

PREMIUM DOWNTOWN  
BELLEVUE LOCATION

# Kaylen CENTER

821-827 BELLEVUE WAY NE  
BELLEVUE, WASHINGTON



**BRODERICK**  
• GROUP •



# AVAILABLE SPACE

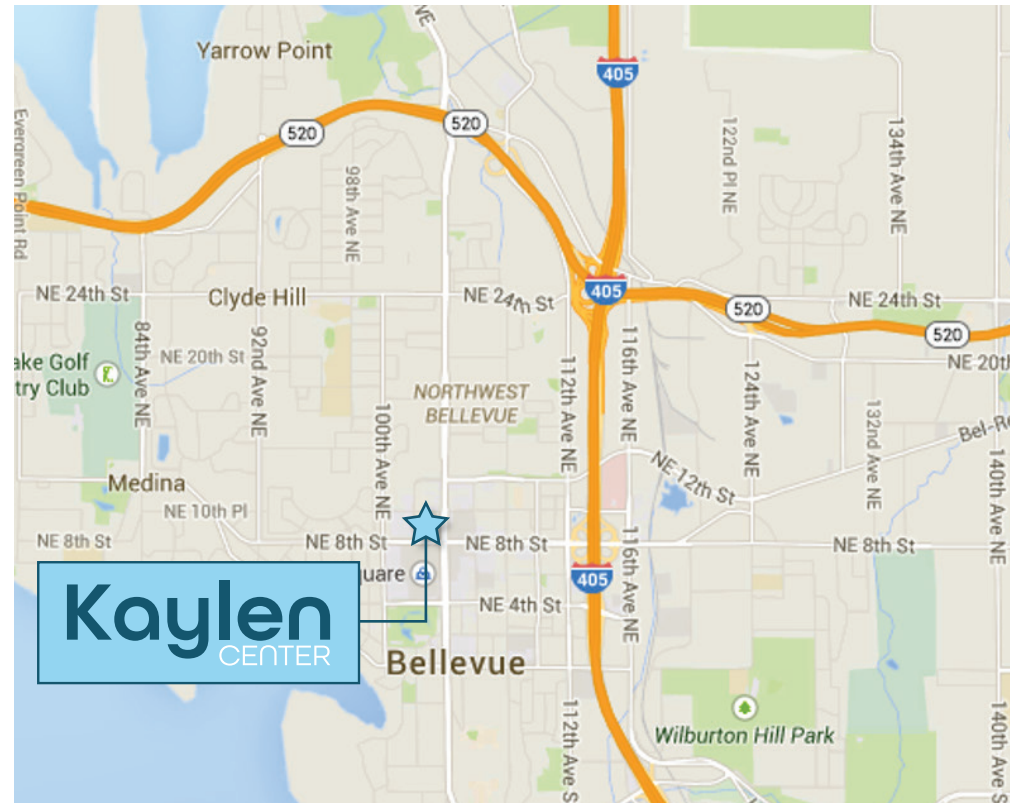
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BELLEVUE, WASHINGTON

FLOOR / SUITE	SIZE	AVAILABILITY
2 / 203	APPROX. 4,656 SF	NOW
2 / 205	APPROX. 3,128 SF	NOW

## PROPERTY FEATURES

- » Premium location across the street from Bellevue Square, Lincoln Square and Bellevue Place amenities
- » No load factor
- » Rental Rate: \$29.50/RSF, Gross
- » Comcast and CenturyLink services offered
- » Flexible lease terms
- » Owned and managed by Kemper Development Company



For further information or  
to schedule a tour, please  
contact:

### CLAYTON HOLM

425.274.4287

[holm@broderickgroup.com](mailto:holm@broderickgroup.com)

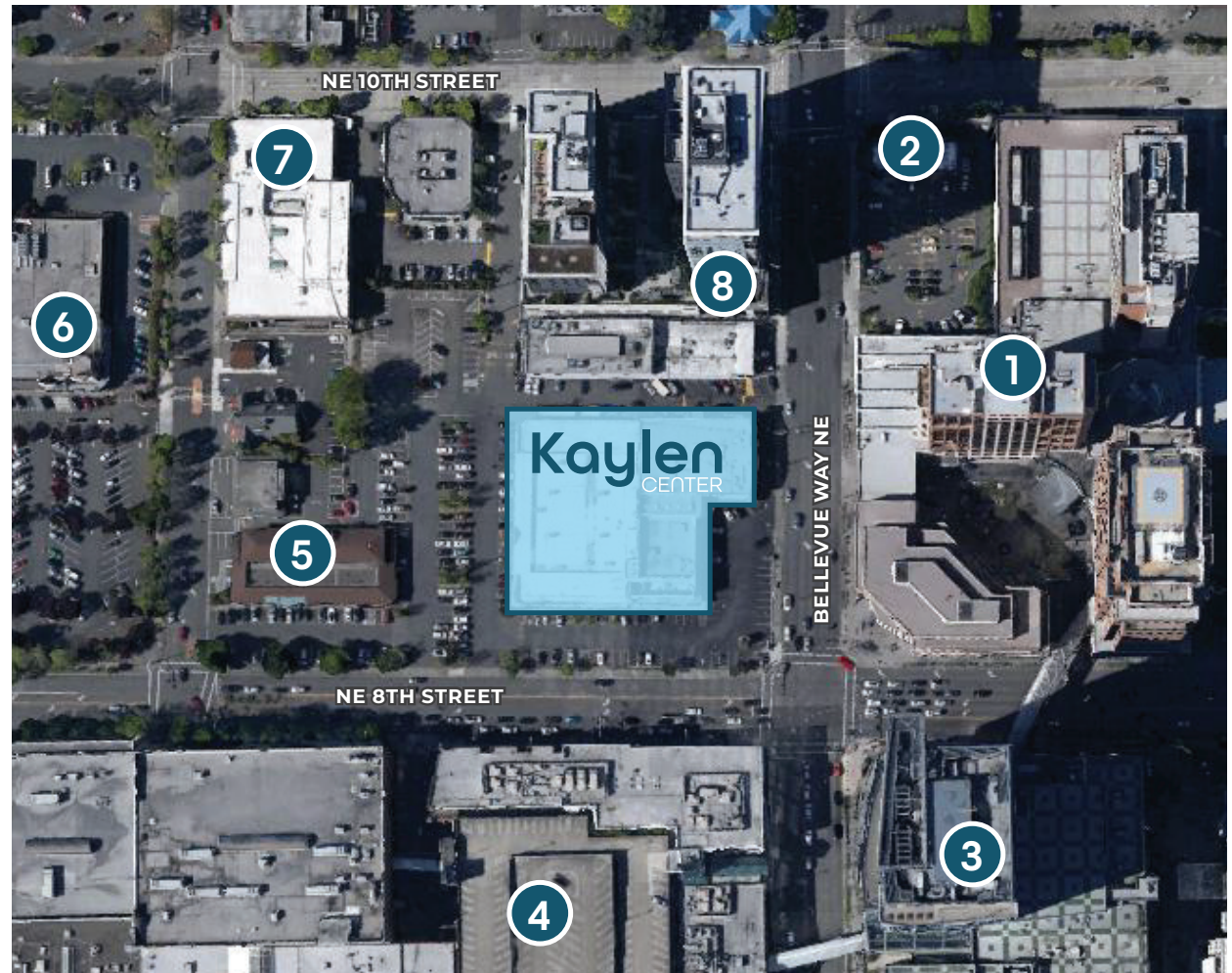
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# PREMIUM LOCATION

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1	<b>BELLEVUE PLACE</b> Hyatt Regency Hotel: Conference Rooms, Hotel Expansion, 13 Coins, Needs Deli, Zen Express, Daniel's Broiler, Fonte Coffee, Suite Restaurant & Lounge, JOEY Bellevue, Retail Stores
2	Wendy's
3	<b>LINCOLN SQUARE</b> Woods Coffee, Din Tai Fung, Water Grill, Paddy Coyne's Irish Pub, Forum Social House, Lincoln Square Cinema, Lucky Strike Lanes, Earls Kitchen & Bar, Pearl Bar & Dining, STK Steakhouse Bellevue, Retail Stores
4	<b>BELLEVUE SQUARE MALL</b> Starbucks, Cactus, Tavern Hall, Pagliacci Pizza, The Cheesecake Factory, Thai Kitchen Bird Pepper, Retail Stores
5	Starbucks, See's Candies, Pasta & Co.
6	QFC, Bank of America
7	Zeek's Pizza
8	Black Bottle



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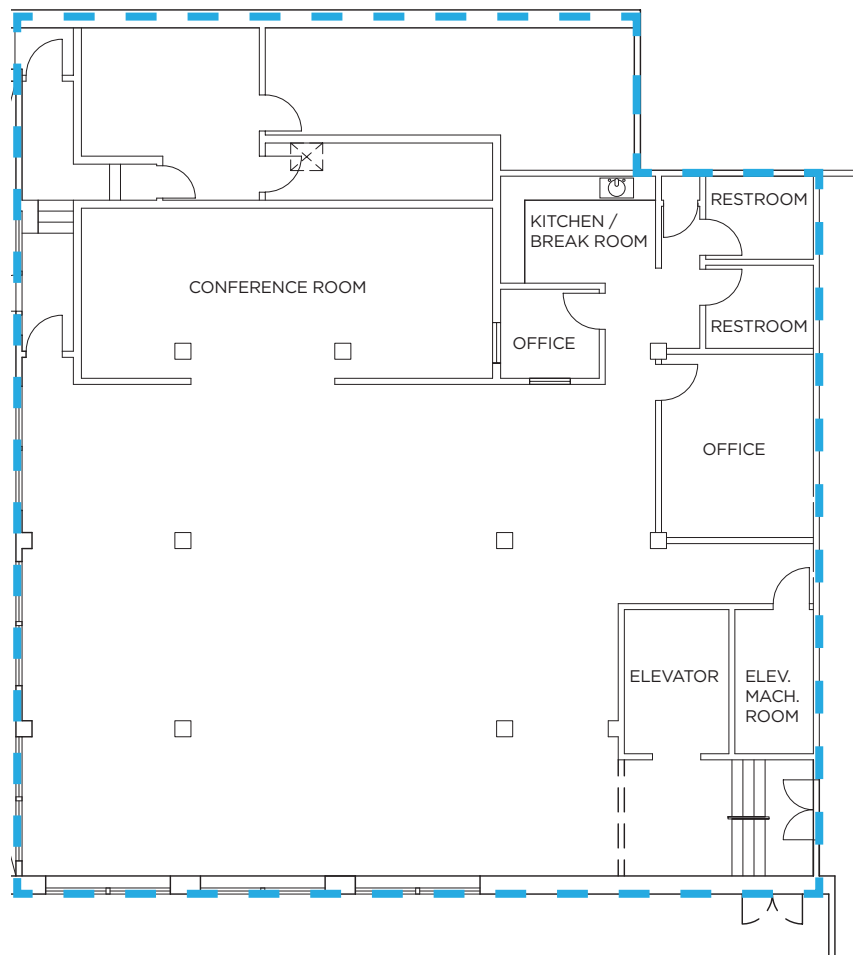
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# FLOOR 2, SUITE 203

APPROX. 4,656 SF

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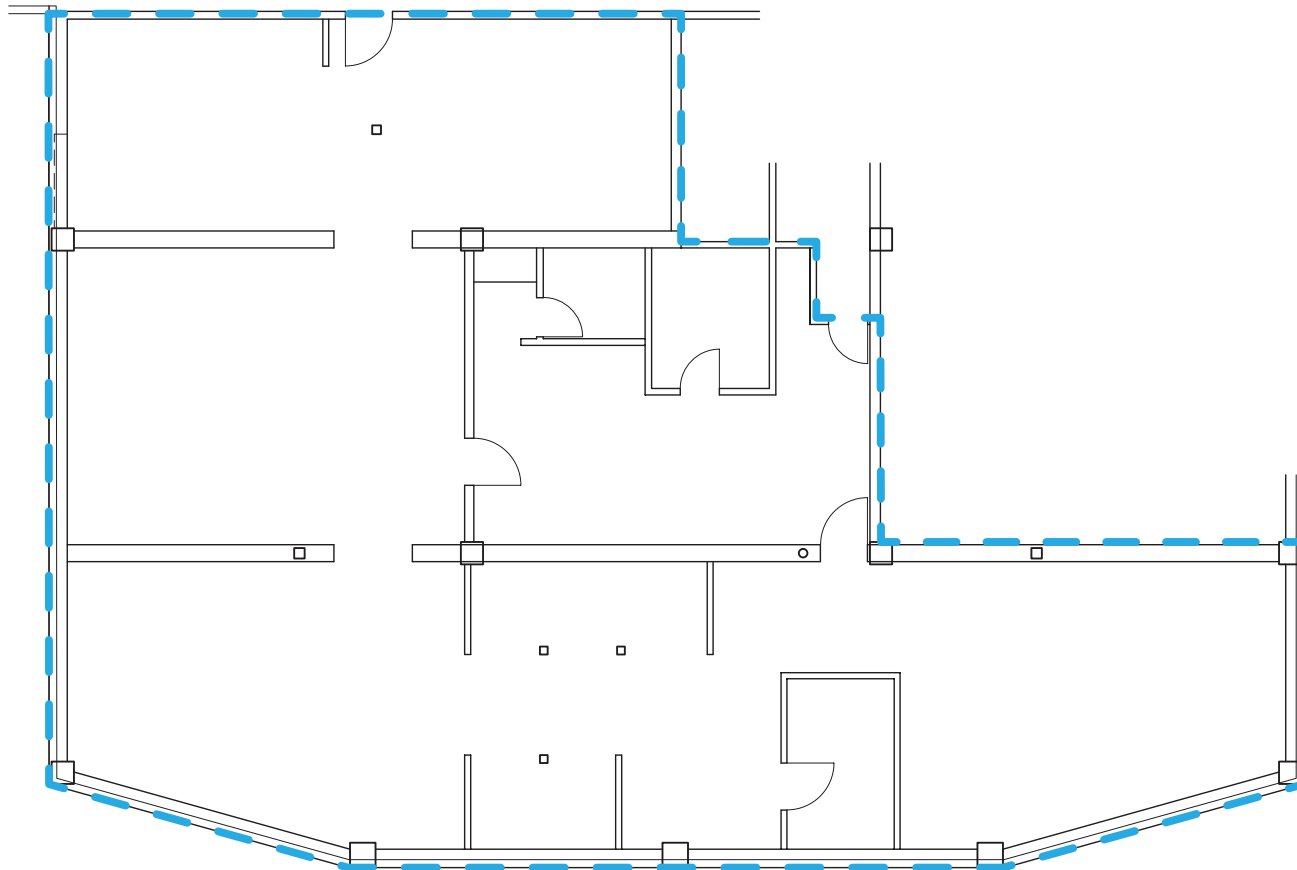
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# FLOOR 2, SUITE 205

APPROX. 3,128 SF

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