

FOR LEASE

US BANK CENTRE

4040 Factoria Boulevard—Bellevue, WA



FEATURES

- Good visibility from Factoria Boulevard
- High traffic count street
- Quick access to I-405 & I-90 freeway on/off ramp
- Competitive marketplace monthly rent
- Minimum rent - \$18.00/SF/YR
- CAM expenses of \$4.10/SF/YR

DEMOGRAPHICS:

Population ¹	Income ¹	Traffic Cts. ²
1-mi 10,530	\$56,637	27,550 ADTC
3-mi 68,530	\$53,775	
5-mi 176,596	\$51,509	

¹ 1996; Strategic Mapping, Inc.
² 1995; Washington State Department of Transportation

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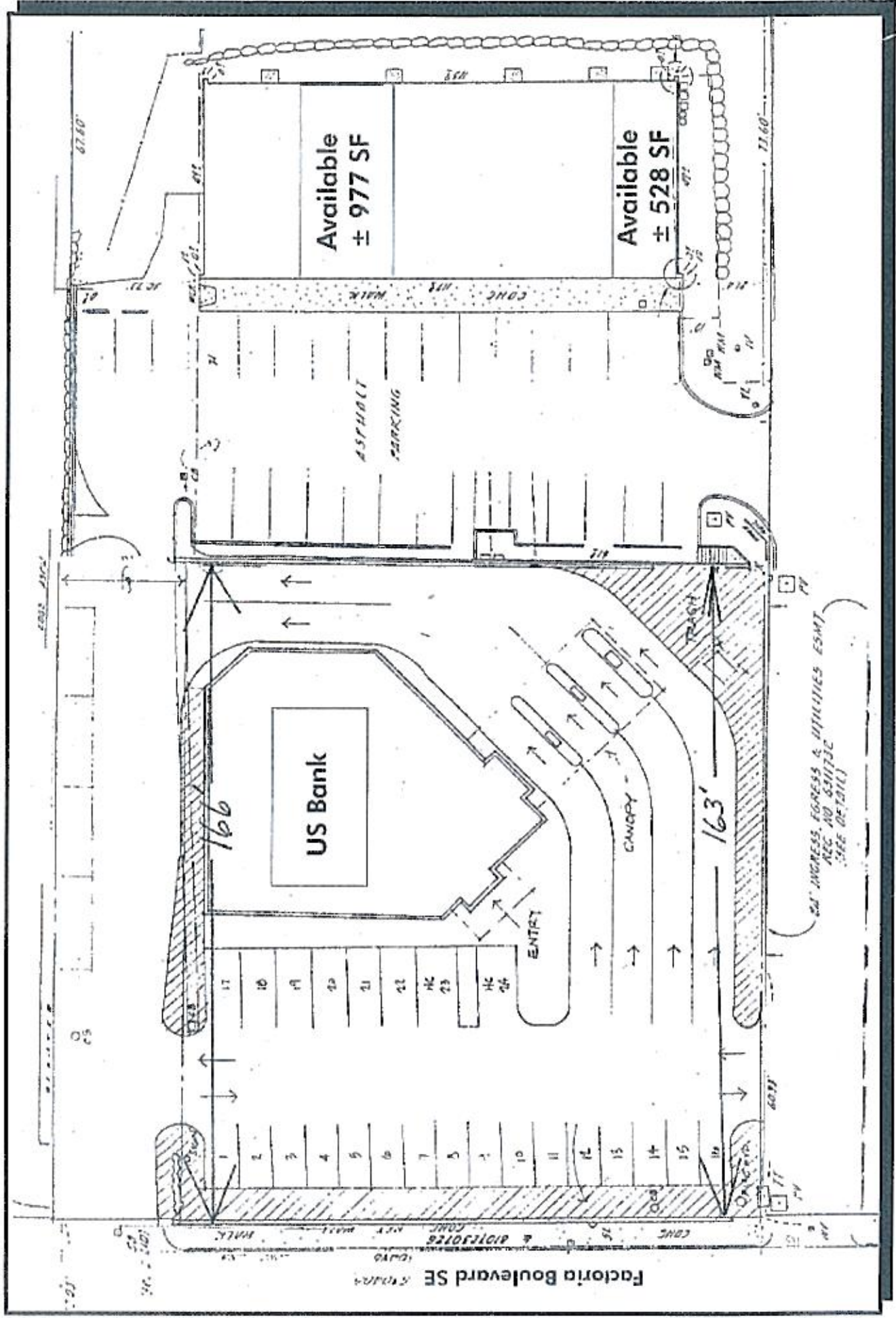
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Not to Scale • All Dimensions are Approximate.



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