

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



**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.



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





# SYMETRA<sup>®</sup>

CENTER

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

## 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



# SYMETRA<sup>®</sup>

CENTER

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

## SPACE FOR ALL TENANT TYPES

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

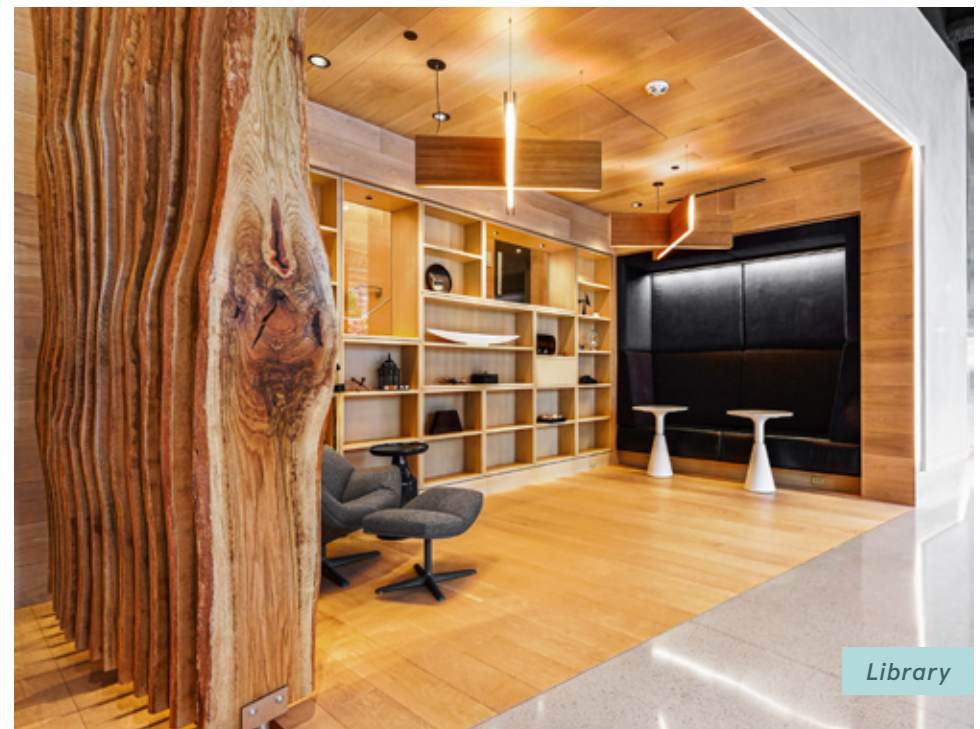
Lobby

[▶ Virtual Tour](#)



Conference Rooms

[▶ Virtual Tour](#)



Library





# SYMETRA<sup>®</sup>

CENTER

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



Cafe Hagen  
▶ Virtual Tour



Fitness Center  
▶ Virtual Tour



# SYMETRA<sup>®</sup>

CENTER

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



## 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





# SYMETRA<sup>®</sup>

CENTER

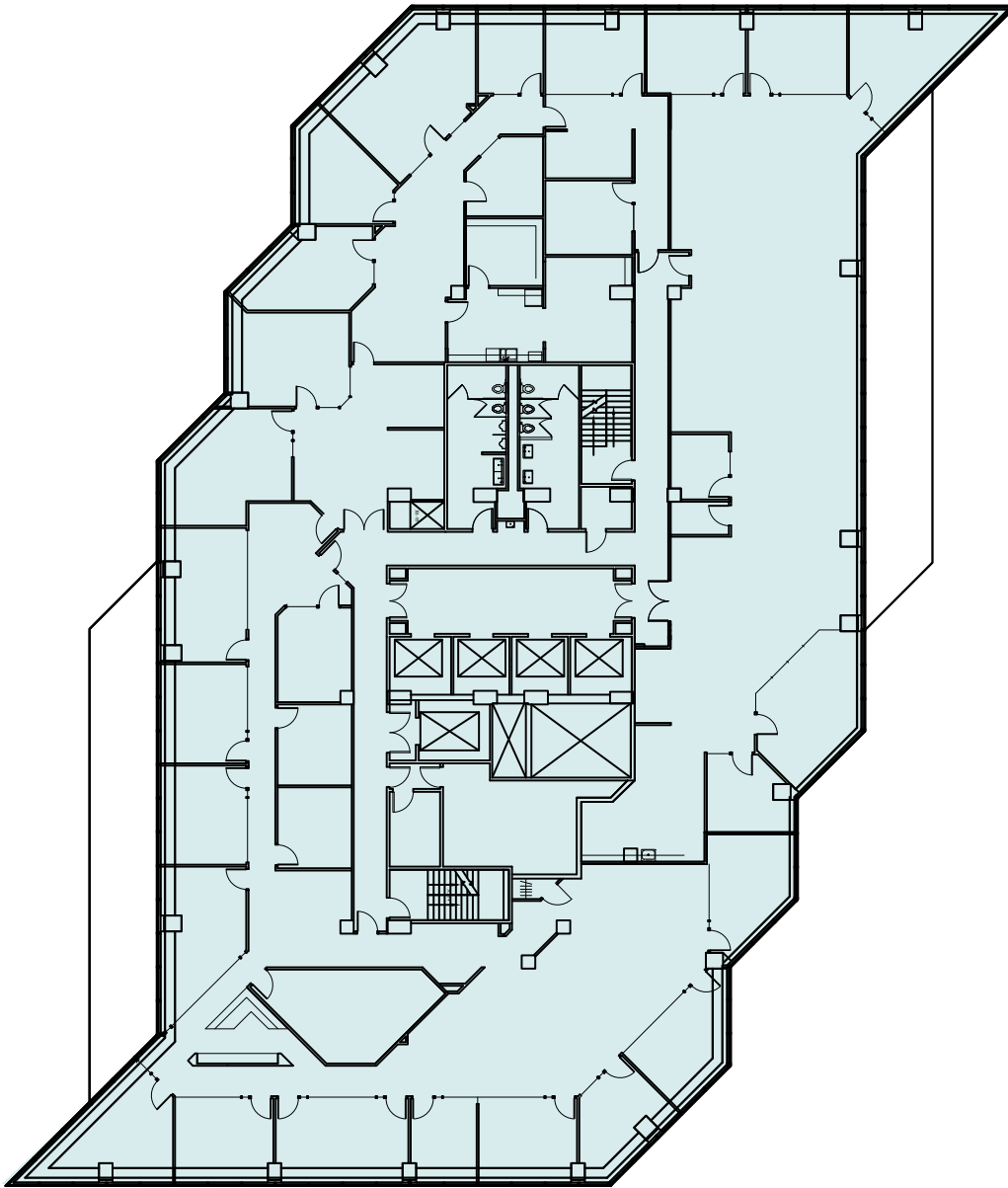
777 108<sup>th</sup> Avenue NE  
Bellevue, WA 98004

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

Suite 2400 • 17,103 RSF

Available 11/1/2025

- Full floor opportunity
- Divisible to 11,878 SF



**SRO**® 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)

The information contained herein has been given to us by the owner or sources that 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.



**BACK TO  
AVAILABILITIES**





# SYMETRA<sup>®</sup>

CENTER

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

## 21<sup>TH</sup> FLOOR

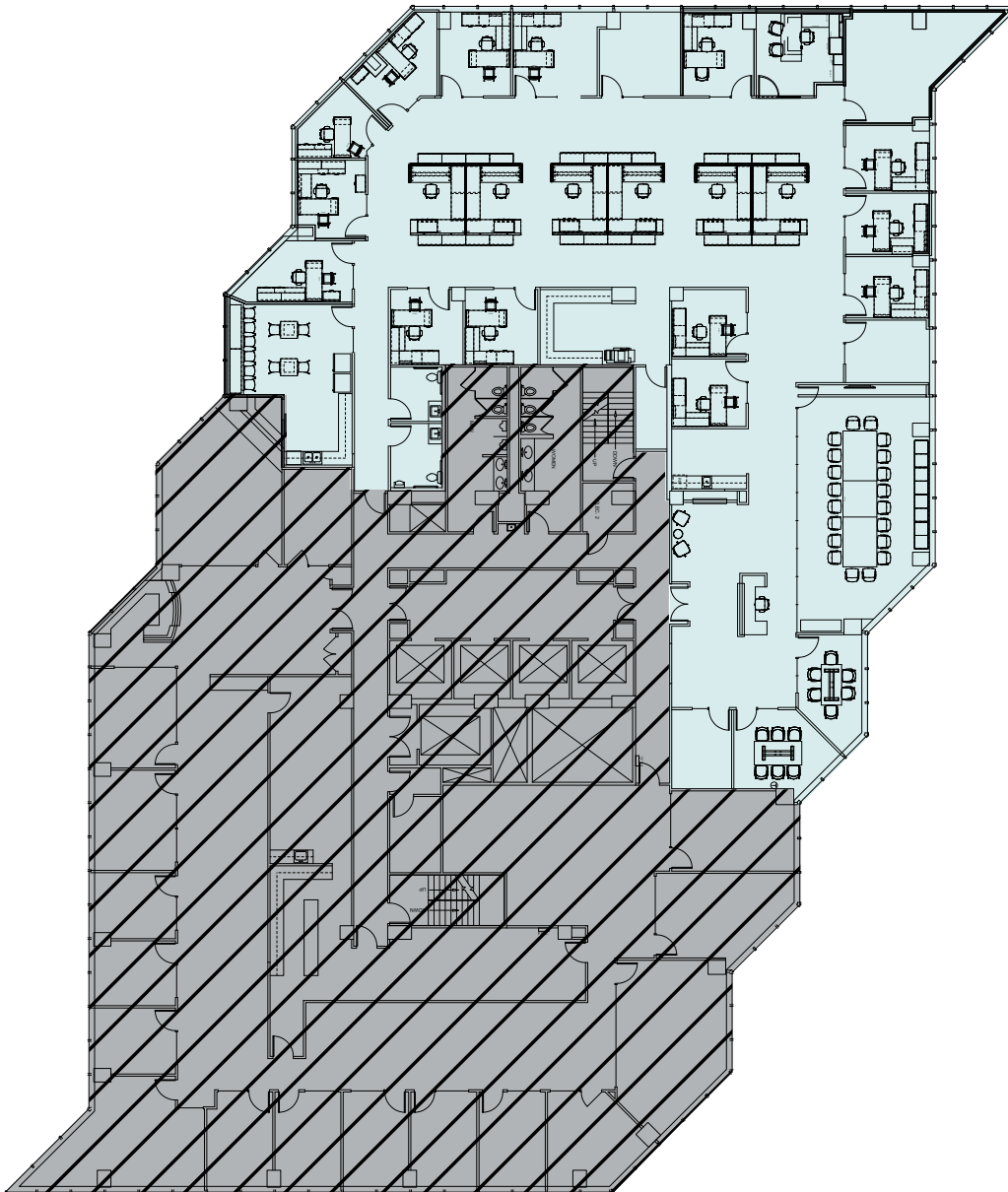
Suite 2150 • 9,852 RSF

Available 10/1/2025

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



VIRTUAL TOUR



**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)

The information contained herein has been given to us by the owner or sources that 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.



**BACK TO  
AVAILABILITIES**





# SYMETRA<sup>®</sup>

CENTER

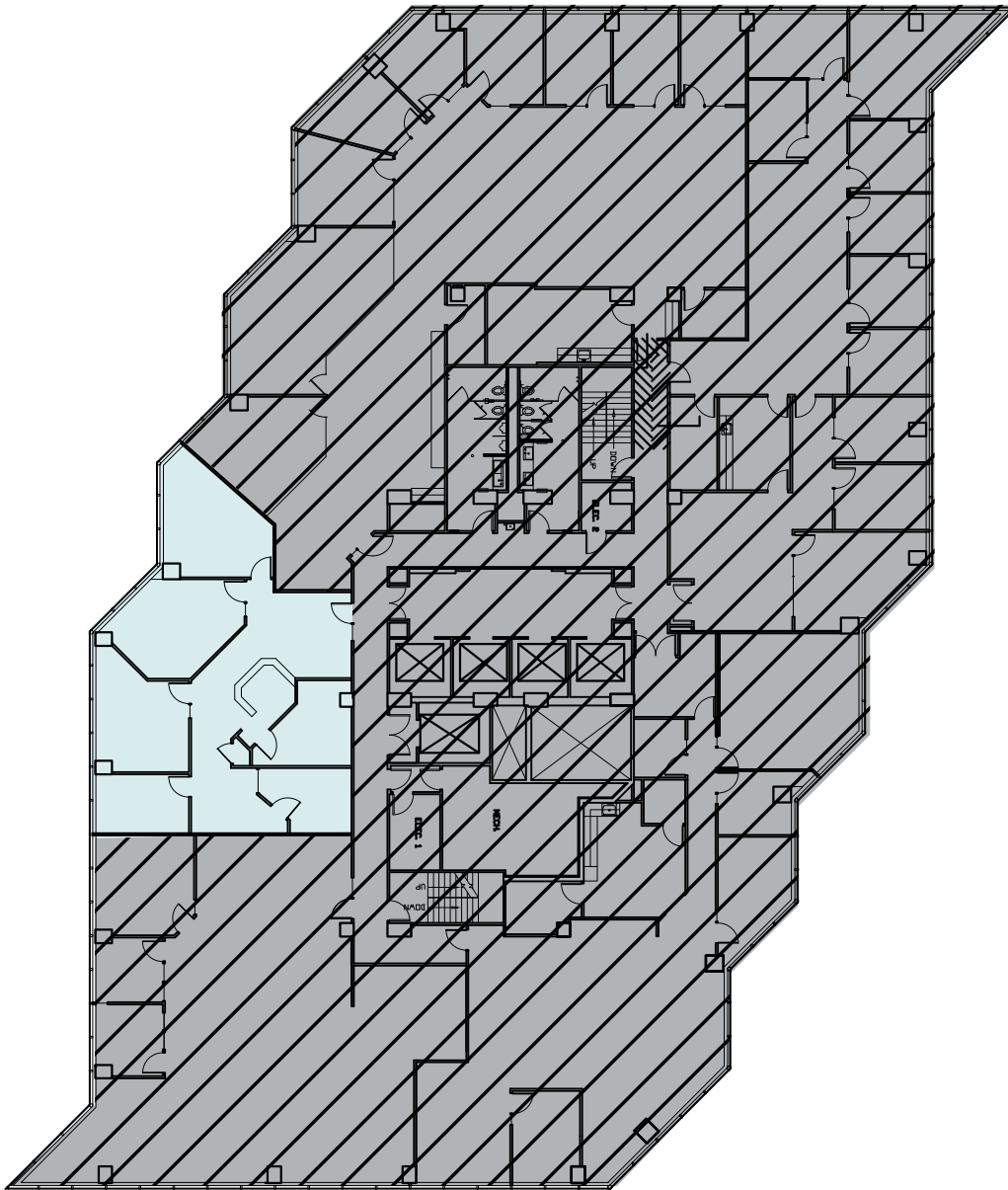
777 108<sup>th</sup> Avenue NE  
Bellevue, WA 98004

## 20<sup>TH</sup> FLOOR

Suite 2060 • 2,121 RSF

Available 12/1/2025

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



**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)

The information contained herein has been given to us by the owner or sources that 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.



**BACK TO  
AVAILABILITIES**





# SYMETRA<sup>®</sup>

CENTER

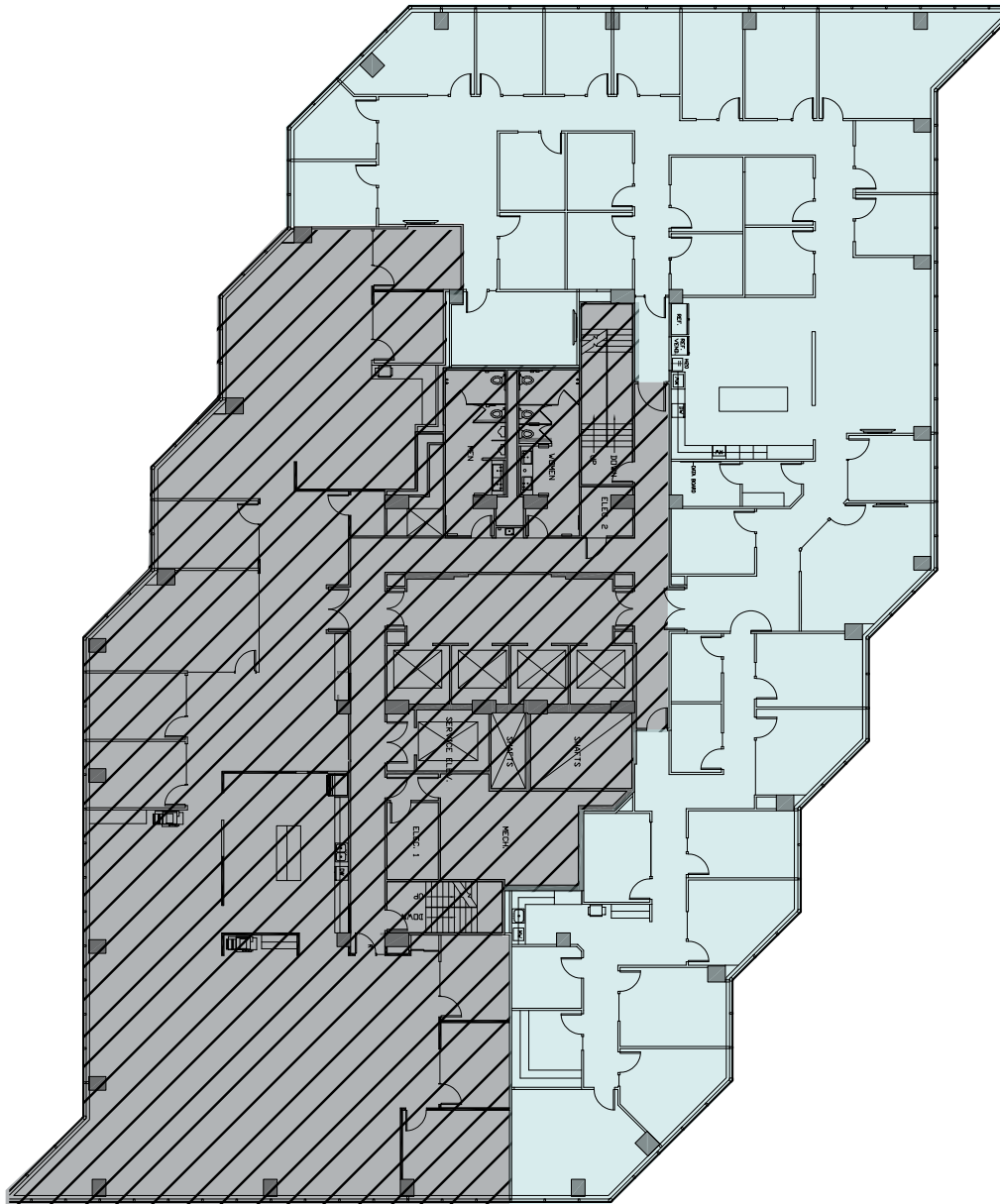
777 108<sup>th</sup> Avenue NE  
Bellevue, WA 98004

## 18<sup>TH</sup> 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



**SRO**® 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)

The information contained herein has been given to us by the owner or sources that 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.



**BACK TO  
AVAILABILITIES**





# SYMETRA<sup>®</sup>

CENTER

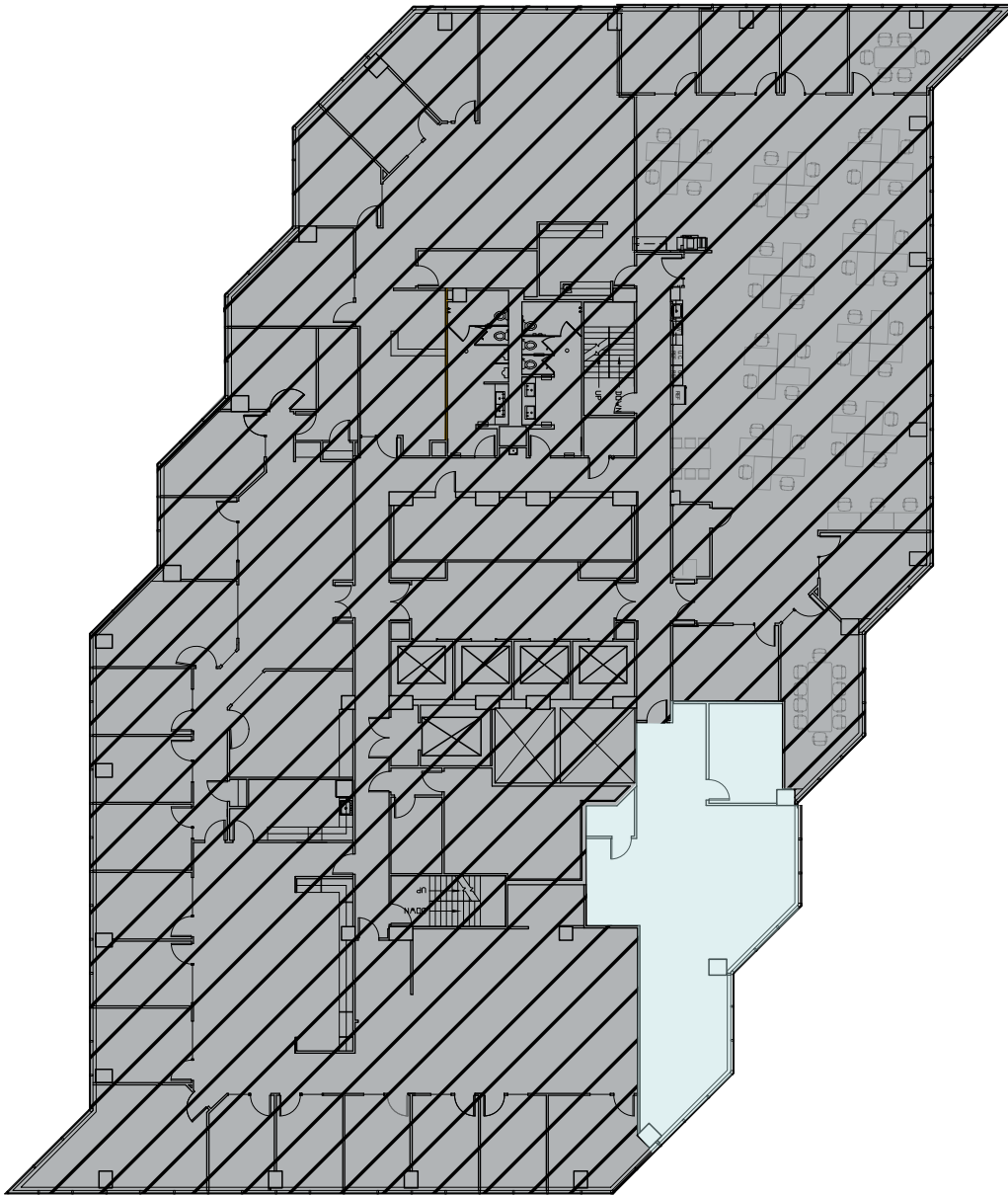
777 108<sup>th</sup> Avenue NE  
Bellevue, WA 98004

## 16<sup>TH</sup> FLOOR

Suite 1630 • 1,746 RSF

Available 8/1/2025

- Mostly open space with one conference room and northeast views



**SRO**® 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)

The information contained herein has been given to us by the owner or sources that 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.



**BACK TO  
AVAILABILITIES**



# SYMETRA<sup>®</sup>

CENTER

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

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

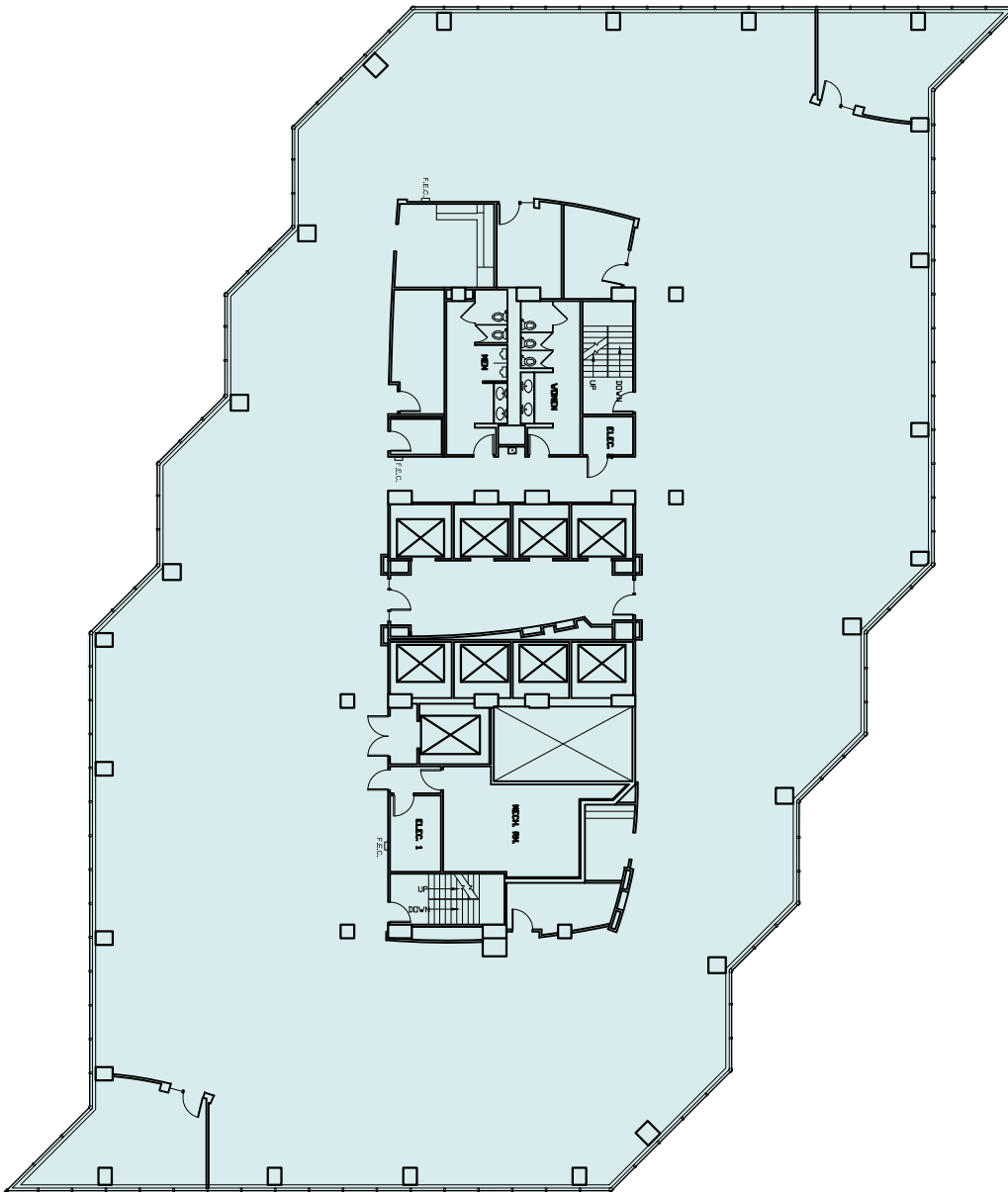
Sublease • 18,422 RSF

Available Now

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



VIRTUAL TOUR



**SRO**® 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)

The information contained herein has been given to us by the owner or sources that 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.



**BACK TO  
AVAILABILITIES**





# SYMETRA<sup>®</sup>

CENTER

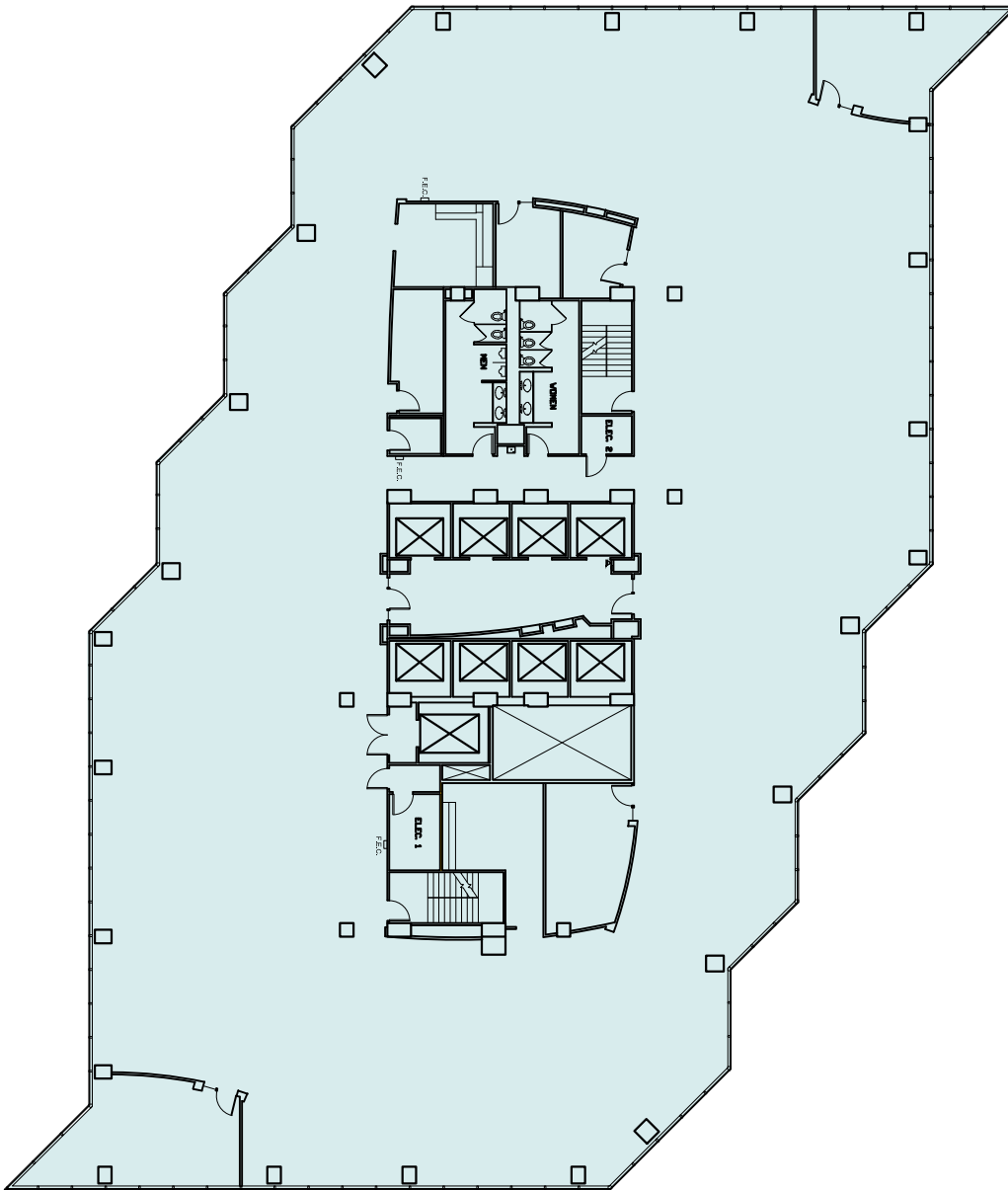
777 108<sup>th</sup> Avenue NE  
Bellevue, WA 98004

## 6<sup>TH</sup> 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 •

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

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

The information contained herein has been given to us by the owner or sources that 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.



**BACK TO  
AVAILABILITIES**



# SYMETRA<sup>®</sup>

CENTER

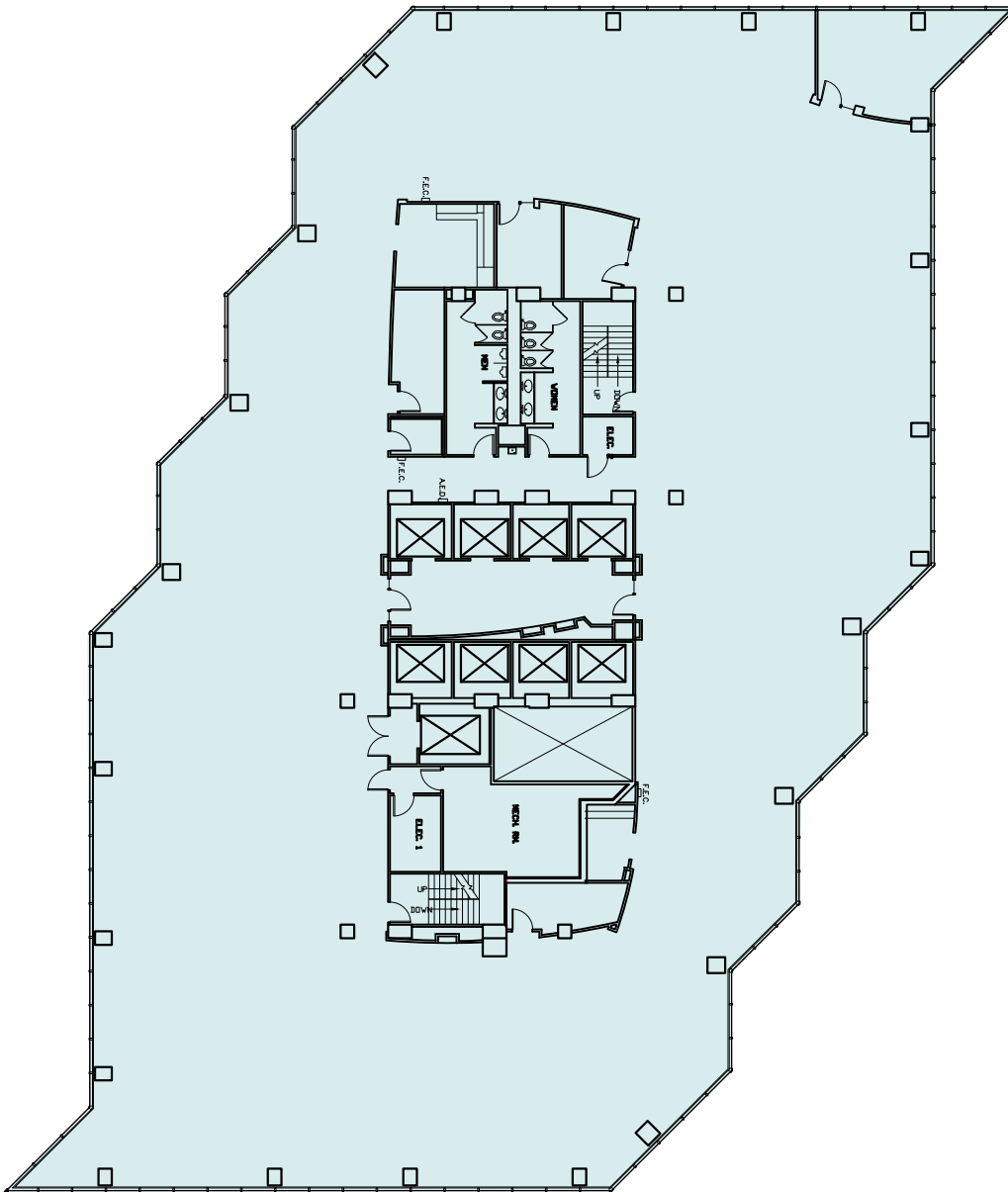
777 108<sup>th</sup> Avenue NE  
Bellevue, WA 98004

## 5<sup>TH</sup> 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



**SRO**® 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)

The information contained herein has been given to us by the owner or sources that 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.



**BACK TO  
AVAILABILITIES**

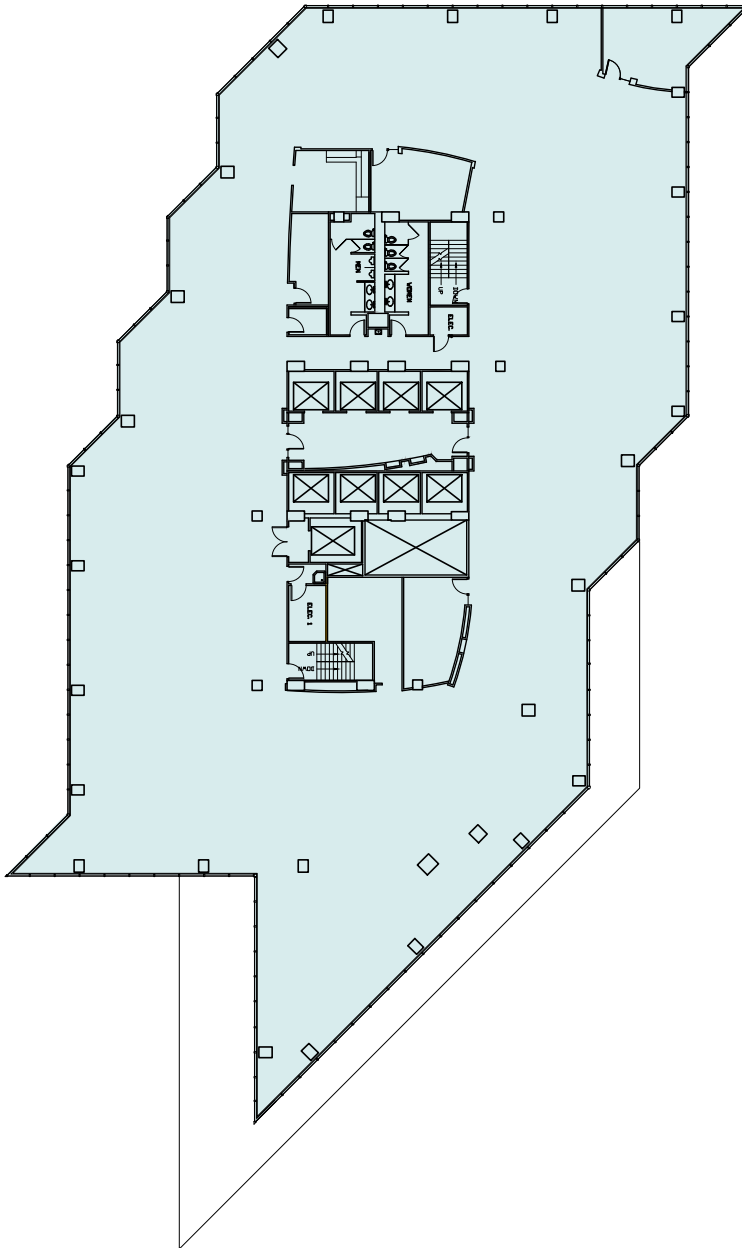




# SYMETRA<sup>®</sup>

CENTER

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



## 4<sup>TH</sup> 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



GRANT YERKE

425.646.5264

[yerke@broderickgroup.com](mailto:yerke@broderickgroup.com)

MATT SCHRECK

425.646.5232

[schreck@broderickgroup.com](mailto:schreck@broderickgroup.com)

The information contained herein has been given to us by the owner or sources that 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.



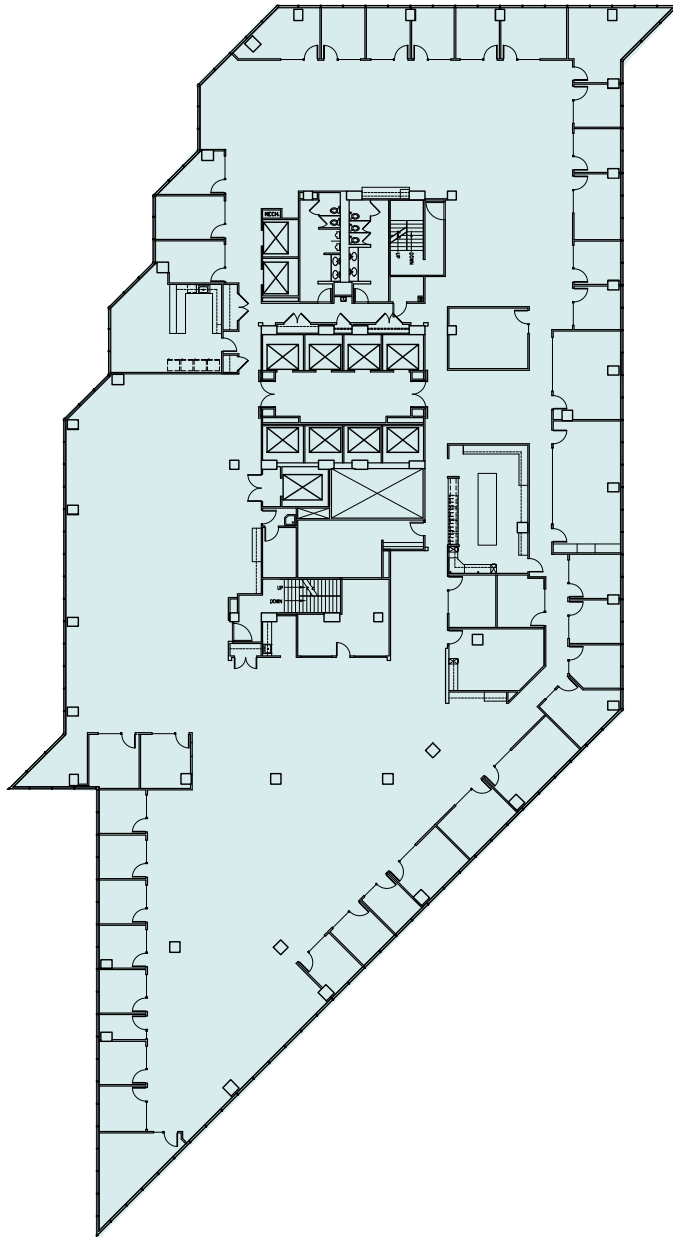
BACK TO  
AVAILABILITIES



# SYMETRA<sup>®</sup>

CENTER

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



## 2<sup>ND</sup> 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



GRANT YERKE

425.646.5264

[yerke@broderickgroup.com](mailto:yerke@broderickgroup.com)

MATT SCHRECK

425.646.5232

[schreck@broderickgroup.com](mailto:schreck@broderickgroup.com)

The information contained herein has been given to us by the owner or sources that 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.



**BACK TO  
AVAILABILITIES**



# SYMETRA<sup>®</sup>

CENTER

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

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

**GRANT YERKE**

425.646.5264

[yerke@broderickgroup.com](mailto:yerke@broderickgroup.com)

**MATT SCHRECK**

425.646.5232

[schreck@broderickgroup.com](mailto:schreck@broderickgroup.com)

