

LINCOLN SQUARE

LINCOLN SQUARE NORTH

LINCOLN SQUARE SOUTH

BELLEVUE PLACE

LINCOLN SQUARE WESTIN

BELLEVUE'S PREMIER OFFICE COMPLEX




LINCOLN SQUARE
DRONE OVERVIEW

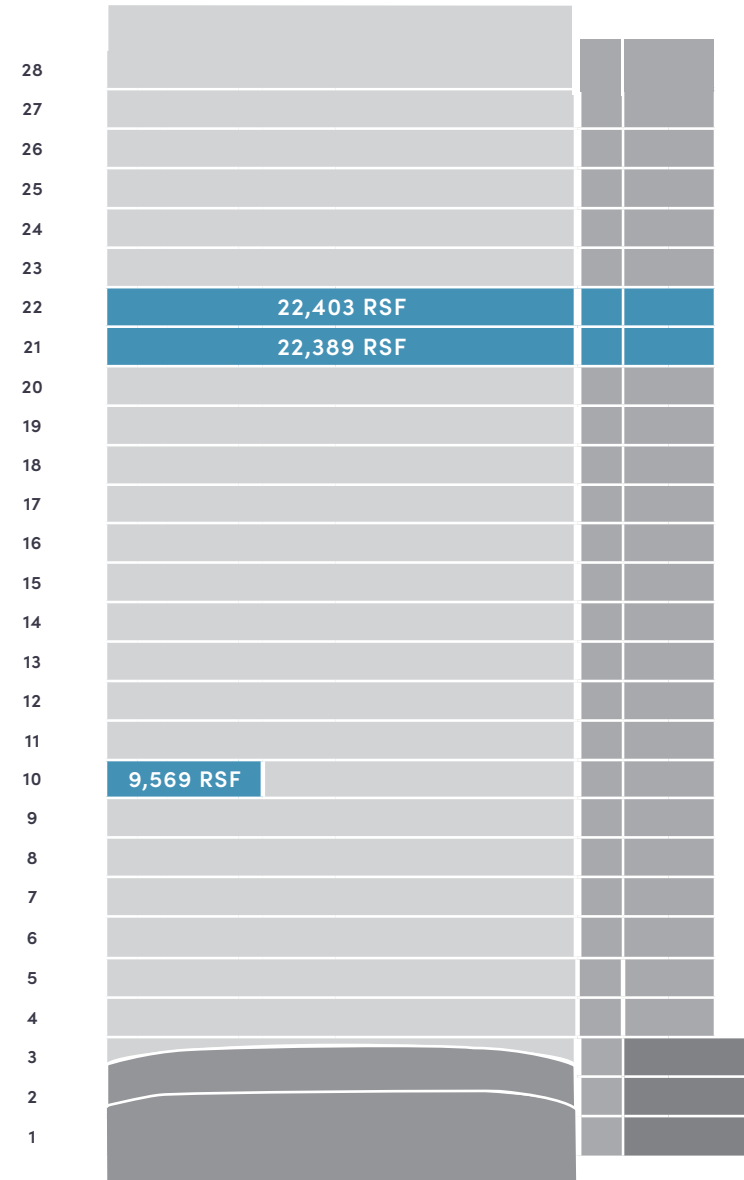


360 BELLEVUE
COLLECTION VIEW



LINCOLN SQUARE NORTH

LINCOLN SQUARE • NORTH 10401 NE 8TH, BELLEVUE, WA 98004					
TOUR	FLOOR	SUITE	RSF AVAILABLE	AVAILABILITY	FLOOR PLAN
	22	2200	22,403 RSF	8/1/2026	VIEW FLOOR PLAN
	21	2100	22,389 RSF	8/1/2026	VIEW FLOOR PLAN
	10	1000	9,569 RSF	NOW	VIEW FLOOR PLAN
TOTAL			54,361 RSF		



FACT SHEET

ADDRESS:	10401 NE 8th, Bellevue, WA 98004
SQUARE FOOTAGE:	Lincoln Square North – 543,000 SF
STORIES:	28
CEILING HEIGHTS:	Floors 10, 21, and 22 floor to floor of 12'6"
RENTAL RATES:	\$55.00 – \$57.00 per RSF, NNN
OPERATING EXPENSES:	2025 Projected Operating Expenses: \$15.62 per RSF inclusive of projected separately metered Electrical (Electrical for 2025 is projected \$1.93 per RSF)
LOAD FACTORS:	Per 2017 BOMA standards, varies by floor
PARKING:	2.0 spaces for every 1,000 square feet of usable area at current rate of \$254.08 per month, plus tax allocated on a 2 to 1 ratio between the Lincoln Square North and Bellevue Place garages.
PARKING FEATURES:	<ul style="list-style-type: none"> Indoor valet assist parking Speed ramp directly to each of the five (5) parking levels – NO TURNS! 1,641 stalls, connected to Lincoln Square South garage (2,000 spaces) and Bellevue Place garage (2,423 spaces) Well-lit garage, 24-hour security escort to car if desired (connected by tunnel) with six (6) electric charging stations
PARKING ACCESS:	Access into and out of Lincoln Square North Tower at four (4) points: <ul style="list-style-type: none"> 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) NE 8th Street (North 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 South and Bellevue Place – over 6 million SF of the finest hotels, restaurants, retail and commercial space under one ownership.
BIKE CENTER	A dedicated bike center is located in the garage of Lincoln Square North. This secure bike facility provides individual bike lockers, changing rooms, shower and repair facilities.
RESTAURANTS & RETAIL:	<p>Lincoln Square North restaurants include Cypress Lounge, Din Tai Fung, Earl's Restaurant & Bar, Legion Sports Bar, Lucky Strike Lanes & Lounge, Paddy Coyne's Irish Pub, STK Steakhouse, The Forum Social House, Wagyu House – Coming Soon, Woods Coffee and Water Grill.</p> <p>Lincoln Square South restaurants include Ascend Prime Steak & Sushi, Baron's Xi'an Kitchen, Cantina Monarca, Capital One Cafe, Central Bar, Cinemark Reserve, Civility & Unrest, Dote Coffee, Drip Tea, Duke's Seafood, Fogo De Chao, Great State Burger, Japonessa, King Leroy, The Lakehouse, & Wild Ginger, Mira Virtual Realty Lounge, Seoul Bowl and West Coast Tacos.</p> <p>Bellevue Square restaurants include Beechers, Cactus, Cheesecake Factory, Nordstrom Grill, Nordstrom Marektplace Café, Tavern Hall, Thai Kitchen, & Starbucks.</p> <p>Bellevue Place Restaurants include 13 Coins, Daniel's Broiler, Eques, Fonte's Coffee, Joey Bellevue, & Suite Restaurant and Lounge in addition to 75,000 square feet of retail, including Wintergarden lunch restaurants, clothing, and home furnishings.</p>
HOTEL/CONFERENCE FACILITIES:	The Hyatt Regency Hotel furnishes 732 guest rooms, two (2) grand ballrooms, sloped auditorium, and nine (9) conference rooms that can accommodate meetings from 5 to 900 people. The four star Westin Hotel (337 room) and W Hotel (220 rooms) can be accessed by skybridge as well.
FIBER OPTICS/TELECOMMUNICATIONS:	Four providers in the project currently provide fiber: <ul style="list-style-type: none"> Lumen (formerly CenturyLink) Comcast TW Telecom Zayo
SECURITY SYSTEM:	Programmable computer controlled card access security system, 24-hour radio-equipped security force with closed circuit TV surveillance of all public areas.
HVAC:	Variable air volume system with direct digital control system. Floor 4 has 31 cooling tons and floor 5 has 73 cooling tons.
ELEVATORS:	Lincoln Square North: Four high-speed elevators serving floors 1 – 12, four serving floors 13 –28. One freight elevator. Separate elevators to parking garage.
ELECTRICAL:	Each floor provides a connected load capacity of 11.5 watts per USF with 7 watts per USF for electric heat, 3 watts per USF for equipment and convenience power, 1.2 watts USF for lighting and 0.3 watts USF unassigned
MGMT OWNERSHIP:	Locally owned and managed by Kemper Development Company
LEASING:	Broderick Group, Inc. Bellevue Place 10500 NE 8th Street, Suite 900 Paul Sweeney – 425.646.5225 sweeney@broderickgroup.com
	Jim Kinerk – 425.646.5221 kinerk@broderickgroup.com
	Clayton Holm – 425.274.4287 holm@broderickgroup.com



LINCOLN SQUARE
NORTH

WILBURTON STATION

BELLEVUE PLACE

LINCOLN SQUARE SOUTH

BELLEVUE DOWNTOWN STATION

DANIEL'S  BROILER
PRIME STEAK & SEAFOOD

鼎泰豐
DIN TAI FUNG

WESTIN HOTEL

TO I-405

HYATT REGENCY BELLEVUE

W BELLEVUE

BELLEVUE TRANSIT CENTER

TO SR-520

ASCEND
PRIME STEAK & SUSHI

JOEY RESTAURANTS

Earls
KITCHEN & BAR

WILD GINGER

FOGO DE CHÃO
BRAZILIAN STEAKHOUSE

TO I-90

BELLEVUE SQUARE

BELLEVUE SQUARE

- | | | |
|-------------------|-----------|-----------------|
| APPLE | FABLETICS | POTTERY BARN |
| ATHLETA | LULULEMON | TESLA |
| AT&T | MACY'S | THE NORTH FACE |
| BATH & BODY WORKS | NORDSTROM | UNIQLO |
| COACH | PELOTON | WILLIAMS SONOMA |
| CRATE & BARREL | | ZARA |

LINCOLN SQUARE

LINCOLN SQUARE NORTH

Cypress Lounge & Wine Bar
Din Tai Fung
Earls Kitchen and Bar
Legion Sports Bar
Lincoln Square Cinemark Cinemas
Lucky Strike Lanes and Power Play
Paddy Coyne's Irish Pub
STK Steakhouse
The Forum Social House
Wagyu House – Coming Soon
Woods Coffee
Water Grill



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 SOUTH RESTAURANTS & RETAIL

Ascend Prime Steak and Sushi	Drip Tea
Baron's Xi'an Kitchen and Bar	Duke's Chowder House
Cantina Monarca	Fogo de Chão
Capital One Cafe	Japonessa
Central Bar	King Leroy
Cinemark Reserve	Mirra Virtual Reality
Civility & Unrest	Nordstrom Rack
Crush Bar	The Lakehouse
Dote Coffee	W Bellevue
	West Coast Tacos
	Wild Ginger

BELLEVUE SQUARE 200+ SHOPS AND RESTAURANTS

Destination Dining:

Beechers
Cactus
Cheesecake Factory
Nordstrom Grill
Nordstrom Marketplace Café
Tavern Hall
Thai Kitchen

BELLEVUE PLACE

13 Coins Restaurant 24 – 7
Daniel's Broiler and Prime 21 Lounge
Eques (Breakfast)
Fonté Coffee
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.



LINCOLN SQUARE

LINCOLN SQUARE NORTH

10401 NE 8th

Bellevue, WA 98004

BRODERICK
• GROUP •

For more information or to
schedule a tour, please contact:

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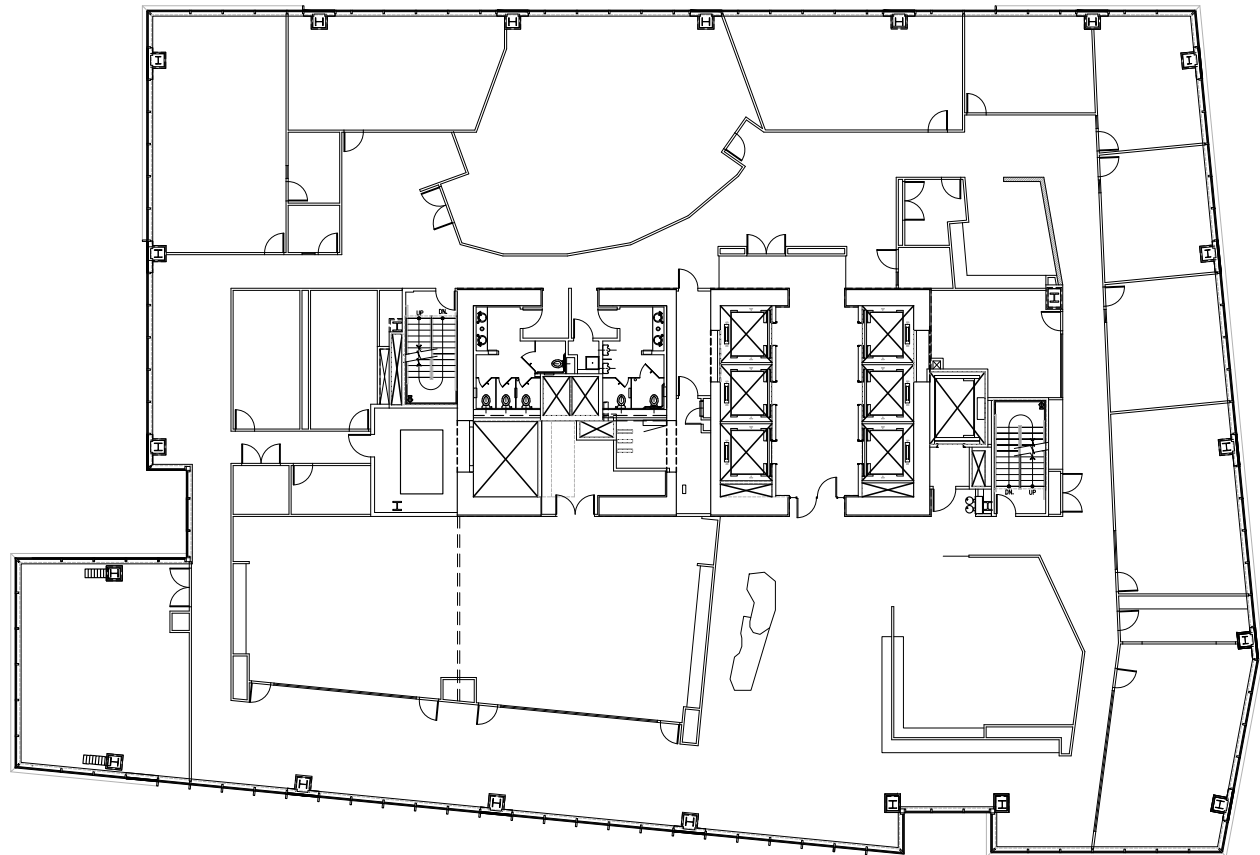
CLAYTON HOLM
425.274.4287
holm@broderickgroup.com

LINCOLN SQUARE NORTH

Floor 22 • 22,403 RSF • As-Built Plan

SPACE FEATURES

- Available 8/1/2026
- Unobstructed Lake Washington and Seattle Skyline views
- Former Microsoft floor



[BACK TO AVAILABILITIES](#)

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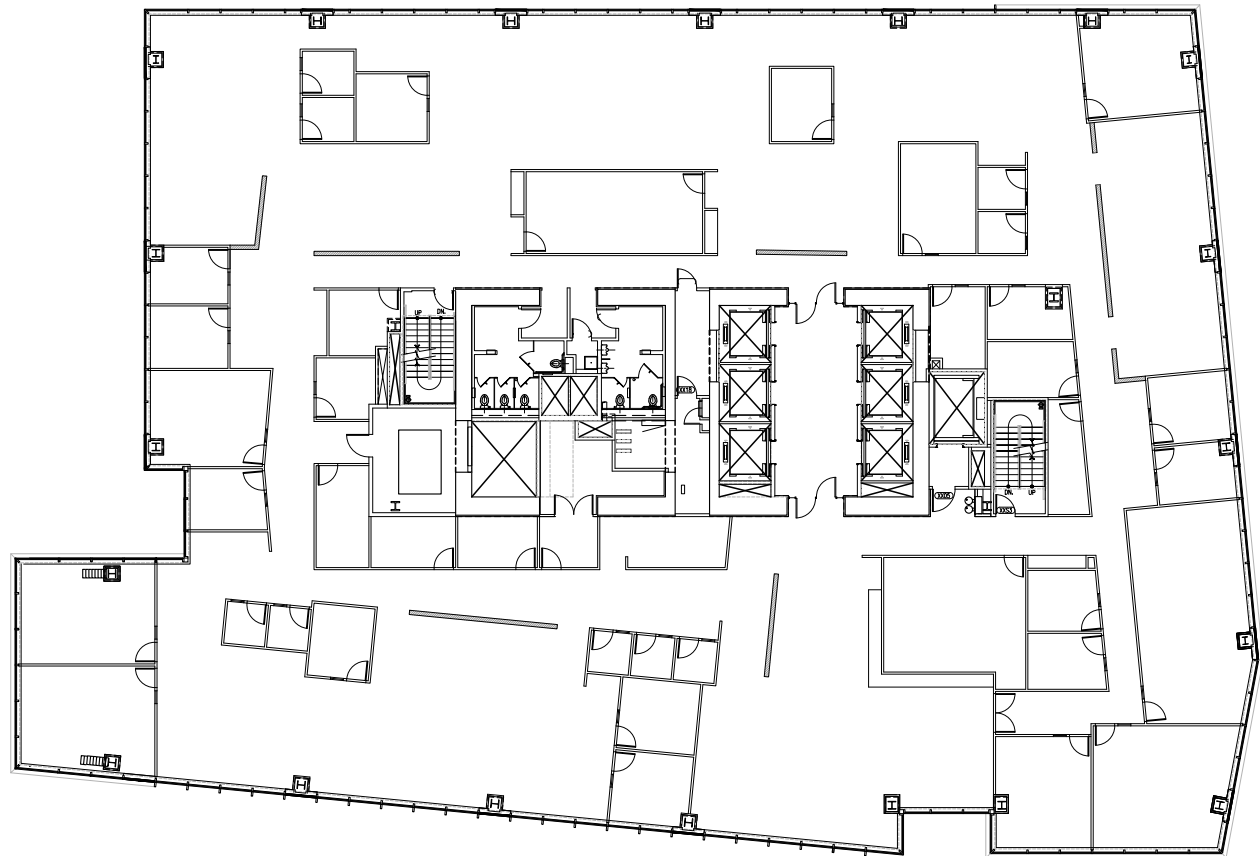
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LINCOLN SQUARE NORTH

Floor 21 • 22,389 RSF • As-Built Plan

SPACE FEATURES

- Available 8/1/2026
- Unobstructed Lake Washington and Seattle Skyline views
- Former Microsoft floor



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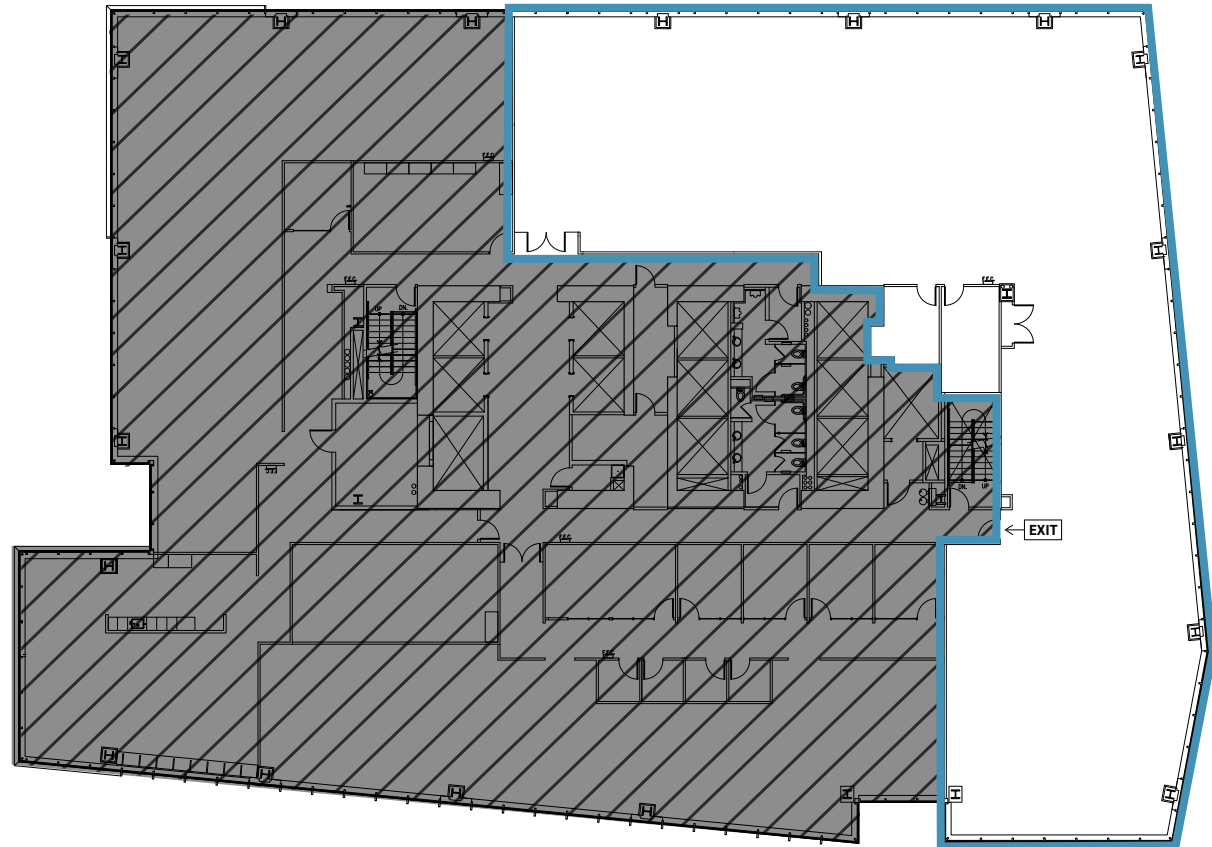
LINCOLN SQUARE NORTH

Floor 10 • 9,569 RSF • As-Built Plan

[View Virtual Tour](#)

SPACE FEATURES

- Available Now
- Unobstructed Lake Washington and Seattle Skyline views
- Double glass door entry with lobby exposure
- Brand new elevator lobby and common corridors



[BACK TO AVAILABILITIES](#)