

BELLEVUE: ONE MAN'S VISION

Already Bellevue's leading developer as the owner of Bellevue Square, Kemper Freeman Jr. is doubling his investments in the core of the Eastside city. Shortly after his Lincoln Square project is finished, Freeman will embark on a major expansion of his Bellevue Place holdings. Soon after that, he hopes to develop a Safeway property into another mix of retail, office, hotel and residential.



BELLEVUE PLACE

- First mixed-use complex in downtown Bellevue
- Year opened: 1988
- Current total space: 808,000 square feet
- Retail/office space: 477,386 square feet
- Parking spaces: More than 1,700
- Restaurants: Daniel's Broiler

Proposed second hotel tower

- Hyatt Regency Bellevue
- 16 stories
- 279 rooms

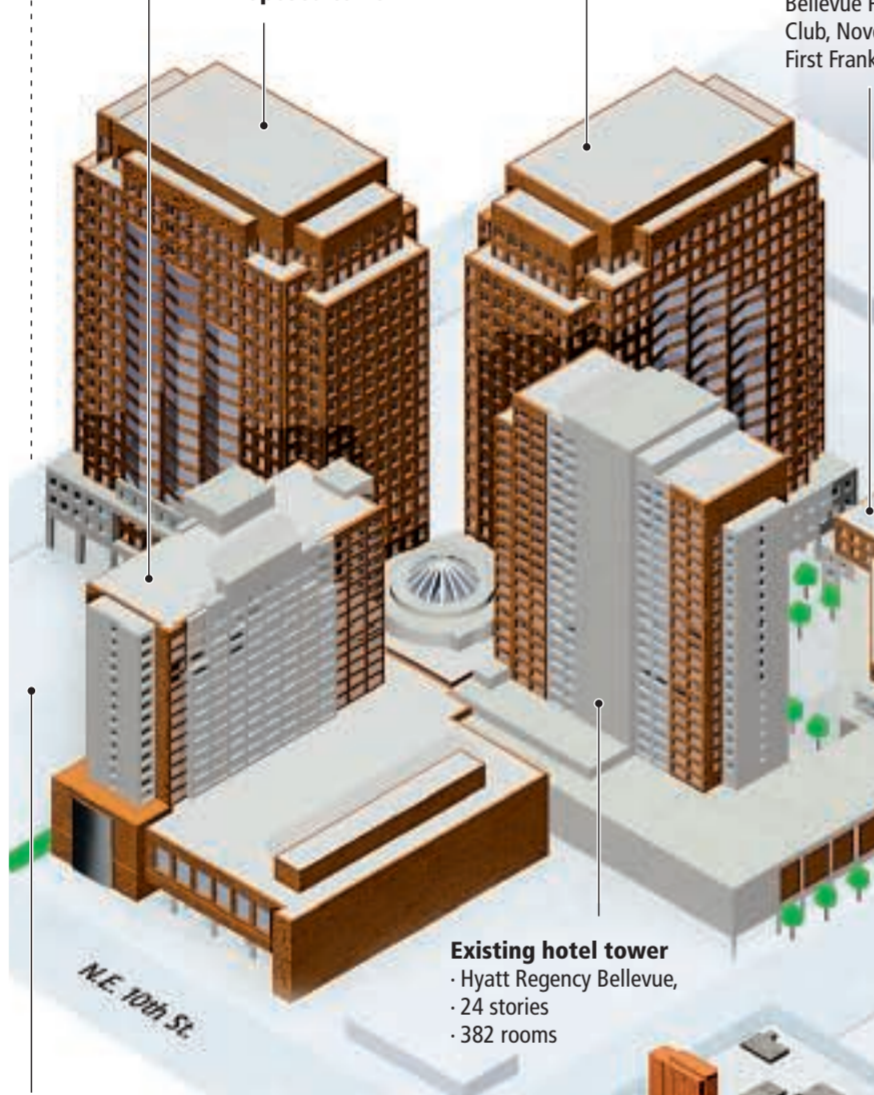
Existing Bank of America Building

- 21 stories
- Major tenants: Bank of America, Daniel's Broiler

Existing corner building

- 6 stories
- Major tenants: Bellevue Place Club, Novell, Inc., First Franklin.

Proposed tower



Existing hotel tower

- Hyatt Regency Bellevue,
- 24 stories
- 382 rooms

Site of proposed Performing Arts Center Eastside

- Freeman donated the parcel of land for the center, due to open in 2008.

KEMPER FREEMAN DEVELOPMENTS

Freeman said that Bellevue is in the "awkward teenager" phase of its development, but he plans to help usher it into adulthood.

- Existing property
- New projects

LINCOLN SQUARE

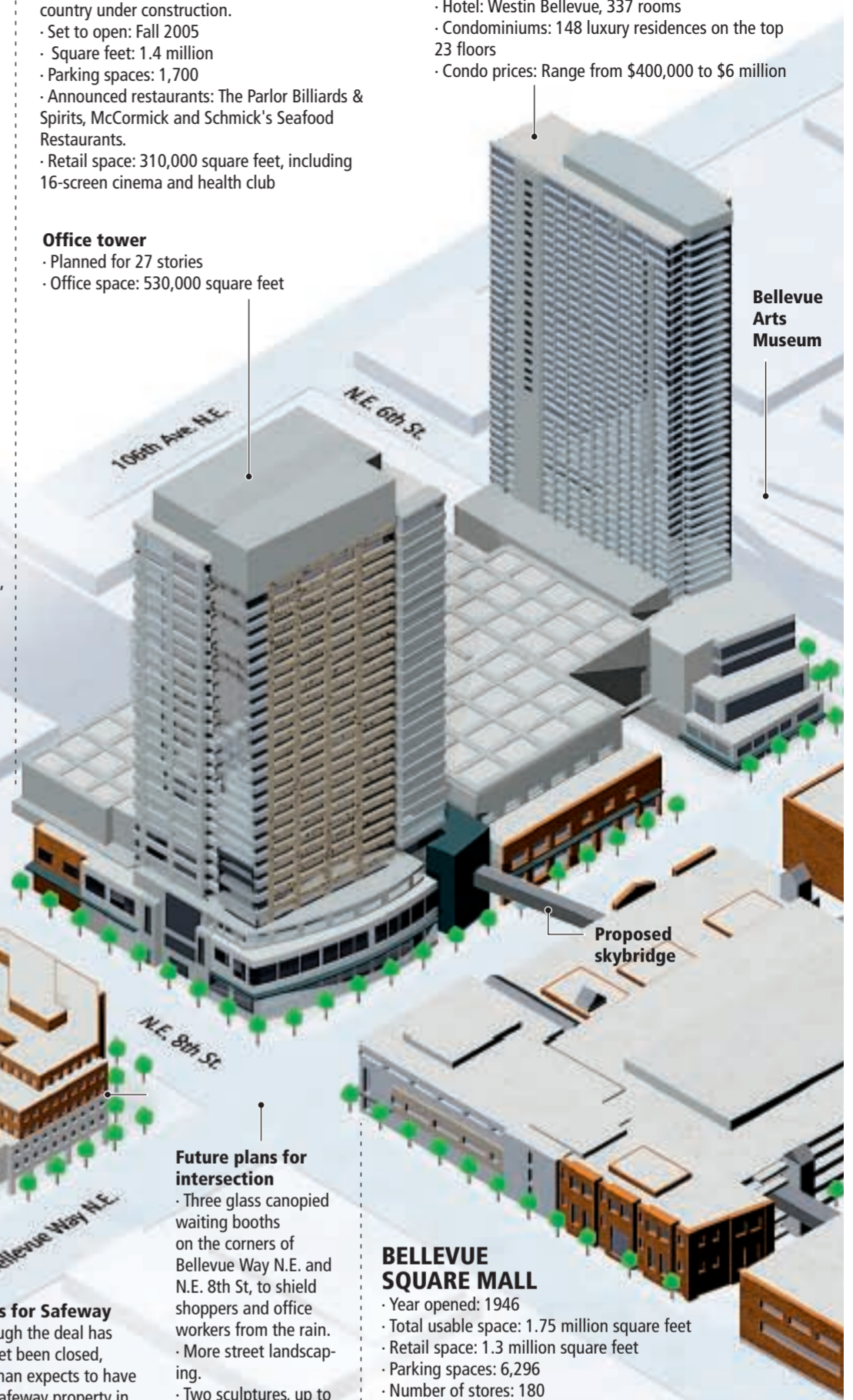
- The second largest mixed-use project in the country under construction.
- Set to open: Fall 2005
- Square feet: 1.4 million
- Parking spaces: 1,700
- Announced restaurants: The Parlor Billiards & Spirits, McCormick and Schmick's Seafood Restaurants.
- Retail space: 310,000 square feet, including 16-screen cinema and health club

Office tower

- Planned for 27 stories
- Office space: 530,000 square feet

Hotel/condo tower

- 42 stories
- Hotel: Westin Bellevue, 337 rooms
- Condominiums: 148 luxury residences on the top 23 floors
- Condo prices: Range from \$400,000 to \$6 million



Bellevue Arts Museum

Proposed skybridge

Future plans for intersection

- Three glass canopied waiting booths on the corners of Bellevue Way N.E. and N.E. 8th St, to shield shoppers and office workers from the rain.
- More street landscaping.
- Two sculptures, up to 35 feet in height, for the entrances to Bellevue Place and Bellevue Square.

Plans for Safeway

- Though the deal has not yet been closed, Freeman expects to have the Safeway property in his possession this year.

BELLEVUE SQUARE MALL

- Year opened: 1946
- Total usable space: 1.75 million square feet
- Retail space: 1.3 million square feet
- Parking spaces: 6,296
- Number of stores: 180
- Biggest store: Nordstrom, 270,888 square feet.
- Restaurants: More than 20, including P.F. Chang's China Bistro, Ruth's Chris Steak House, The Cheesecake Factory.

PROXIMITY TO WEALTH

Freeman's success hinges on the surrounding area's growing affluence.

- Average household income
- Population

2-mile radius of Lincoln Square

- \$155,101
- 30,933

5-mile radius

- \$126,451
- 215,183

10-mile radius

- \$98,372
- 999,080

ABOVE AVERAGE MALL

Stores visited per trip
Bellevue Square mall: 5.04
National average: 2.6

Expenditure per trip
Bellevue Square: \$126
National average: \$84

Shopping time per trip
Bellevue Square: 113 minutes
National average: 82 minutes

Sales per square foot
Bellevue Square: More than \$600
National average: \$386

Sources: Kemper Freeman Jr., City of Bellevue, Bellevue Square Managers

DAVID BADDERS/SEATTLE POST-INTELLIGENCER