CIVICA

Office Commons

205 - 225 108th Ave NE
Bellevue, Washington

AEW

UNICO

CIVICA
Office Commons

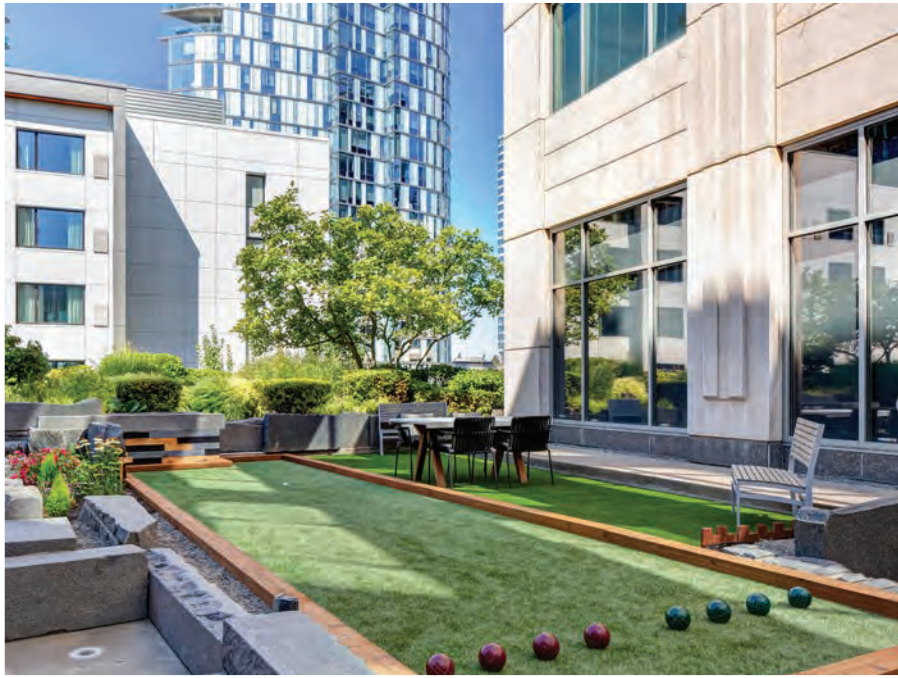
Civica Office Commons is comprised of two Class A+ office buildings connected by a striking 45-foot high glass enclosed lobby and Great Room. Located in the vibrant heart of the Bellevue Central Business District, the project is within close walking distance to many retail, restaurant and service amenities.

Best In Class Amenities

- On-site security overnight during the week and 24 hours on weekends.
- On-site retail services, including the famed Seastar Restaurant and Raw Bar, Fonté Coffee, and Wells Fargo Bank.
- Abundant 3.4/1,000 SF parking.
- Direct elevator access from every floor of the generous garage to every office floor, saving valuable transit time.
- 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 65 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.

CIVICA

FONTÉ
COFFEE ROASTER

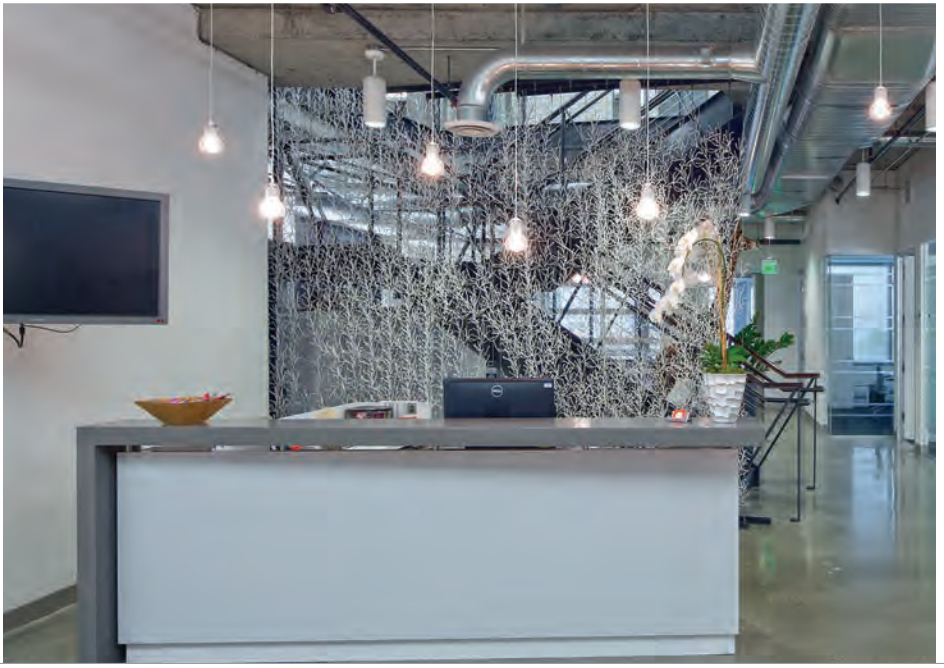


STRENGTH
inspire

A GRAND IMPRESSION

The facts at your fingertips

Address	Civica Office Commons 205-225 108th 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 - 24,000 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
Amenity Rich Environment	Amenities include the award winning Seastar Restaurant and Raw Bar, Fonté Coffee, Wells Fargo bank branch, Capelli's Barbershop, and a beautifully landscaped terrace with outdoor seating and Bocce Ball Court 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 65 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	2024 estimated operating expenses are $16.89/RSF plus 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

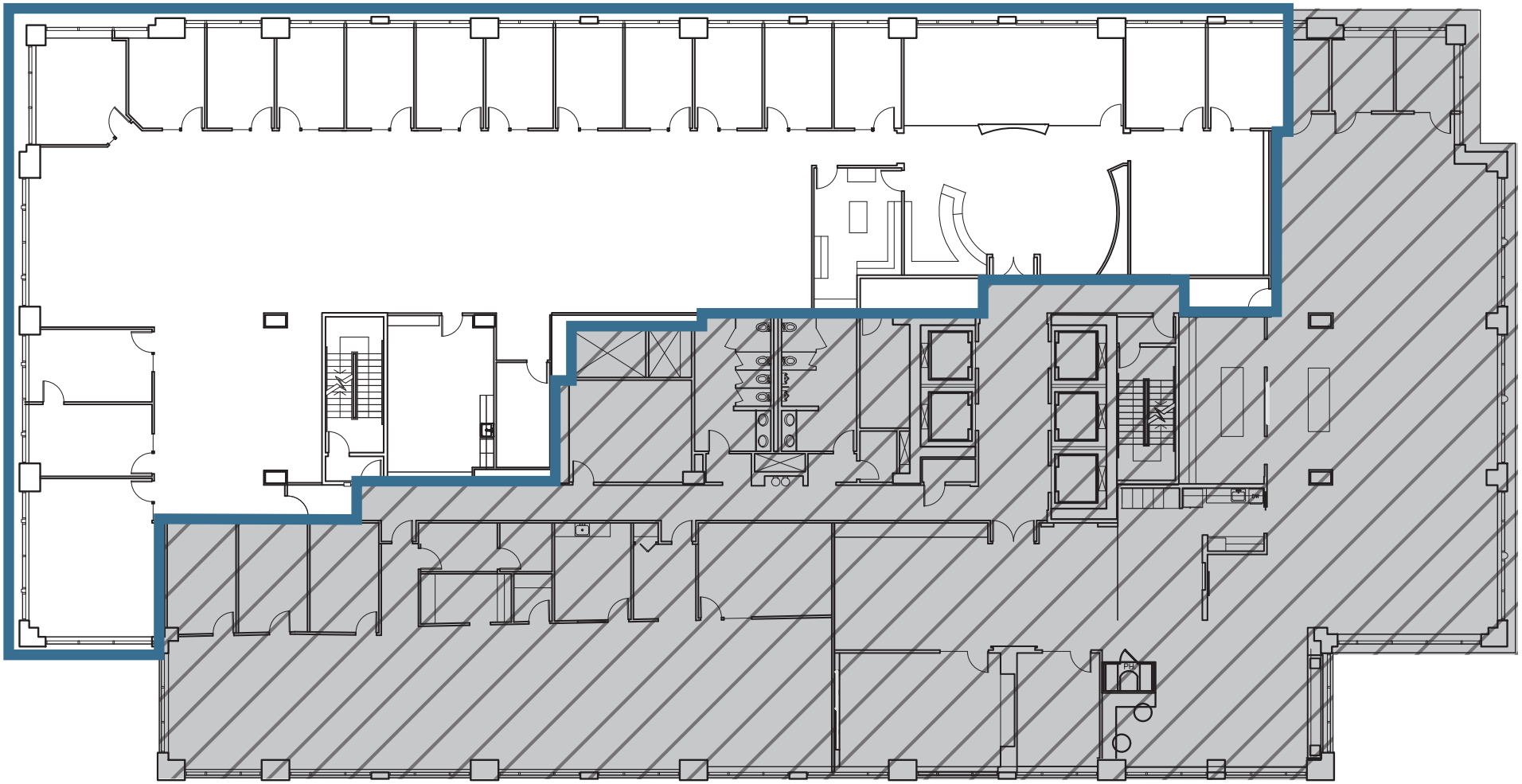
NORTH TOWER

Virtual Tour	Floor / Suite	RSF	Available	Rental Rate	Comments
	Floor 5 / Suite 500	11,896	Immediate	$48.00 - $50.00	Recently improved suite with direct elevator exposure, abundant exterior private offices, and open interior

NORTH TOWER | SUITE 500 | 11,896 RSF

CIVICA
Office Commons

CLICK TO VIEW VIRTUAL TOUR



UNICO AEW

N

CIVICA OFFICE COMMONS // GRANT YERKE | (425) 646-5264 | yerke@broderickgroup.com / MATT SCHRECK | (425) 646-5232 | schreck@broderickgroup.com

BRODERICK GROUP

Nearby Amenities

A Pedestrian's Dream

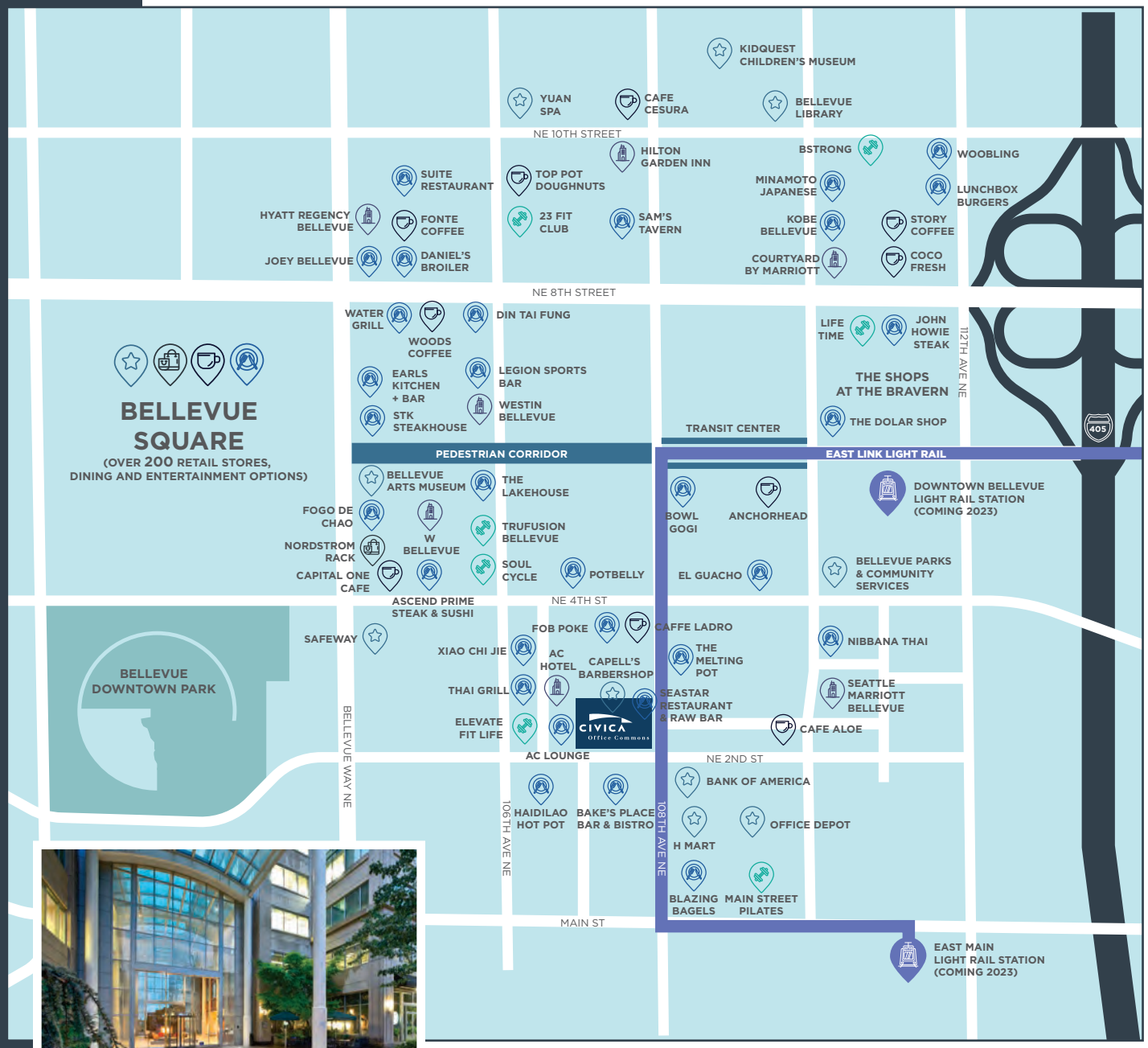
Within a few blocks is all Downtown Bellevue has to offer. With most amenities within walking distance there is no need to jump in the car to grab a quick lunch or run an errand.

Within One Block:

- Seastar Restaurant & Raw Bar
- Capelli's Barbershop
- Bake's Place
- Bright Horizons
- Fonté Coffee
- Potbelly Sandwich Shop
- Key Bank
- The Melting Pot
- AC Lounge
- Café Ladro
- Café Pogacha
- FOB Poke Bar

KEY

HOTEL
SHOPPING
LIFESTYLE
COFFEE
FITNESS
RESTAURANT/ LOUNGE



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

CIVICA Office Commons

A COMMUNITY OF CONVENIENCE

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

UNICO

AEW

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

Grant Yerke
(425) 646-5264
yerke@broderickgroup.com

Matt Schreck
(425) 646-5232
schreck@broderickgroup.com

BRODERICK GROUP

Broderick Group
Bellevue Office
10500 NE 8th Street, Suite 900 | Bellevue, Washington 98004
main: (425) 646-3444 | fax: (425) 646-3443
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.