

# BEL-RED CENTER—SUBLEASE

13500 Bel-Red Road, Ste 4 | Bellevue, WA 98005



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Cal C. Mitchell   T 425.922.2886   F 888.417.1792   Cal@CCMcommercial.com

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## EXCLUSIVE TENANT LISTING BROKER

**CAL C. MITCHELL, CCIM**   
Principal | Managing Broker | MCNE

**CCM COMMERCIAL**  
Hello: 425.922.2886  
Email: [cal@ccmcommercial.com](mailto:cal@ccmcommercial.com)



## Business Features

### SUBLEASE

**\$3,105.37 Base Rent + NNN**

### PROPERTY / BUSINESS FEATURES

- Premise Size: 1,364 SF
- Located on Busy Bel-Red Road
- 2 Years Left on Lease
- Additional Lease & Options Available
- Property Type: Commercial / Retail
- Established Shopping Center
- Prime Street Facing Signage
- Surrounded by 1,000+ Apartments
- Excellent Street Visibility
- Plenty of FREE Parking in Front of Property
- 35,000+ VPD (Vehicles Per Day)
- Minutes to Microsoft, Redmond Campus
- Minutes to the New Spring District
- Minutes to SR520, I-405 & Downtown Bellevue

### TOUR INSTRUCTIONS

- Please call Cal at 425.922.2886 for More Information and to Schedule Tours
- No Tours Without Listing Agent Present
- Do Not Contact or Disturb Employees

**BEL-RED CENTER — SUBLEASE** is located on busy Bel-Red Road in Bellevue. This premier location has prime, street facing visibility with plenty of **FREE PARKING** in front. Minutes to the Microsoft - Redmond campus, downtown Bellevue, Crossroads area, new Spring District, and easy access to freeways.

## Aerial View



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## Additional Aerial Views



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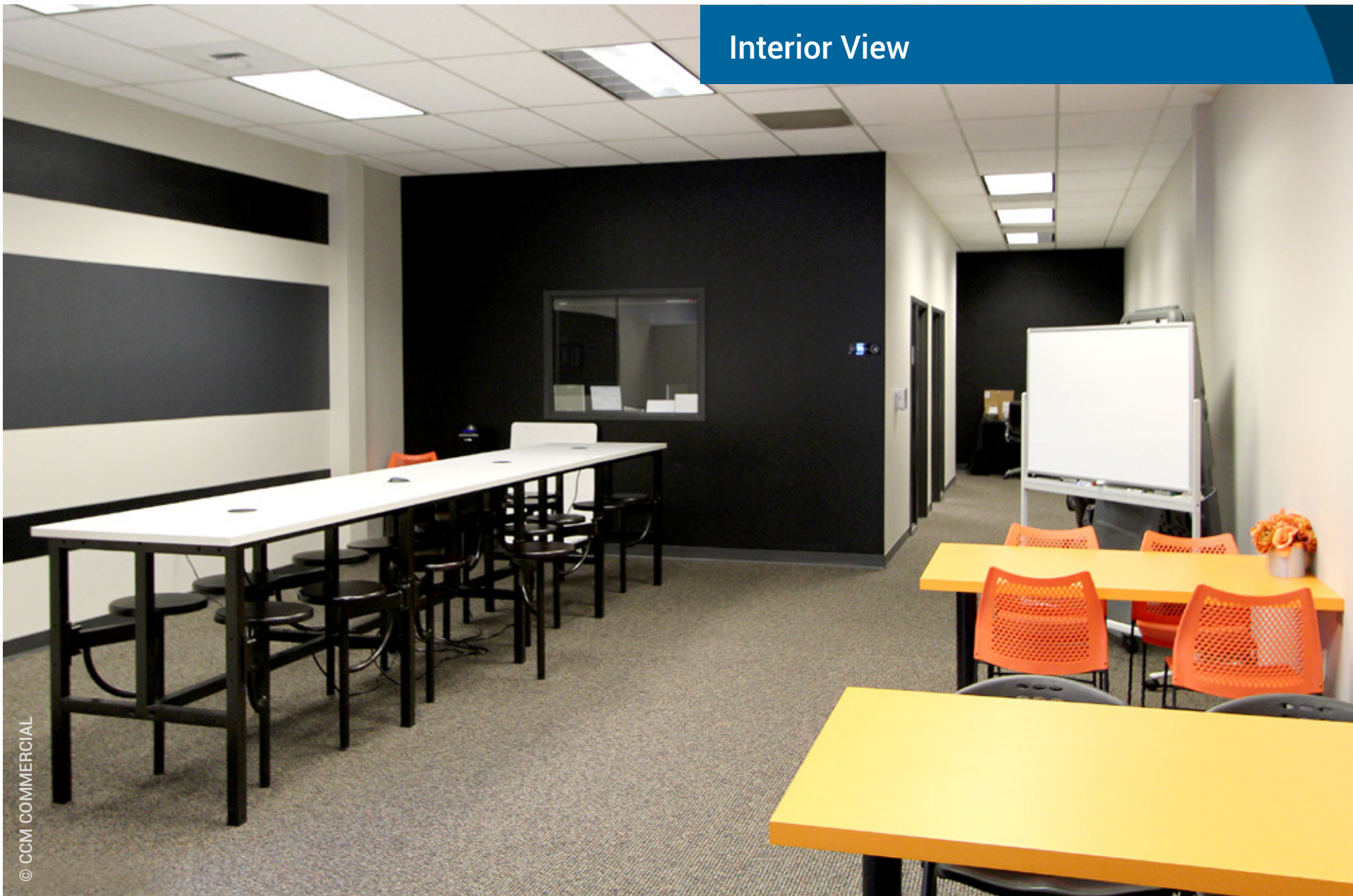


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## Interior View



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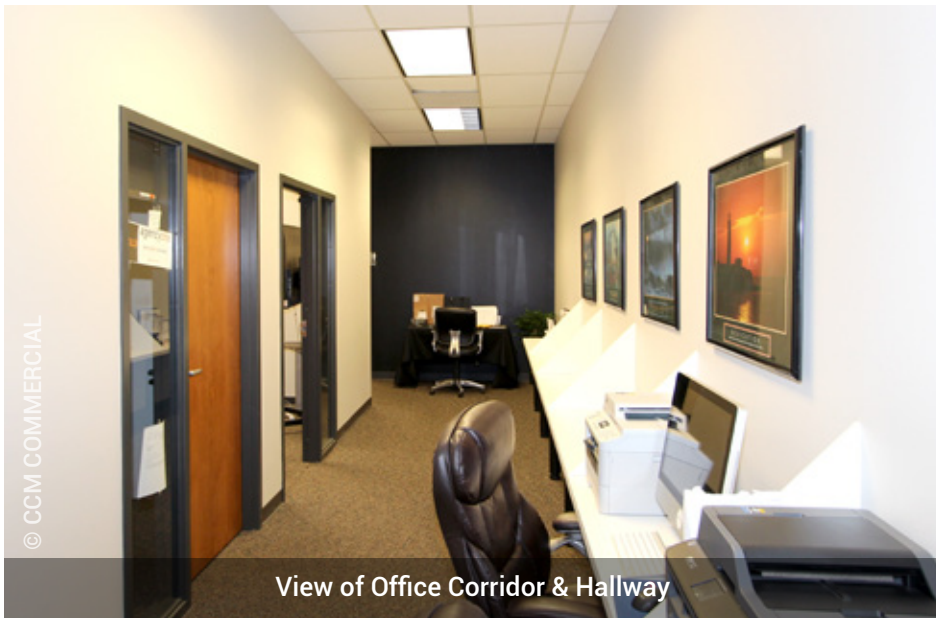


Reception Seating Area

## Additional Interior Views



View of Office from Reception Area & Front Entrance



View of Office Corridor & Hallway



View of Interior Office (w/ Closed Door) & Restroom Access



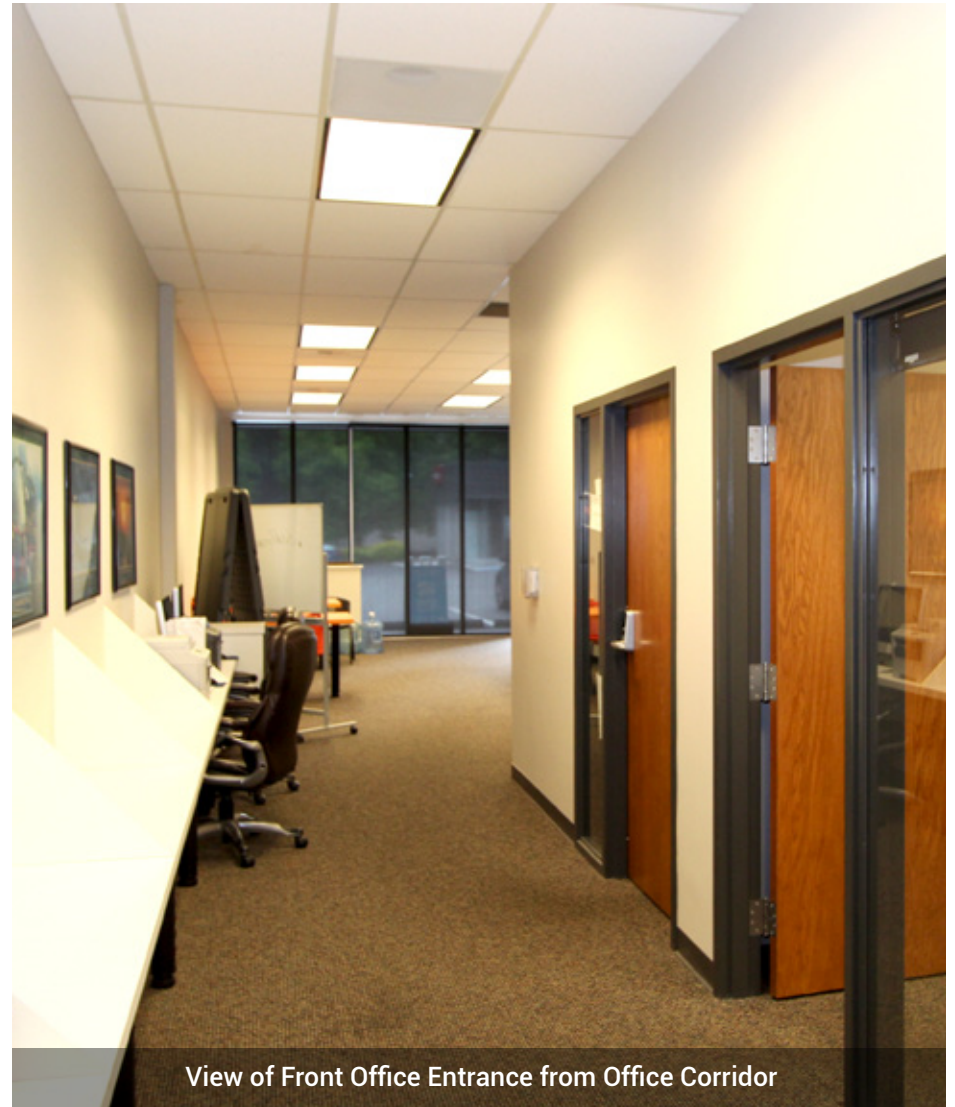


View of an Interior Office Space



View of Front Office Area & Front Entrance

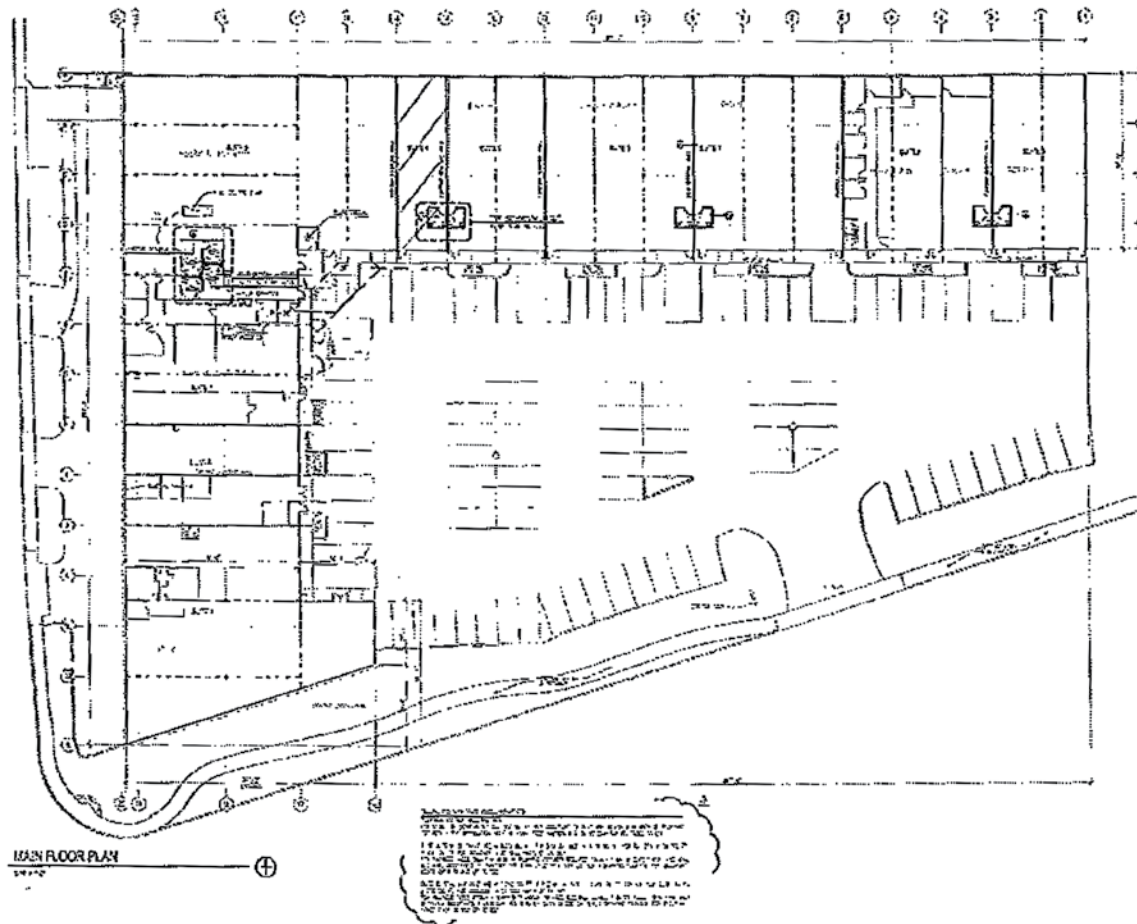
## Additional Interior Views



View of Front Office Entrance from Office Corridor

# Site Plan

## EXHIBIT "B" SITE PLAN AND LEGAL DESCRIPTION



**CHESMORE/BUCK**  
ARCHITECTS  
1000 DEL-ARCO ROAD  
BELLEVUE, WA 98005  
TEL: 206.451.1000

**DESIGN CENTER - INTERIOR REMODEL**  
1000 DEL-ARCO ROAD  
BELLEVUE, WA 98005

MAIN FLOOR PLAN  
40

# Neighborhood Demographics

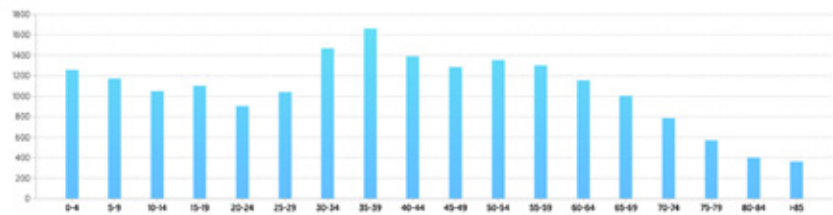
## Summary

Estimated Population	19,214
Population Growth (since 2010)	8.5%
Population Density (ppl / mile)	2,561
Median Age	39.92

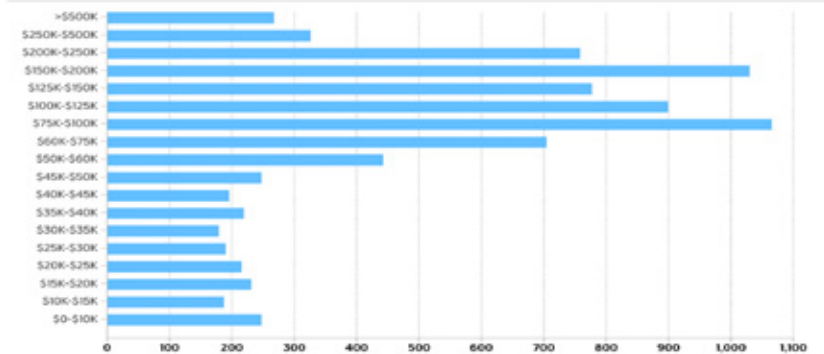
## Household

Number of Households	8,197
Household Size (ppl)	2
Households w/ Children	2,338

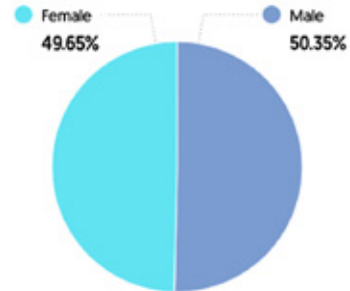
## Age



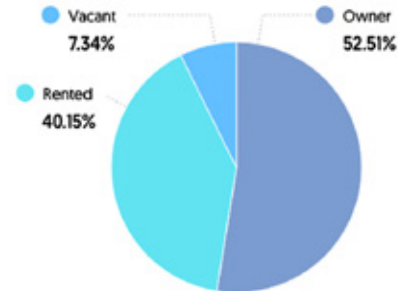
## Household Income



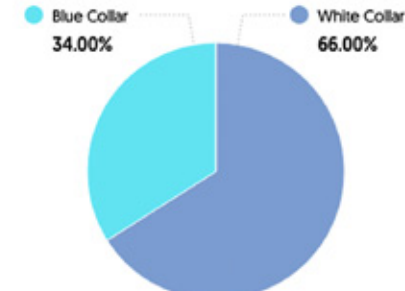
## Gender



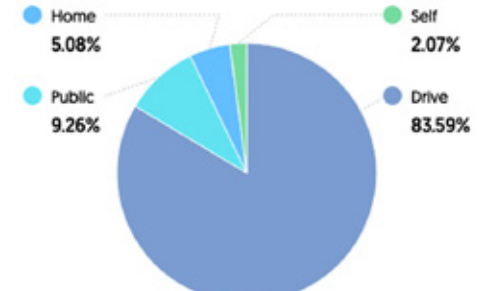
## Occupancy



## Workforce



## Commute Method



# Aerial Map & Amenities

