

BRODERICK
• GROUP •

Hines

the SUMMIT

Summit I: 355 110th Avenue NE

Summit II: 10885 NE 4th Street

BELLEVUE, WASHINGTON



THE SUMMIT IS COMPRISED OF TWO CLASS A+ OFFICE BUILDINGS WITH MODERN CONSTRUCTION IN AN URBAN CAMPUS SETTING. THE COMPLEX IS LEED GOLD CERTIFIED AND FEATURES CONTEMPORARY ARCHITECTURE WITH HIGH EFFICIENCY GLASS, WHICH ALLOWS FOR A LARGE ABUNDANCE OF NATURAL LIGHT AND SPECTACULAR VIEWS OF DOWNTOWN SEATTLE, THE OLYMPIC AND CASCADE MOUNTAINS, AND MT. RAINIER.

AMENITIES FOR A CLASS A COMMUNITY



GREAT ROOM

Double height vaulted ceilings, combines the function of lobby, media lounge, & meeting area



CORPORATE CONFERENCE CENTER

Seating Capacity up to 100
Wifi & single touch screen panel to control inhouse computer system, video conferencing



ON-SITE FITNESS CENTER

3,800 SF state-of-the-art Fitness Center
access to showers, lockers & towel service



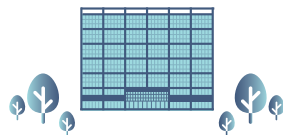
TRANSIT/ACCESS

Half a block to the Transit Center
Adjacent to the future East Link Light Rail



ON-SITE FOOD SERVICE

Cafe Pogacha, offering breakfast, lunch, & catering



COURTYARD

South Facing Central Courtyard with outdoor seating, water features, & green space



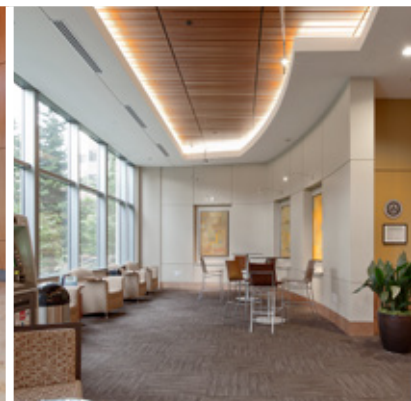
PARKING

Secure & covered parking with access at 110th Avenue NE and 108th Avenue NE



WALKING DISTANCE

Walking Distance to all of Downtown Bellevue's major attractions, including restaurants, retail & parks

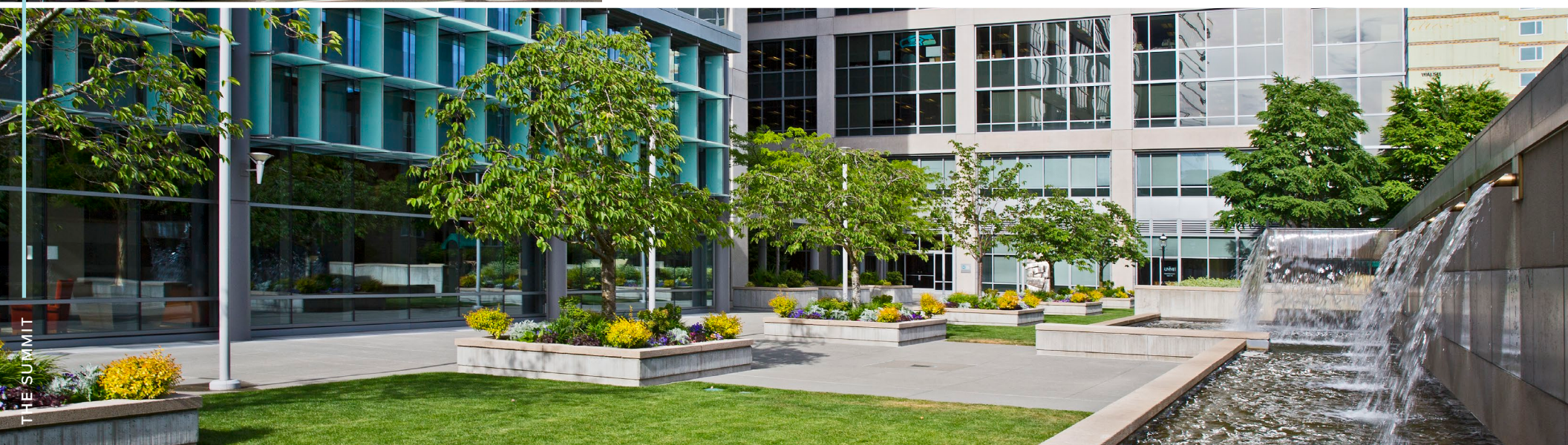




AVAILABLE SPACE

Floor / Suite	Rentable Square Feet	Available Date	Rental Rate/ RSF (NNN)	Comments
Floor 5 / Suite 500	10,018	Now	\$39.00 - \$41.00	Double glass door entry immediately off 5th floor elevators. Efficient mix of open space, multiple conference rooms, kitchen, and private offices. High end finishes (see photo of reception / lobby on floor plan). 31,875 RSF Total Contiguous on Floors 5 & 6
Floor 6 / Suite 650	14,503	Now	\$39.00 - \$41.00	Double door exposure immediately off of 6th floor elevators. An abundance of natural light and views. Can be built out to a tenant's specifications. Contiguous with Suite 680 for 21,857 RSF or 31,875 RSF total between Floors 5 & 6
Floor 6 / Suite 680	7,354	11/1/2019	\$39.00 - \$41.00	Double door exposure immediately off of 6th floor elevators. Efficient mix of private offices, conference rooms, and open space. Contiguous with Suite 650 for 21,857 RSF or 31,875 RSF total between Floors 5 & 6

Floors 5-6 Total 31,875 RSF





THE FACTS

Address	Summit I: 355 110th Avenue, Bellevue, WA 98004 Summit II: 10885 NE 4th Street, Bellevue, WA 98004
Size	Two Class A buildings totaling 524,130 square feet on 3.5 acres Summit I: 11 stories / 248,902 SF Summit II: 13 stories / 290,674 SF
LEED / Efficiency	LEED Gold Certification & implementation of the Honeywell Tridium Energy Management System
Floor Plate	Summit I: Approximately 22,000 square foot floor plates Summit II: Approximately 24,000 square foot floor plates
Location	Corner of 108th Ave and NE 4th Street, the heart of Bellevue's thriving Central Business District
Access	Convenient access to I-405, I-90, and SR-520
Parking	2.6 permits per 1,000 rentable square feet with 2 garage access points
Amenity Rich Environment	Amenities include the award winning Cafe Pogacha, Bright Horizons on-site child care, and a beautifully landscaped terrace with outdoor seating for the summer months.
Health Club	3,800 square foot on-site Health Club including cardio machines and free weights, as well as showers, towel service and lockers available to tenants' employees.
HVAC	Low-temperature variable-volume fan terminal system utilizing a supply air system served by roof-top mounted air conditioning units. One VAV box (zone) per 1,200 SF.
Property Management	Top of class on-site property management and engineering provided by Hines.
Conference Facility	Fully Automated Corporate Conference Center complete with wifi and single touch screen panel to control in-house computer system, video conferencing, projector, and surround sound; with seating capacity of up to 100 and separate board room.
Security	24/7 on-site security monitoring
Operating Expenses	2018 estimated operating expenses are \$16.44/ RSF including electrical.
Ceiling Height	12'8" Slab-to-Slab Height 9' Finished Ceiling Height
Construction	Post-tension, concrete slab system
Electrical	Overall capacity is 3.5 watts per square foot with a maximum of up to 6.0 watts per square foot.
Telecommunications	Fiber services are provided by Comcast, Time Warner Telecom, Level 3 & CenturyLink.
Elevators	The Summit is served by a total of twelve passenger elevators - Building I (5) and Building II (7). Each bank is equipped with two parking shuttle elevators operating between the lobby and the garage. Each building has a single 3,500 pound freight elevator with stainless steel paneled walls and 10' ceilings, which serves all tower floors as well as levels P1 and P2 of the parking garage.
Loading Dock	An eight-bay loading dock with 14'0" clearance is accessible from 110th Avenue NE.

The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.



From the Summit garage to I-405 North or South bound, the average time is **5 minutes or less** by car. The building is half a block away from the Bellevue Transit Center and the Future EastLink Light Rail

Hyatt Regency

Westin

Daniel's Broiler

Din Tai Fung

Lincoln Square

W Bellevue

Earl's Kitchen + Bar

Bellevue Square

Lincoln South Food Hall

Safeway

Mod Pizza

Bellevue Connection

Lot No. 3

Purple Cafe and Wine Bar

AC Hotel by Marriott

Rite Aid

Courtyard by Marriott

Shops at Bravern

Bellevue Transit Center



Future EastLink Station



El Guacho Bellevue

THE SUMMIT

Seattle Marriott Bellevue



Hotels
Restaurant & Dining

BELLEVUE SQUARE

Nordstrom
Crate & Barrel
Apple
Microsoft
Ruth Chris
Macy's

SHOPS AT BRAVERN

Jimmy Choo
Gucci
Louis Vuitton
Neiman Marcus
Prada
Salvatore Ferragamo

LINCOLN SOUTH FOOD HALL

Avo-Poke
Baguette Epicerie
Barrio Luchador
Burger Brawler
Crosta E Vino
Fat & Feathers

the SUMMIT

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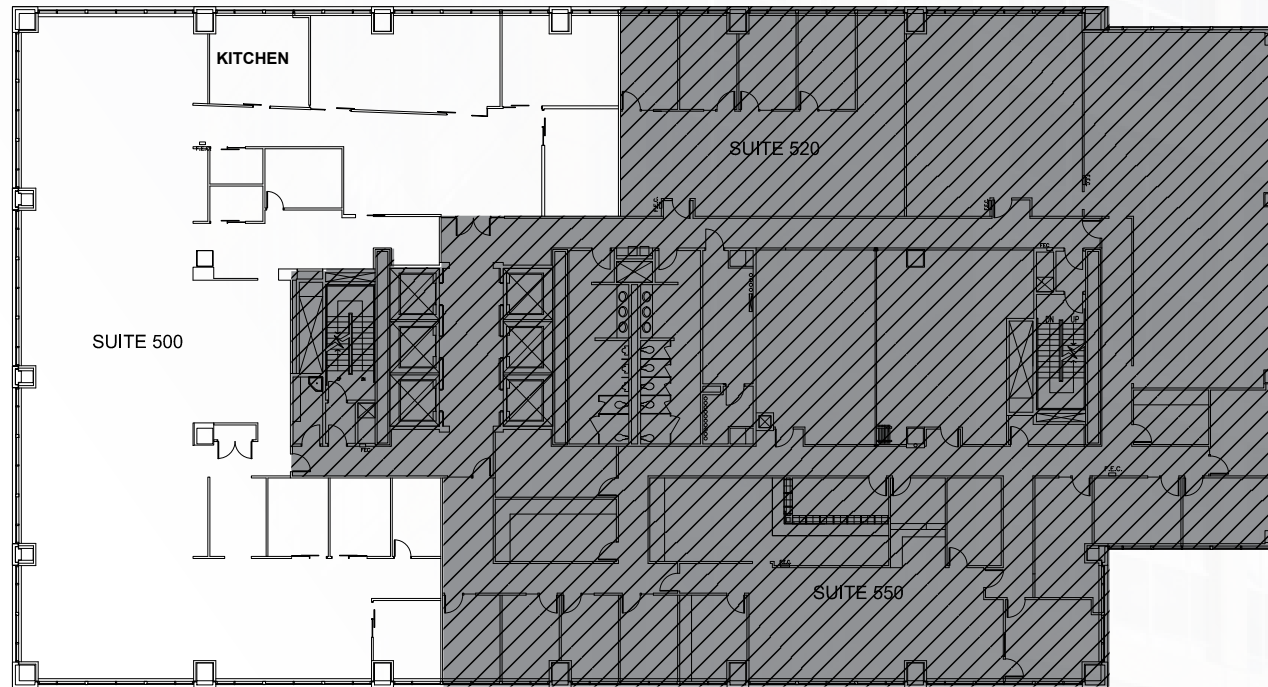


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SUMMIT II / SUITE 500

10,018 RSF

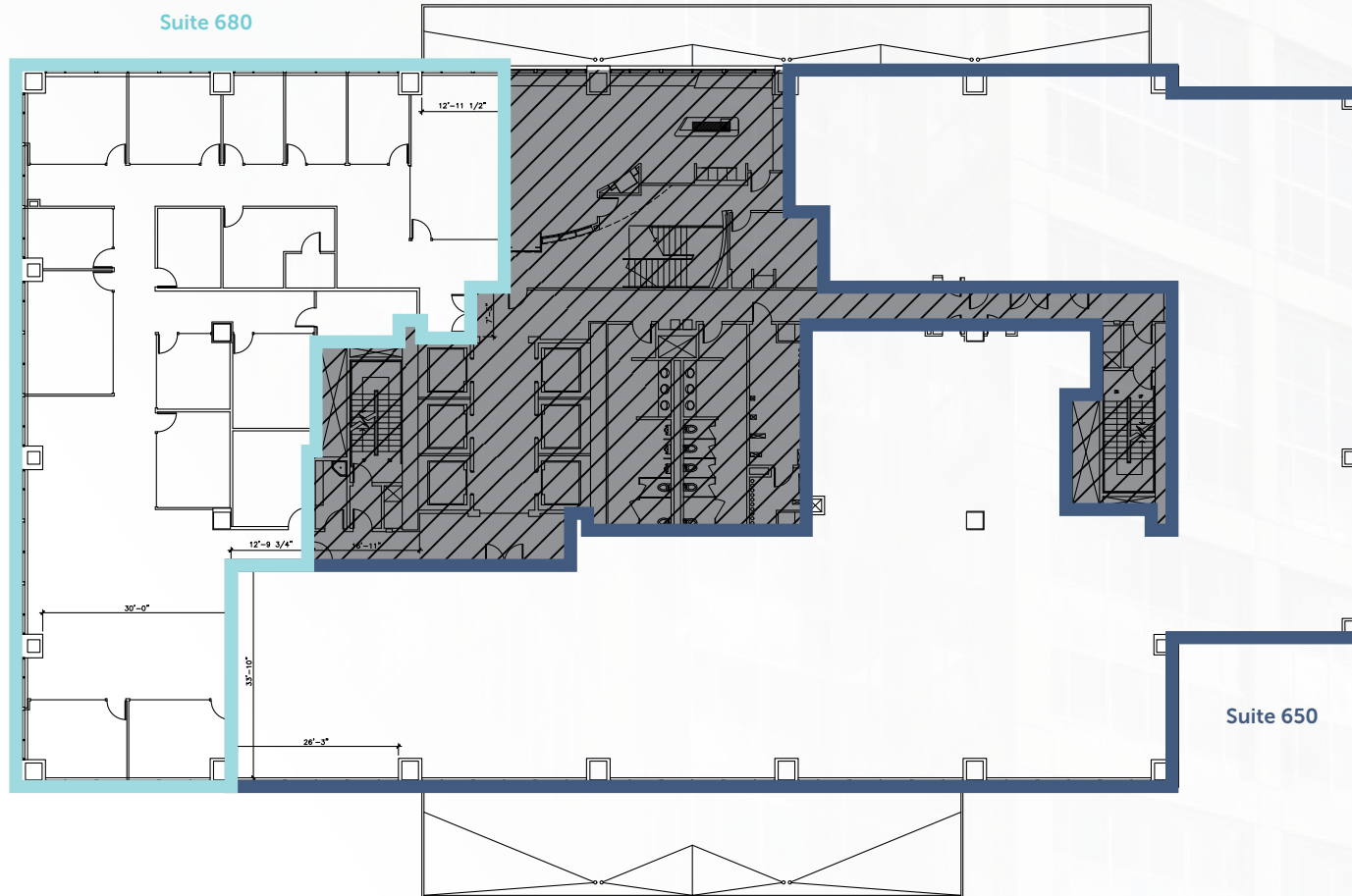


FLOOR 5

- + Double glass door entry immediately off 5th floor elevators.
- + Efficient mix of open space, multiple conference rooms, kitchen, and private offices.
- + High end finishes throughout.
- + **31,875 RSF Total Contiguous on Floors 5 & 6**

SUMMIT II / SUITE 650 & 680

21,857 RSF



FLOOR 6

SUITE 680 - 7,354 RSF

- + Double door elevator lobby exposure
- + Efficient mix of privates offices, conference room, and open space
- + **Can be combined with Suite 650 for 21,857 RSF**
- + **31,875 RSF Total Contiguous on Floors 5 & 6**

SUITE 650 - 14,503 RSF

- + Double door elevator lobby exposure
- + Wide open suite
- + Can be built to tenant's specifications
- + **Can be combined with Suite 680 for 21,857 RSF**
- + **31,875 RSF Total Contiguous on Floors 5 & 6**