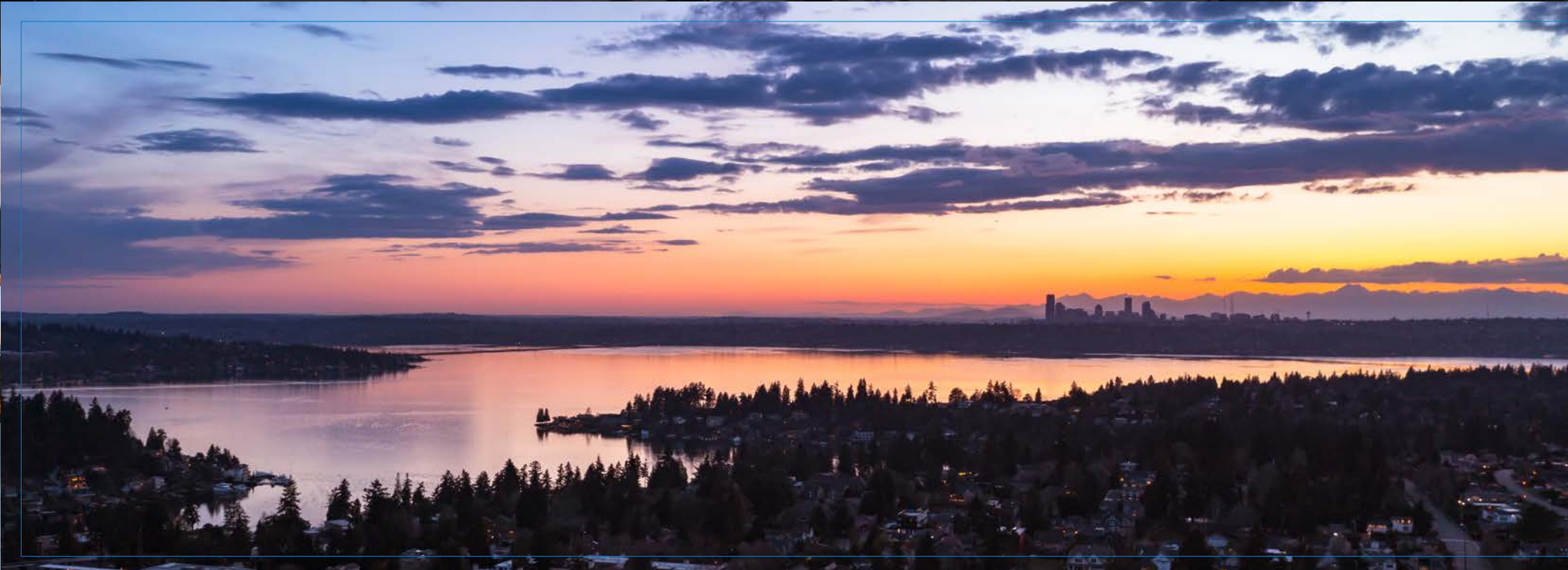


THE VIEW ON 28



A RARE VIEW. A RARE OPPORTUNITY.

Lincoln Square's 28th Floor Offers Panoramic & Protected Views of Lake Washington, the Seattle Skyline and Downtown Bellevue.

Stand atop the most powerful and prestigious mixed-use destination in the Pacific Northwest, The Bellevue Collection. Owned and managed by Kemper Development Company, The Collection has been about superior performance and placemaking for over 75 years.

The Bellevue Collection's legacy has grown into over 5.5 million square feet in the heart of Downtown Bellevue, creating dynamic and integrated upscale retail, class A office towers, three luxe hotels and a thriving Dining District, the new dining destination of choice in the region.

Day to night, attract the most sophisticated and successful audience in the Pacific Northwest—hosting an enhanced dining experience with unparalleled, panoramic views connected to the City within a City.

TOUR THE 28TH FLOOR OF LINCOLN SQUARE NORTH.

Western View of Lake Washington, Seattle Skyline and the Peaks of the Olympic Mountain Range.



18,800 Rentable SF and Stunning Views in All Directions.



140' of Unobstructed Western Views of Lake Washington and the Seattle Skyline.



Balconies Surround this Unique Restaurant Space in the Sky.



115' of Unobstructed Eastern Floor to Ceiling Views of the City and Cascade Mountains.



A Large Floorplate with a Center Core Provides 360° Dining Experience.



Southwest Views of the Lake and Terrace Dining Space.



1,200 SF Terrace for Southwest Stunning Views.



DYNAMIC & INTEGRATED LIKE NO OTHER.



- 1.7 Million sf of Class A Office Space
- 12,500 Parking Spaces (free retail parking)
- All Connected by 3 Sky Bridges and 2 Car / Pedestrian Tunnels
- A Dining District with over 50 Restaurants, plus 30 Quick Service Food and Café Spots
- 1,315 Luxury & Modern Guest Rooms at Hyatt Regency Bellevue, The Westin Bellevue and W Bellevue
- Over 200 Global, Local and Innovative Retail Brands
- 360 Luxury Residential Homes
- 22 Theater Screens at Two Luxe Cinemas



THE BELLEVUE COLLECTION, A 6 MILLION SQ. FT. PORTFOLIO

LOCATION OF CHOICE.

The Bellevue Collection is Uniquely Situated Between a Vibrant Urban Downtown and Some of the Wealthiest Neighborhoods and Most Valuable Real Estate in the Region.

- Easy access major highways and interstates
- 8 miles from Seattle
- 20 mins from Seattle-Tacoma International Airport



RESIDENTIAL LIVING IN DOWNTOWN BELLEVUE.

- 14,000 Downtown Bellevue residents, with growth projection to 27,000 by 2027
- The Collection's two high-rise residential towers are just steps away from Lincoln Square North's 28th floor.
- Luxury waterfront and city-adjacent homes and condominiums make up a significant portion of the Eastside's affluent local audience.



DOWNTOWN BELLEVUE

UNIQUELY POSITIONED FOR GROWTH.

BY THE NUMBERS

- 52,000+ employees within walking distance
- 14,000 Downtown Bellevue residents, with growth projection to 27,000 by 2027
- Nearly 100,000 employees within 3 miles
- 178,812 daytime employees within 5-mile radius
- 5,367 hotel rooms in Bellevue

NEW & FUTURE DEVELOPMENT



- Recently Completed
- ▲ Under Construction
- Proposed

RESIDENTIAL

- 1 Pinnacle North
- 2 Pinnacle South
- 3 Mirador Phase II
- 4 Bell 10
- 16 100 & Main
- 17 Bosa Park Row
- 19 20 106th Ave NE

- 27 Bellevue Tower
- 28 123 Bellevue Apartments

RESIDENTIAL / HOTEL / RETAIL

- 5 Avenue Bellevue
- 9 The Bellevue

OFFICE

- 6 1001 Office Towers
- 7 Bellevue Place II
- 8 Washington Square
- 10 The Eight
- 11 The Artise
- 14 Bellevue 600
- 15 555 Tower
- 18 Four 106

- 20 Washington Federal
- 21 Plaza 305
- 22 700 112th Ave
- 23 Summit III
- 24 West Main
- 25 44 Bellevue
- 26 Terraline
- 30 Kanon

MIXED USE

- 12 606 106th Ave NE
- 13 Cloudvue
- 29 Main St Place

BELLEVUE WAY.

This Downtown Street Sets the Stage for The Collection's Vibrant Retail Scene, Hotels, Office Towers, Residential and The Dining District.

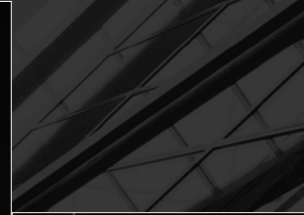
Lincoln Square North is located on the corner of Bellevue Way and NE 8th, one of the busiest intersections in the region with exposure to over 300,000 vehicles and pedestrians on a weekly basis.



THE BELLEVUE COLLECTION'S DINING DISTRICT.

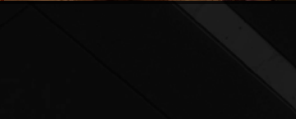
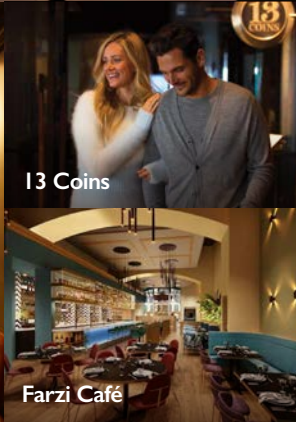
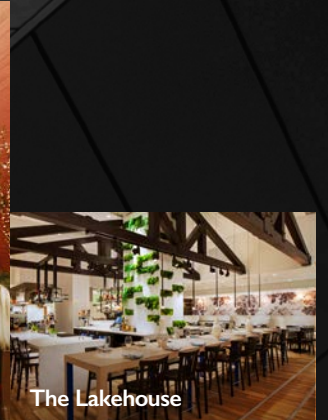
Over 80 Local-to-Global Dining, Nightlife & Entertainment Adventures.

- Centrally located in business-friendly, Downtown Bellevue—with one of the highest growth potentials in the country
- The largest concentration of premier, local-to-global dining in the Pacific Northwest
- Attached to Bellevue Square, the strongest retail destination in the multi-state area
- Local ownership ensures accessibility, safety, parking, connectivity, synergy—all in one place
- The ultimate location for restaurant & entertainment brands in the PNW



THE DINING DISTRICT.

A View of Select Dining & Entertainment Destinations at The Collection.



THE DINING DISTRICT CAMPAIGN.

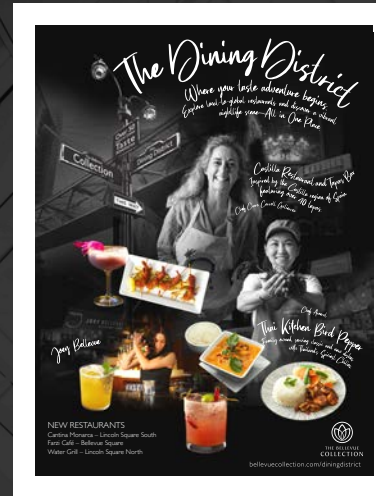
Defining The Collection's Dining District brand by celebrating the local to global narrative of the chefs and their flavors—successfully establishing overall dominance in the dining destination arena.

SUCCESS BY THE NUMBERS

DINING DISTRICT CAMPAIGN LAUNCH

Phase One: July - Dec. 2022

- 21% Increase in Comp Restaurant Sales (2021 vs. 2022)
- 30%+ Sales Increases for Several Restaurants
- 10 Restaurants in The Collection have Gross Sales over \$10M Annually



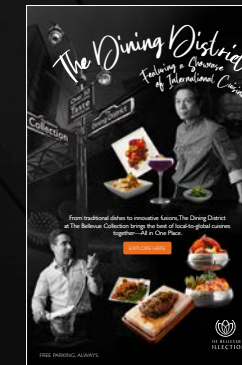
Print Advertising



Large Format Wall Graphics and Signage



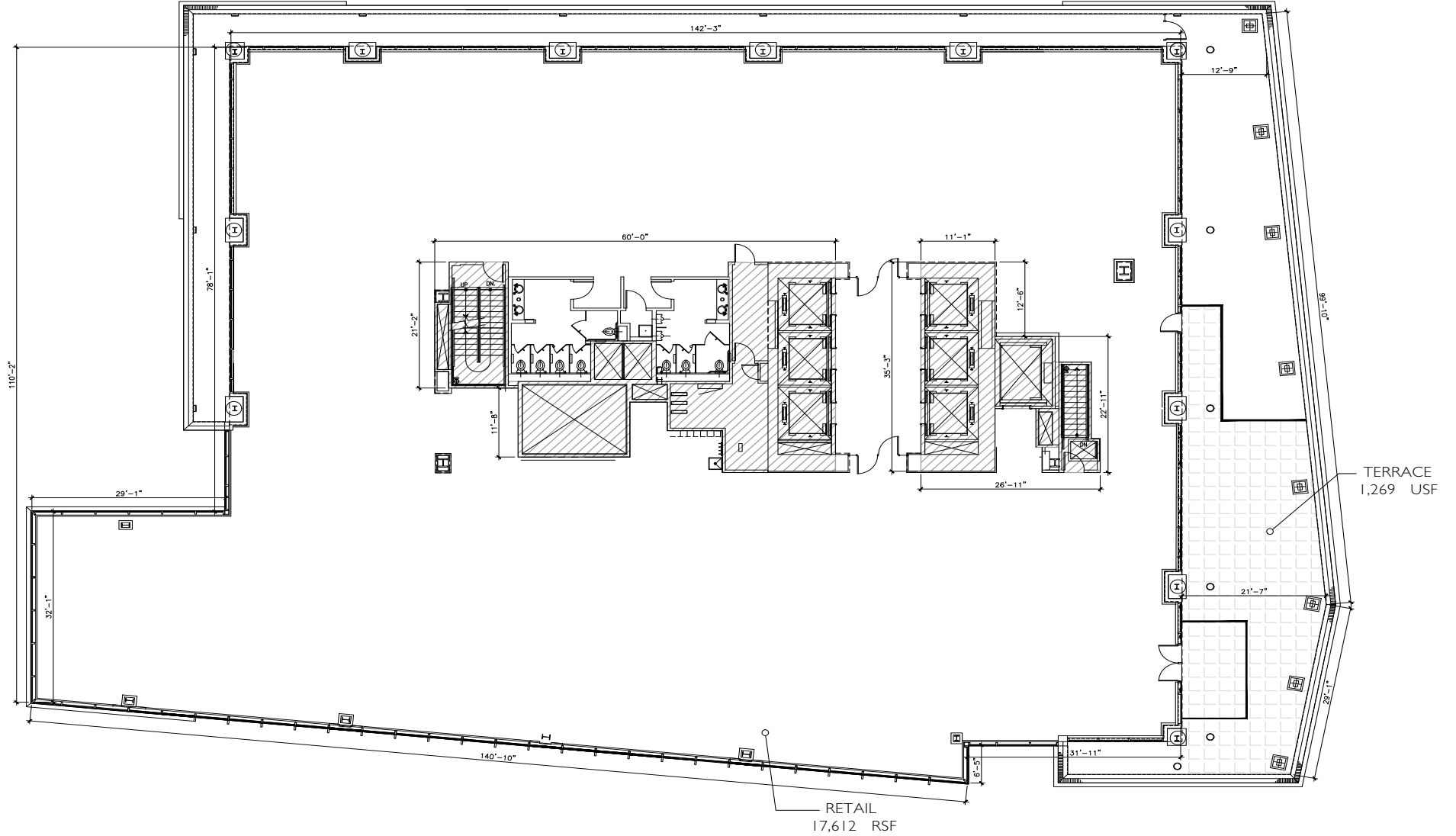
Website



Email



Website

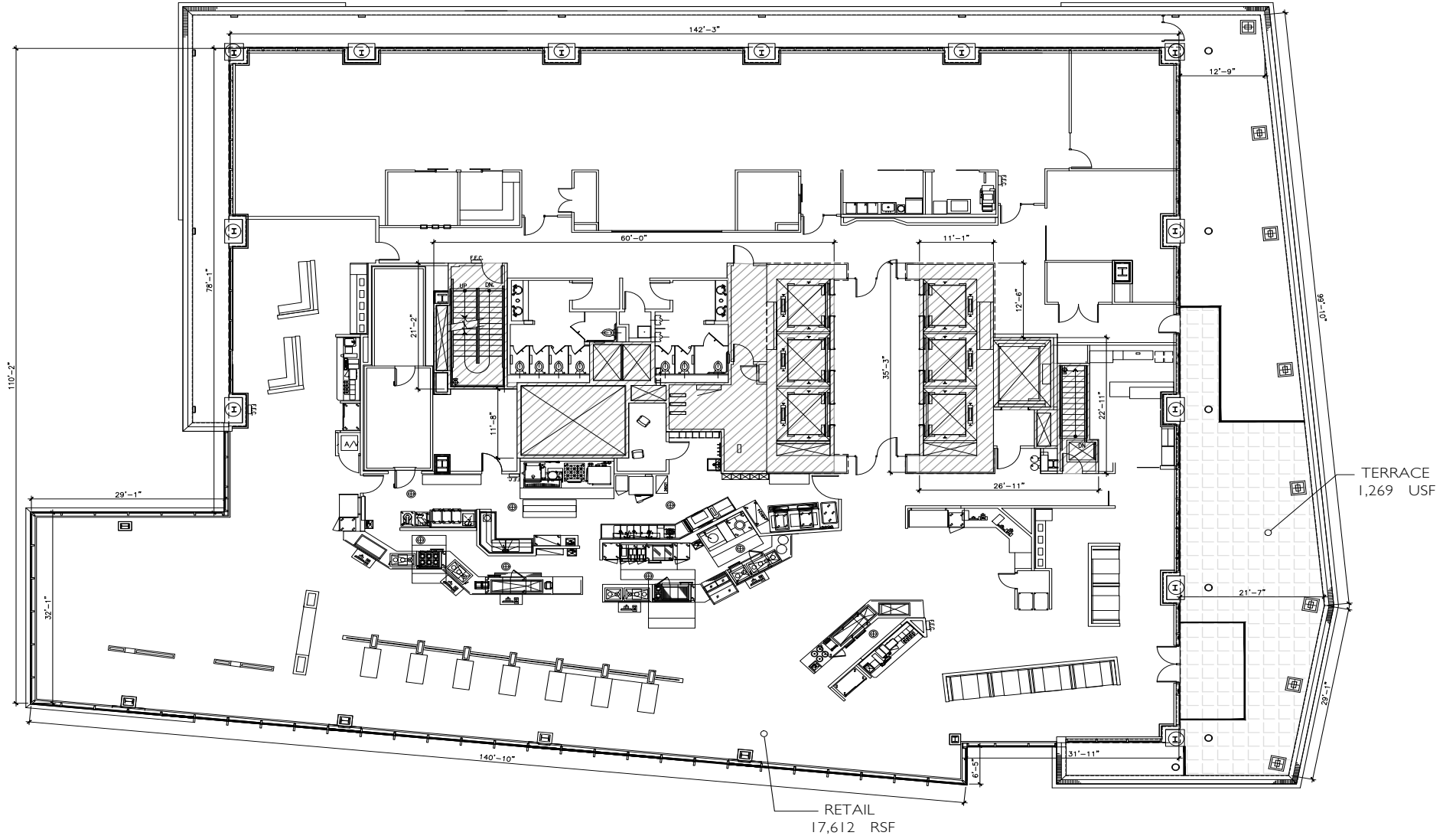


LINCOLN SQUARE
 Floor 28
 L.O.D.



NOTE:
 FIELD VERIFY ALL DIMENSIONS
 & AS-BUILT CONDITIONS.
 TENANT MODIFICATIONS MAY EXIST.

LEASE AREA = 18,881 LSF (COMPRISED OF 17,612 RSF RETAIL + 1,269 USF TERRACE)
 DATE - 04.18.2023
 SCALE: 1/16"=1'-0"



LINCOLN SQUARE
Floor 28
L.O.D.



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KEMPER DEVELOPMENT COMPANY

If you're seeking a proven sales history, one of the best regional growth stories in the country, an entrepreneurial environment, and a family-owned company that can make independent decisions, The Bellevue Collection and Kemper Development Company may be just the right fit for your brand.



Scan for a
Virtual Tour of
Lincoln Square's
28th Floor.

TheViewOn28.com

CONTINUE THE CONVERSATION.
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“We are all about creating rare and enhanced experiences for our customers. It begins with a vision and profound partnerships.”—Kemper Freeman, Chairman and CEO, Kemper Development Company

THE BELLEVUE COLLECTION  BELLEVUECOLLECTION.COM