



**HIGH-VISIBILITY RETAIL ON
NE 20th Street**



COLUMBIA PLAZA BUILDING A

13433 NE 20th Street, Bellevue, WA 98005

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Current Building

NEW BUILDING RENOVATIONS TO BE COMPLETED Q1/2021

\$34.00 - \$38.00/SF, NNN

1,250 SF - 10,500 SF

FEATURES:

- Retail signage on NE 20th Street
- Located in the heart of the Bel-Red corridor
- Quick access to SR-520 and I-405
- Close proximity to future Bel-Red Light Rail Station
- New building renovations to be completed February 2020
- 23,218+ Cars per day

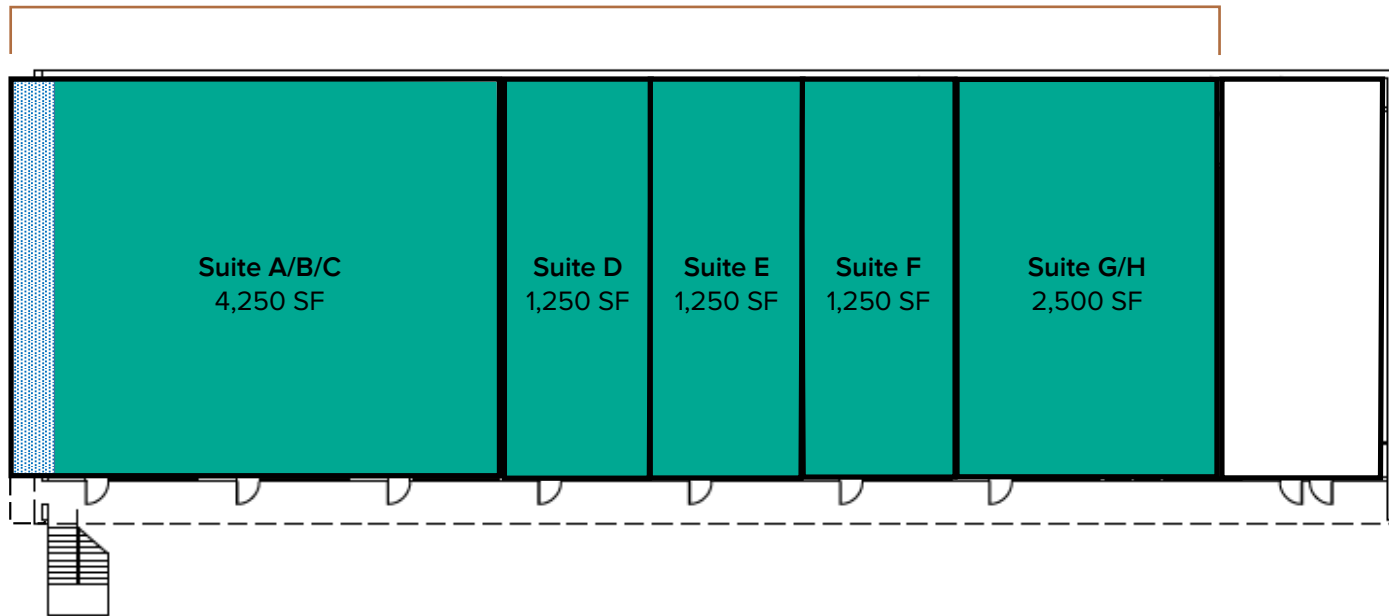


New South Elevation Renovations

| Daytime Population | 1 Mile | 2 Mile | 3 Mile |
|--------------------|--------|--------|---------|
| 2019 | 15,525 | 64,549 | 132,512 |
| 2024 | 17,398 | 70,363 | 143,684 |

FIRST LEVEL FLOOR PLAN

Contiguous 10,500 SF



SECOND LEVEL FLOOR PLAN



LOCATION MAP

