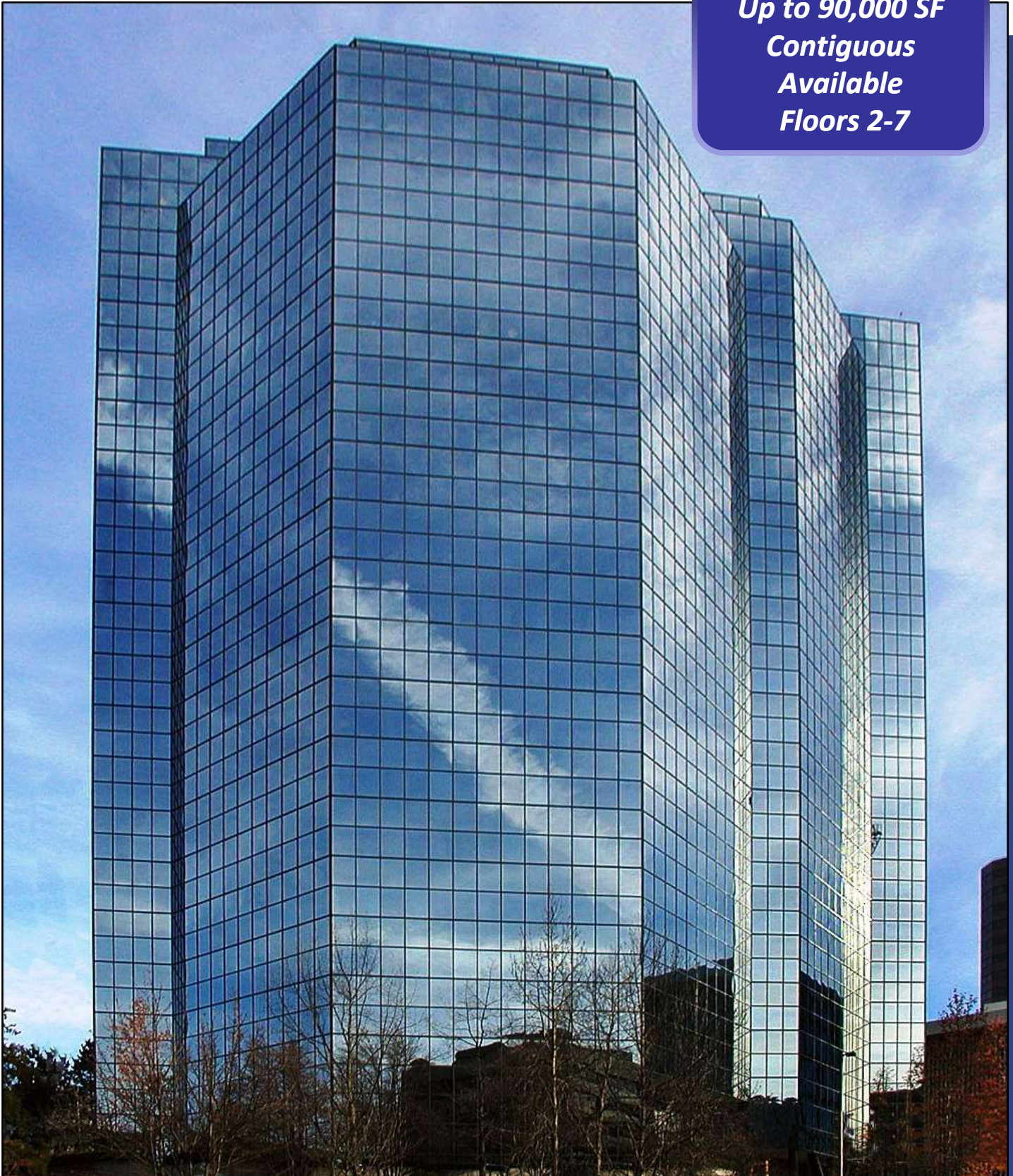


One Bellevue Center

*Up to 90,000 SF
Contiguous
Available
Floors 2-7*



One Bellevue Center

411 108th Avenue NE ▪ Bellevue, WA 98004



FEATURES

- 21-story building prominently located in the heart of the Bellevue Business District
- Unique, multi-faceted shape and a curtain wall of blue-tinted, reflective glass
- Excellent views of downtown Bellevue, Lake Washington, Olympic and Cascade Mountains, and Mount Rainier

AMENITIES

- Deli
- Sundries shop
- Building conference room
- Mail room with overnight courier drop boxes
- ATM
- Card key security system
- Four-level covered garage located underneath the building

LOCATION

- Located on the corner of NE 4th St. and 108th Ave. NE
- Easy access to Interstate 405 and public transportation
- Nearby conveniences include the Transit Center, Pedestrian Corridor, Bellevue Square shopping, Bellevue Park, restaurants, hotels, Convention Center, and the Bellevue Art Museum

FLOOR PLANS

- 355,252 rentable square feet in this Class-A office building
- Typical floorplates are 18,100 square feet

LEASING

- Broderick Group, Inc.



MATT SCHRECK | 425.646.5232
schreck@broderickgroup.com

GRANT YERKE | 425.646.5264
yerke@broderickgroup.com

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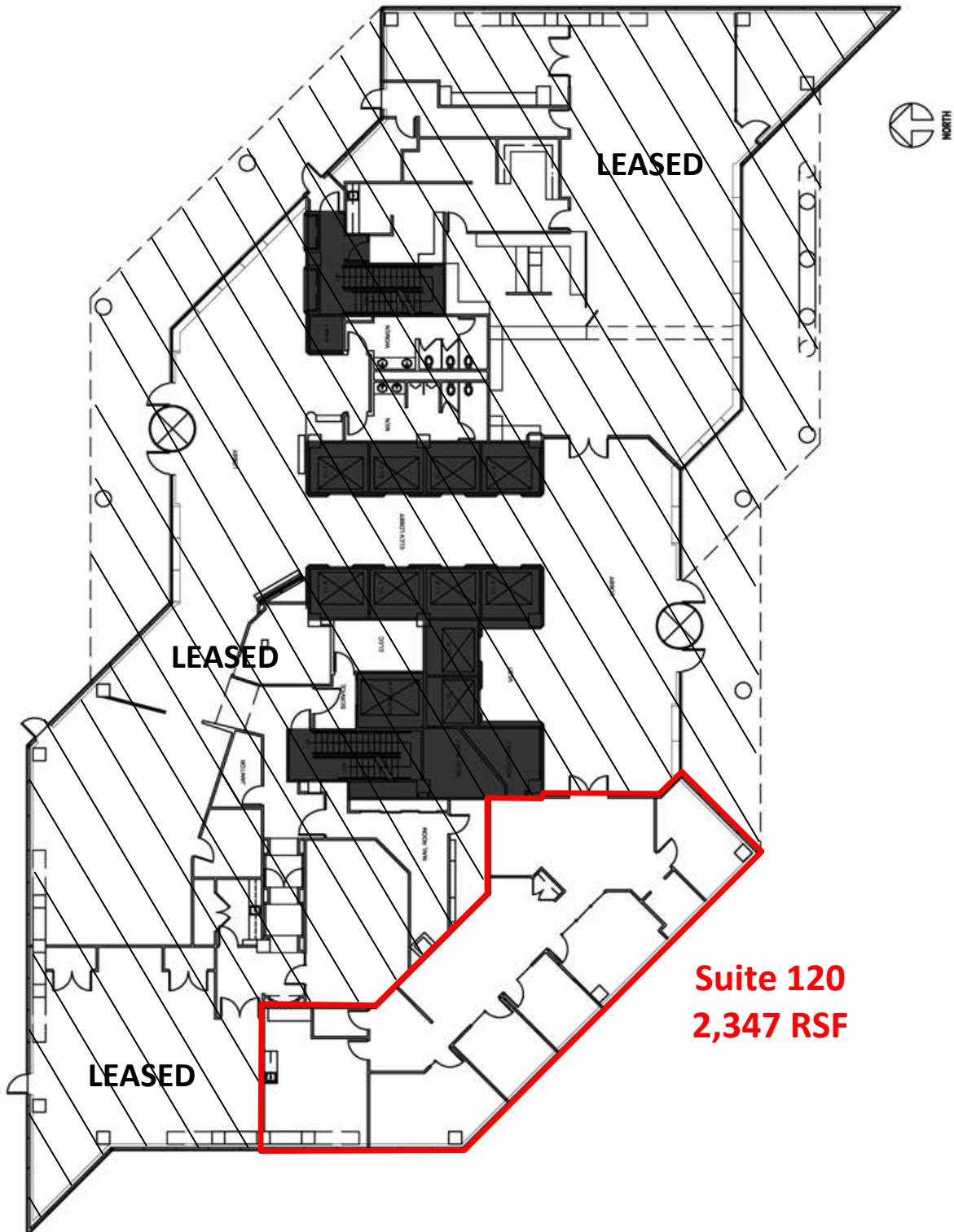
Up to 90,000 SF
Contiguous
Floors 2-7

<u>Suite</u>	<u>RSF Available</u>	<u>Date Available</u>	<u>Full Service Rental Rate</u>	<u>Description</u>
<u>FLOOR 1 – 2,347 RSF</u>				
120	2,347 RSF	Now	Negotiable	First floor space with lobby exposure. Exterior signage available.
<u>FLOOR 2 – 14,591 RSF, Divisible to:</u>				
200	9,405 RSF	90 Days Notice	\$32.00 - \$34.00/RSF	Heavy build-out with private offices throughout.
220	956 RSF	Now	\$32.00 - \$34.00/RSF	Mostly open space with one private office.
250	2,561 RSF	Now	\$32.00 - \$34.00/RSF	Large executive private offices.
280	1,669 RSF	Now	\$32.00 - \$34.00/RSF	High end office build-out with seven private offices, a reception desk and storage.
<u>FLOOR 3 – 18,182 RSF</u>				
300	18,182 RSF	Now	\$32.00 - \$34.00/RSF	Full floor, divisible to approx. 10,000 SF. Private offices and conference rooms on the window line, open interior.
<u>FLOOR 5 – 13,040 RSF, Divisible to:</u>				
550	5,580 RSF	Now	\$32.00 - \$34.00/RSF	Mix of perimeter private offices and open interior.
560	2,907 RSF	Now	\$32.00 - \$34.00/RSF	Five (5) private offices, open area.
580	2,367 RSF	Now	\$32.00 - \$34.00/RSF	Heavy build-out with interior and exterior private offices.
590	2,186 RSF	Now	\$32.00 - \$34.00/RSF	Mostly open space with four (4) private offices.
<u>FLOOR 6 – 18,175 RSF</u>				
600	18,175 RSF	Now	\$32.00 - \$34.00/RSF	Full floor. Divisible to approx. 10,000 SF.
<u>FLOOR 7 – 5,122 RSF</u>				
700	5,122 RSF	Now	\$32.00 - \$34.00/RSF	Double-door lobby exposure. Space is all open area ready for custom build-out.
<u>FLOOR 10 – 7,750 RSF</u>				
1080	7,750 RSF	Now	\$32.00 - \$34.00/RSF	Efficient suite with elevator lobby exposure, minimal exterior private offices and open area interior.
<u>FLOOR 16 – 18,004 RSF</u>				
1600	18,004 RSF	Now	\$32.00 - \$34.00/RSF	Full floor, heavily built-out with private offices and conference rooms.
<u>FLOOR 17 – 8,240 RSF</u>				
1750	8,240 RSF	Now	\$32.00 - \$34.00/RSF	Mostly open area with approximately one dozen private offices.
<u>FLOOR 19 – 2,445 RSF</u>				
1980	2,445 RSF	Now	\$32.00 - \$34.00/RSF	Four offices, conference room, kitchen, reception, work room.
<u>FLOOR 20 – 3,206 RSF</u>				
2050	3,206 RSF	Now	\$32.00 - \$34.00/RSF	Heavy build-out with large exterior privates.

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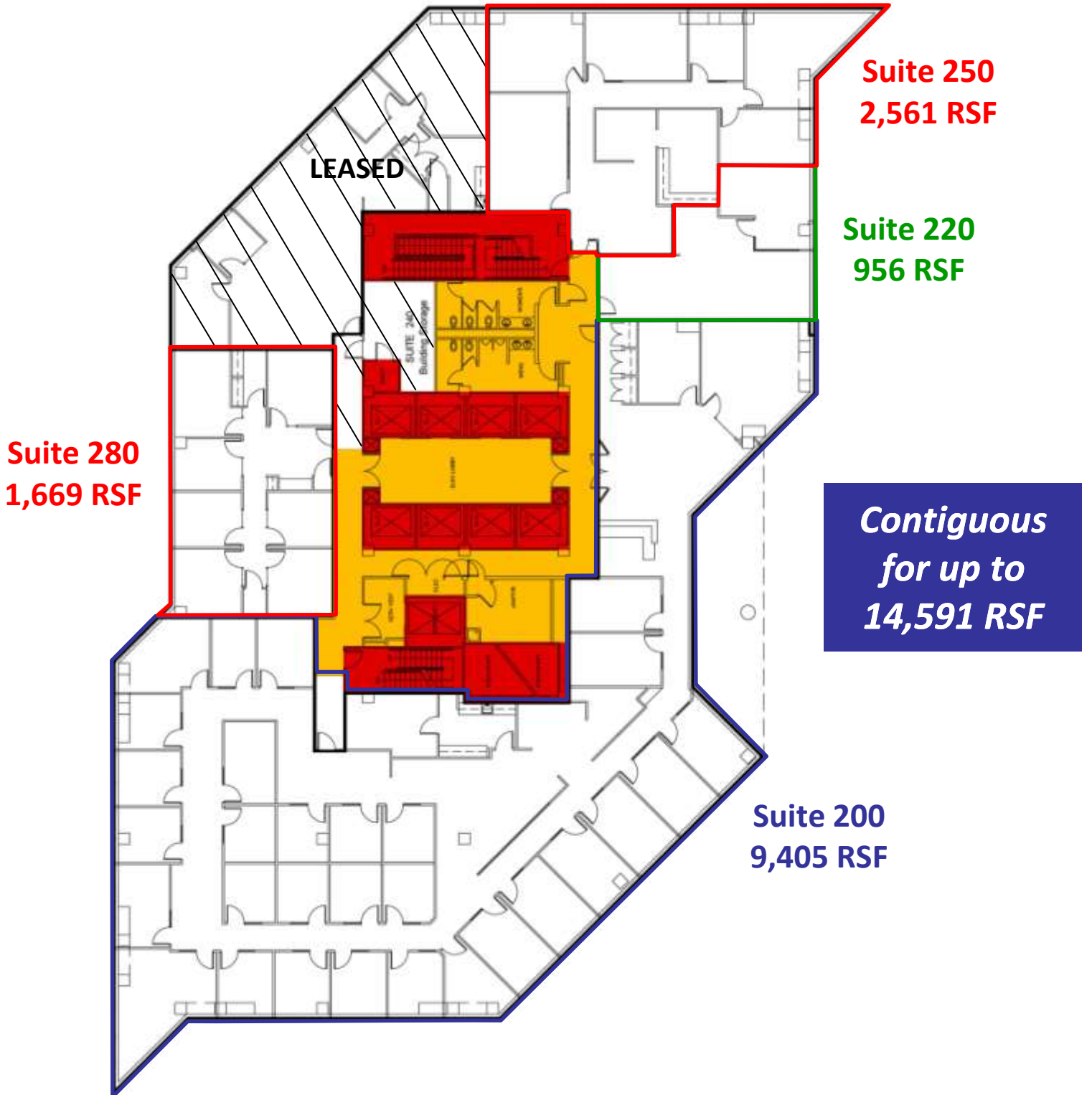
1st Floor – Suite 120 – 2,347 RSF



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2nd Floor – Suites 200, 220, 250 and 280

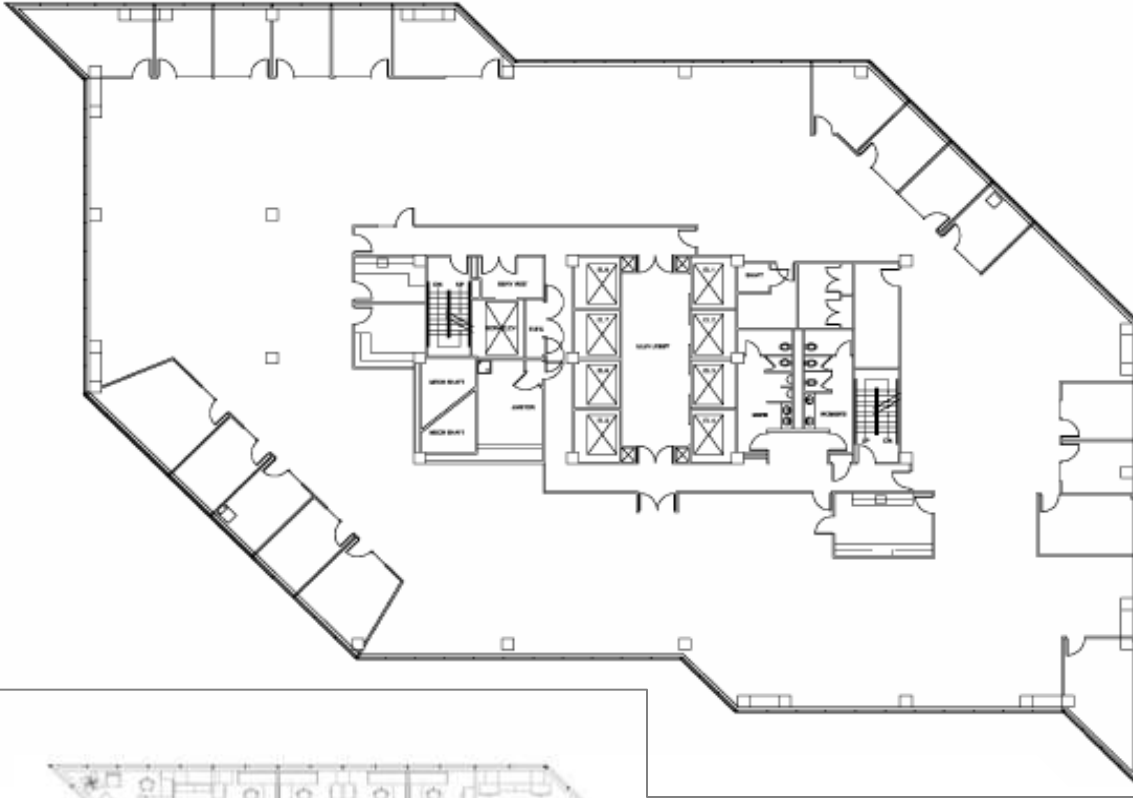


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3rd Floor – Suite 300 – 18,182 RSF

As-Built



Test Fit



- 104 6X6 WORKSTATIONS
- 18 PRIVATE OFFICES
- 2 CONFERENCE ROOMS
- 1 RECEPTION STATION
- 1 LOUNGE
- 1 BREAK ROOM
- 1 KITCHEN
- 1 IT ROOM

124 EMPLOYEES
147 RSF PER EMPLOYEE

Furniture layout provided by:



NUMARK OFFICE
INTERIORS

BRODERICK
GROUP

MATT SCHRECK | 425.646.5232
schreck@broderickgroup.com

GRANT YERKE | 425.646.5264
yerke@broderickgroup.com

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5th Floor – Suites 550, 560, 580 and 590

Suite 560
2,907 RSF

Suite 580
2,367 RSF

Suite 590
2,186 RSF

*Contiguous
for up to
13,040 RSF*

Suite 550
5,580 RSF

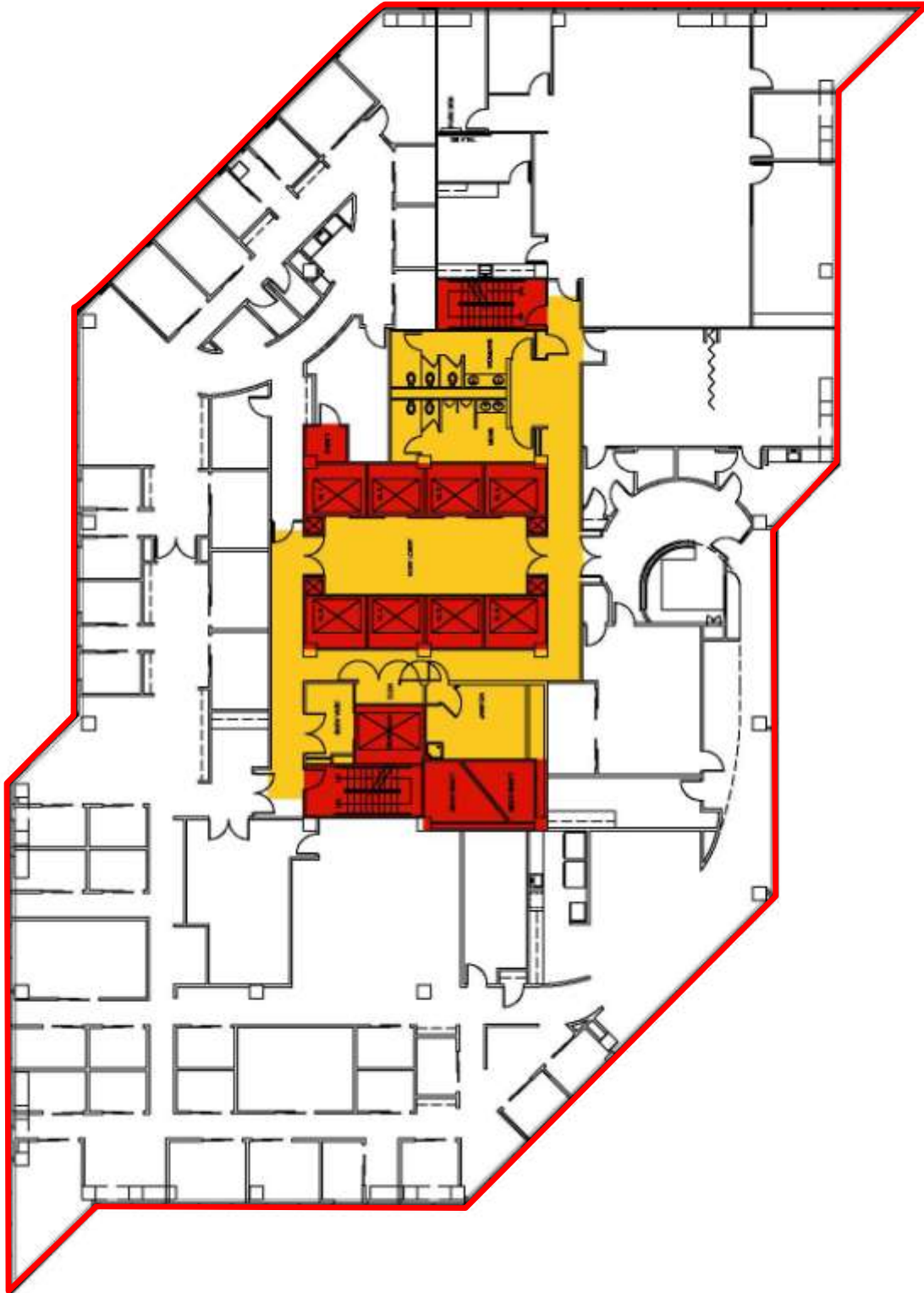
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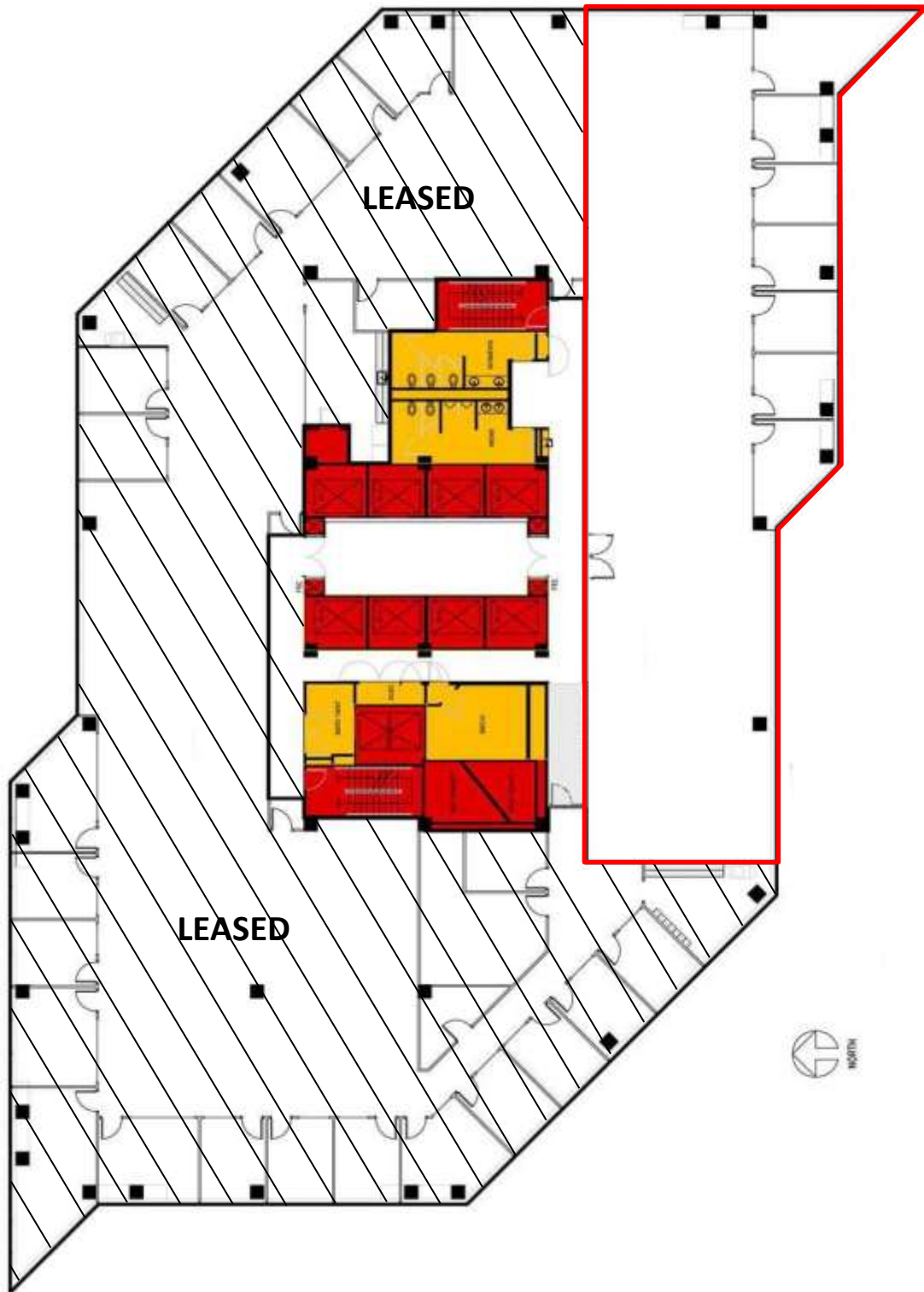
6th Floor – Suite 600 – 18,175 RSF



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7th Floor – Suite 700 – 5,122 RSF



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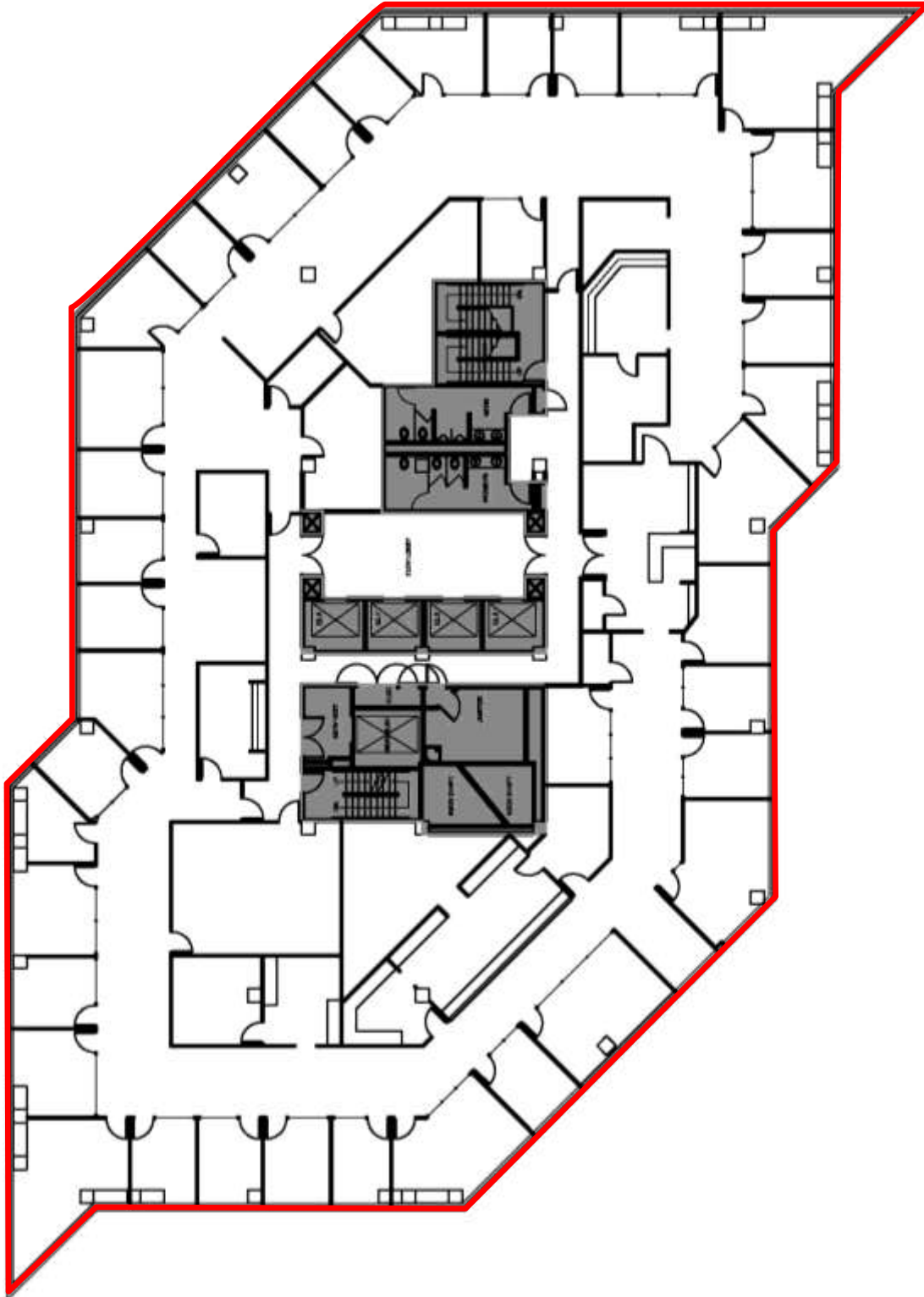
10th Floor – Suite 1080 – 7,750 RSF



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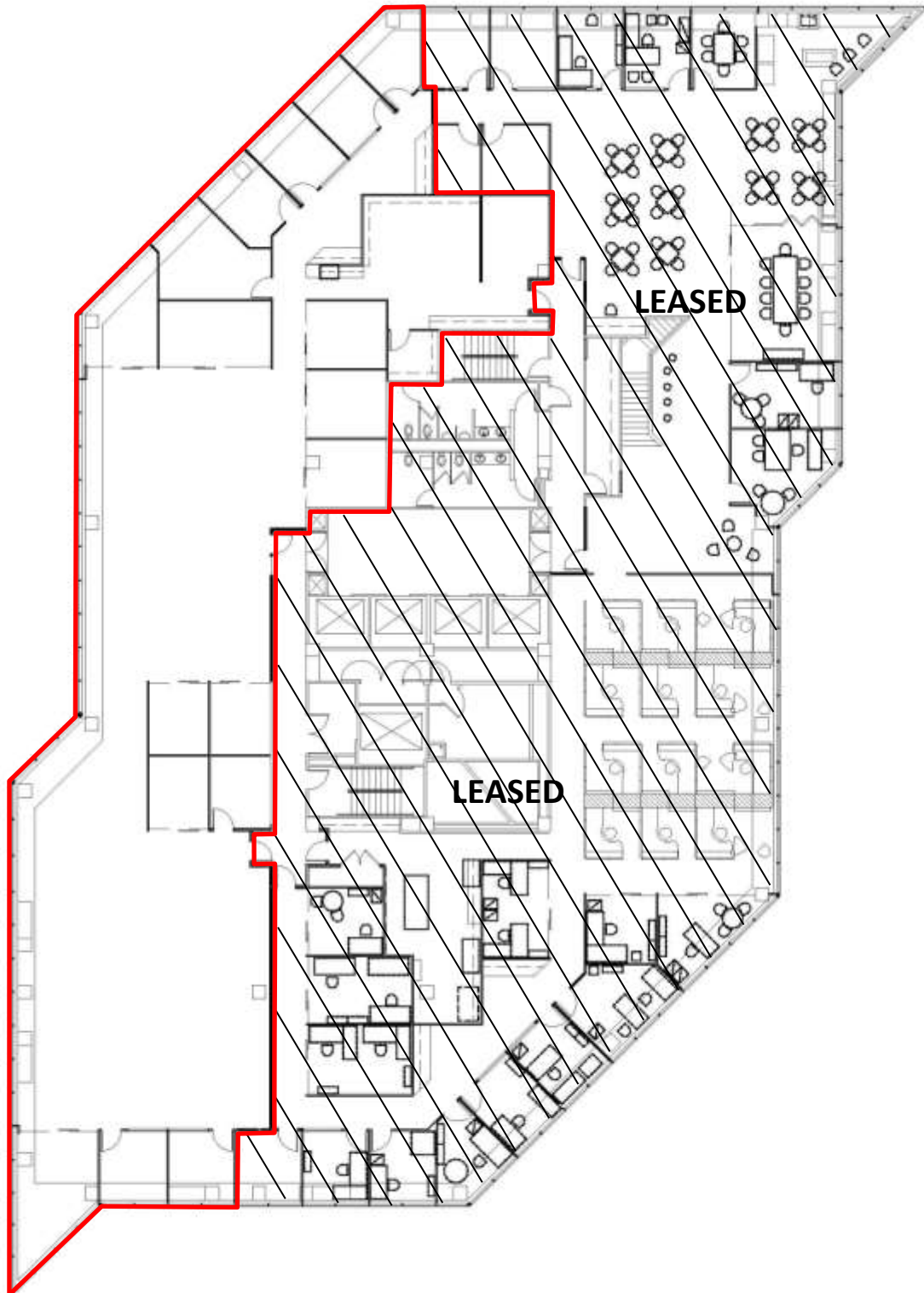
16th Floor – Suite 1600 – 18,004 RSF



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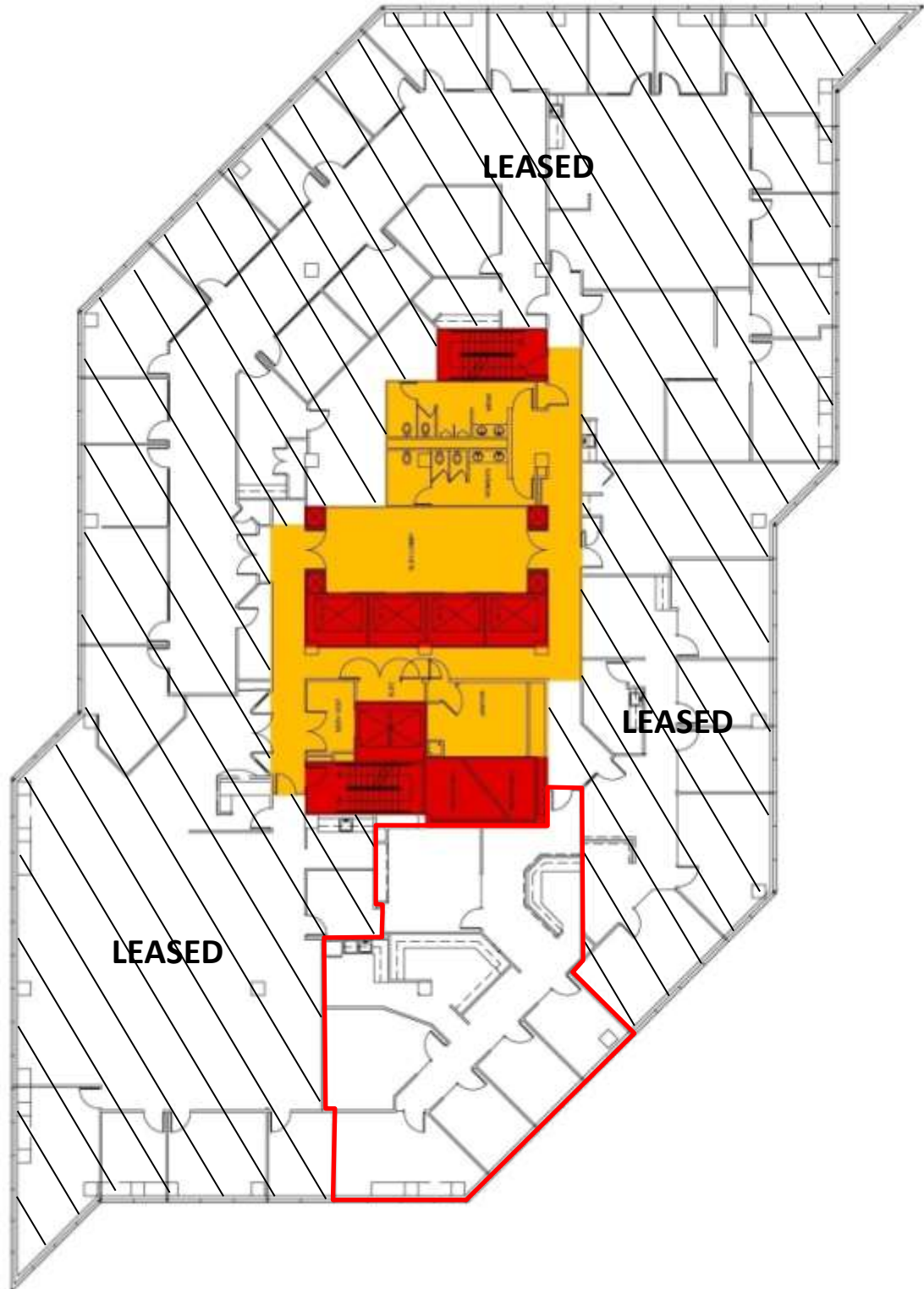
17th Floor – Suite 1750 – 8,240 RSF



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19th Floor – Suite 1980 – 2,445 RSF



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20th Floor – Suite 2050 – 3,206 RSF

