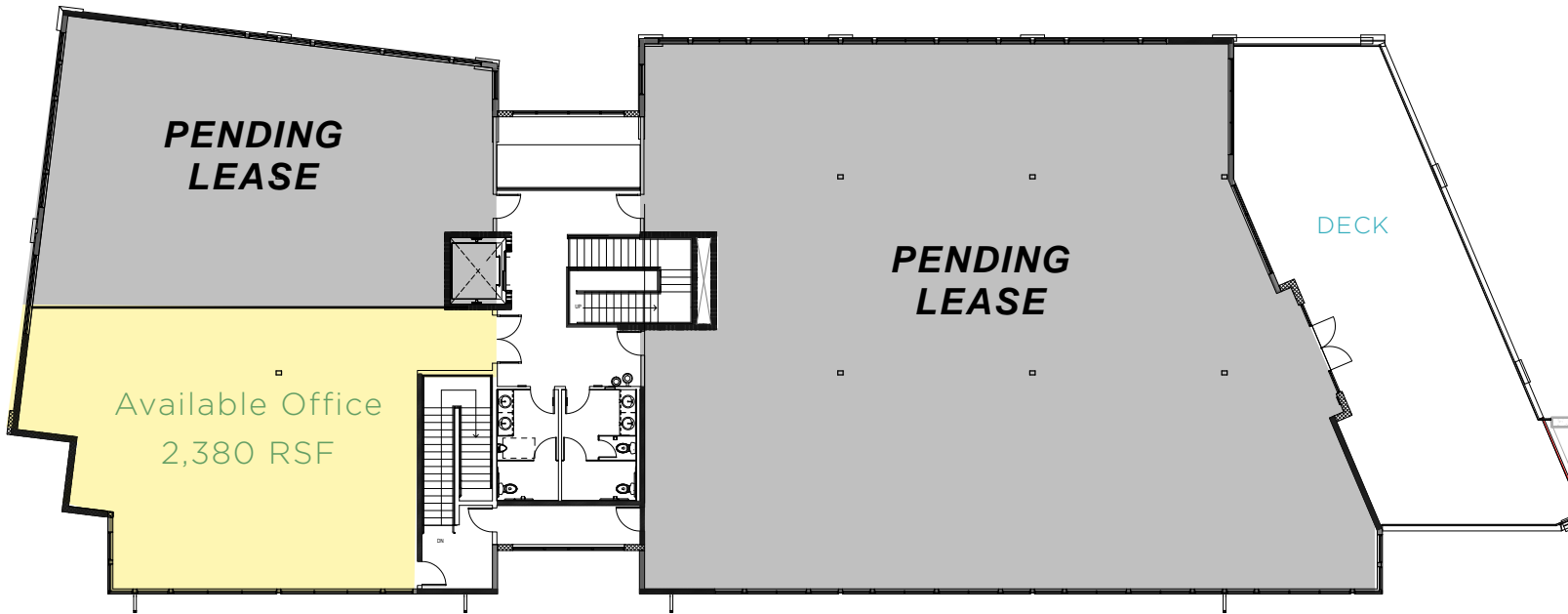
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LAKE HILLS VILLAGE

BUILDING F
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BUILDING F Second Floor Office

Floor Plan
2,380 RSF



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