



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
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Bachelor's degree +	75.5%	65.5%	61.6%	50.4%
Master's degree +	39.1%	28.7%	25.7%	19.7%
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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%
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JOBS				
• 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%
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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

	Overlake
• Population (2019)	5,556
• Employment (2019)	55,000
• Projected Population (2040)	13,000
• Projected Employment (2040)	61,500

Transit

	Overlake
• Light rail stations	2 (open 2023)
• Light rail mins to Downtown Redmond	8
• Light rail mins to Downtown Bellevue	10
• Light rail mins to Downtown Seattle	30
• Buses serving Overlake Transit Center	20+

REAL ESTATE

	Overlake
Median Gross Rent (Housing)	\$1,716
Average Asking Rate (Class A)	\$40 to \$48
Average Asking Rate (All Classes)	\$34 to \$42

IN DEVELOPMENT

	Overlake
Housing Units	1,700+
Hotel Units	200+
Office Space	3,300,000+ SF
Retail Space	200,000+ SF



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