

CIVICA

Office Commons

205 - 225 108th Ave NE
Bellevue, Washington

BRODERICK
GROUP

UNICO

AEW



Civica Office Commons is comprised of two Class A+ office buildings connected by a striking 45-foot high glass enclosed lobby and Great Room. Located in the vibrant heart of the Bellevue Central Business District, the project is within close walking distance to many retail, restaurant and service amenities.



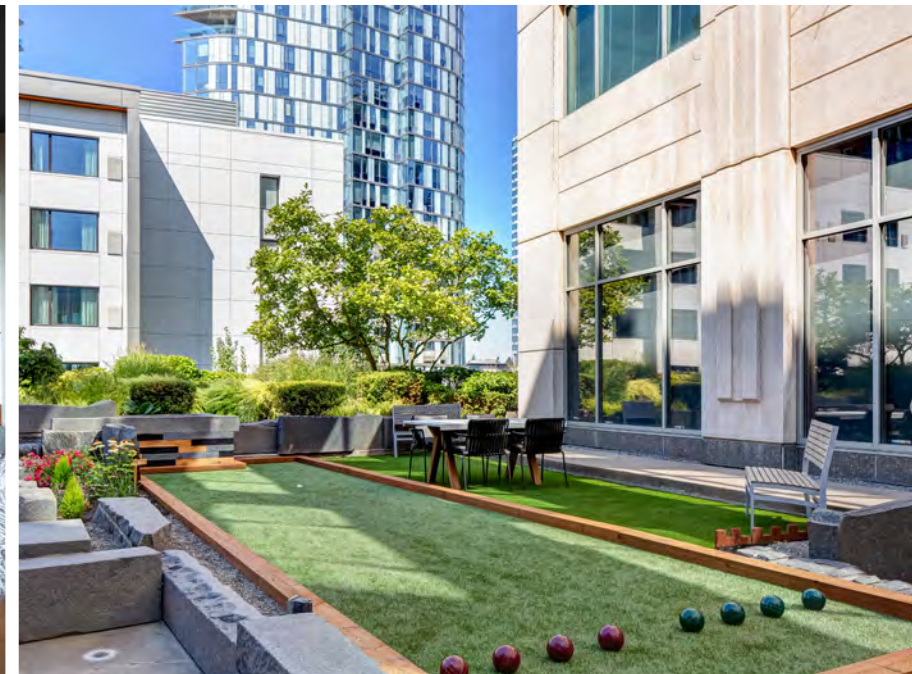
Best In Class Amenities Including On-Site Concierge

- + On-site concierge provides time saving services.
- + Onsite Massage
- + Pick up/Delivery Onsite Cleaners
- + Restaurant and Amenity Assistance for Bellevue and Seattle
- + Uber or Taxi Services
- + On-site retail services, including the famed Seastar Restaurant and Raw Bar, Starbucks, and Wells Fargo Bank.
- + Abundant 3.4/1,000 SF parking, including front door valet service at no extra cost to guests.
- + Direct elevator access from every floor of the generous garage to every office floor, saving valuable transit time.
- + Conference Center Booking
- + Fitness Center Sign Up
- + Tenant Monthly Events
- + Special Tenant Requests
- + Complimentary fitness facility equipped with locker rooms, shower facilities and towel service.
- + The Great Room offers collaborative seating around a show-piece fireplace as well as intimate conversation areas.
- + Conference and training center accommodating up to 85 people and equipped with AV technology and WiFi.
- + Lushly landscaped plaza offers an outdoor gathering place for company functions.
- + Higher ceilings, larger windows, and plenty of natural light create a more productive work environment.



NEW Upgrades Completed in 2018!

- + Refreshed lobby furniture and layout
- + Redesigned concierge desk and expanded concierge capabilities
- + New electronic directories
- + Upgraded equipment in the fitness center
- + Exterior landscape improvements to outdoor plaza
- + New secure bike storage with bicycle repair station

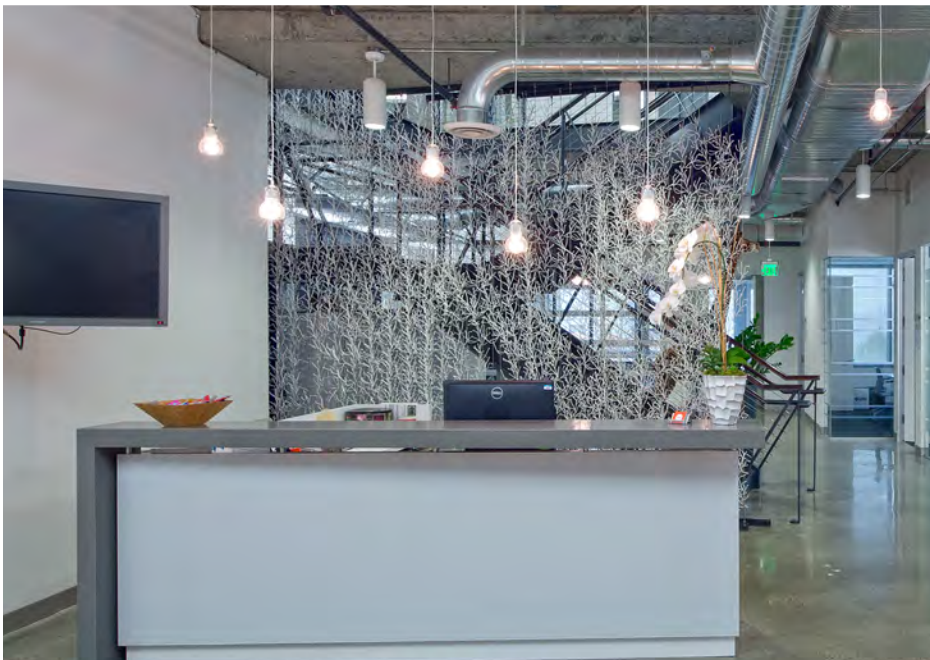


A GRAND IMPRESSION

The facts at your fingertips

Address	Civica Office Commons 205-225 108 th Ave NE, Bellevue, WA 98004
Size	Two Class A buildings totaling 323,562 square feet North Building: 8 stories / 183,587 SF South Building: 6 stories / 139,975 SF
Design	Timeless design and quality construction from LMN Architects
Floor Plate	Approximately 22,500 - 23,500 square foot floor plates
Location	Corner of 108th Ave and NE 2nd Street, the heart of Bellevue's thriving Central Business District
Access	Convenient access to I-405, I-90, and SR-520
Parking	3.4 permits per 1,000 rentable square feet with 2 garage access points
Concierge Service	One of Bellevue CBD's best tenant concierge programs
Valet Service	Front door valet service available for tenants and their guests.
Amenity Rich Environment	Amenities include the award winning Seastar Restaurant and Raw Bar, Starbucks, Wells Fargo bank branch, and a beautifully landscaped terrace with outdoor seating for the summer months.
HVAC	Floor-by-floor vertical, self-contained variable air volume system with digitally controlled series fan terminal boxes. Approx. 58 tons of cooling per floor. One VAV box (zone) per 1,500 SF.





Health Club	1,800 square foot on-site fitness facility including cardio machines and free weights, as well as showers and lockers available to tenants.
Property Management	Unico Properties provides top of class on-site property management and engineering.
Conference Facility	On-site conference and training center accommodating up to 85 people as well as an intimate board room style configuration. Conference facility comes equipped with presentation equipment and adjacent catering kitchen.
Security	Security is on-site from 4 pm - 8 am, Monday to Friday, and 24 hours on Saturday and Sunday.
Operating Expenses	2018 estimated operating expenses are \$14.95/RSF including electrical.
Ceiling Height	12'6" Slab-to-Slab Height 9' Finished Ceiling Height
Construction	Post-tension, concrete slab system
Electrical	Overall capacity up to approx. 19.4 watts per square foot.
Telecommunications	Fiber services are provided by Comcast, Time Warner, Level 3 & CenturyLink.
Elevators	Finely appointed elevator cabs provided in the North Building (5) and South Building (4) - total 9 cabs, which provide direct access from every garage level to each office floor, saving valuable transit time. Elevators are ADA compliant.

AVAILABLE SPACE

Please see below for current available spaces

Floor / Suite	Rentable Square Feet	Available Date	Rental Rate/ RSF (NNN)	Comments
Floor 3 / Suite 300	23,407	Immediate	\$37.00 - \$40.00	Full floor. Divisible to 16,573 RSF.
Floor 5 / Suite 500	11,896	Immediate	\$37.00 - \$40.00	Divisible to 9,096 RSF.
South Building				
Floor 2 / Suite 200	23,991	Immediate	\$37.00 - \$40.00	Full floor. Combination of private offices, conference rooms, and open area.



Nearby Amenities

A Pedestrian's Dream

Within a few blocks is all Downtown Bellevue has to offer. With most amenities within walking distance there is no need to jump in the car to grab a quick lunch or run an errand.

Within One Block:

- + Seastar Restaurant &
- + Raw Bar
- + Bake's Place
- + Bright Horizons
- + Starbucks
- + Potbelly Sandwich Shop
- + Sushi Maru
- + Key Bank
- + Purple Cafe & Wine Bar
- + The Melting Pot
- + 24 Hour Fitness
- + Cafe Ladro
- + Pogacha Deli
- + Lot No. 3 Restaurant



Civica Office Commons is close to all of Downtown Bellevue's retail, restaurant, shopping and daily service amenities.

A COMMUNITY OF CONVENIENCE



CIVICA
Office Commons

Bellevue
Transit Center

Future
EastLink
Station

NE 4th Street

NE 4th Street

Direct access to I-405 via NE 4th Street

EASY ACCESS

From Civica Office Commons' garage to I-405 North or South bound, the average time is **5 minutes or less** by car. The building is also within 2 blocks of the Bellevue Transit Center and the Future EastLink Light Rail.



CIVICA
Office Commons



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For further information or to schedule a tour, please contact leasing agents:

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Bellevue Office

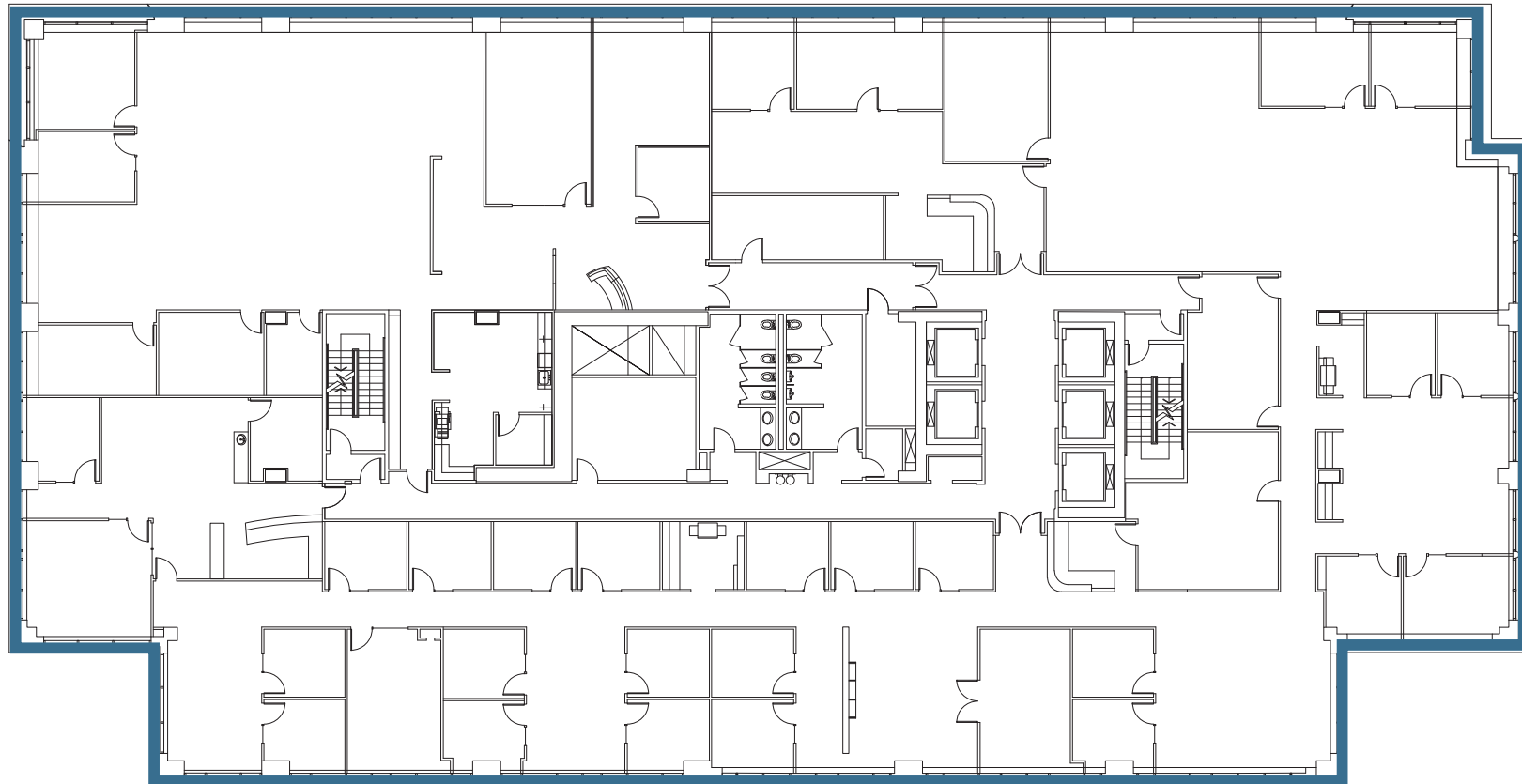
10500 NE 8th Street, Suite 900 | Bellevue, Washington 98004

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broderickgroup.com

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.

NORTH TOWER | SUITE 300 | 23,407 RSF



North Tower Floor 3 | Suite 300 | 23,407 RSF

- + Full floor
- + Divisible to 16,573 RSF



NORTH TOWER | SUITE 300 | Example Test Fit



PRIVATE OFFICES	21
6X8 WORKSTATIONS	132
RECEPTION	1
TOTAL HEADCOUNT	154

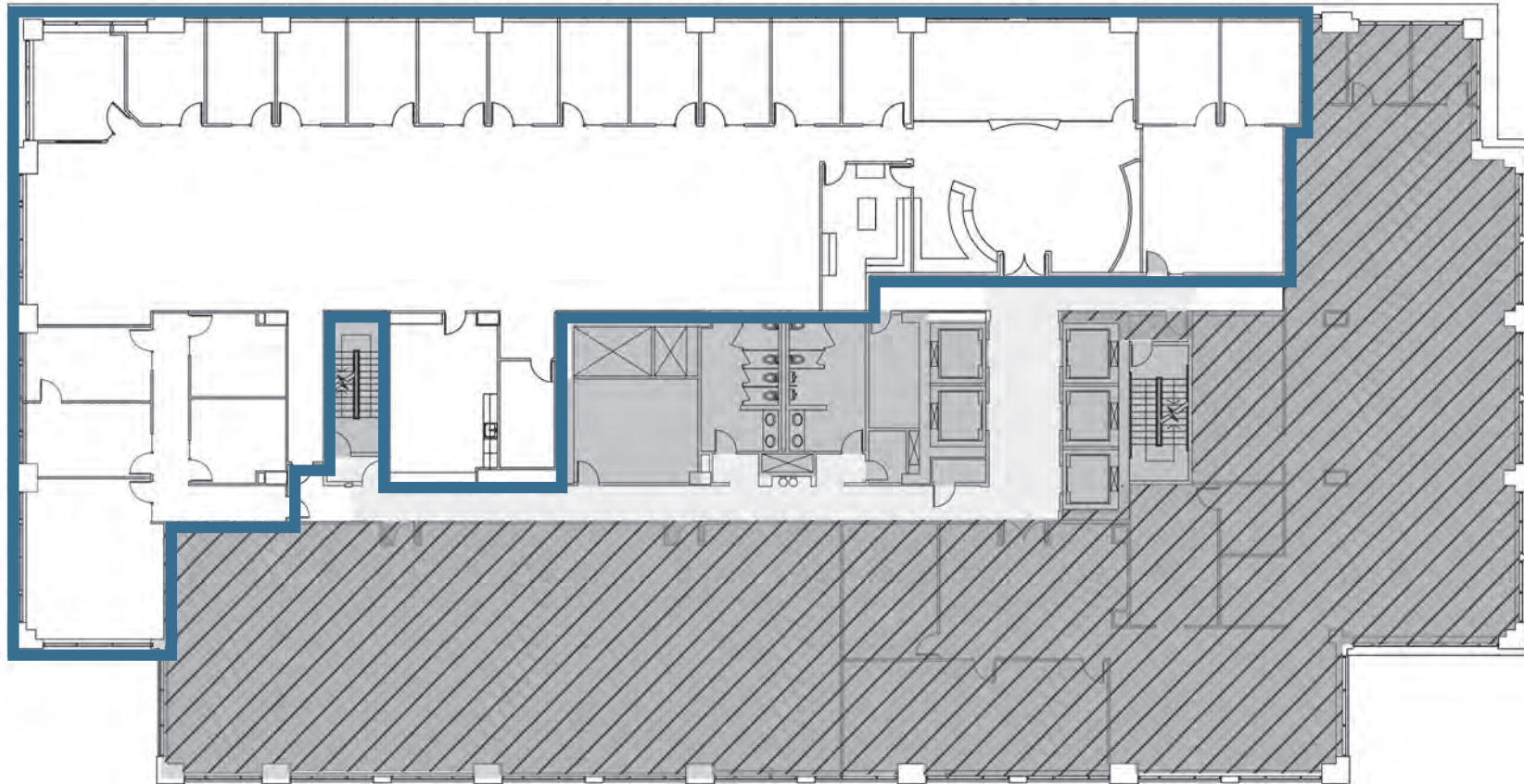


North Tower Floor 3 | Suite 300 | 23,407 RSF

- + Full floor
- + Divisible to 16,573 RSF



NORTH TOWER | SUITE 500 | 11,896 RSF



North Tower
Floor 5 | Suite 500 | 11,896 RSF
+ Divisible to 9,096 RSF



SOUTH TOWER | SUITE 200 | 23,991 RSF



South Tower Floor 2 | Suite 200 | 23,991 RSF

- + Full floor
- + Available now

