

The Bellevue Office Collection

LINCOLN SQUARE EXPANSION FACT SHEET



Office Square Footage:	600,000 SF total in Lincoln Square Office Tower II; 542,000 RSF in Lincoln Square Office Tower I; 400,000 SF in Bellevue Place; 1,542,000 RSF Total.
Average Floor Size:	21,500 RSF
Stories:	31
Rental Rates:	\$36.50 - \$42.00 per RSF, NNN
Operating Expenses:	Projected Expenses upon Full Assessment: \$10.16 per RSF
Load Factors:	14-15% single tenant and 20.5% multi-tenant (which is lower than 1996 BOMA)
Parking Rates:	3:1,000 square feet of usable area (Lincoln Square II garage has 2,800 spaces at \$250 per month per space).
Parking Access/Features:	<ul style="list-style-type: none">• Valet parking• Speed ramp directly to each of the five (5) parking levels, NO TURNS!• 2,800 stalls, connected to Lincoln Square I garage (1,641 spaces) and Bellevue Place garage (1,623 spaces)• Well-lit garage, 24-hour security escort to car if desired
Security:	<ul style="list-style-type: none">• Programmable proximity card access security• 24-hour security force with closed circuit TV surveillance• 24-hour escort service from office to car upon request
HVAC:	<ul style="list-style-type: none">• Latest in Class "A+" office VAV (Variable Air Volume) system with Direct Digital Control (DDC) systems• Outside air economizer system to constantly flush each floor with fresh air when outside air temperature is below 55 degrees
Wireless Services:	Distributed Antenna System (DAS) throughout the project means no dropped phone calls upon entering the garage.
Fiber Optics/Telecommunications:	<ul style="list-style-type: none">• Two providers in the project currently (Qwest and Comcast). Five (5) additional providers in the streets (AT&T, 360 Networking, Electric Lightwave, MCI and XO Communications).• DSL and T1 data services by Qwest; broadband services from Comcast.
Elevators for Office Tower:	<ul style="list-style-type: none">• Six (6) elevators serve floors 5 - 31 (above standard for quick access)• One (1) freight elevator serves all floors
Management/Ownership:	Locally owned and managed on site by Kemper Development Company.
Leasing:	Broderick Group, Inc. (425) 646-3444 - Paul Sweeney/Jim Kinerk Tours are available on short notice.