

**GROUND FLOOR INTERIOR
& EXTERIOR RENOVATIONS
COMPLETED!**



SYMETRA[®]
CENTER

777 108TH 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.



State-of-the-art conference center



Ground floor fitness center



Café Hagen



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



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777 108th Avenue NE
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AVAILABLE SPACE

FLOOR / SUITE	SQ. FT.	AVAILABILITY
<u>24 / 2400</u>	17,103 RSF	11/1/2025
Full floor opportunity. Divisible to 11,878 SF.		
 <u>21 / 2150</u>	9,852 RSF	10/1/2025
Fully Furnished plug and play recently improved suite with direct elevator access and West, North and East views.		
<u>20/2060</u>	2,121 RSF	12/1/2025
Traditional professional office suite with direct elevator access and western views.		
<u>18 / 1850</u>	10,745 SF	3/1/2026
Heavily built out suite with direct lobby exposure and views spanning from Lake Washington to the Cascades		
<u>16 / 1630</u>	1,746 RSF	8/1/2025
Mostly open space with one conference room and northeast views.		
 <u>7</u>	18,422 RSF	Now
<u>6</u>	18,785 RSF	Now
<u>5</u>	18,422 RSF	Now
<u>4</u>	20,587 RSF	Now
Four contiguous floors for up to 76,216 RSF currently for sublease through June 2025 and available directly from Landlord.		
<u>2 / 200</u>	26,143 RSF	Now
Full floor available. Direct access via building garage elevators. Efficient large floor plate with exterior private offices and open interior.		

Lobby



SYMETRA CENTER AT A GLANCE

BUILDING

450,359 SF

25-story Class A Office Tower

YEAR BUILT / RENOVATED

1987 / 2024

RENTAL RATES

\$46.00 – \$52.00 / NNN

OPERATING EXPENSES

\$15.00/SF

FLOOR PLATE SIZE

~18,500 RSF

PARKING

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

LOCATION

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

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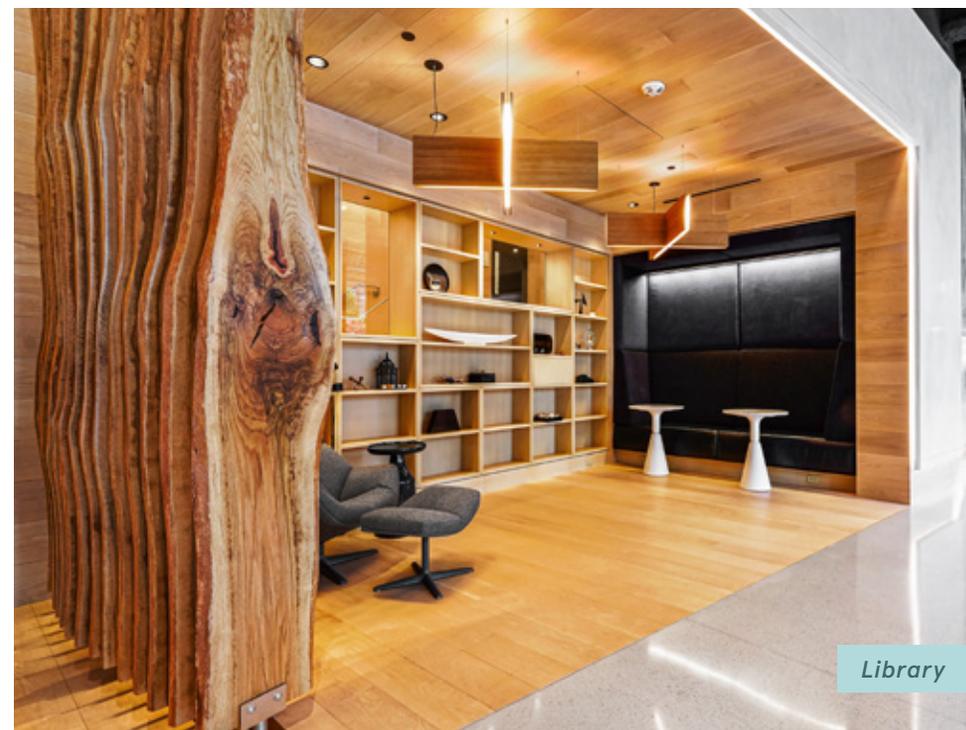
SPACE FOR ALL TENANT TYPES

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

Lobby
[▶ Virtual Tour](#)



Conference Rooms
[▶ Virtual Tour](#)



Library



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777 108th Avenue NE
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Cafe Hagen
▶ *Virtual Tour*



Fitness Center
▶ *Virtual Tour*

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PRIME DOWNTOWN LOCATION

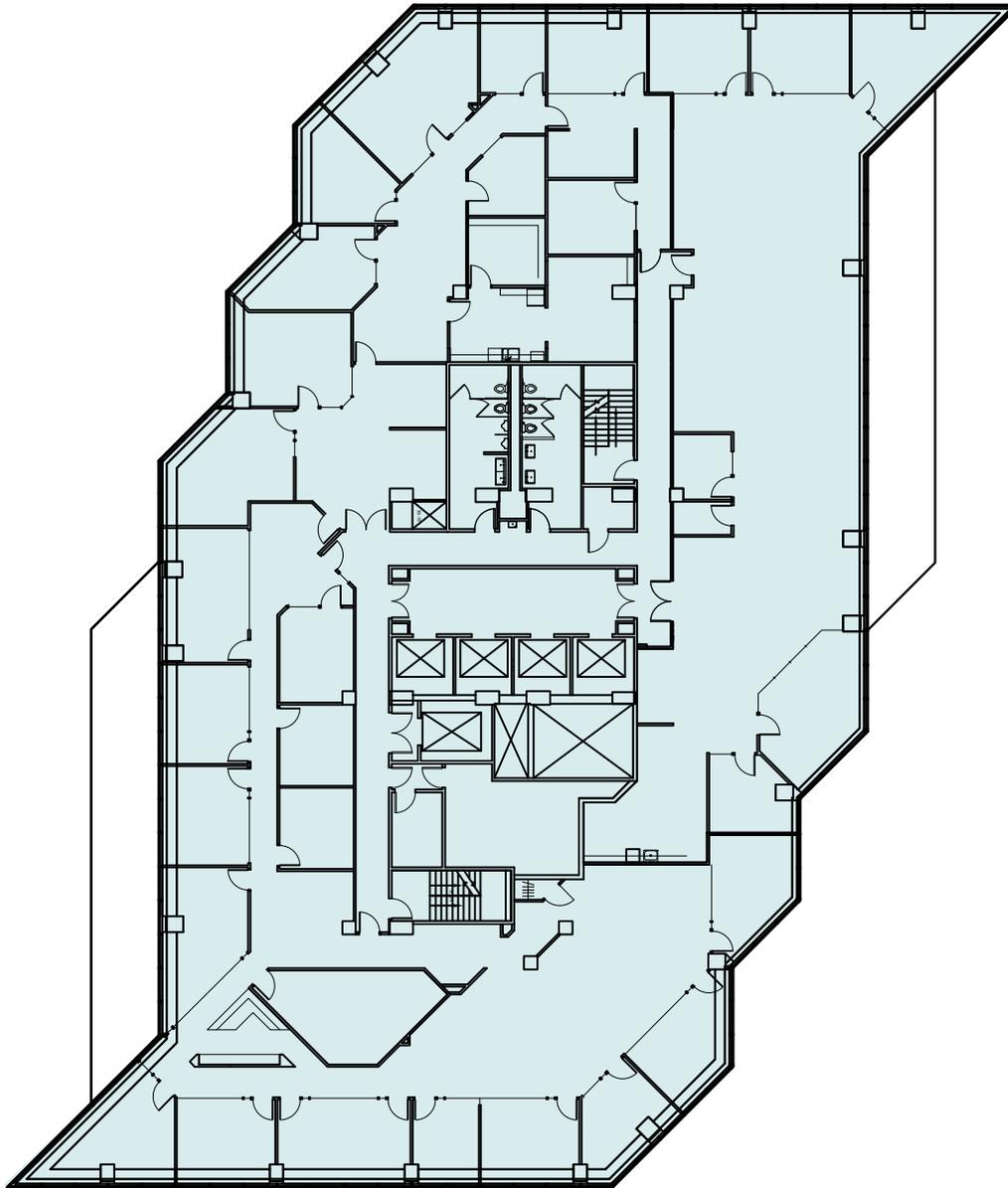
- Located on the corner of NE 8th Street and 110th Avenue NE
- Easy access to I-405 and public transportation
- Nearby conveniences include the Transit Center, Pedestrian Corridor, shopping at Bellevue Square and The Bravern, Bellevue Park, restaurants, hotels, The Bellevue Convention Center and The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



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24TH FLOOR

Suite 2400 • 17,103 RSF

Available 11/1/2025

- Full floor opportunity
- Divisible to 11,878 SF



GRANT YERKE

425.646.5264

yerke@broderickgroup.com

MATT SCHRECK

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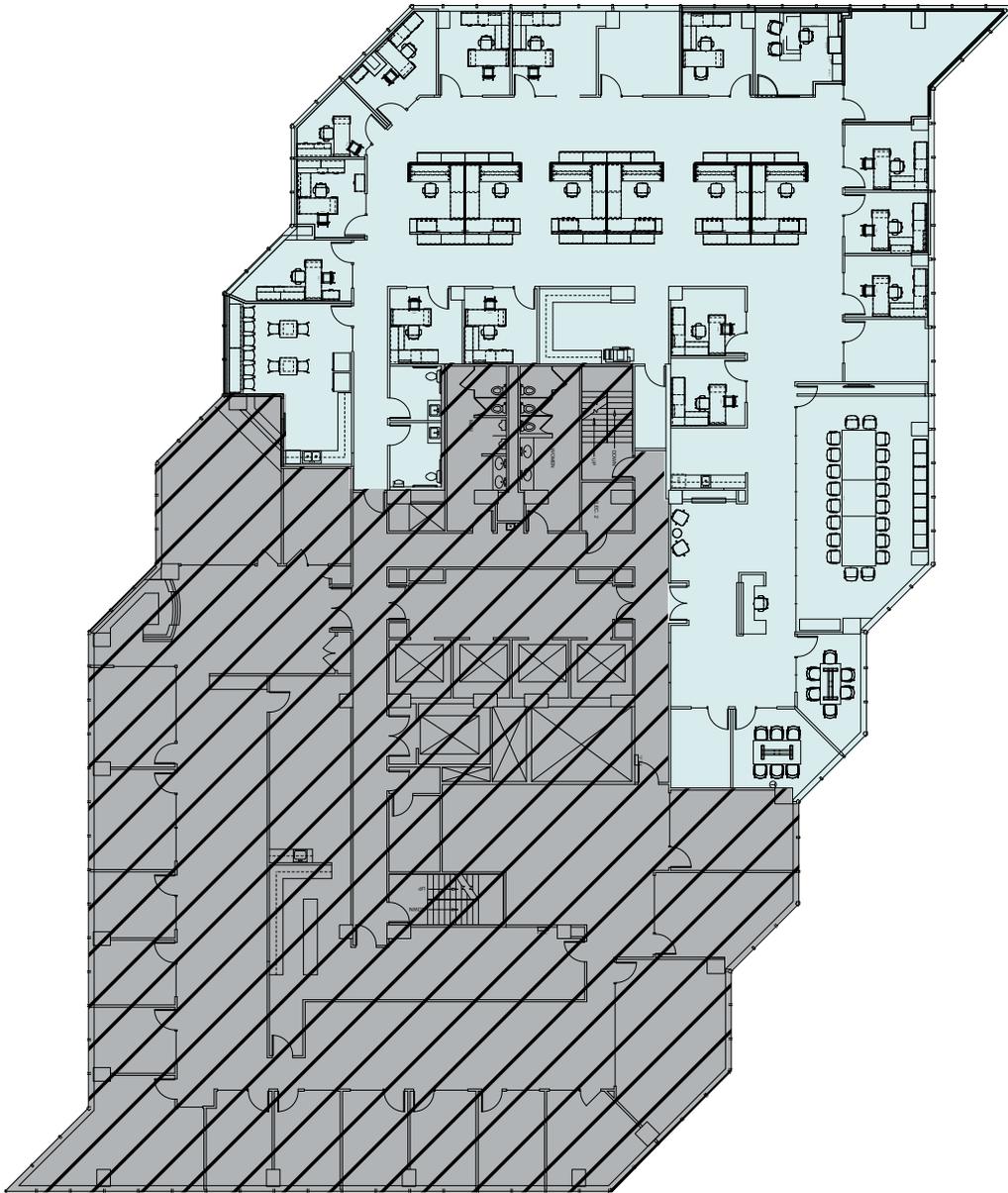
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21TH FLOOR

Suite 2150 • 9,852 RSF

Available 10/1/2025

- Fully furnished plug and play recently improved suite with direct elevator access
- West, North and East views



VIRTUAL TOUR



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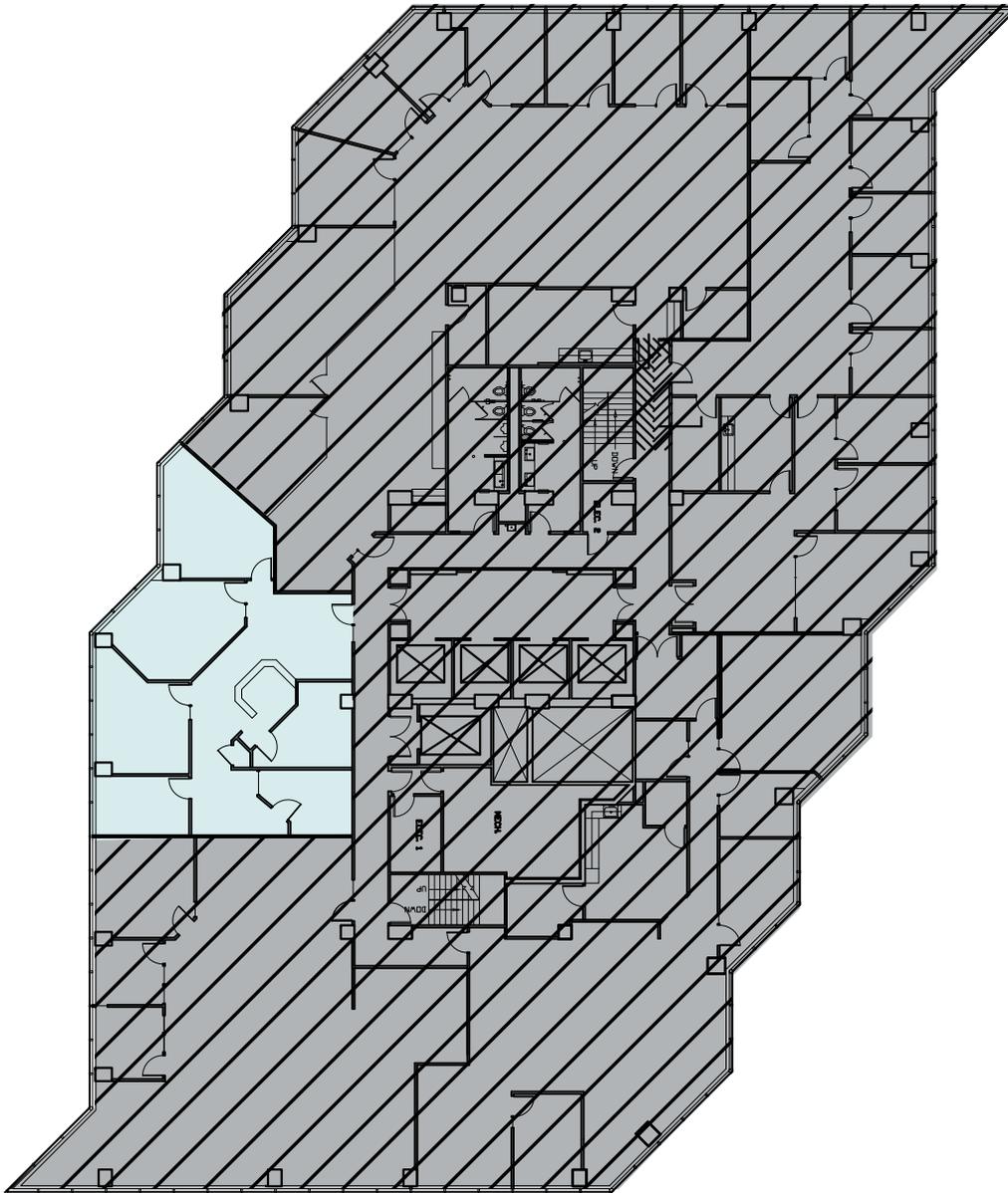
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20TH FLOOR

Suite 2060 • 2,121 RSF

Available 12/1/2025

- Traditional professional office suite with direct elevator access and western views.



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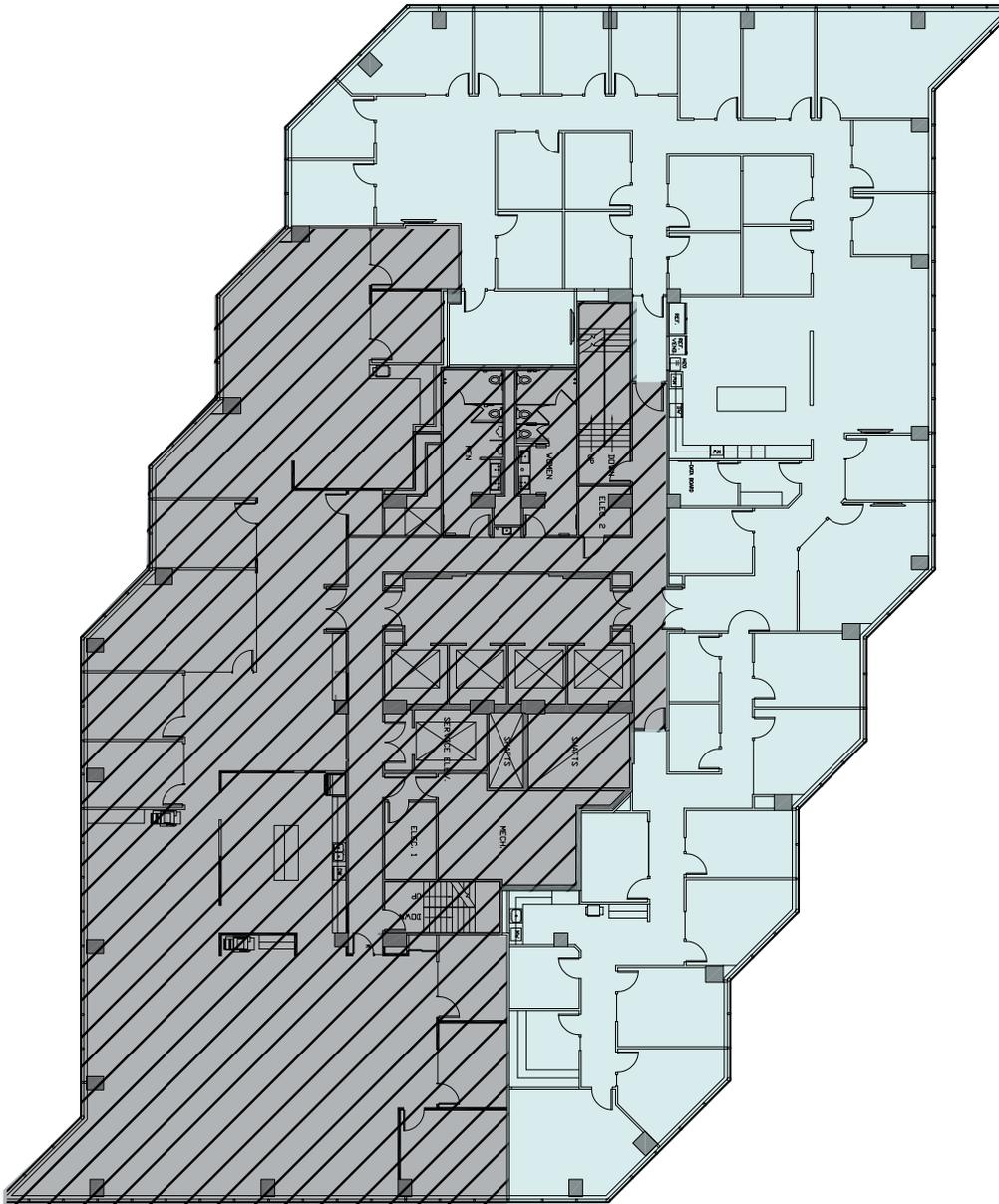
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18TH FLOOR

Suite 1850 • 10,745 RSF

Available 3/1/2026

- Heavily built out suite with direct lobby exposure and views spanning from Lake Washington to the Cascades



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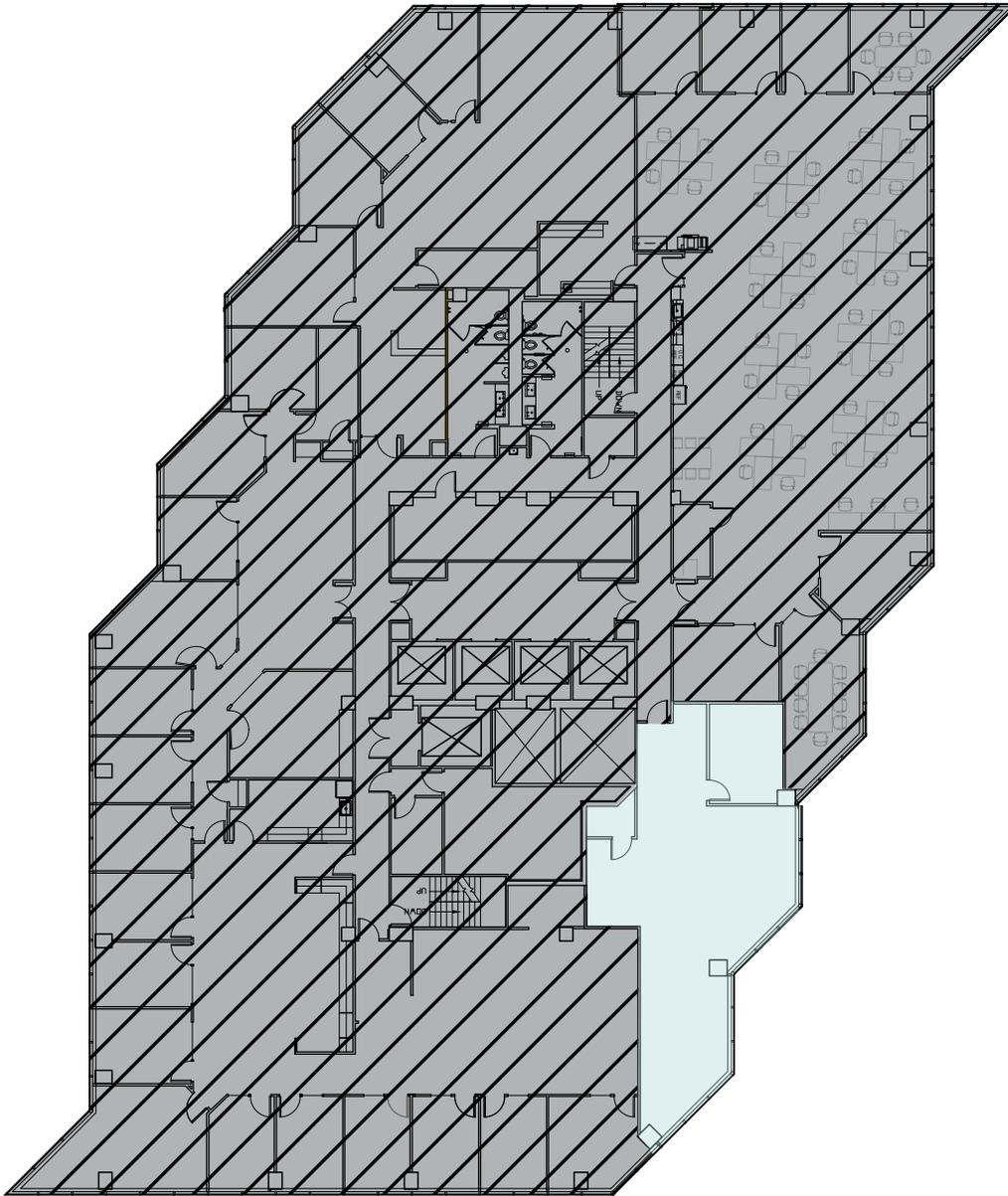
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16TH FLOOR

Suite 1630 • 1,746 RSF

Available 8/1/2025

- Mostly open space with one conference room and northeast views



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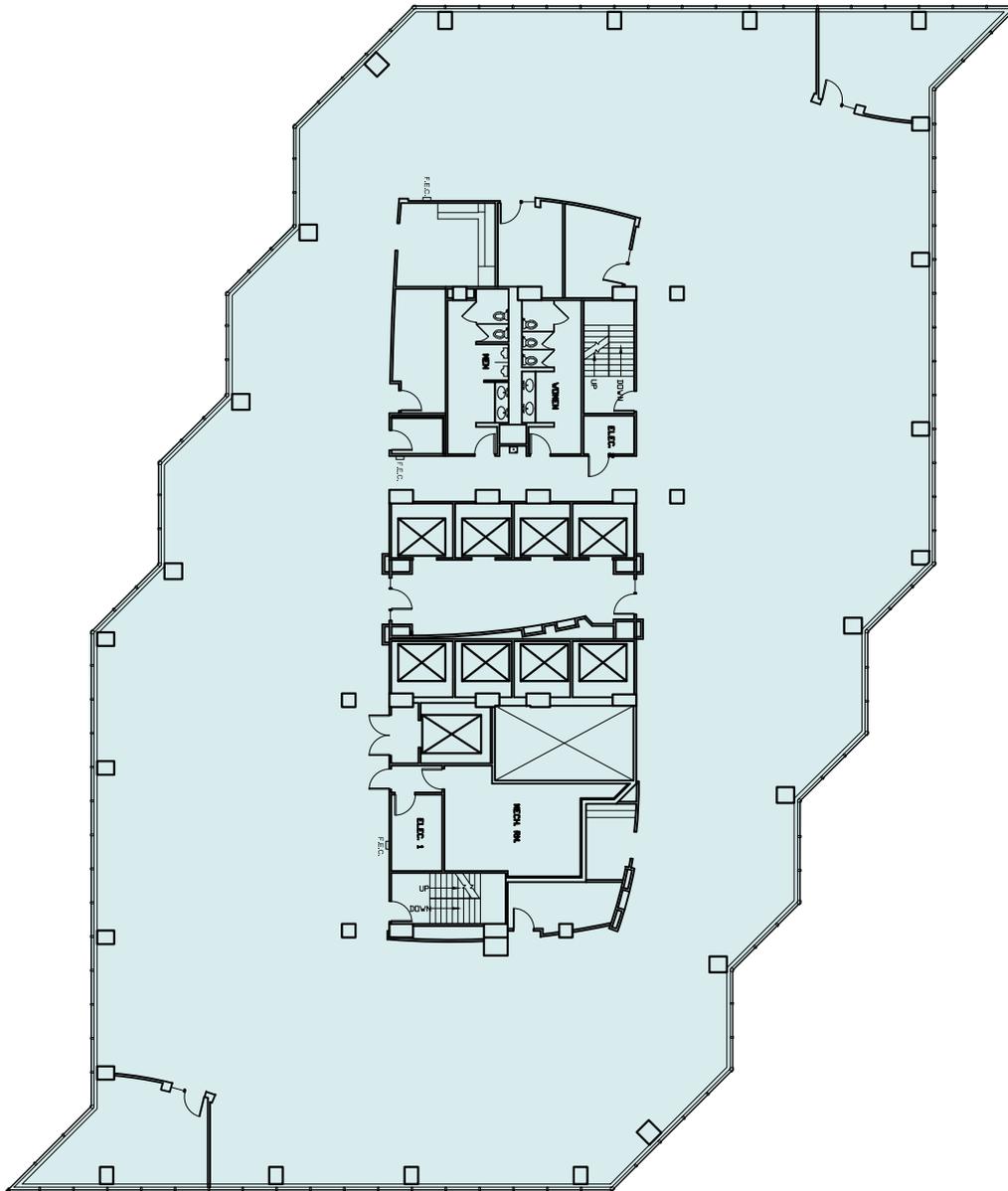
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7TH FLOOR

Sublease • 18,422 RSF

Available Now

- Floors 4 - 7 contiguous for up to 76,216 RSF currently for sublease and available directly from Landlord

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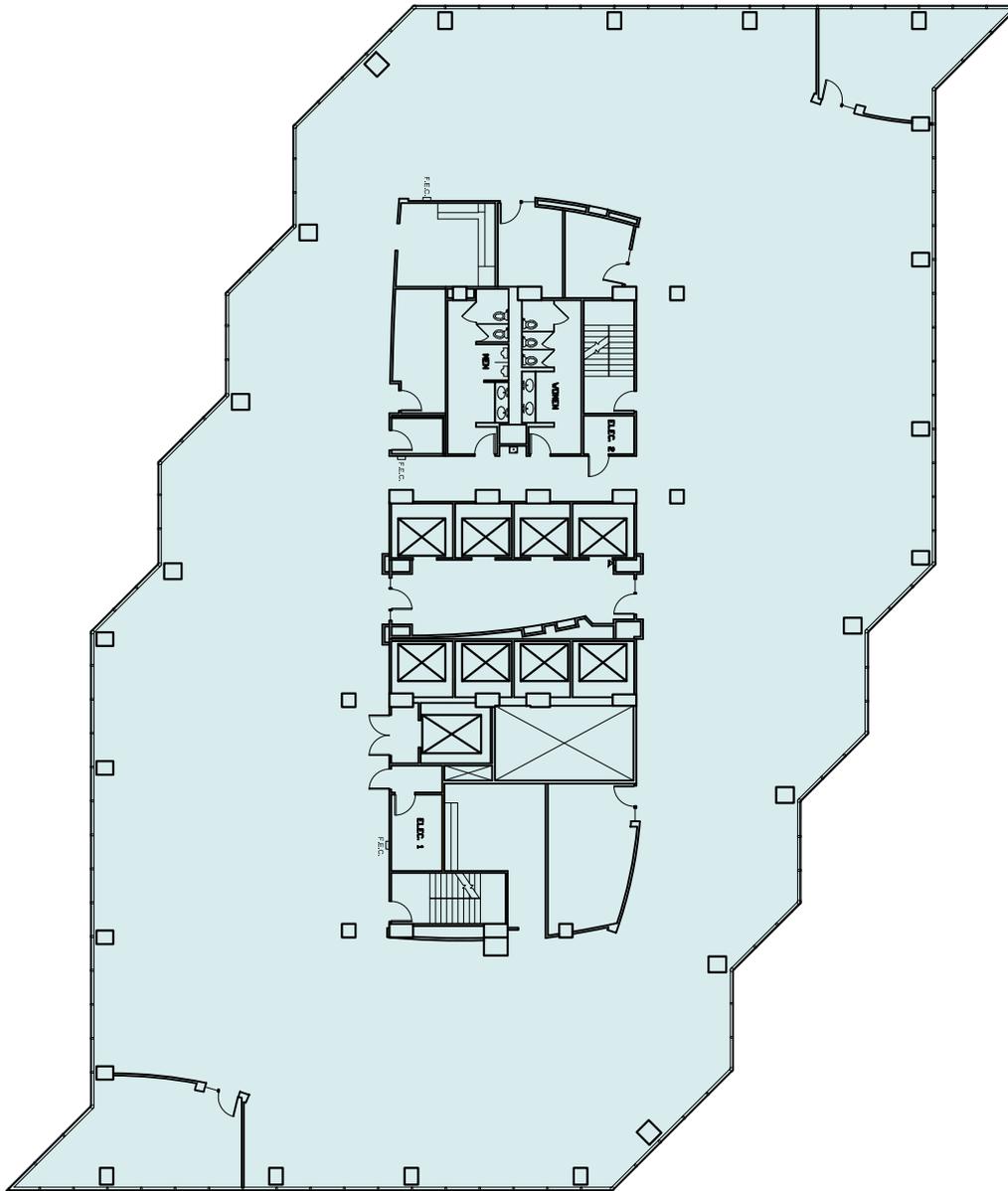

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6TH FLOOR

Sublease • 18,785 RSF

Available Now

- Floors 4 - 7 contiguous for up to 76,216 RSF currently for sublease and available directly from Landlord

SRO STERLING REALTY ORGANIZATION

BRODERICK
• GROUP •

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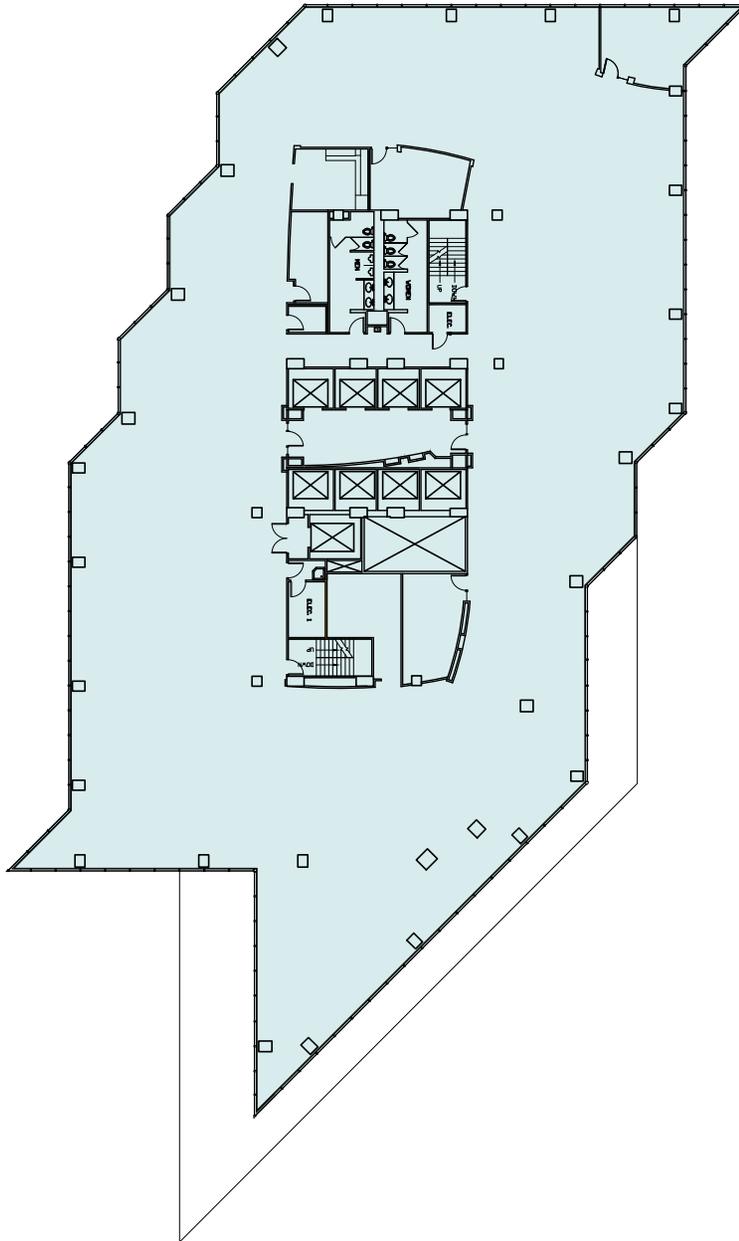
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4TH FLOOR

Sublease • 20,587 RSF

Available Now

- Floors 4 - 7 contiguous for up to 76,216 RSF currently for sublease and available directly from Landlord



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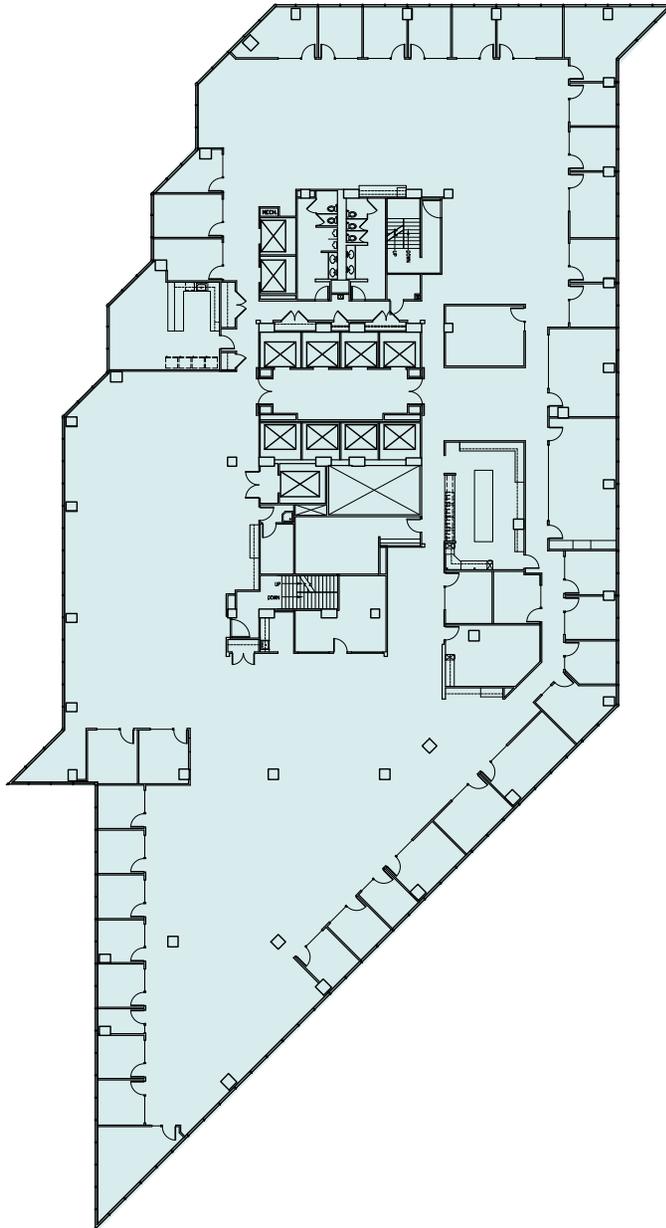
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2ND FLOOR

Suite 200 • 26,143 RSF

Available Now

- 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
tour, please contact:

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