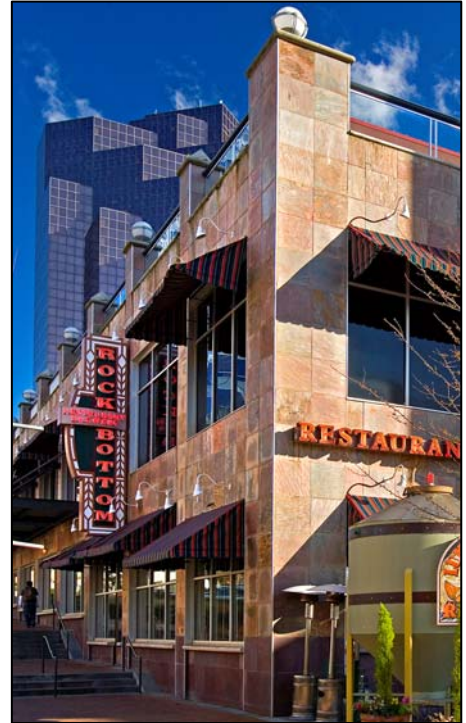


# MADISON PARTNERS

## BELLEVUE GALLERIA 550 106<sup>th</sup> Avenue NE, Bellevue, WA

The Bellevue Galleria, "Bellevue's Entertainment Destination", is an ideal place for dinner, shopping and a visit to the LA Fitness gym. You can also take in the free lunchtime concerts in summer and year-round pampering at the opulent Gene Juarez Salon & Spa. The remainder of merchants include, but are not limited to: Men's Warehouse, Sahara Fine Art Galleries and Habits for the Home. The building has just undergone renovations and has opened its doors to an office tenant in addition to the existing retail tenancy. The notable office tenant, Bungie LLC, creators of the multi-billion dollar gaming sensation, Halo, currently occupies 43% of the project.



### Investment Highlights:

- Class A Mixed-Use Project
- Stable Cash Flow
- No Rollover until 2014
- Below Replacement Cost
- 96% Leased
- Best Performing Submarket in Seattle
- High Parking Ratio - Over 800 Spaces
- Bellevue - Pro Business Environment
- Superior Regional Access & Visibility to Transportation Infrastructures



Should you have an interest in reviewing the Offering Memorandum, please electronically execute the Confidentiality Agreement at <http://www.madisonpartners.net/property/155>.

### Exclusive Investment Advisor

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