



OVERLAKE

Long a hub for technology and innovation, the Overlake neighborhood continues to transform into a vibrant, urban neighborhood. Come join the original tech-oriented district on Seattle's Eastside!

MAJOR REDEVELOPMENT UNDERWAY

- Well over 1,000 housing units, with more on the horizon
- Multi-billion dollar renovation of Microsoft's East Campus, including new office buildings, pedestrian connections, retail/restaurant spaces, and other amenities.
- Major public investments in utilities, sidewalks, bike lanes, plazas, and public parks



THE ORIGINAL INNOVATION HUB ON SEATTLE'S EASTSIDE

CUISINE

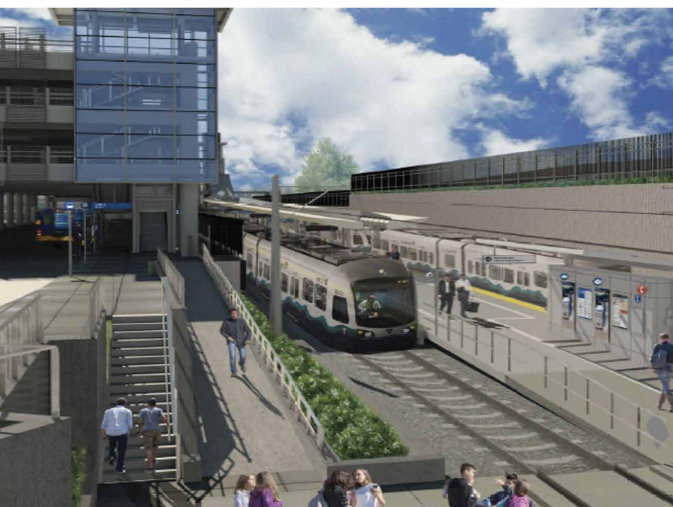
Enjoy some of the best, most diverse regional and international cuisine in —from Chinese to Thai, Italian, Indian and everything in between.

TRANSIT

One of the most transit-connected neighborhoods on the Eastside, with all-day bus routes and light rail coming in 2023.

ESTERRA PARK

Esterra Park redevelopment continues. At build-out, the project will include offices, apartments, shops and a new urban park.



OVERLAKE OVERVIEW

	Overlake	Bellevue	Seattle	King County
POPULATION				
Population	5,556	139,014	688,245	N/A
Foreign-Born	58.8%	38%	18.0%	N/A
Female	54.4%	49%	49.8%	N/A
Male	45.6%	51%	50.2%	N/A
EDUCATION				
Bachelor's degree +	75.5%	65.5%	61.6%	50.4%
Master's degree +	39.1%	28.7%	25.7%	19.7%
AGE				
• <18	21.5%	20.7%	15.4%	20.8%
• 18-24	2.5%	6.3%	10.8%	8.5%
• 25-34	30.7%	17.9%	22.5%	17.3%
• 35-44	20.2%	14.4%	15.8%	14.9%
• 45-54	9.6%	14.9%	12.4%	13.9%
• 55-64	6.5%	11.6%	11.1%	12.2%
• 65+	9.0%	14.1%	12.1%	12.5%
JOB				
• Total Jobs	48,924	94,059	581,780	1,335,350
• Construction & Resources	0.7%	7.7%	4.0%	5.3%
• Finance, Insurance, Real Estate	1.8%	4.7%	5.6%	5.0%
• Manufacturing	4.1%	3.3%	4.3%	7.6%
• Retail	1.4%	9.9%	12.0%	10.7%
• Services	90.5%	53.6%	53.5%	50.1%
• Wholesale, Utilities, Transportation	1.4%	5.2%	5.4%	8.5%
• Government	0.0%	11.5%	8.3%	6.8%
• Education	0.0%	4.2%	6.8%	5.9%
COMMUTE TIME				
• <20 minutes	53.2%	43.6%	31.4%	30.6%
• 20-40 minutes	45.2%	40.9%	46.9%	43.8%
• 40-60 minutes	6.6%	11.2%	15.2%	16.3%
• 60+ minutes	5.0%	4.5%	6.6%	9.4%

EXTENDED OVERVIEW

2040 PROJECTIONS

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

Transit

- Light rail stations
- Light rail mins to Downtown Redmond
- Light rail mins to Downtown Bellevue
- Light rail mins to Downtown Seattle
- Buses serving Overlake Transit Center

Overlake

5,556
55,000
13,000
61,500

REAL ESTATE

Median Gross Rent (Housing)
Average Asking Rate (Class A)
Average Asking Rate (All Classes)

Overlake

\$1,716
\$40 to \$48
\$34 to \$42

IN DEVELOPMENT

Housing Units
Hotel Units
Office Space
Retail Space

Overlake

1,700+
200+
3,300,000+ SF
200,000+ SF



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