

A Reflection of the New Urban Tech



ONE
BELLEVUE
CENTER

CLASS A OFFICE

411 108th Avenue NE
Bellevue, Washington

Building Facts



21-story, 368,000 RSF
Class A building located
in the heart of Downtown
Bellevue - 18,000 to
19,000 SF Floor Plates



One block from Bellevue
Transit Center and Future
EastLink Light Rail
system (2023)



Beautiful views of
Downtown Bellevue, Lake
Washington, Olympic and
Cascade Mountains, and
Mt. Rainier



Fully renovated main
building lobby and
destination dispatch
elevators planned for 2019



Conference facilities
with A/V equipment
and Wi-Fi



Multi-tenant common
corridors and restrooms
renovated in 2017/2018



Recently renovated
fitness center and
bike storage facility



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Electric car
charging
stations



Onsite property
management,
engineering and security

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Office Space Availabilities



AVAILABLE SPACE

FLOOR / SUITE	SF	AVAILABILITY	COMMENTS
<u>6 / 600</u>	18,729 RSF	April 1, 2019	Rare, full floor opportunity. Mix of private offices and open areas.
<u>10 / 1080</u>	7,693 RSF	August 1, 2019	Five window-line private offices, two large, window-line conference rooms, kitchen/break area. Abundant open space for cubicles.
<u>19 / 1920</u>	4,178 RSF	Now	Three window-line private offices, one large, window-line conference room, kitchen/break area. Abundant open space for cubicles. Can be combined with Suite 1980 for a total of 6,645 RSF.
<u>19 / 1980</u>	2,467 RSF	June 15, 2019	Three private offices, one large conference room with space for cubicles. Can be combined with Suite 1920 for a total of 6,645 RSF.



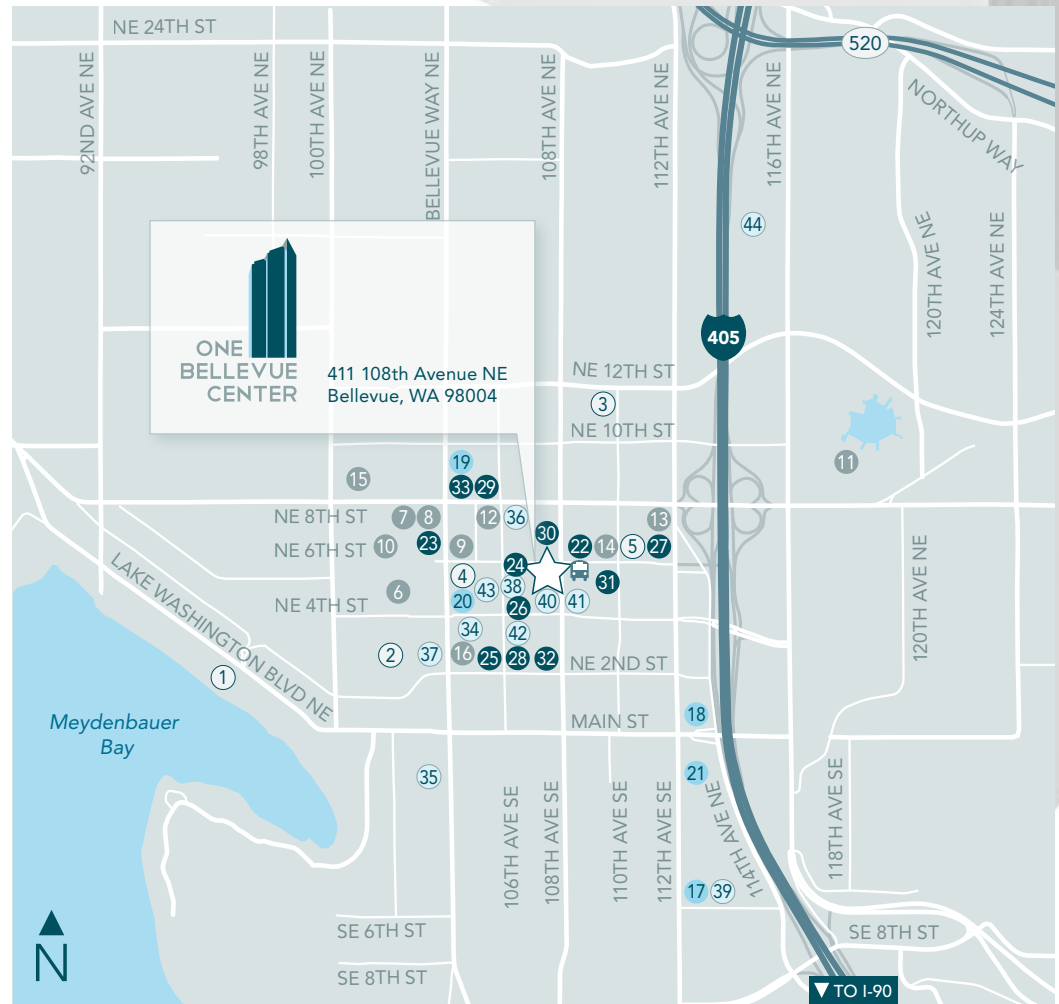
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Full main building lobby and destination dispatch elevator renovation planned for 2019. Multi-tenant common areas and restrooms renovated in 2017/2018, keeping One Bellevue Center a highlight of Downtown Bellevue and the destination Class A Office Tower.

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Prime Location



POINTS OF INTEREST

- ① Meydenbauer Park
- ② Bellevue Downtown Park
- ③ Bellevue Library
- ④ Bellevue Arts Museum
- ⑤ Meydenbauer Convention Center

SHOPPING

- ⑥ Bellevue Square
- ⑦ Nordstrom
- ⑧ Crate and Barrel
- ⑨ Lincoln Square
- ⑩ Sephora
- ⑪ Whole Foods Market
- ⑫ Barnes and Noble
- ⑬ Neiman Marcus
- ⑭ The Shops at The Bravern
- ⑮ QFC
- ⑯ Safeway

LODGING

- ⑰ Hotel Bellevue
- ⑱ Sheraton Bellevue
- ⑲ Hyatt Regency
- ⑳ Westin Bellevue
- ㉑ Hilton Bellevue

RESTAURANTS & COFFEE SHOPS

- ㉒ Wild Ginger
- ㉓ Z'Tejas Inc.
- ㉔ Tap House Grill
- ㉕ Sushi Maru
- ㉖ Purple Cafe and Wine Bar
- ㉗ John Howie Steak
- ㉘ Bamboo Garden
- ㉙ Tully's Coffee
- ㉚ Starbucks
- ㉛ El Gaucho
- ㉜ Seastar
- ㉝ Daniel's Broiler

SERVICES

- ㉞ Pilates Plus
- ㉟ Elite Fitness and Training
- ㊱ FedEx Office
- ㊲ The UPS Store
- ㊳ LA Fitness
- ㊴ Bellevue Club
- ㊵ Banner Bank
- ㊶ Sterling Bank
- ㊷ Key Bank
- ㊸ Bright Horizons
- ㊹ Sundance Preschool and Daycare

TRANSIT

- ㊺ Bellevue Transit Station (future light rail)



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BUILDING FACTS AT A GLANCE

BUILDING	368,000 SF 21-story Class A Office Building
RENTAL RATES	\$50-\$52/SF, Fully Serviced
OPERATING EXPENSES	\$12.28/SF (Estimate for 2018)
FLOOR PLATE SIZE	18,000 RSF - 19,000 RSF
PARKING	2/1000 parking permits per usable square feet - all covered.
ONSITE AMENITIES	Building conference center with A/V equipment and Wi-Fi available to all tenants. Recently renovated fitness facility and bike storage with all new equipment. Electric car charging stations.
LOCATION	Strategically located on the corner of NE 4th Street & 108th Avenue with direct access to I-405

Leasing Contacts

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Floor Plans

6TH FLOOR

SUITE 600 • 18,729 RSF

- Current As-Built
- Available April 1, 2019



For more information or to schedule a tour, please contact:

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Commercial Real Estate Services

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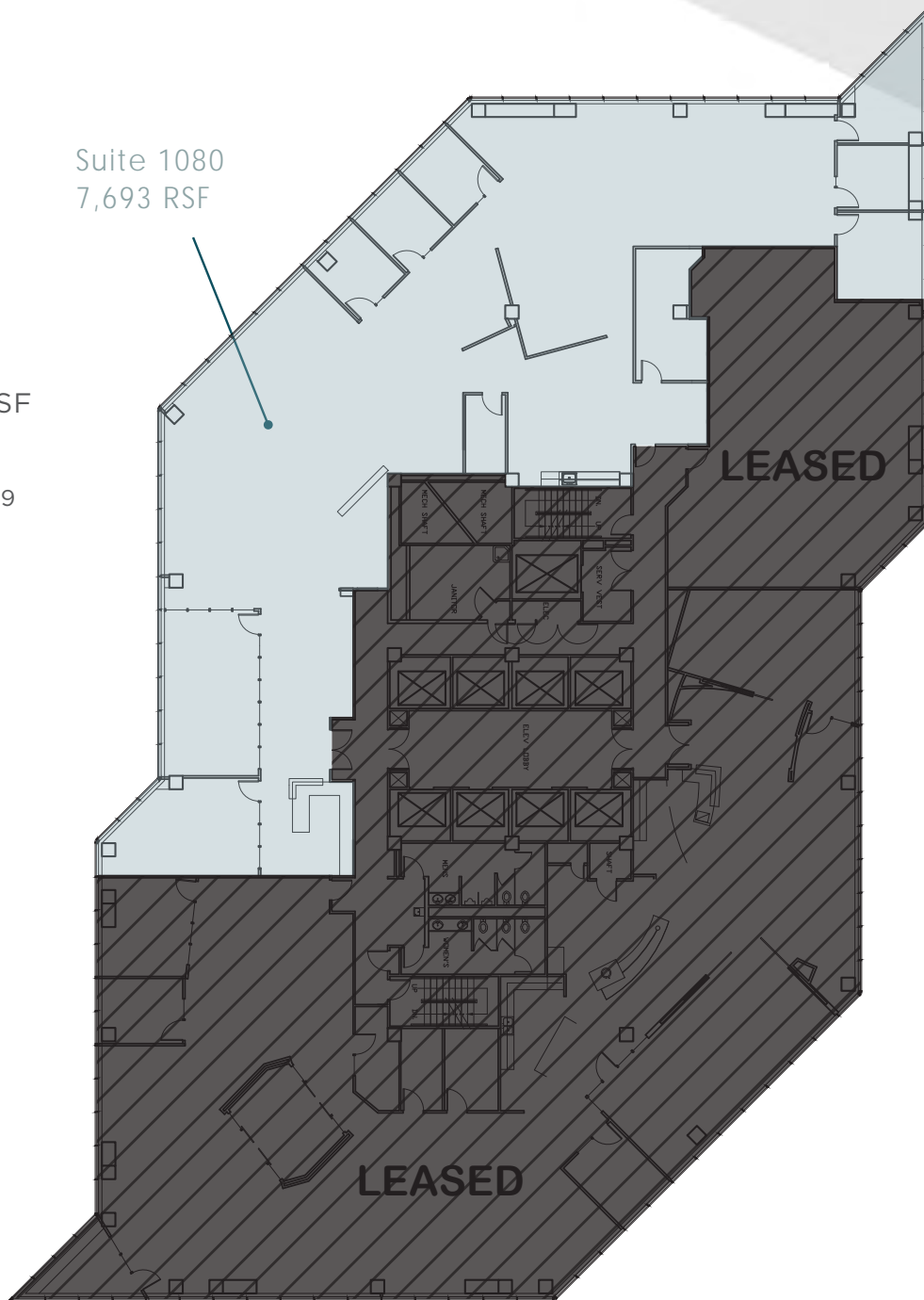
Floor Plans

10TH FLOOR

SUITE 1080 • 7,693 RSF

- Current As-Built
- Available August 1, 2019

Suite 1080
7,693 RSF



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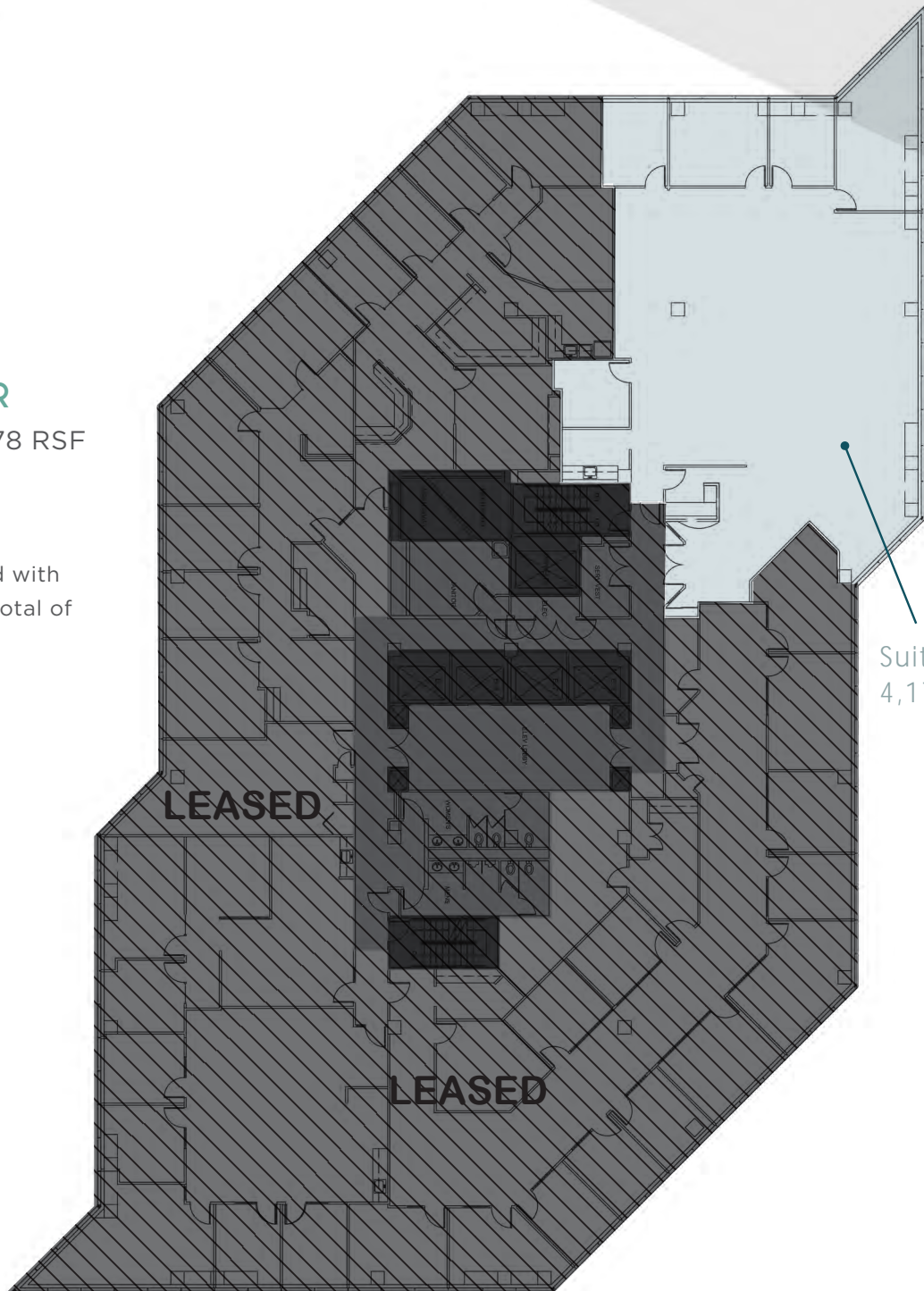
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Floor Plans

19TH FLOOR

SUITE 1920 • 4,178 RSF

- Current As-Built
- Available now
- Can be combined with Suite 1980 for a total of 6,645 RSF



Suite 1920
4,178 RSF



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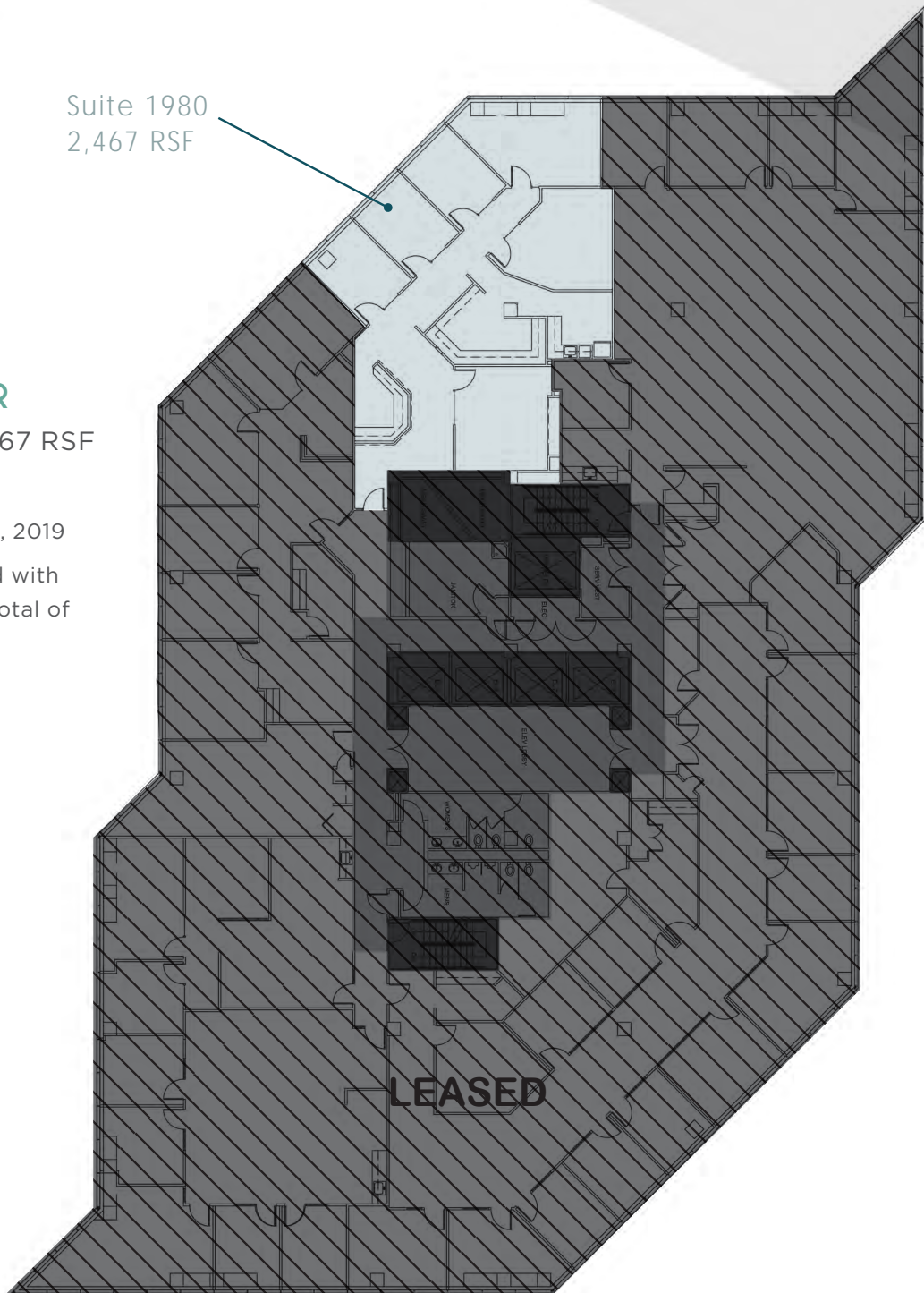
Floor Plans

Suite 1980
2,467 RSF

19TH FLOOR

SUITE 1980 • 2,467 RSF

- Current As-Built
- Available June 15, 2019
- Can be combined with Suite 1920 for a total of 6,645 RSF



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