

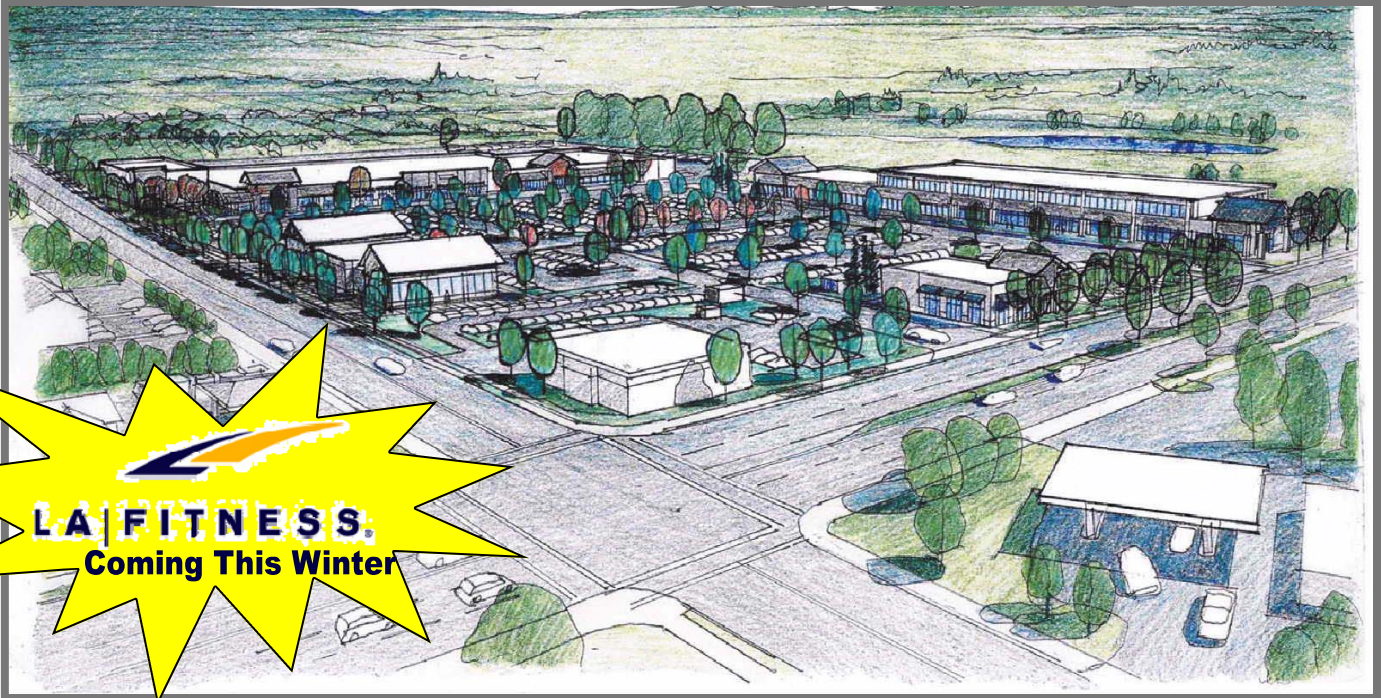
Franklin Pacific, LLC & Emerald Commercial, LLC are pleased to present:

FOR LEASE!

Kelsey Creek Center

Major Redevelopment - Estimated Completion Winter 2011

SE Corner of Main Street and 148th Avenue SE, Bellevue, WA



LA FITNESS.
Coming This Winter

- 50,000 Sq Ft LA Fitness and a 65,000 Sq Ft Grocery to anchor this prime retail property on a hard corner.
- New 3,526 Sq Ft drive-thru pad fronting 148th Street SE.
- New 8,362 Sq Ft multi-tenant retail shop building fronting Main Street.
- Strong national and local co-tenancies such as Starbucks, H&R Block, The Szechuan Chef, Liquor and Spirits, Subway, and many more.
- Space on new pylon signs available.

Pre-Leasing Now!



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The information contained herein has been obtained from sources deemed to be reliable, however neither Franklin Pacific, LLC nor Emerald Commercial, LLC make any representations to its accuracy. All information should be independently verified by prospective tenants.

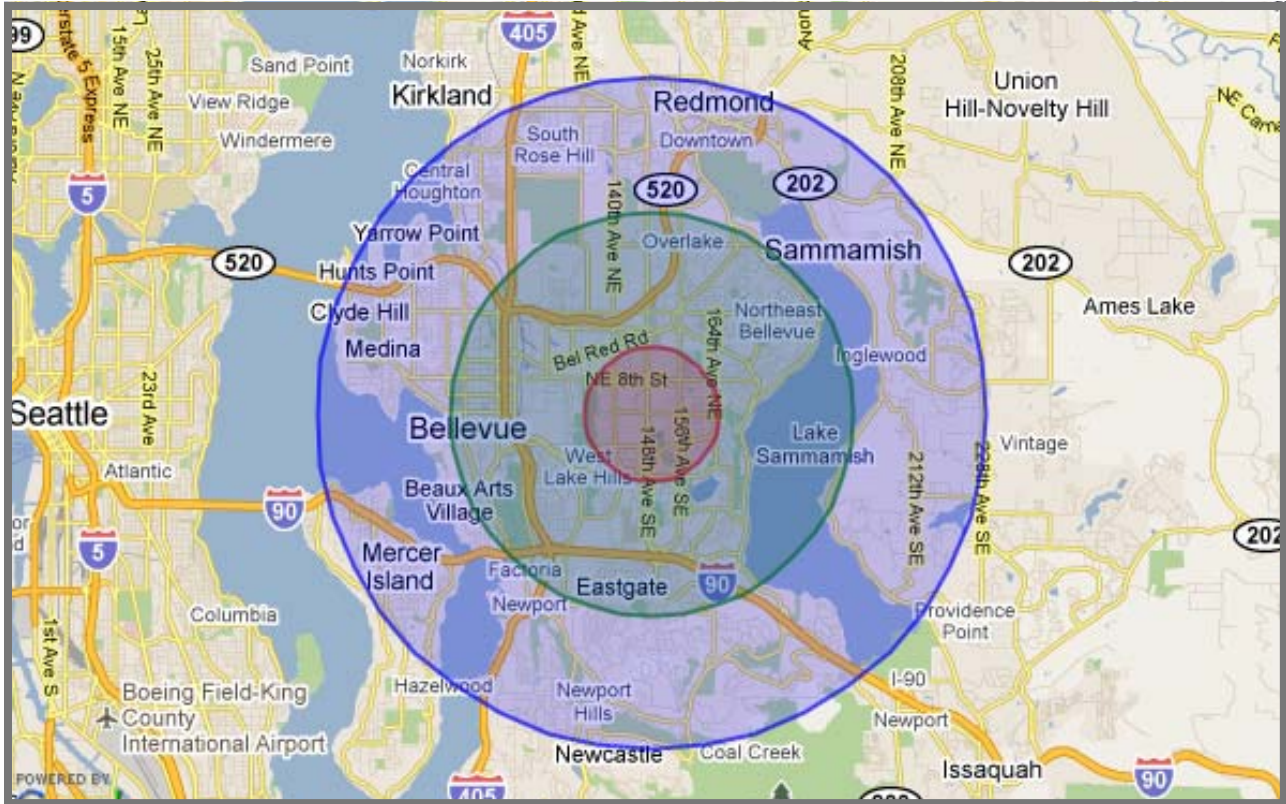
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Demographics

	1 Mile	3 Mile	5 Mile
Population	20,902	52,029	213,662
Avg. HH Income	\$72,050	\$77,928	\$105,664
Total House-holds	8,884	22,261	88,915

Traffic Counts

148th Street SE	32,500 Cars/Day
Main Street	8,000 Cars/Day

Travel Time

Seattle	12 Minutes
Issaquah	14 Minutes
Kirkland	15 Minutes

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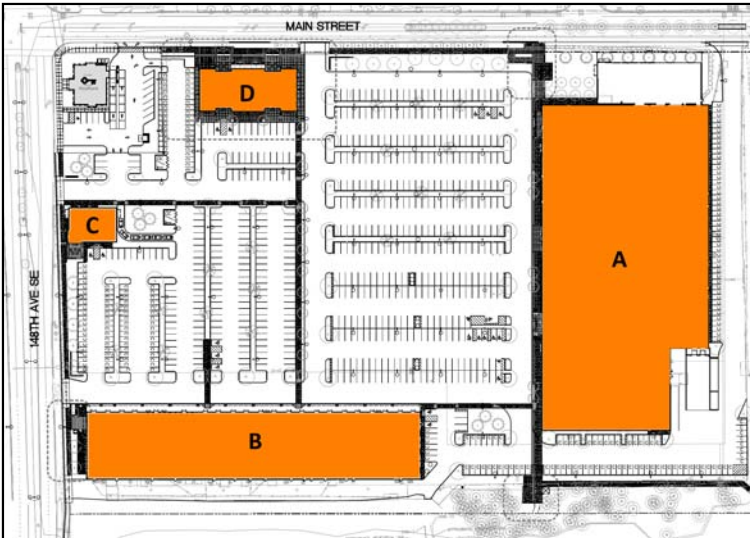
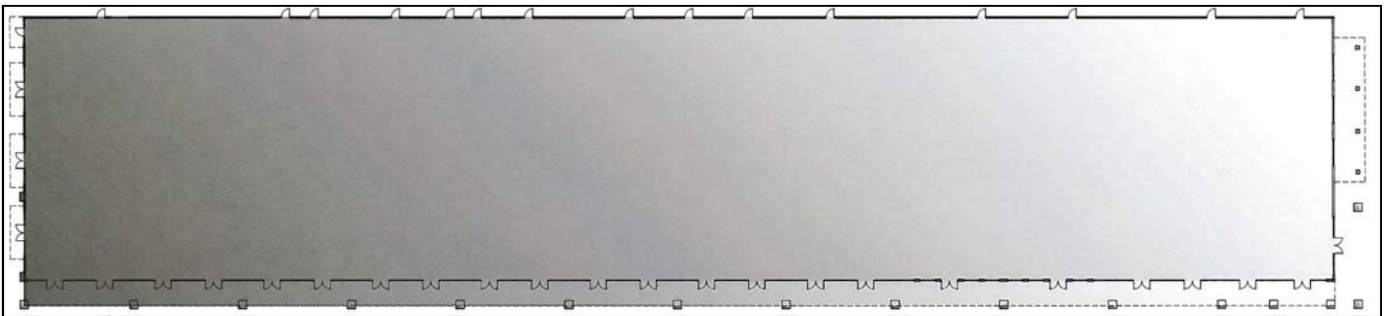
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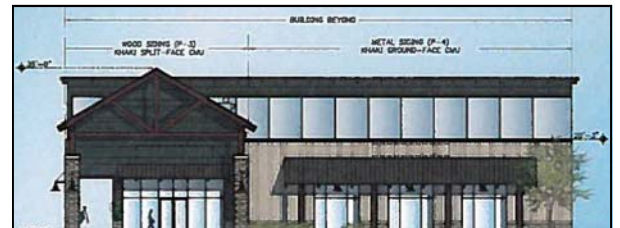
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Building B



Existing building to receive exterior remodel/beautification.

Outdoor seating/patio area available as well as community gathering plazas.



**~1,000 - 4,500 Sq Ft office/retail space available in existing 2-story building
\$32.00 - \$39.00/Sq Ft/Yr, NNN**

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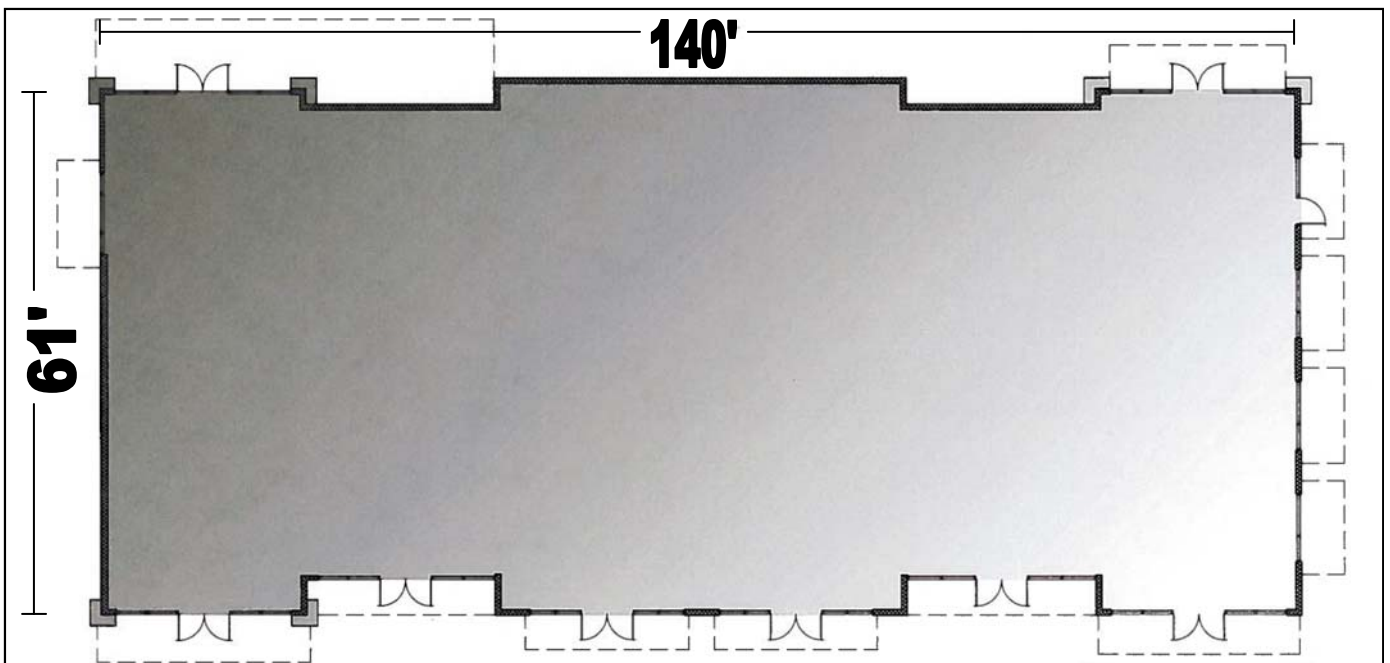
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Building D



8,362 Sq Ft retail shop building - divisible to ~1,100 Sq Ft
\$35.00 - \$39.00/Sq Ft/Yr, NNN

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1.5 miles from WA-520 • 2 miles from I-90 • 2.5 miles from I-405

Near: Bellevue College (13,000 students) • Microsoft Headquarters (14,000 offices)
Overlake Hospital (2,500 staff, 400+ beds) • Interlake & Sammamish HS (2,300+ students)

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