

**GROUND FLOOR INTERIOR  
& EXTERIOR RENOVATIONS  
UNDER CONSTRUCTION**

**COMING THIS SUMMER**



**SYMETRA<sup>®</sup>**  
CENTER

777 108<sup>TH</sup> AVENUE NE  
BELLEVUE, WA

# IN THE HEART OF DOWNTOWN BELLEVUE

Symetra Center is a 25-story, 445,089 RSF, Class A office building offering 18,500 SF floor plates and excellent views of the city, Lake Washington and mountain ranges.

Currently under construction is a reimagination of the entire ground floor of the building, which will be completed in Summer 2024.



State-of-the-art  
conference center



Ground floor  
fitness center



All-day destination  
café and bar



Modern and inviting lobby  
experience with emphasis  
on hospitality



Destination dispatch  
elevators



All multi-tenant  
lobbies and restrooms  
recently renovated



Strategic multi-point  
ingress/egress via NE 8th,  
108th & 106th Avenues



Electric car charging  
stations and valet parking



One block from  
Bellevue Transit Center  
and Future EastLink  
Light Rail



Bike storage and  
locker/shower facilities



24/7 on-site security  
and engineering



100% Electric  
Operated Building



Lobby



Elevator Lobby

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777 108<sup>th</sup> Avenue NE  
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## AVAILABLE SPACE

	FLOOR / SUITE	SQ. FT.	AVAILABILITY
▶	<u>24 / 2410</u> Newly improved, fully furnished modern tech space with direct elevator access. Premier view space.	5,186 RSF	Now
▶	<u>19 / 1900</u> Newly improved plug and play full floor with modern tech finishes.	18,943 RSF	30 days' notice
	<u>17 / 1750</u> Newly improved with direct elevator lobby access. Ideal for tech users.	7,443 RSF	9/1/2024
	<u>16 / 1650</u> Newly improved with direct elevator lobby access. Ideal for tech users.	5,478 RSF	9/1/2024
▶	<u>7</u>	18,286 RSF	Now
	<u>6</u>	18,646 RSF	Now
	<u>5</u>	18,286 RSF	Now
	<u>4</u>	20,435 RSF	Now
<b>Four contiguous floors for up to 75,653 RSF</b> currently for sublease through June 2025 and available directly from Landlord.			
	<u>2 / 200</u> Full floor available. Direct access via building garage elevators. Efficient large floor plate with exterior private offices and open interior.	26,485 RSF	12/1/2024



# SYMETRA CENTER AT A GLANCE

## BUILDING

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450,359 SF

25-story Class A Office Tower

## YEAR BUILT / RENOVATED

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1987 / 2024

## RENTAL RATES

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\$46.00 – \$49.00 / NNN

## OPERATING EXPENSES

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\$14.39/SF

## FLOOR PLATE SIZE

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~18,500 RSF

## PARKING

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1.5/1,000 parking permits per rentable square foot. All covered with valet assist.

## LOCATION

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Strategically located on the corner of NE 8th Street and 108th Avenue with direct access to I-405



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## SPACE FOR ALL TENANT TYPES

Whether a tech tenant or a professional firm, Symetra Center offers signature and distinguished office space alternatives.

Lobby



Conference Facility



Library



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777 108<sup>th</sup> Avenue NE  
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All Day Café & Bar



Fitness Center



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## PRIME DOWNTOWN LOCATION

- Located on the corner of NE 8th Street and 110th Avenue NE
- Easy access to I-405 and public transportation
- Nearby conveniences include the Transit Center, Pedestrian Corridor, shopping at Bellevue Square and The Bravern, Bellevue Park, restaurants, hotels, The Bellevue Convention Center and The Bellevue Arts Museum





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## 24<sup>TH</sup> FLOOR

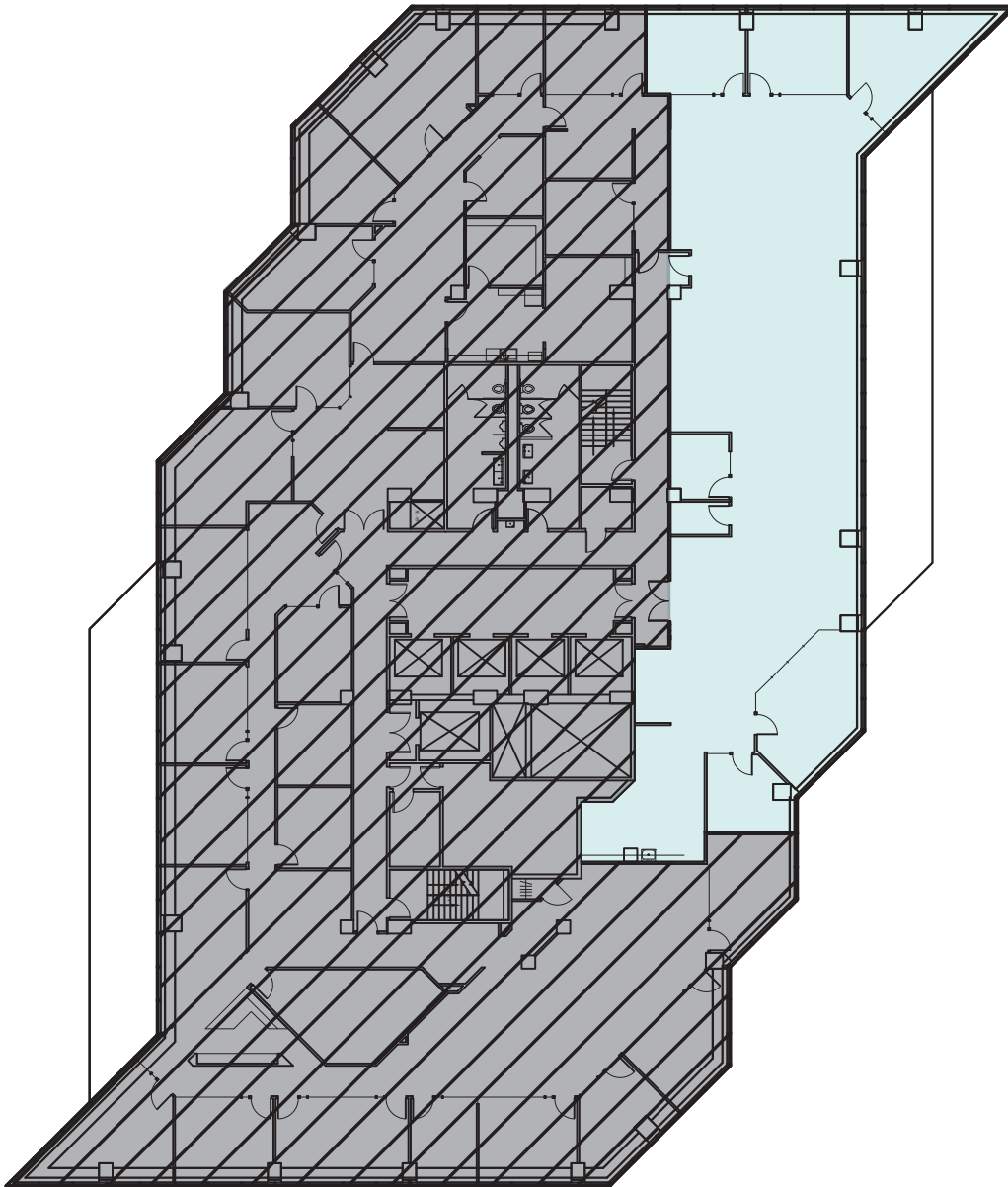
Suite 2410 • 5,186 RSF

Available Now

- Newly improved, modern tech space with direct elevator access
- Premier view space



VIRTUAL TOUR



**SRO**<sup>®</sup> STERLING REALTY  
ORGANIZATION

**BRODERICK**  
• GROUP •

GRANT YERKE  
425.646.5264  
[yerke@broderickgroup.com](mailto:yerke@broderickgroup.com)

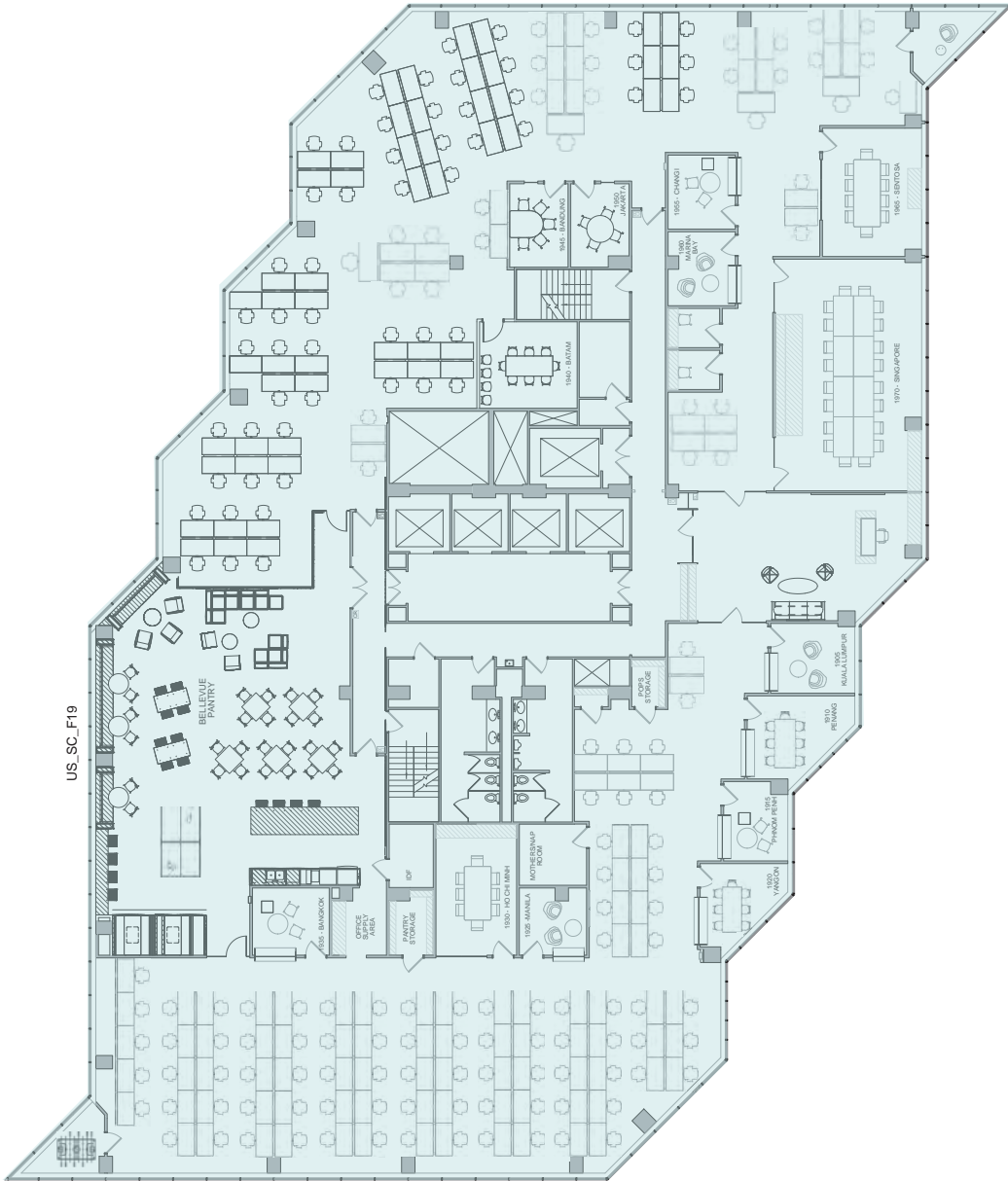
MATT SCHRECK  
425.646.5232  
[schreck@broderickgroup.com](mailto:schreck@broderickgroup.com)

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**BACK TO  
AVAILABILITIES**





**777 108<sup>th</sup> Avenue NE**  
**Bellevue, WA 98004**

Suite 1900 • 18,943 RSF • As-Built  
Available with 30 days' notice

- Newly improved plug and play full floor with modern tech finishes



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## 19<sup>TH</sup> FLOOR

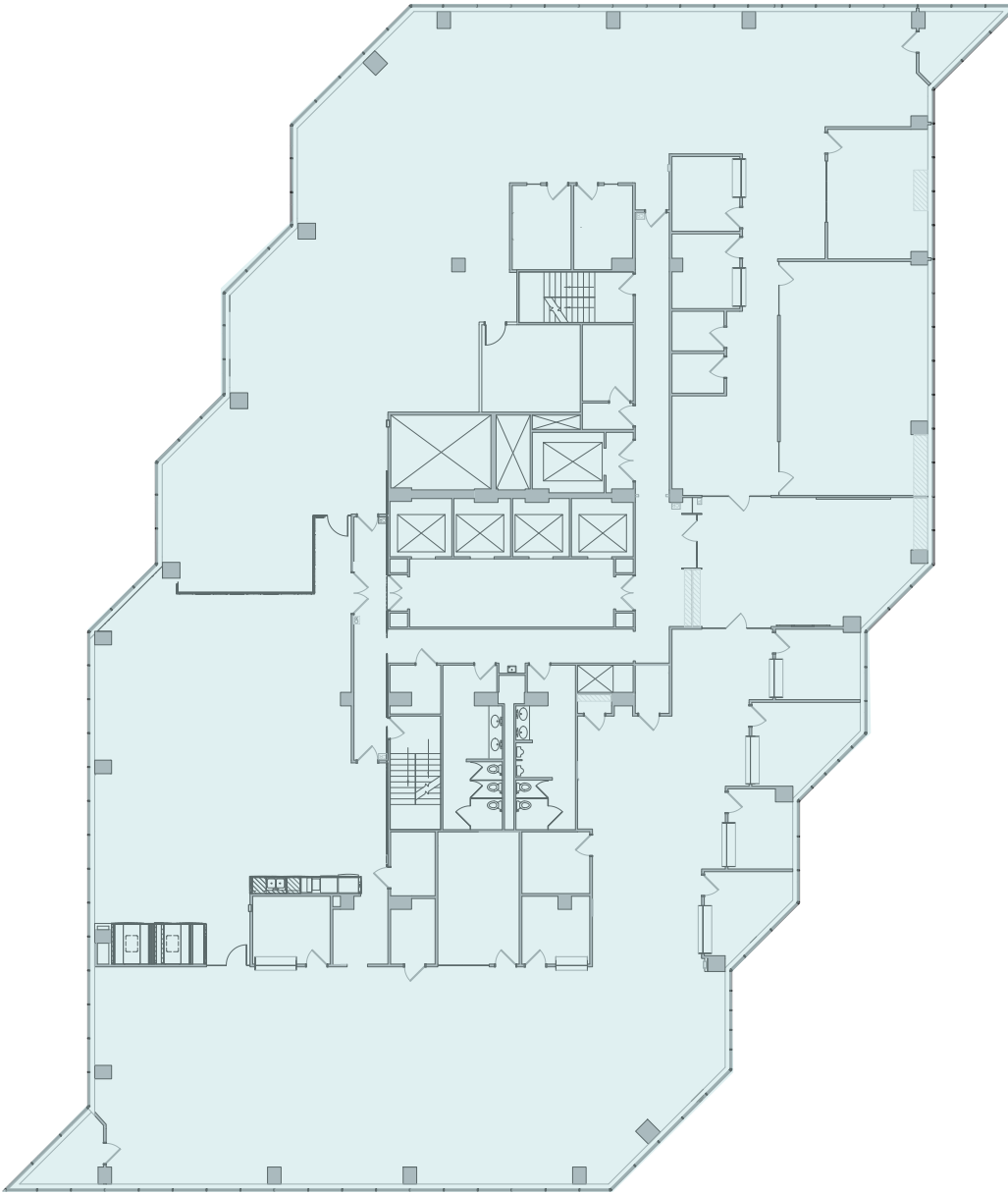
Suite 1900 • 18,943 RSF

Available with 30 days' notice

- Newly improved plug and play full floor with modern tech finishes



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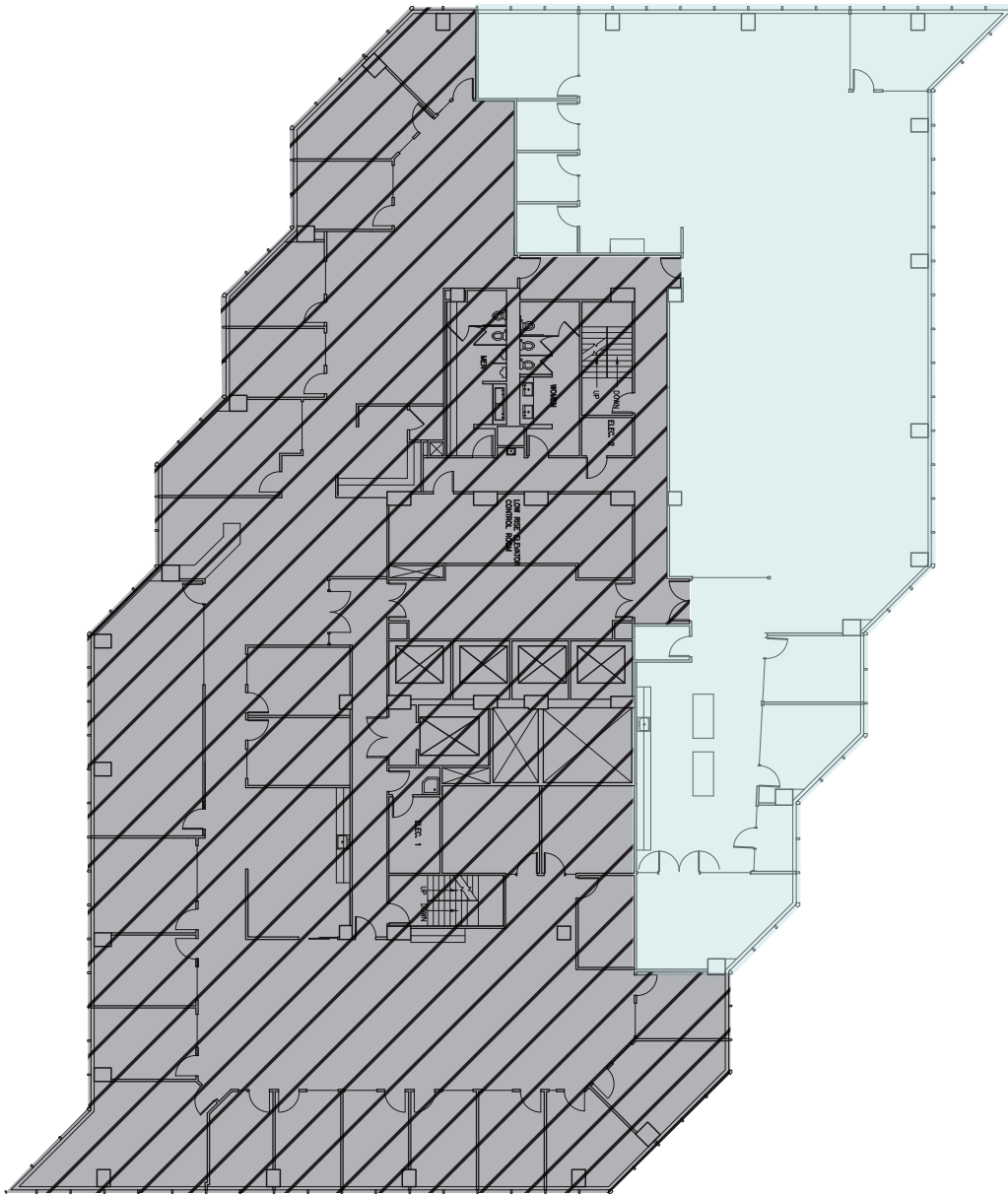
777 108<sup>th</sup> Avenue NE  
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## 17<sup>TH</sup> FLOOR

Suite 1750 • 7,443 RSF

Available 9/1/2024

- Newly improved with direct elevator lobby access
- Ideal for tech users



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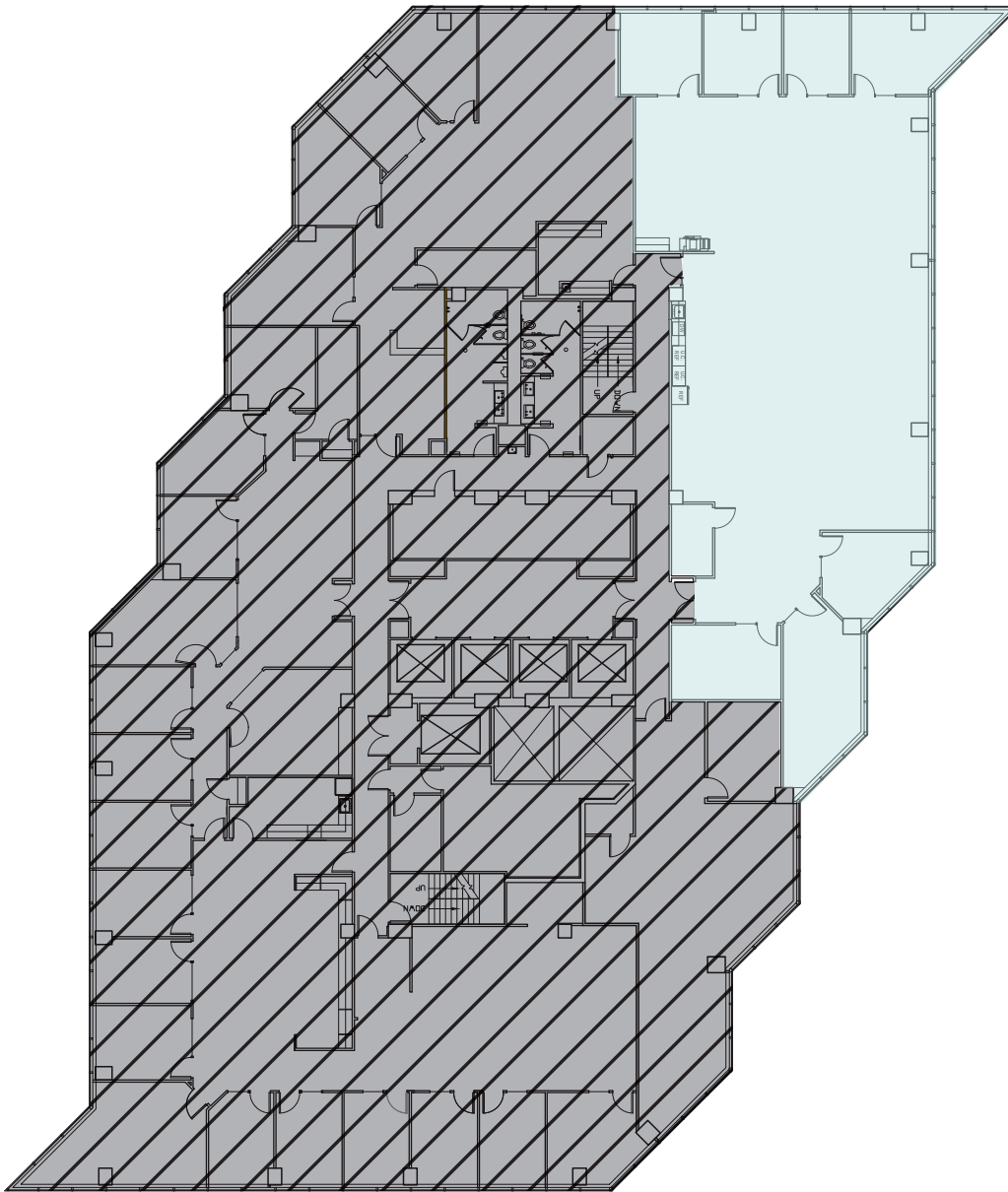
777 108<sup>th</sup> Avenue NE  
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## 16<sup>TH</sup> FLOOR

Suite 1650 • 5,478 RSF

Available 9/1/2024

- Newly improved with direct elevator lobby access
- Ideal for tech users



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## 7<sup>TH</sup> FLOOR

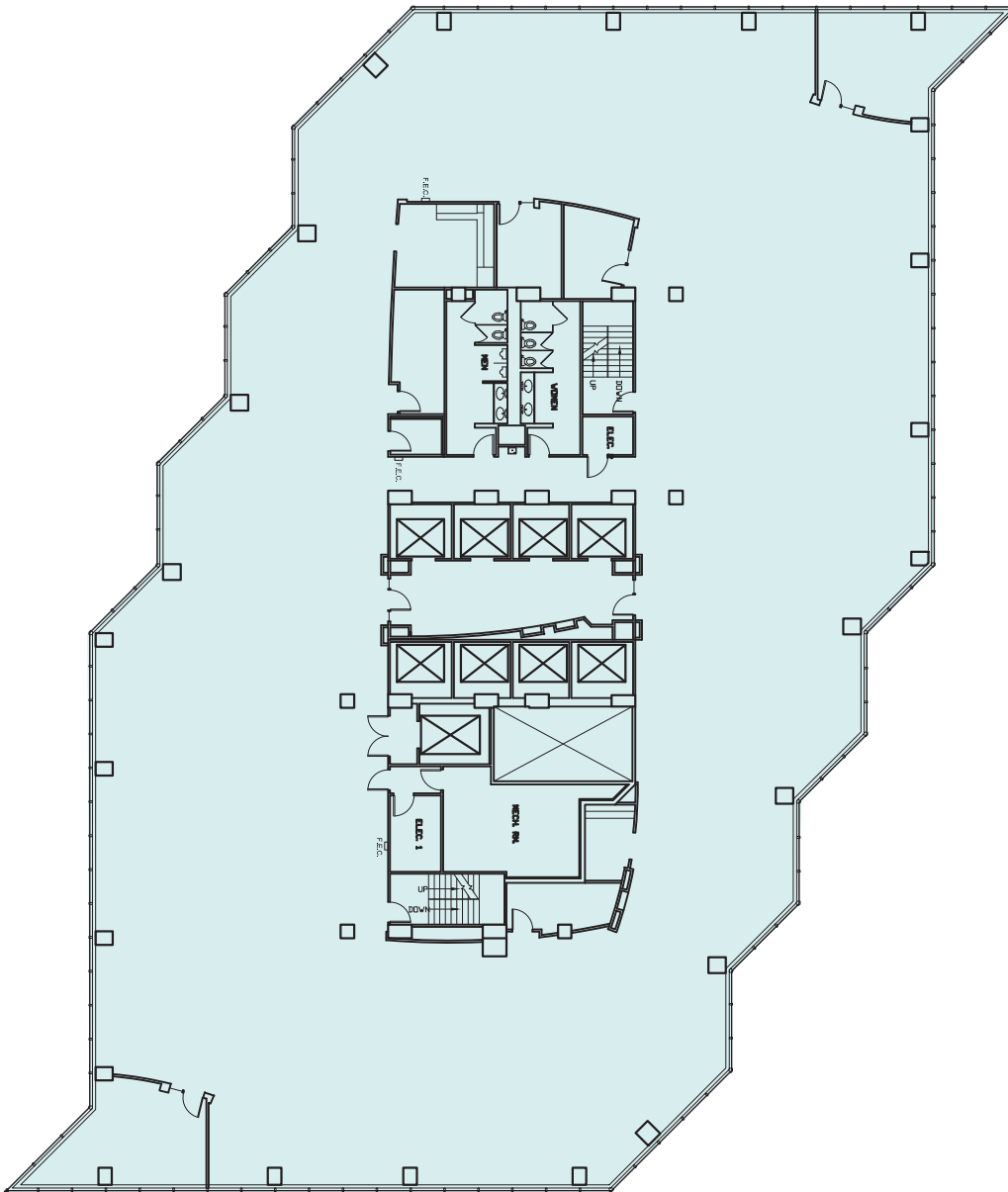
Sublease • 18,286 RSF

Available Now

- Floors 4 - 7 contiguous for up to 75,653 RSF currently for sublease and available directly from Landlord.



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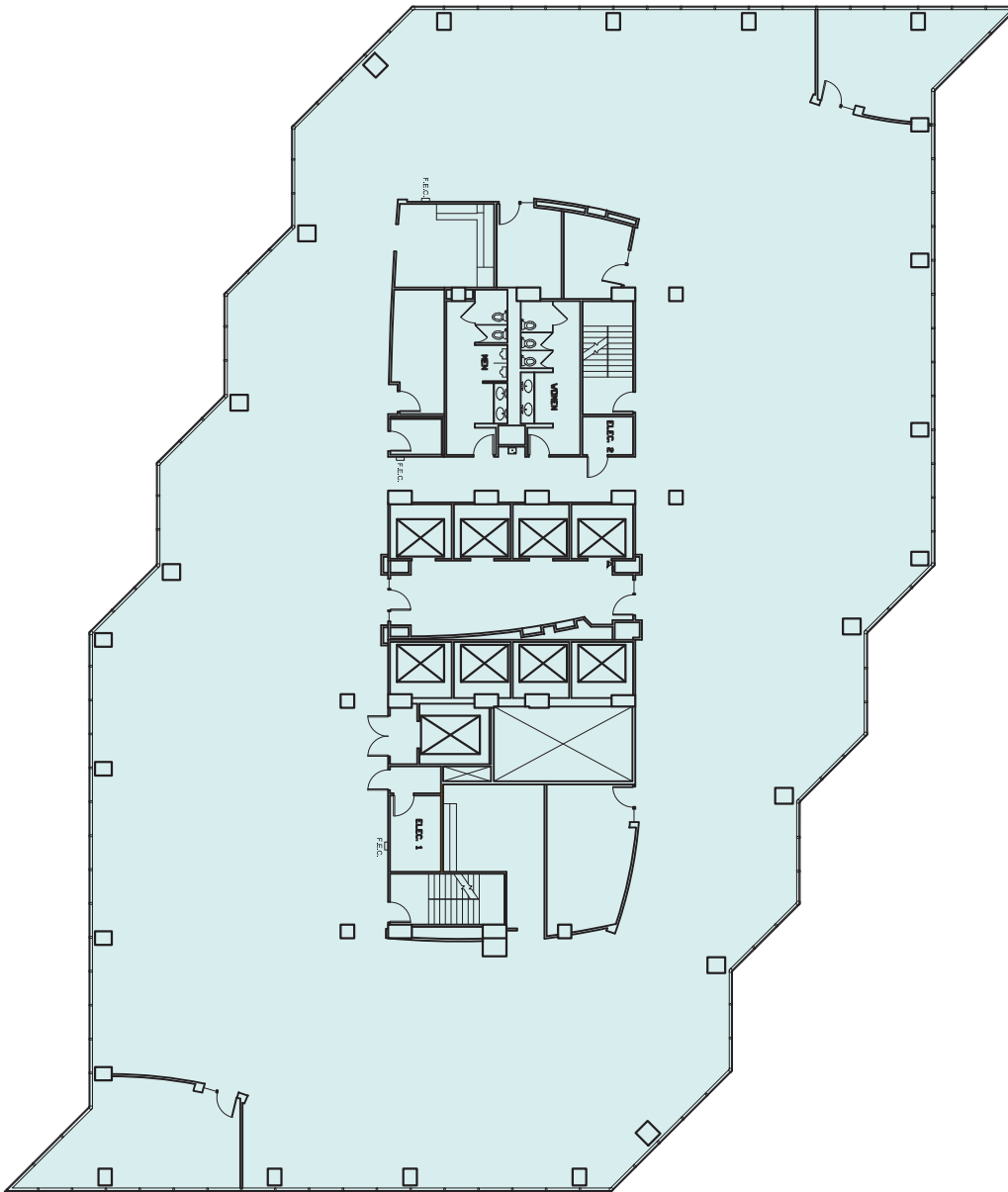
777 108<sup>th</sup> Avenue NE  
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## 6<sup>TH</sup> FLOOR

Sublease • 18,646 RSF

Available Now

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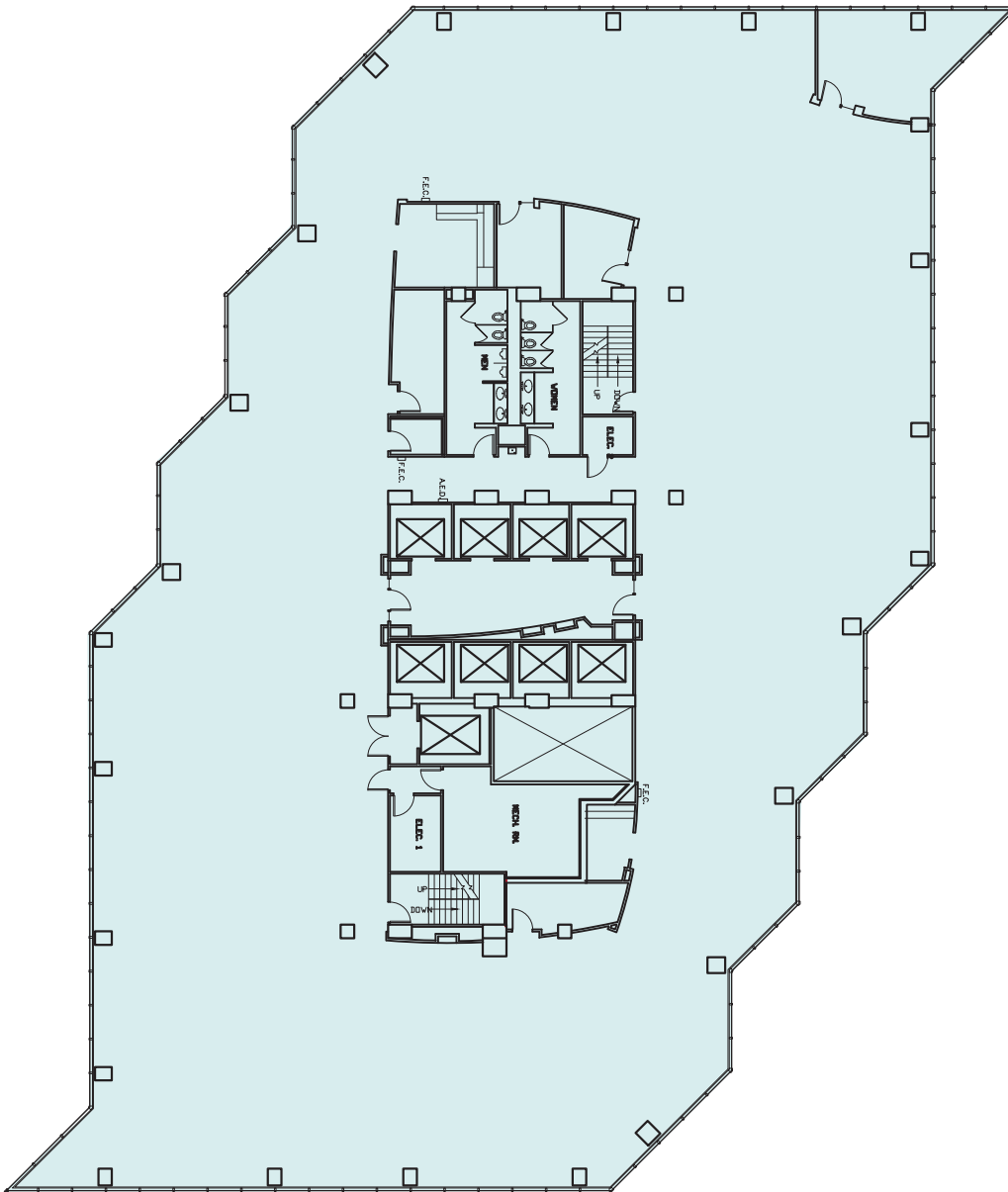
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## 5<sup>TH</sup> FLOOR

Sublease • 18,286 RSF

Available Now

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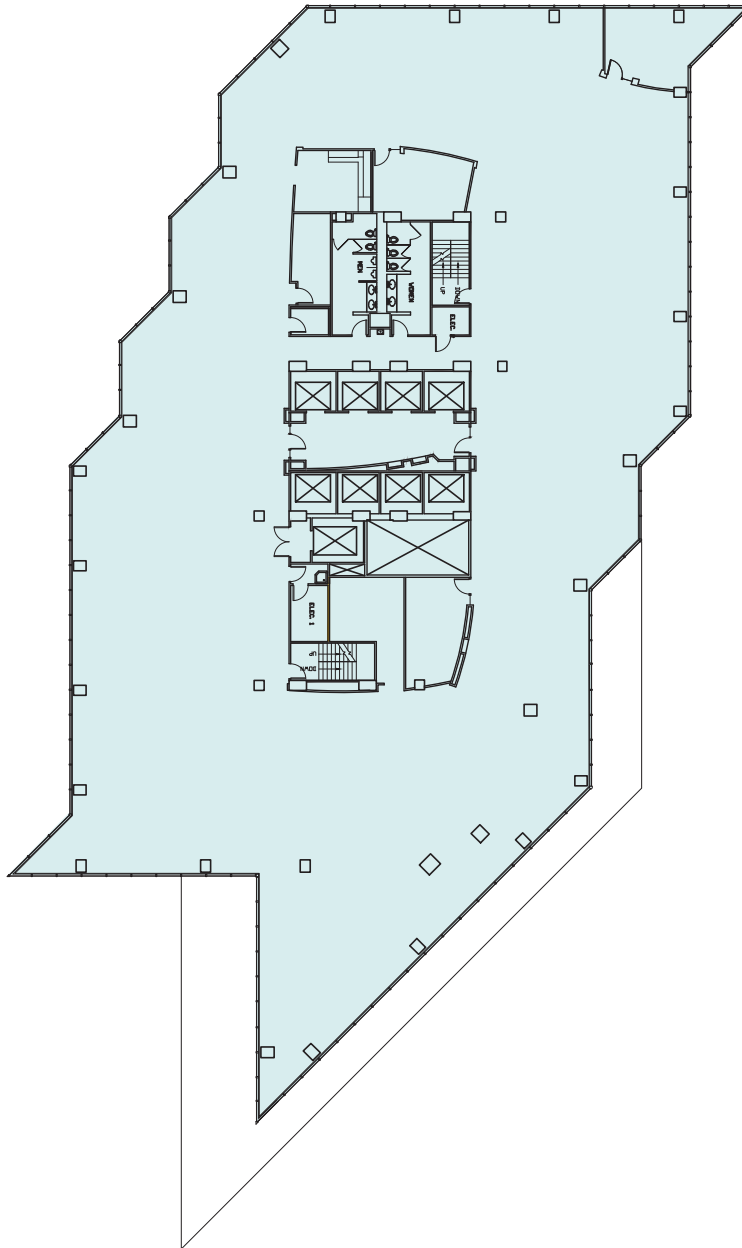




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## 4<sup>TH</sup> FLOOR

Sublease • 20,435 RSF

Available Now

- Floors 4 - 7 contiguous for up to 75,653 RSF currently for sublease and available directly from Landlord.



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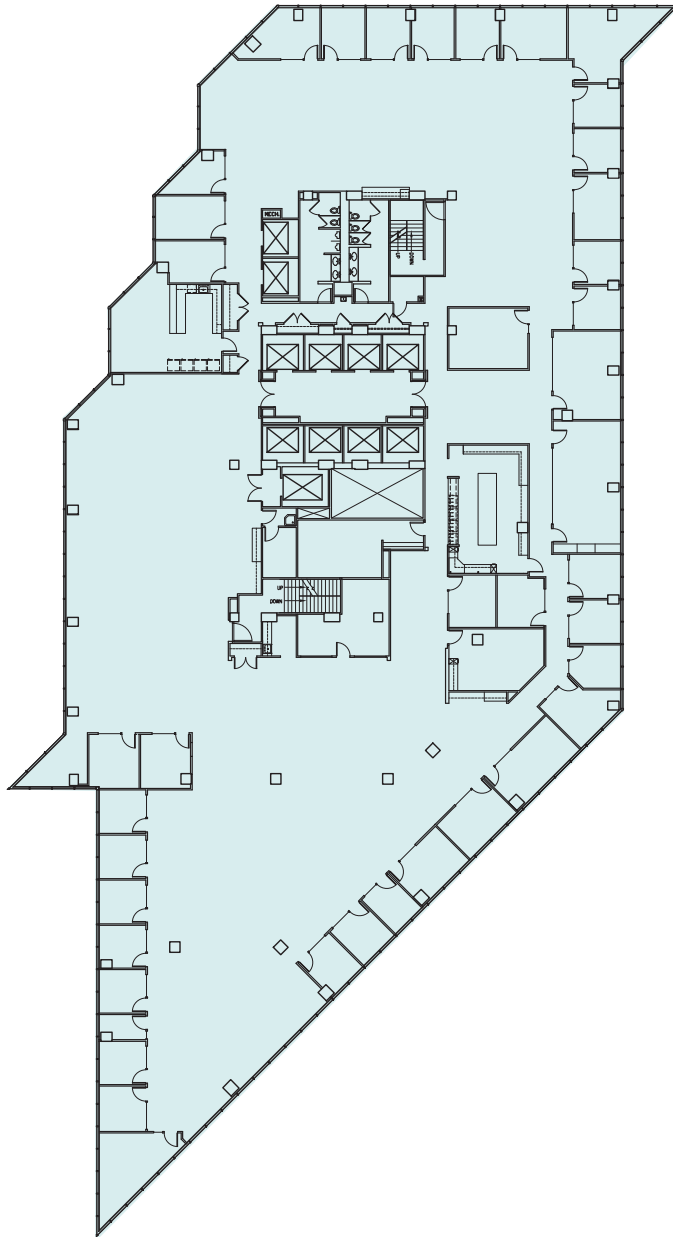
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## 2<sup>ND</sup> FLOOR

Suite 200 • 26,485 RSF

Available 12/1/2024

- Full floor available
- Direct access via building garage elevators
- Efficient large floor plate with exterior private offices and open interior



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For more information or to schedule a  
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