Lincoln Square
Available Space

Lincoln Square | South Tower – 10400 NE 4th Street

<table>
<thead>
<tr>
<th>Floors</th>
<th>Available RSF</th>
<th>Single Tenant Load</th>
<th>Ceiling Height</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>20 - 31</td>
<td>LEASED</td>
<td></td>
<td></td>
<td></td>
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**UPPER BANK: 100% LEASED**

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<td>LEASED</td>
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<tr>
<td>10</td>
<td>24,865 RSF</td>
<td>17.91%</td>
<td>9’6” dropped ceiling 13’3” floor to floor</td>
<td>Full floor available</td>
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2 - 8  LEASED

**LOWER BANK Subtotal: 49,730 RSF**

**Total Available in Lincoln Square | South Tower: 49,730 RSF**

Lincoln Square | Westin Building – 610 Bellevue Way NE

<table>
<thead>
<tr>
<th>Floors</th>
<th>Available RSF</th>
<th>Date Available</th>
<th>Rental Rate</th>
<th>Comments</th>
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<tbody>
<tr>
<td>2</td>
<td>15,345 RSF</td>
<td>12/1/17</td>
<td>$39.00/ RSF</td>
<td>NNN</td>
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</tbody>
</table>

Suite 200: Spectacular finishes w/ unique 16’ high ceiling space. Perimeter private offices, open area, kitchen, and conference room. Space is strategically located in front of the new skybridge and the new Lincoln Square Expansion.

Lincoln Square | North Tower – 10401 NE 8th Street

100% LEASED
## Lincoln Square | South Tower Fact Sheet

### Addresses:
10400 NE 4th Street, Bellevue, WA 98004

### Square Footage:
- 719,623 SF total in Lincoln Square South Tower; Additional 542,000 RSF in Lincoln Square North Tower and 480,000 SF in Bellevue Place for a total of 1,741,623 RSF.

### Retail Square Footage:
- 180,000 RSF at the base providing the finest retail and restaurants – connection to over 6 million RSF of additional interconnected retail, hotel and residential.

### Average Floor Size:
- 24,010 – 32,461 RSF (see attached floor by floor breakdown)

### Stories:
31

### Rental Rates:
- $42.00 – $45.00 per RSF, NNN

### Operating Expenses:
- 2017 – $12.01 per RSF
- 2018 – $13.33 per RSF

### Load Factors:
- 2010 BOMA measurements

### Sustainability:
- Minimum of LEED Gold Equivalent (see website for details on water, HVAC, lighting, fresh air introduction and other energy efficiencies)

### Parking:
- 2.5:1,000 square feet of usable area (Lincoln Square Expansion garage has 2,000 spaces at 2017 rates of $215.00 per month per space, plus tax)

### Parking Features:
- Generous 9-foot width parking, double striped
- Valet assist parking
- Speed ramp directly to each of the six (6) parking levels – NO TURNS!
- 2,000 stalls, connected to Lincoln Square I garage (1,641 spaces) and Bellevue Place garage (2,423 spaces)
- Well-lit garage, 24-hour security escort to car if desired

### Parking Access:
- Access into and out of Lincoln Square South Tower at three (3) points:
  - NE 4th Street (south side of project) – signalized intersection
  - Bellevue Way NE (west side of project)
  - 105th Avenue NE (dedicated street on east side of project)
  - Underground access all the way to and from NE 4th to NE 10th via underground tunnel connection

### Skybridge Connection:
- Skybridge system to Bellevue Square, Lincoln Square and Bellevue Place – over 6 million RSF of the finest hotels, restaurants (57 currently), retail and commercial space.

### Hotels & Hotel Conference Facilities:
- A new, 4-star "W" hotel adjacent to Lincoln Square South Tower, complemented by the 4-star Westin and two-tower, 4-star Hyatt Regency Hotel - all Landlord owned hotels providing room night discounts to the office tenants of Lincoln Square South Tower. The hotel conference facilities range from small, intimate board rooms to sloped floor meeting space with the latest A/V capabilities, to one of the largest ballrooms in the Bellevue/Eastside area.

### Building Conference Facilities:
- In addition to the many hotel conference facilities within the Bellevue Collection, Lincoln Square South Tower will provide:
  - Newly constructed, large training room/conference facility on the 2nd floor of the office tower providing the latest in A/V technology
  - Great Room areas will provide public meeting areas, as well as quiet areas.

### Bike Center:
- A dedicated bike center is located in the garage of Lincoln Square. This secure bike facility provides individual bike lockers, changing rooms, shower and repair facilities.

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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.
Lincoln Square
Lincoln Square | South Tower Fact Sheet

Above Standard Ceiling Height / Plentiful Natural Light:
- Dropped ceiling height of 9’6” (1 foot beyond typical), open plenum ceiling height of 13’3” floor to floor on floors 5 – 22, 12’9” on floors 23 – 30 (floors 3 and 4 – 10’0” dropped ceiling and 14’0” floor to floor).

Exterior Windows:
- Floor-to-ceiling glass (8” sill height) at portions of the western and eastern façade pop outs and nearly full height glass (18” sill height) throughout the rest of the floor.

Security:
- Programmable proximity card access security
- 24-hour security force with closed circuit TV surveillance
- 24-hour escort service from office to car upon request

Electrical:
- Each floor will be provided with a demand load capacity of up to 13.5 watts per USF, which includes up to 5.0 watts per USF plug load.

HVAC:
- Control Chilled Water Plant with high efficiency chillers
- Outside air economizer system brings in 100% outside filtered air to interior spaces

Wireless Services:
- Distributed Antenna System (DAS) throughout the project means no dropped phone calls upon entering the garage, Wi-Fi in public spaces

Fiber Optics / Telecommunications / Television / Cable:
- Multiple Providers into the project: CenturyLink and Level 3 Telecom (Copper and Fiber infrastructure in place), Comcast (provides Business Class Fiber and Television Services), DSi Internet Services (Broadband services), WaveG Broadband Services, and Direct TV (DSi is the provider - television services)
- Three (3) additional providers in the streets (XO Communications, Integra Electric Lightwave, and Dish Network)

Elevators:
- All passenger elevators Destination Dispatch for direct lobby to floor access with no stops
- Eight (8) elevators on Lower Bank serving Floors 1 – 19; Six (6) elevators on Upper Bank serving Floors 1 – 2 & 20 – 31; Lower Bank elevator speed 700 fpm, Upper Bank 1200 fpm
- One (1) freight elevator serves all floors
- Parking facility served by seven (7) high speed elevators which emerge into the Market Hall

Management / Ownership:
- Locally owned and managed onsite by Kemper Development Company

Leasing:
- Broderick Group – On site for convenient tours
Bank of America Building, Suite 900 | 425.646.3444

Paul Sweeney – 425.646.5225           Jim Kinerk – 425.646.5221
sweeney@broderickgroup.com           kinerk@broderickgroup.com

www.lincolnsquareexpansion.com/office

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Lincoln Square | South Tower

Floors 9 – 10

- 24,865 RSF
- 9'6” dropped ceiling
- 13'3” floor to floor
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15,345 RSF of Office Space
2nd Floor – Westin Building

Click here to view a 3D virtual tour of the space!
Welcome to Lincoln Square’s newest office tower and your new work space in The Bellevue Collection. As a new member of The Bellevue Collection, your recent move puts you in the center of one of the most vibrant and amenity rich places to work, live and play, featuring the finest collection of restaurants, entertainment and shopping in the region.

LINCOLN SQUARE EXPANSION
Lincoln Square opened in 2005 as one of the largest mixed-use projects in the U.S., with a focus on premier office space including Eddie Bauer’s headquarters and Microsoft, a 337-room Westin hotel, 16-screen cinema and a wide variety of restaurants and entertainment. The Expansion of Lincoln Square adds the largest office tower on the Eastside, a W hotel, 12+ new dining options, Nordstrom Rack and a Cinemark Reserve 6-screen theater.

JUST AN ELEVATOR RIDE AWAY
The Collaboration Center - A Place for Collaboration and Connecting
The 2nd floor Collaboration Center is the perfect place for generating new, fresh ideas or making your best pitch to a client. This room is set for state-of-the-art presentations or brainstorming whiteboard sessions. Tell us how you want the room set – classroom, small break outs, it is up to you and your needs. To book the space and request rates, contact Lincoln Square’s Management Office.

Room features:
- Drop down projector and screen
- 8 in-ceiling speakers
- 2 in-wall subwoofers
- Video conferencing
- Dual shade system (1 sheer, 1 blackout)
- Touch panel control system
- Laptop interface/floor inputs
- Blu-ray Player
2nd Level Lobby
Need a few minutes out of the office to formulate your next big idea or hold a small meeting? The second level office lobby features large windows for natural light, seating areas and a cozy fireplace.

Rooftop Garden
Just in time for spring, the rooftop garden, only available to our office and residential tenants, will give you a grand view and a place to refresh. Located on the 5th level, this key accessed getaway faces the amazing views of Lake Washington, and the downtown cityscape of Bellevue overlooking The Bellevue Collection.

Workout at Work
There’s nothing more convenient that getting your workout in while at work. Fitness 305 is just the right place for a quick workout with cardio and strength training machines, weights, Flex Space and Yoga Studio for stretching. Amenities include a sauna, showers and lockers. In addition, SOULCYCLE, located on the first level just east of the office lobby on NE 4th, brings their first Northwest location to Lincoln Square. SOULCYCLE opened in mid-January.

Lincoln Square Expansion Openings

Opened
Baron’s Xi’an Kitchen and Bar
Cinemark Reserve
Civility & Unrest
Central Bar
Dote Coffee
Dukes’ Chowder House
Fogo de Chão
Henry’s Tavern
Japonessa
Nordstrom Rack
The Lakehouse
Taylor Shellfish and Oyster Bar
W Bellevue
Wild Ginger

Opening Fall
Ascend Prime Steak and Sushi
Capital One Cafe
The Market at Lincoln Square

JUST A SKYBRIDGE AWAY
No other office project connects you by covered skybridges to over 35 sit down restaurants and over 70 places to taste, sip and savor. From breakfast to nightcaps and everything in between, you are in the center of the dining district at The Bellevue Collection. Add to that cinemas and nightlife and you have the best work and play destination in the region.
Lincoln Square Restaurants
Cypress Lounge & Wine Bar
Din Tai Fung
Earls Kitchen and Bar
Lincoln Square Cinemark Cinemas
Lucky Strike Lanes and Power Play
Maggiano’s Little Italy
McCormick & Schmick’s Seafood Restaurant
Paddy Coyne’s Irish Pub
Palomino Rustica
Parlor Billiards and Ultralounge
Pearl Oyster and Seafood Bar
Woods Coffee

Bellevue Square 200+ Shops and Restaurants
Destination Dining:
Blue C Sushi
Cactus
Cheesecake Factory
Moksha Indian Cuisine
Nordstrom Grill
Nordstrom Marketplace Café
Pagliacci Pizza
P.F. Chang’s China Bistro
Red Robin
Ruth’s Chris Steak House
Tavern Hall
VIVO 53

Bellevue Place
13 Coins Restaurant 24 – 7
Daniel’s Broiler and Prime 21 Lounge
Eques (Breakfast)
Joey Bellevue
Suite Restaurant and Lounge

Hotels
The Hyatt Regency Bellevue
The Westin Bellevue
W Bellevue

Transit Center
N.E. 6th Street, also known as the Pedestrian Corridor, runs between Lincoln Square North and Lincoln Square South and connects directly to the Transit Center.