



DOWNTOWN

BELLEVUE

Downtown Bellevue is the economic and cultural heart of Seattle's Eastside. Home to world-leading tech firms, stellar shopping and dining, and a beautiful waterfront park, downtown offers a live-work-play environment.

9M+

SQUARE FEET

NEW
DEVELOPMENT
IN PROGRESS

- 3,800 housing units
- 5.5 million sq. ft. of new, Class A office space
- 600,000 sq. ft. of high-end retail



MEYDENBAUER BAY PARK

- 10-minute walk from your office!
- 400ft. signature pier • Public swimming
- Seasonal canoe, kayak, and SUP rental

GRAND CONNECTION

Connects downtown public spaces and will ultimately bridge I-405 to Wilburton.

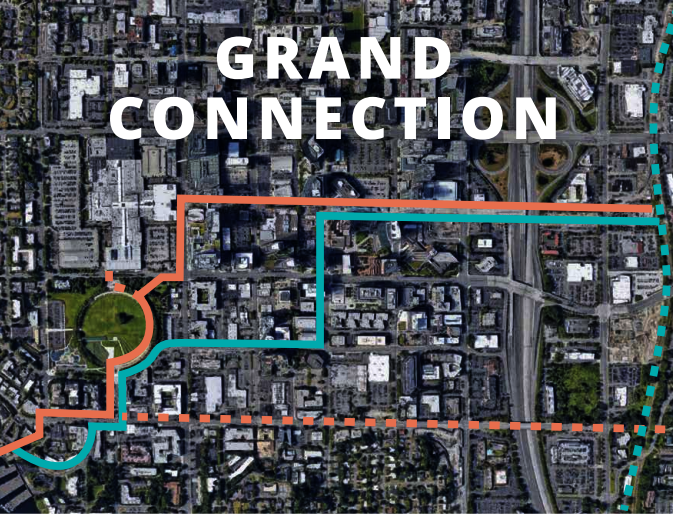
FINE DINING

Enjoy fine dining at local chef-driven restaurants, like Central Bar & Kitchen and Bis on Main.

CONNECTIVITY

- 20+ regional bus routes
- SR520 and I-405 access
- Bike and pedestrian trails
- Fast, reliable light rail (2023)

GRAND CONNECTION



DOWNTOWN BELLEVUE OVERVIEW

	DT Bellevue	Bellevue	Seattle	King County
POPULATION				
• Population	13,669	148,145	753,655	2,252,782
• Foreign-Born	43.9%	37%	19.6%	24.7%
• Female	48.8%	49%	48.7%	49.8%
• Male	51.2%	51%	51.3%	50.2%
• Bachelor's degree +	78.8%	79.1%	73.1%	56.9%
• Master's degree+	41.4%	25.6%	21.0%	16.1%
AGE				
• <18	7.2%	21.4%	14.7%	20.0%
• 18-24	8.3%	4.8%	7.9%	5.9%
• 25-34	39.8%	20.0%	25.5%	18.5%
• 35-44	13.7%	14.4%	15.5%	15.2%
• 45-54	9.9%	13.0%	11.6%	18.9%
• 55-64	8.3%	10.5%	10.3%	11.7%
• 65+	13.4%	14.1%	12.0%	13.5%
JOBS				
• Total Jobs	56,058	148,560	619,619	1,411,005
• Construction & Resources	2.7%	4.4%	3.9%	5.4%
• Finance, Insurance, Real Estate	11.7%	8.6%	5.6%	5.0%
• Manufacturing	0.3%	3.2%	4.2%	7.4%
• Retail	9.1%	9.6%	13.3%	11.0%
• Services	69.8%	62.7%	53.8%	50.7%
• Wholesale, Utilities, Transportation	3.9%	5.3%	5.1%	8.2%
• Government	2.1%	2.7%	7.7%	6.6%
• Education	0.0%	2.6%	6.0%	5.6%
COMMUTE TIME				
• <20 minutes	47.4%	38.2%	28.7%	27.8%
• 20-40 minutes	32.5%	37.8%	42.5%	39.5%
• 40-60 minutes	17.4%	19.8%	23.0%	22.7%
• 60+ minutes	2.7%	4.1%	5.8%	9.9%

EXTENDED OVERVIEW

2040 PROJECTIONS

- Population (2019)
- Employment (2019)
- Projected Population (2040)
- Projected Employment (2040)

DT Bellevue

- 13,669
- 56,058
- 22,070
- 77,442

IN DEVELOPMENT

- Housing Units
- Hotel Units
- Office Space
- Retail Space

DT Bellevue

- 3,786
- 1,121
- 5,544,000 SF
- 634,092 SF

TRANSIT

- Light rail stations
- Light rail mins to Downtown Seattle
- Light rail mins to U of Washington
- Light rail mins to SeaTac Int'l Airport
- Buses serving Bellevue Transit Center

DT Bellevue

- 2 (open 2024)
- 22
- 30
- 53
- 20+

REAL ESTATE

- Median Gross Rent (Housing)
- Asking Rate (Average, Class A)
- Asking Rate (Average, All Classes)
- Net Rentable Area
- Covered Parking

DT Bellevue

- \$2,702
- \$50 to \$54
- \$46 to \$50
- 10,130,954
- \$250



Special thanks to the Port of Seattle for supporting the Innovation Triangle.