

A tall, modern skyscraper with a dark, reflective glass facade, featuring a stepped, geometric design. The building is surrounded by other modern office buildings and greenery. The sky is blue with scattered white clouds.

CITY CENTER **BELLEVUE**

500 108th Avenue NE
Bellevue, Washington 98004

citycenterbellevue.com



BELLEVUE'S CENTERPIECE



NEARBY RESTAURANTS

THE BRAVERN

NE 8TH ST



CITY CENTER **BELLEVUE**

EVERGREENS SALAD

NE 6TH ST

EL GAUCHO BELLEVUE

THE BELLEVUE COLLECTION
13 COINS RESTAURANT 24/7
CACTUS
CASTILLA
DANIEL'S BROILER
JOEY BELLEVUE
SUITE RESTAURANT/LOUNGE
TAVERN HALL
THAI KITCHEN BIRD PEPPER
THE CHEESECAKE FACTORY

LINCOLN SQUARE

LINCOLN SQUARE NORTH
CYPRESS LOUNGE & WINE BAR
DIN TAI FUNG
EARL'S RESTAURANT + BAR
PADDY COYNE'S IRISH PUB
WOOD'S COFFEE

LINCOLN SQUARE SOUTH
ASCEND PRIME STEAK & SUSHI
BARON'S XI'AN KITCHEN & BAR
CENTRAL BAR + RESTAURANT
CIVILITY & UNREST
CROSTA
DOTE COFFEE BAR
DUKE'S CHOWDER HOUSE
FOGO DE CHÃO
JAPONESSA SUSHI COCINA
THE LAKEHOUSE
LINCOLN SOUTH FOOD HALL
WILD GINGER

FOB POKE BAR

TRANSIT CENTER

FUTURE EAST LINK LIGHT RAIL

BELLEVUE SQUARE

CHIPOTLE MEXICAN GRILL

POTBELLY SANDWICH SHOP

CITY HALL PLAZA

THE MELTING POT

NIIBANA THAI RESTAURANT

NE 4TH ST

SEASTAR RESTAURANT & RAW BAR

L'EXPERIENCE PARIS - BELLEVUE

HAILILAO HOT POT BELLEVUE

BAKE'S PLACE BAR & BISTRO

DOWNTOWN BELLEVUE PARK

HOKKAIDO RAMEN SANTOUKA BELLEVUE

DOUGH ZONE DUMPLING HOUSE

PAGLIACCI PIZZA

BLAZING BAGELS

BELLEVUE WAY SE

106TH AVENUE NE

108TH AVENUE NE

110TH AVENUE NE

112TH AVENUE NE

NE 2ND ST

MAIN ST



Located in the center of Bellevue's business district, City Center Bellevue is Downtown Bellevue's most recognizable and uniquely designed skyscraper, offering 27 stories of Class A office space.

The building's large floor plates can accommodate single or multi-tenant layouts, and the sophisticated building systems meet the needs of today's high-tech companies.

City Center Bellevue features convenient access to mass transit, pedestrian

thoroughfares, as well as quick access to the region's freeways. Several on-site and nearby restaurants provide quick and delicious dining or lunch options for City Center Bellevue's tenants.

Views from the building include the Seattle skyline, Lake Washington, and surrounding mountain ranges. The adjacent 2.5 acre landscaped plaza provides an exceptional outdoor environment in the heart of downtown Bellevue.



NEW

BUILDING AMENITIES

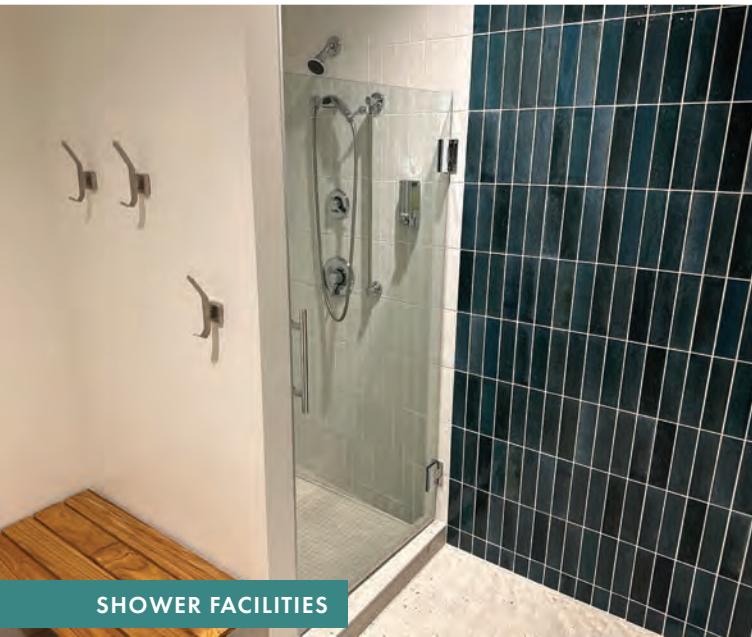
CLICK PLAY BUTTONS TO VIEW VIRTUAL TOURS



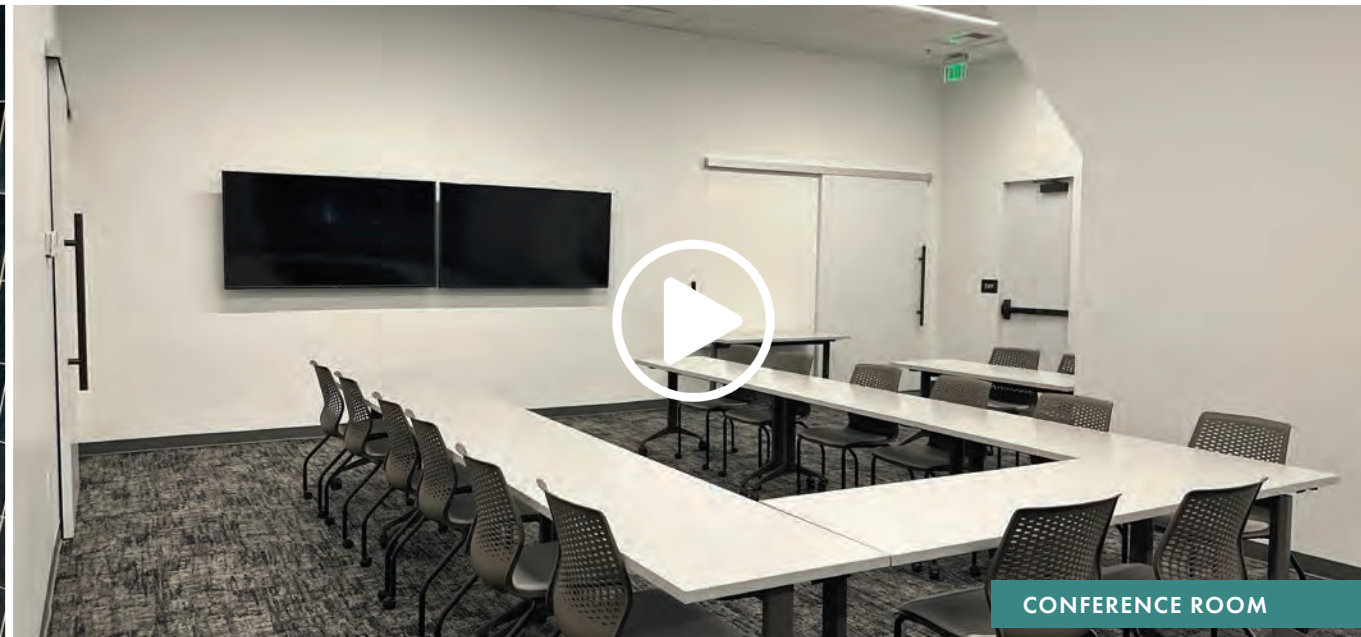
INDOOR BIKE STORAGE



FITNESS CENTER



SHOWER FACILITIES



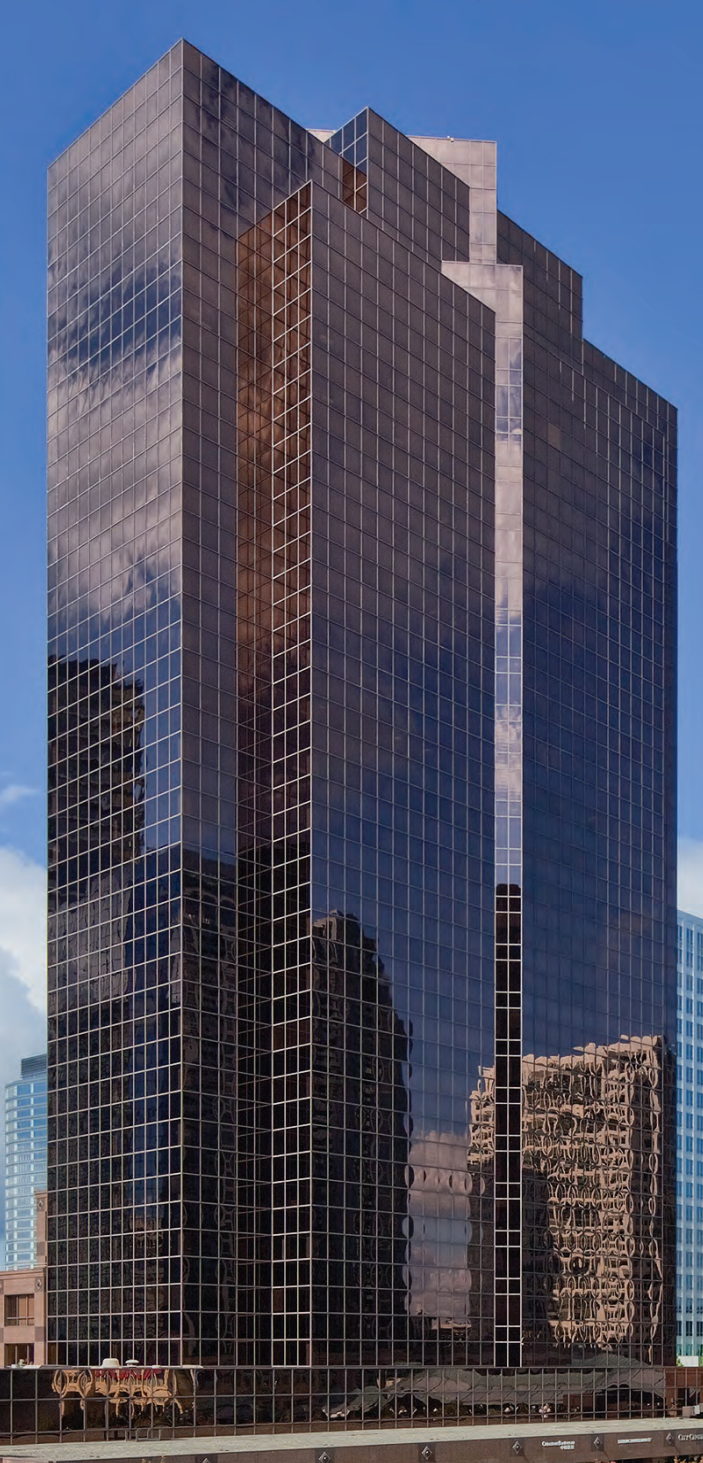
CONFERENCE ROOM

BUILDING FACTS

YEAR BUILT:	1987
RBA:	498,606 SF
BUILDING AMENITIES:	Conference center, fitness center, indoor bike storage, renovated showers and lockers
RETAIL AMENITIES:	HomeStreet Bank, El Gaucho (across the Plaza), Bowl Gogi, Pho Cyclo, Mercury Coffee, Jordan Barber Shop
LOCATION:	City Center Bellevue is located in the heart of Bellevue's Central Business District. The building is easily accessible via Interstate 405, Interstate 90, and the Public Transit Center, immediately adjacent to the building along N.E. 6th Street. The building has a 2.5 acre plaza to the east that features grassy areas, seating areas and water features.
AREA AMENITIES:	The building location is the east-end destination for the Pedestrian Corridor linking it to local recreation, hotels, restaurants, and retail centers such as Bellevue Square and Lincoln Square. Within walking distance are the Bellevue Public Library, Bellevue Art Museum, and Downtown Bellevue Park.
RENTAL RATES	Office: \$64.00 - \$69.00 per rentable square foot, Full Service
OPERATING EXPENSES:	2024 Estimated - \$16.53 per rentable square foot
LEED CERTIFICATION:	LEED Gold
PARKING:	City Center Bellevue is equipped with a four level garage (720 covered spaces)
RATIO:	Two (2) stalls for every 1,000 square feet of rentable area.
EXTERIOR:	This contemporary 27 story building is clad in panels of rich, rose-tinted glass windows and spandrels. Its innovative multi-faceted design creates an angle architectural profile, which offers advantages to both small and large companies in creating unique office layouts. The distinctive clock tower at the entrance creates an exceptional visual appeal.
LOBBY:	The main lobby has an aura of contemporary elegance and modern luxury with its 16-foot ceiling and stylish flooring. The wall treatments are highlighted by hardwood paneling.
ELEVATORS:	Destination Elevators service the building's nine passenger elevators, four in the low-rise and five in the high-rise. The four-level garage has two dedicated elevators. One freight elevator services the building.
VIEW:	Six-foot-high windows showcase views of Meydenbauer Bay, Lake Washington, Mount Rainier, The Olympic and Cascade Mountain ranges and the downtown Seattle high-rise buildings.
SECURITY SYSTEM:	City Center Bellevue is equipped with a high-tech computerized access control system in addition to a 24-hour security guard.
FIRE PROTECTION:	Automatic fire sprinkler system on all floors.
HVAC:	The HVAC system is designed to provide flexibility in controlling space temperatures to effectively meet individual comfort levels and special requirements.
OWNERSHIP/ PROPERTY MANAGEMENT:	American Assets Trust

CURRENT AVAILABILITIES

TOUR	FLOOR / SUITE	SQ. FT.	AVAILABLE	COMMENTS
	<u>1 / 1F1/1F3</u>	4,578 RSF	4/1/2024	Suite entrance directly off building lobby. Exterior building signage facing green plaza area.
	<u>1 / 1F3</u>	3,412 RSF	4/1/2024	Creative office space with signage available. Glass frontage and direct access off of green plaza east of the building. Mix of private offices, conference rooms, open work space, kitchenette. Can accommodate wide variety of uses. Can be combined with Suite 1F1 for a cumulative 4,578 RSF with visibility from building lobby.
	<u>5 / 510</u>	3,815 RSF	Now	Newly upgraded space with double glass entry off elevator lobby. Open space, conference room, and kitchenette. Abundant natural light with bright window line. Can be combined with Suite 520 for a cumulative 8,180 RSF.
	<u>5 / 520</u>	4,365 RSF	Now	Completed Construction! Market-ready tech conditioned floorplan with Class A finishes. Double glass entry. Mix of open space, kitchenette, conference rooms, private offices. Abundant natural light along the window line. Can be combined with Suite 510 for a cumulative 8,180 RSF.
	<u>6 / 600</u>	18,906 RSF	Now	Full Floor opportunity. Suite is in white-box condition and ready for Tenant Improvements. Unique opportunity to create a space from scratch. Can be combined with Suite 500 for 39,635 RSF (starting in mid 2024)
	<u>9 / 960/980</u>	5,437 RSF	Now	Construction completed! Market-Ready floorplan with Class A finishes from top to bottom. Open work space along the window line for maximum natural light. Interior private offices, conference rooms and break room. Eastern views to Cascade Mountains.
	<u>20 / 2050</u>	9,752 RSF	10/1/2024	Elevator lobby exposure. Mix of open work space, private offices, conference rooms, kitchenette, reception area. South views towards Mt. Rainier and eastern views towards the Cascade Mountain Range.
	<u>21 / 2150</u>	7,740 RSF	10/1/2024	Modern tech space with open ceiling concept. Elevator lobby exposure. Mix of open space, private offices, and small conference rooms. Private deck for exclusive use.
	<u>2600 / 2700</u>	17,623 RSF	Now	Full floor availability with 360 degree views and a private balcony. Open work space, interior private offices, conference rooms, and kitchenette. Interior stairwell connecting Suites 2600 and 2700. Suites 2600 & 2700 combine for a total of 17,623 RSF.





SUITE 1F1/1F3

4,578 RSF

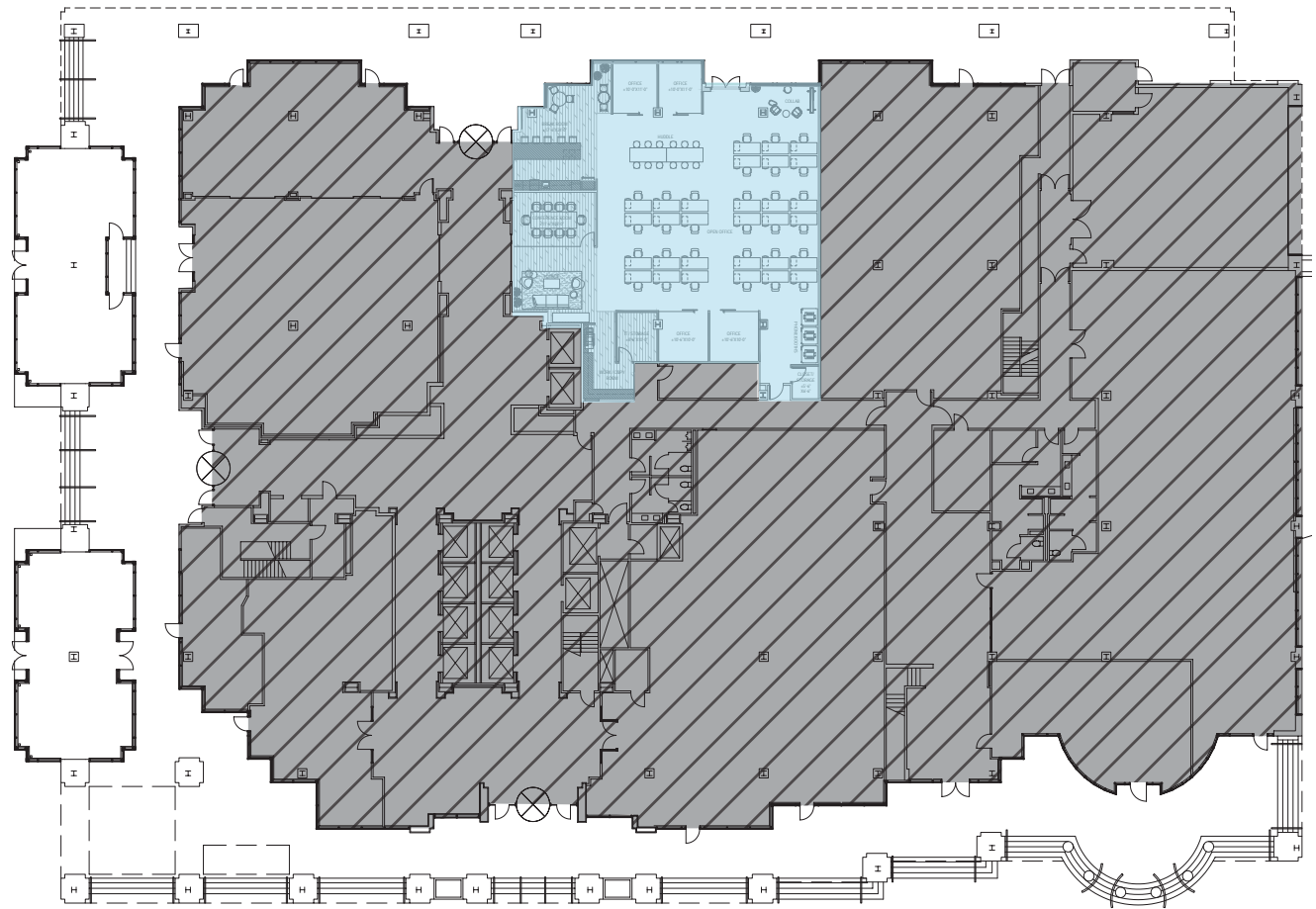
CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available 4/1/2024

CONCEPTUAL FLOOR PLAN

- Suite entrance directly off building lobby
- Exterior signage facing green plaza area



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SUITE 1F3

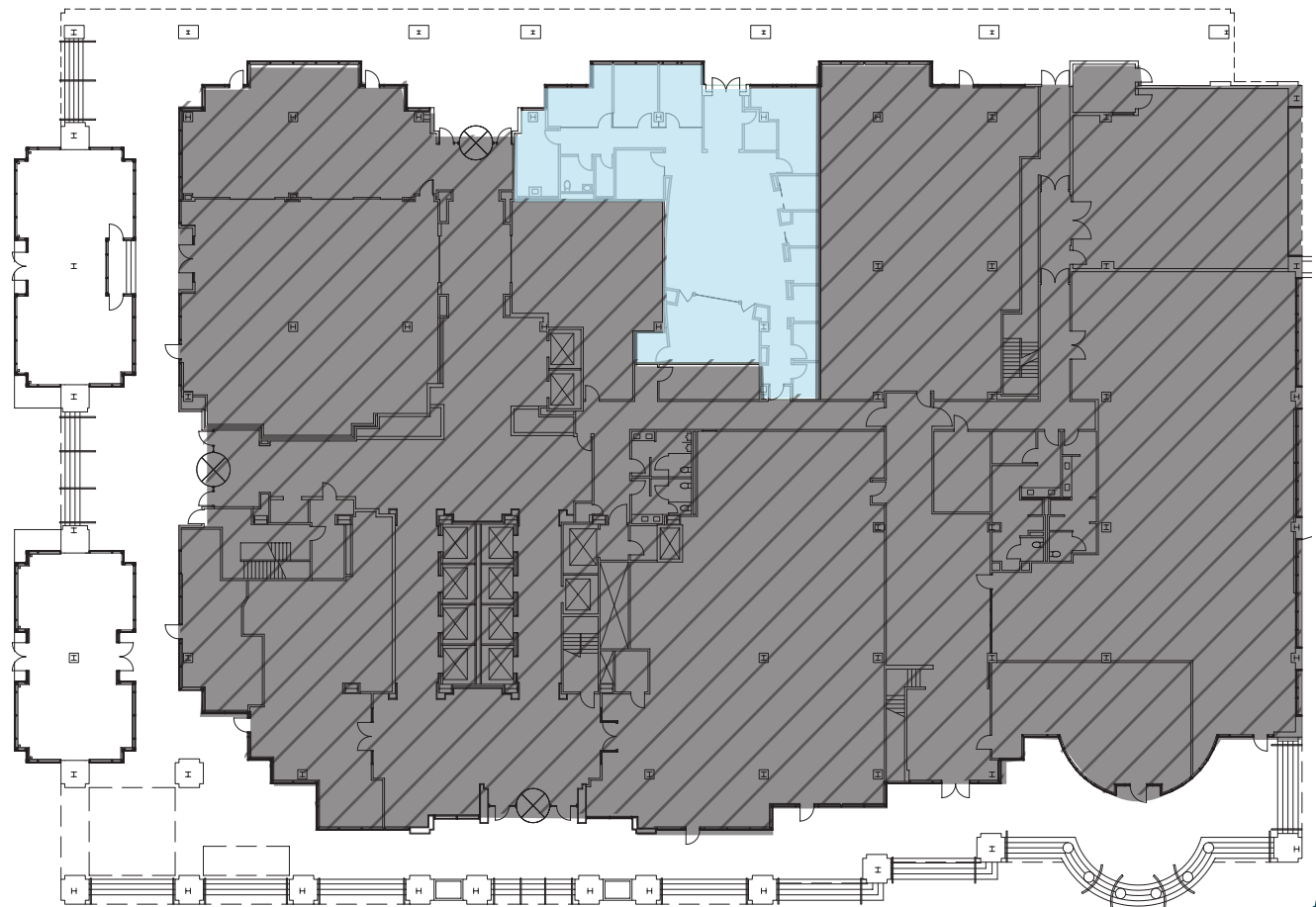
3,412 - 4,578 RSF

CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available 4/1/2024

- Creative office space with signage available
- Glass frontage and direct access off of green plaza east of the building
- Mix of private offices, conference rooms, open work space, kitchenette
- Can accommodate wide variety of uses
- **Can be combined with Suite 1F1 for a cumulative 4,578 RSF with visibility from building lobby**



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SUITE 510

3,815 RSF

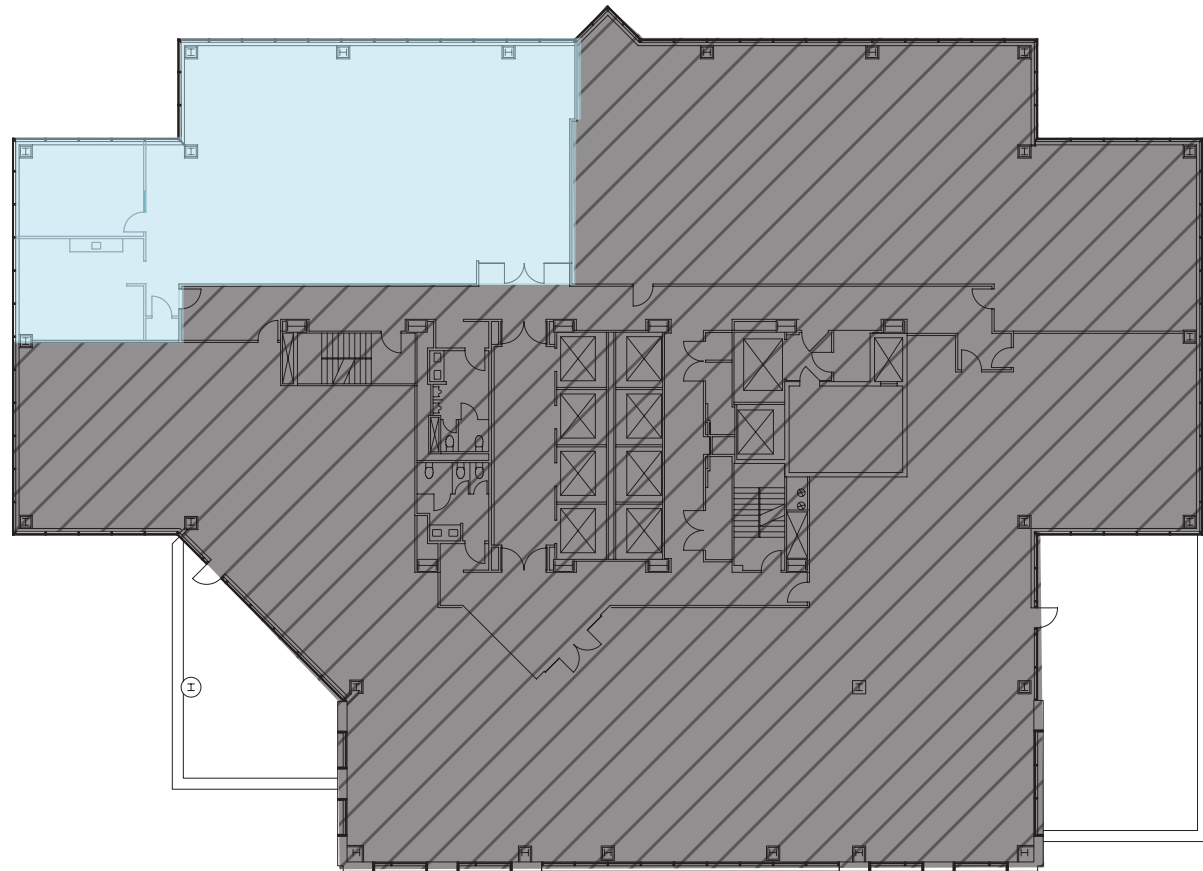
CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available Now

- Newly upgraded space with double glass entry off elevator lobby
- Open space, conference room, and kitchenette
- Abundant natural light with bright window line
- **Can be combined with Suite 520 for 8,180 RSF**

 [VIEW VIRTUAL TOUR](#)



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SUITE 520

4,365 RSF

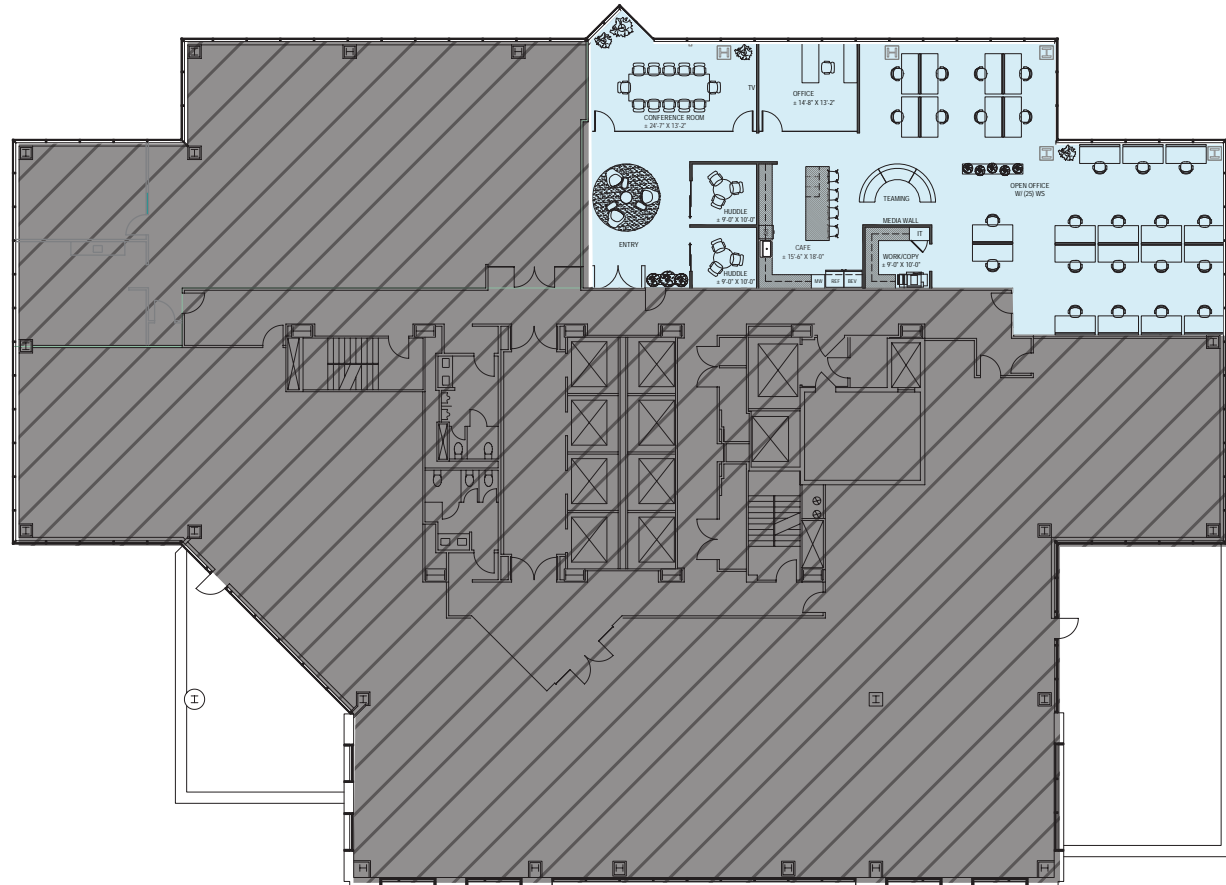
CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available Now

MARKET-READY PLAN - CONSTRUCTION COMPLETED!

- Construction Completed! Market-ready tech conditioned floorplan with Class A finishes
- Double glass entry
- Mix of open space, conference rooms, private offices
- Abundant natural light along the window line
- Kitchenette
- **Can be combined with Suite 510 for 8,180 RSF**



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SUITE 510/520

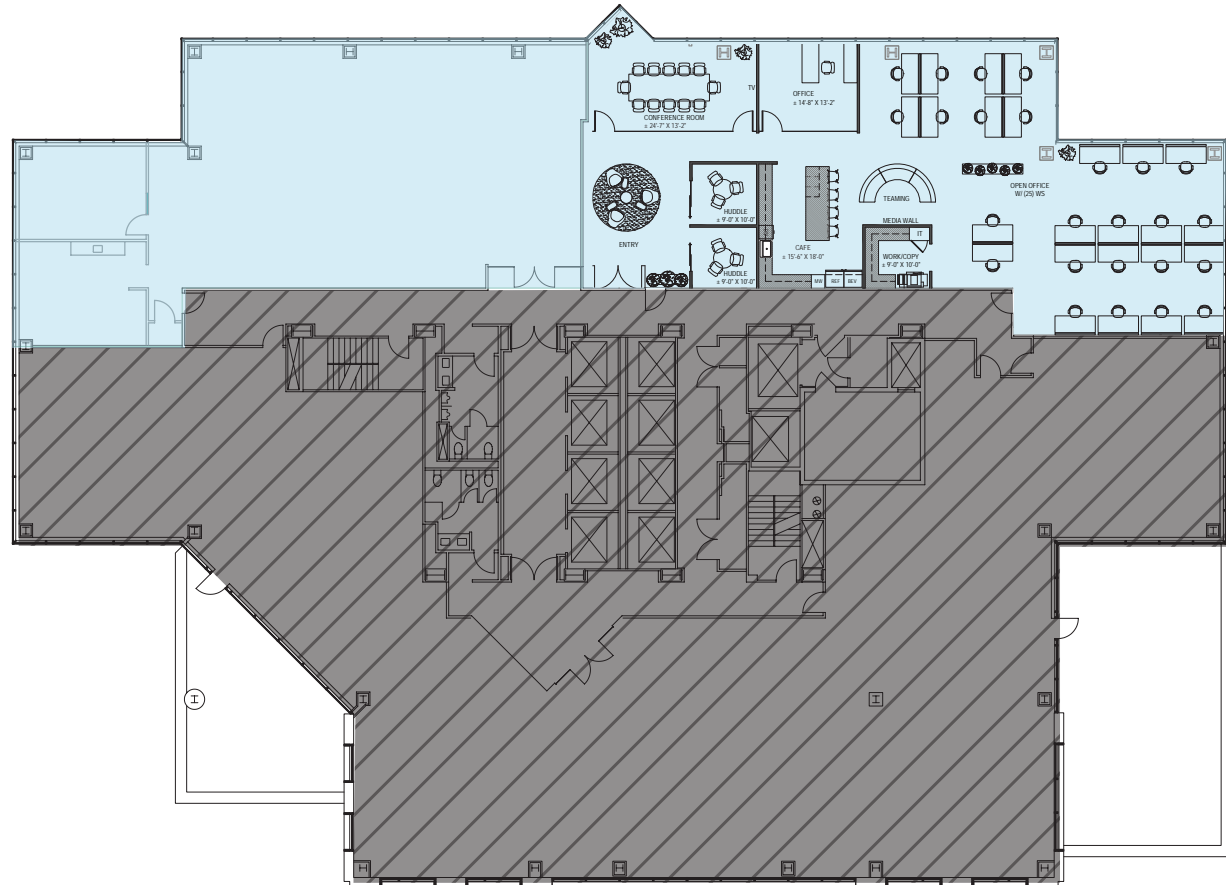
8,180 RSF

CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available Now

- Market-ready tech conditioned floorplan with Class A finishes
- Double glass entry off elevator lobby
- Two conference rooms, two huddle rooms, one private office, kitchenette and open work space
- Abundant natural light with bright window line



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SUITE 600

18,906 RSF

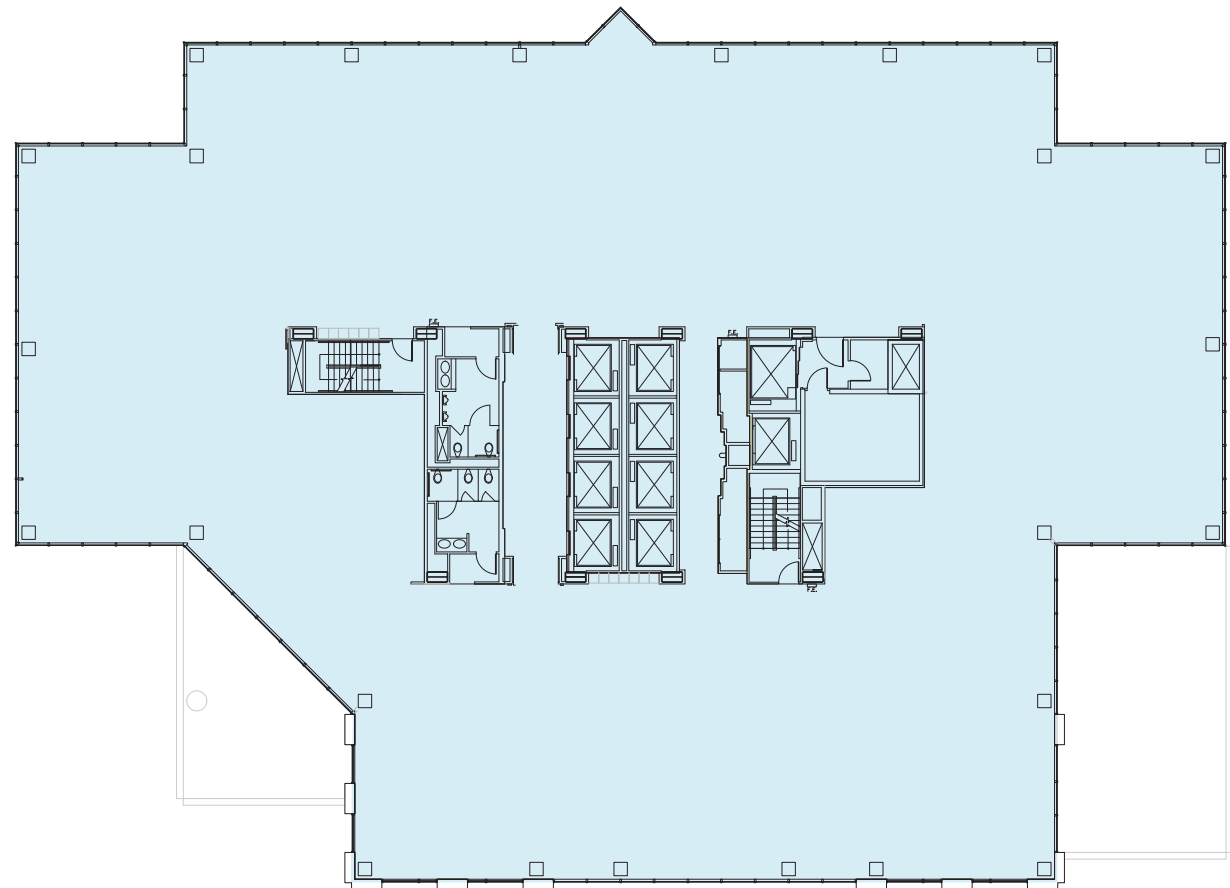
CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available Now

- Full floor opportunity
- Suite is in white-box condition ready for Tenant Improvements
- Unique opportunity to create a space from scratch
- **Can be combined with entire 5th floor for 39,635 RSF (starting in mid 2024)**

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SUITE 600

18,906 RSF

CITY CENTER **BELLEVUE**

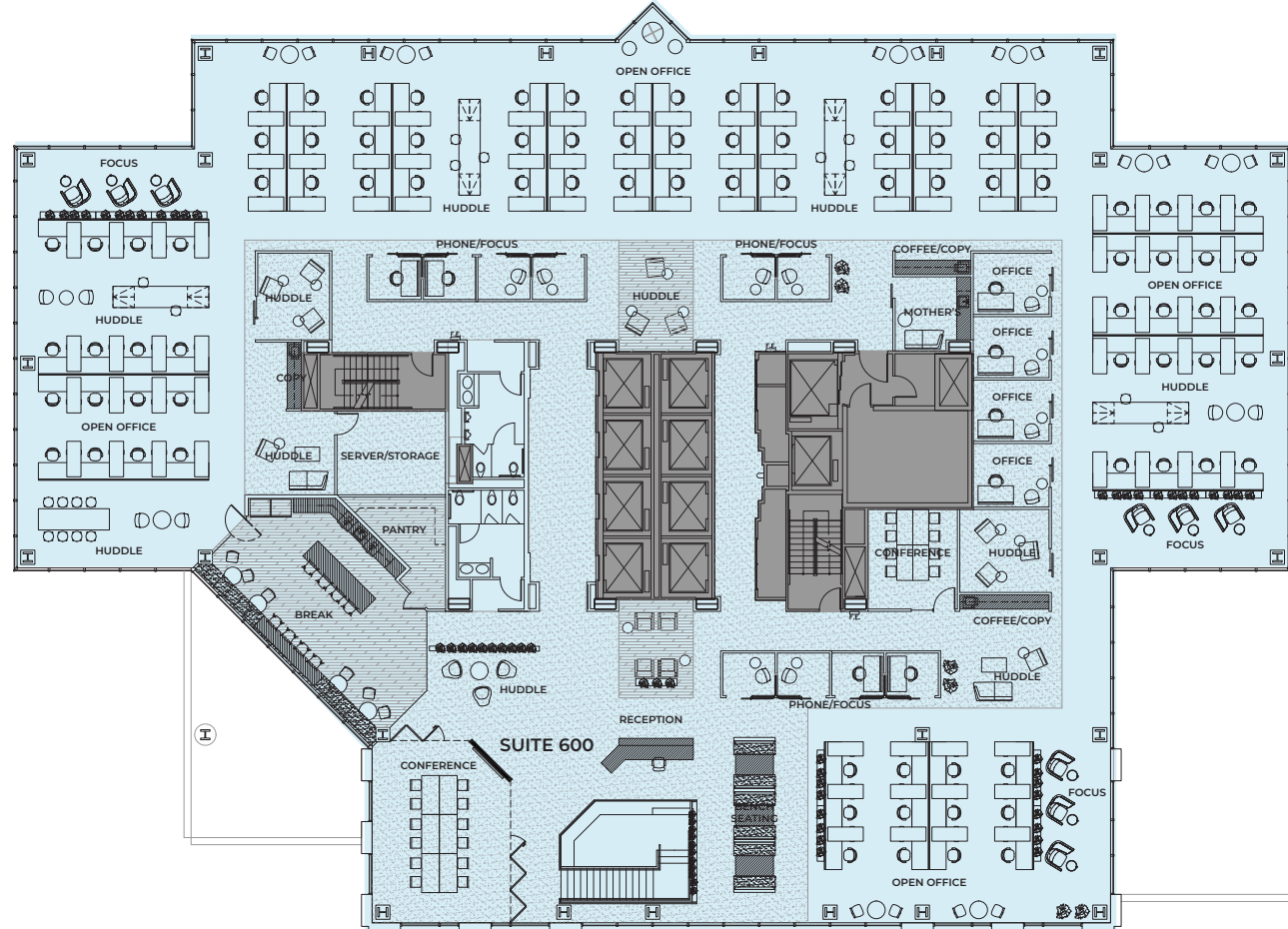
500 108th Avenue NE | Bellevue, Washington 98004

Available Now

CONCEPTUAL FLOOR PLAN

- Full floor opportunity
- Suite is in white-box condition ready for Tenant Improvements
- Unique opportunity to create a space from scratch
- **Can be combined with entire 5th floor for 39,635 RSF (starting in mid 2024)**

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SUITE 960/980

5,437 RSF

CITY CENTER **BELLEVUE**

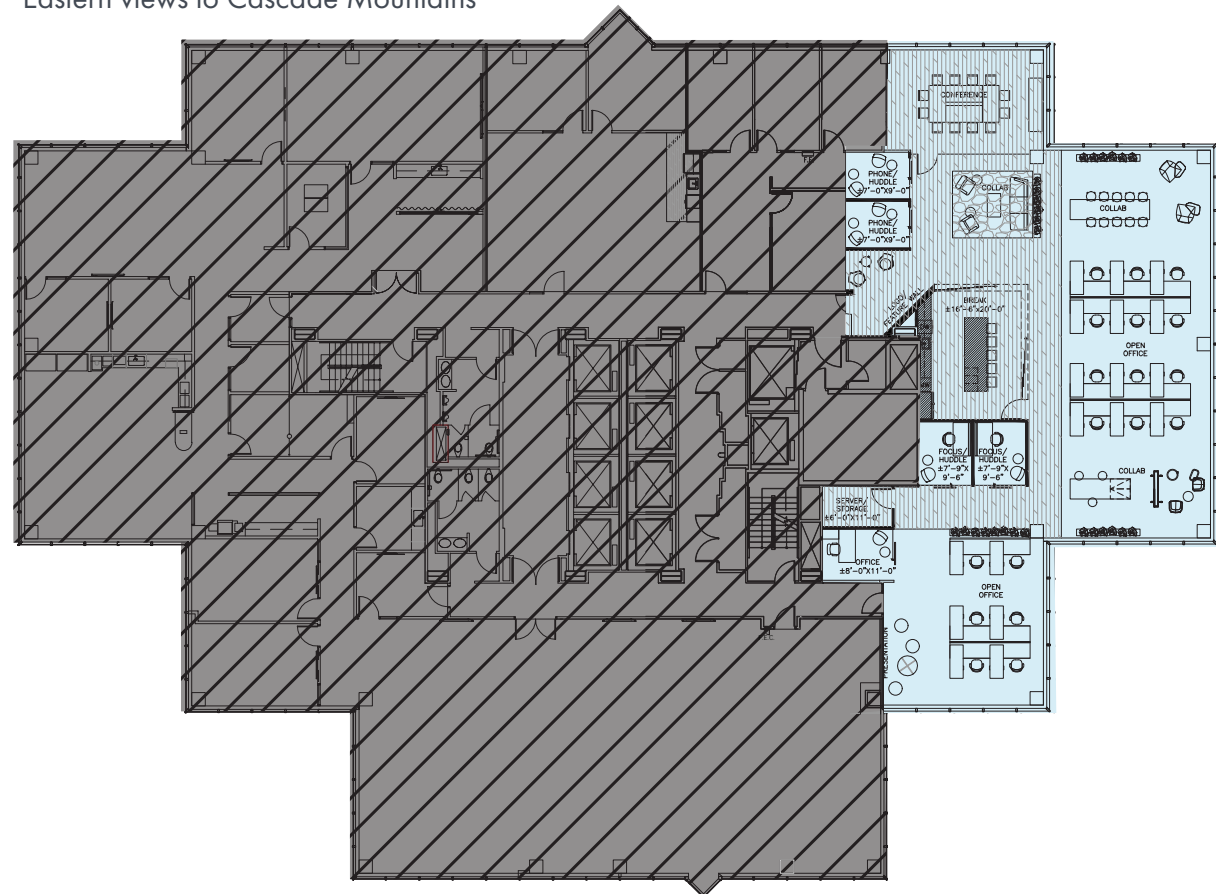
500 108th Avenue NE | Bellevue, Washington 98004

Available Now

MARKET-READY PLAN - CONSTRUCTION COMPLETED!

- Market Ready floorplan with Class A finishes from top to bottom.
- Open work space along the window line for maximum natural light
- Interior private offices, conference rooms and break room.
- Eastern views to Cascade Mountains

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SUITE 2050

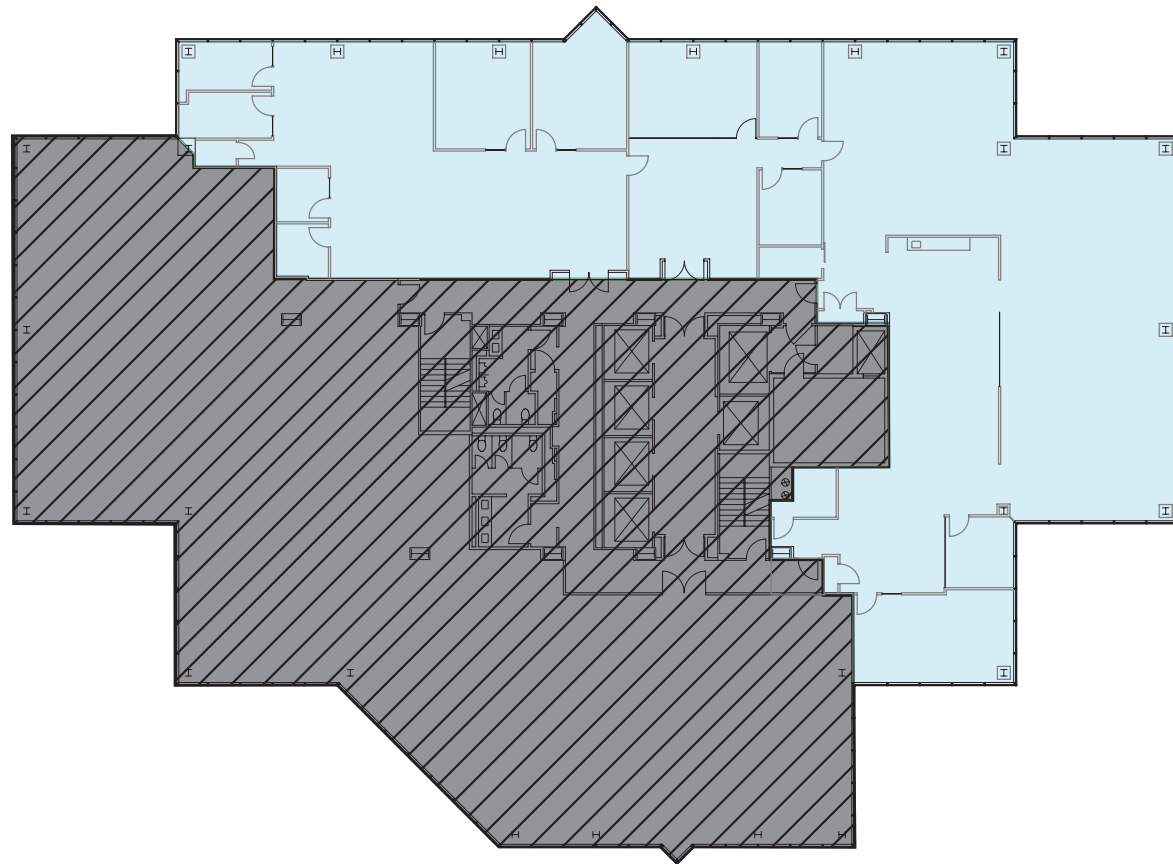
9,752 RSF

CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available 10/1/2024

- Elevator lobby exposure
- Mix of open work space, private offices, conference rooms, kitchenette, reception area
- South views towards Mt. Rainier and Eastern views towards the Cascade Mountain Range



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SUITE 2150

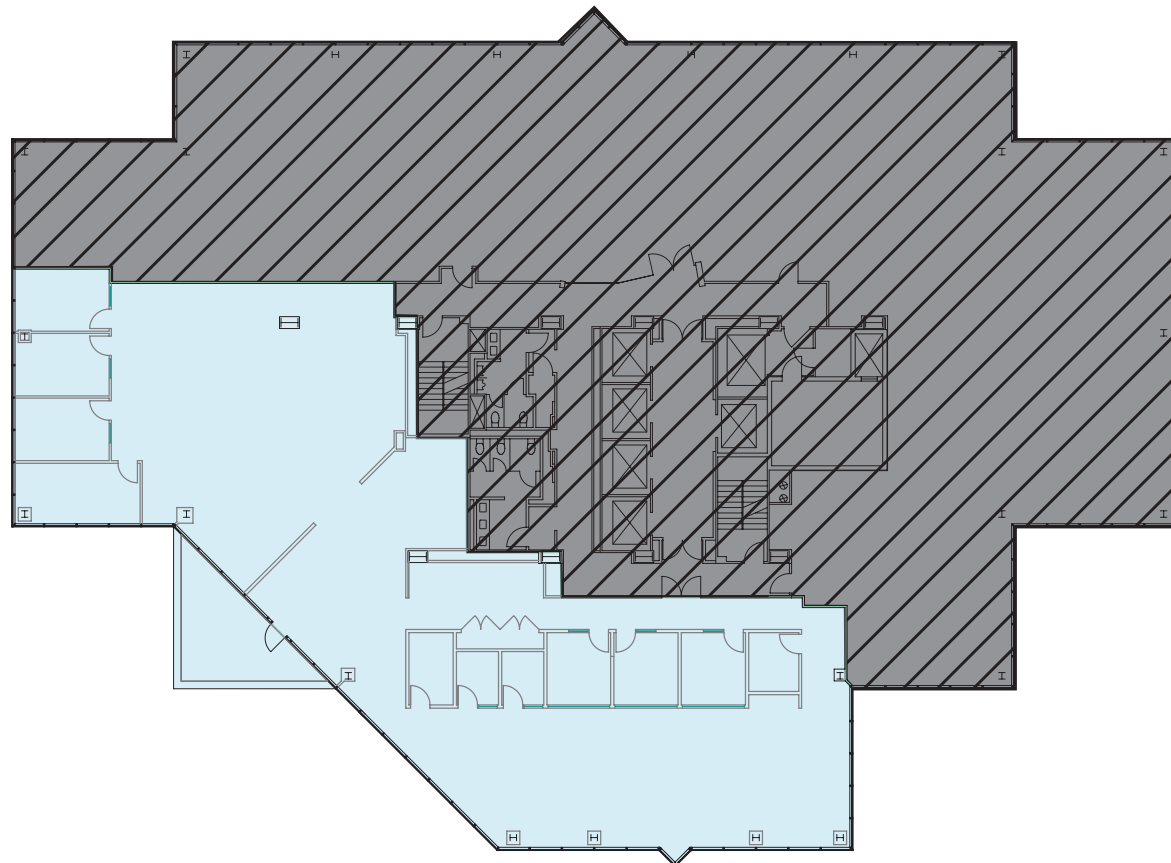
7,740 RSF

CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available 10/1/2024

- Modern tech space with open ceiling concept
- Elevator Lobby Exposure
- Mix of open space, private offices and small conference rooms
- Private deck for exclusive use



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SUITE 2600

12,249 RSF

CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available Now

SAMPLE FURNITURE PLAN SHOWN

- Full floor availability
- 360 degree views of downtown Bellevue, Mt. Rainier, Lake Washington, Cascade and Olympic Mountains
- Private balcony
- Open work space, conference rooms, and kitchenette
- Interior stairwell connecting Suites 2600 and 2700
- **Must be leased with Suite 2700 for a total of 17,623 RSF**

 **VIEW VIRTUAL TOUR**



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SUITE 2700

5,374 RSF

CITY CENTER **BELLEVUE**

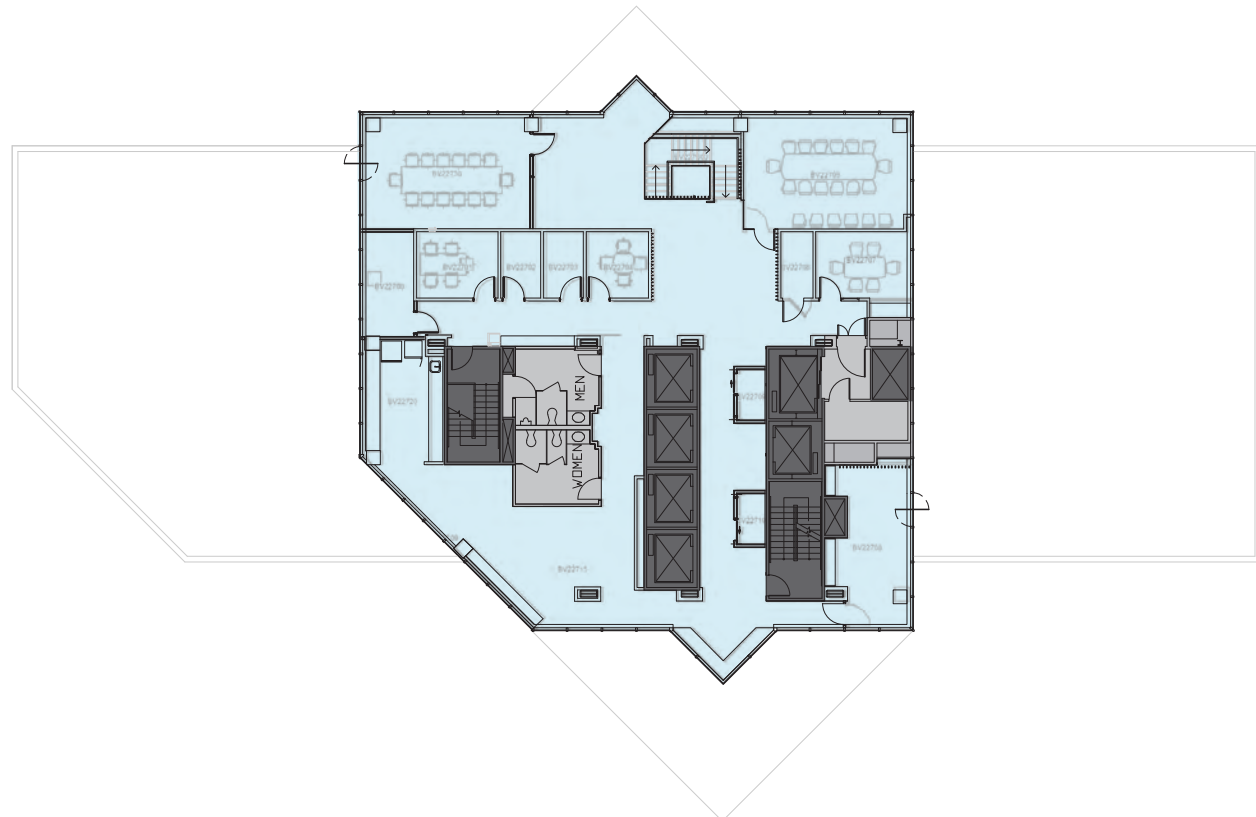
500 108th Avenue NE | Bellevue, Washington 98004

Available Now

SAMPLE FURNITURE PLAN SHOWN

- Small full floor availability
- 360 degree views of downtown Bellevue, Mt. Rainier, Lake Washington, Cascade and Olympic Mountains
- Open work space, conference rooms, and kitchenette
- Interior stairwell connecting Suites 2600 and 2700
- **Must be leased with Suite 2600 for a total of 17,623 RSF**

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