
SCHNITZER WEST
BRODERICK
GROUP
Offices
at The Bravern
750,000
RENTABLE SQUARE FEET
11111 & 11025 NE 8TH STREET, BELLEVUE, WA 98004
CLASS A · BELLEVUE CBD



At the gateway to downtown Bellevue, the Offices at The Bravern offer 750,000 square feet of reimagined Class A office space - designed to inspire, built to perform.

Schnitzer West developed the Offices at the Bravern.
Two decades later, we're envisioning it's next chapter

IMMEDIATE AVAILABILITY

Now

Move-in ready second-generation space, available today.

LARGEST BLOCK IN BELLEVUE

750,000 RSF

The sole contiguous large block on the market.
Building 1: 255,171 SF
Building 2: 494,523 SF

LOCATION

< 3 Minutes

Walk to Bellevue Downtown Station (light rail) and the Transit Center

TOP OF TOWER

Signage

Building-top identity facing I-405 & NE 8th St for major tenant.

PARKING

2.8-3.5: 1,000 SF

Gated, secured garage dedicated to office parking Monday-Friday. Ability to increase ratio via valet assist up to 3.5:1,000 SF.

POWER

27+W/SF

Tenant-available electrical capacity, with life safety generation.

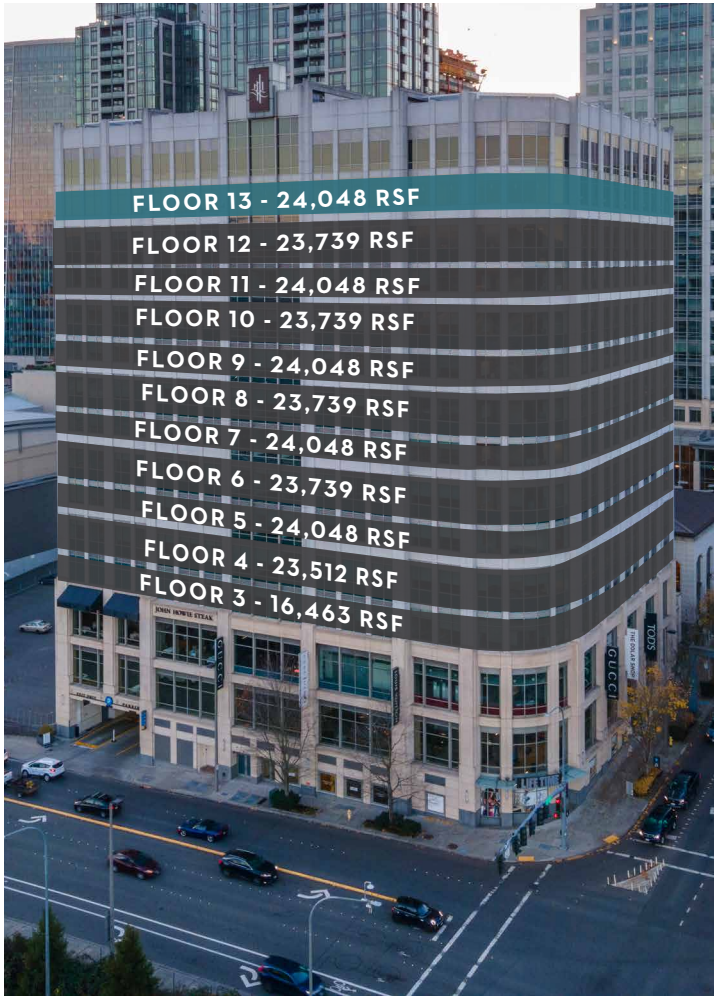
The largest Contiguous Block of Class A Space in Bellevue

Two towers, 32 floors of office, with data center enabled and data center ready floors already in place.

BUILDING ONE

255,171 SF

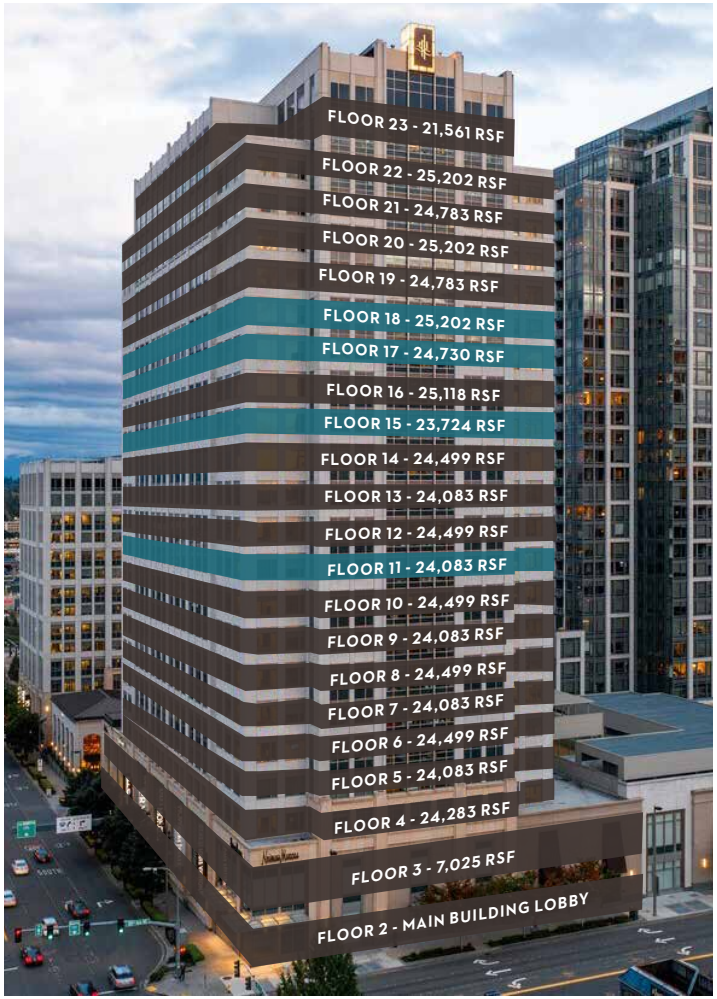
TYPICAL FLOOR **~24,000 RSF**



BUILDING TWO

494,523 SF

TYPICAL FLOOR **~24,500 RSF**



Offices at The Bravern

750,000
TOTAL RSF

2
BUILDINGS

32
OFFICE FLOORS

5
DATA CENTER READY OR ENABLED FLOORS

DATA CENTER READY OR ENABLED FLOORS

Data center **enabled** - 4 floors (Building 2)

Data center **ready** - 1 floor (Building 1)

Post-tension concrete, column-free plates, structural block-outs for inter-floor connectivity.

FACT SHEET

Managed by Schnitzer West • Leasing by The Broderick Group & Schnitzer West

ADDRESS:
11111 & 11025 NE 8th Street Bellevue, WA 98004

SQUARE FOOTAGE:
Building One: 255,171 RSF
Building Two: 494,523 RSF

STORIES:
Building One: 11 Floors
Building Two: 21 Floors

PARKING:
Gated, secured garage at 2.8/1,000 RSF dedicated to office parking Monday - Friday. Ingress and egress via 112th Ave NE and NE 8th Street. Ratio can be increased, up to 3.5/1,000 RSF, with valet assist.

ACCESS:
Easily accessible from I-405, I-90 and SR520; a short walk from the Bellevue Transit Center and the East Link light rail station serving Seattle and Redmond.

HVAC:
Rooftop chillers and air handling units on every floor, with dedicated 24/7 cooling capacity for server rooms and other high-density ancillary uses.

BUILDING STRUCTURE
Post-tension concrete construction allowing column-free open floor plans, with pre-planned structural block-outs to support inter-floor connectivity.

ELEVATORS:
Building One: Four passenger cabs serving floors 2-13, plus freight.
Building Two: Ten cabs split between low and high banks (2-13, 14-22), plus a dedicated freight elevator serving the garage through all floors.

ON-SITE TEAM:
Management, engineering, 24/7 security and parking management on site, provided by Schnitzer West

Offices at The Bravern

MARKET-LEADING ELECTRICAL CAPACITY

A rare infrastructure advantage designed to support high-density technology, network and mission-critical operations.

BUILDING 1

39w/sf
APPROX. BLDG 1 TOTAL

27 w/sf
APPROX. TENANT AVAILABLE

BUILDING 2

33w/sf
APPROX. BLDG 1 TOTAL

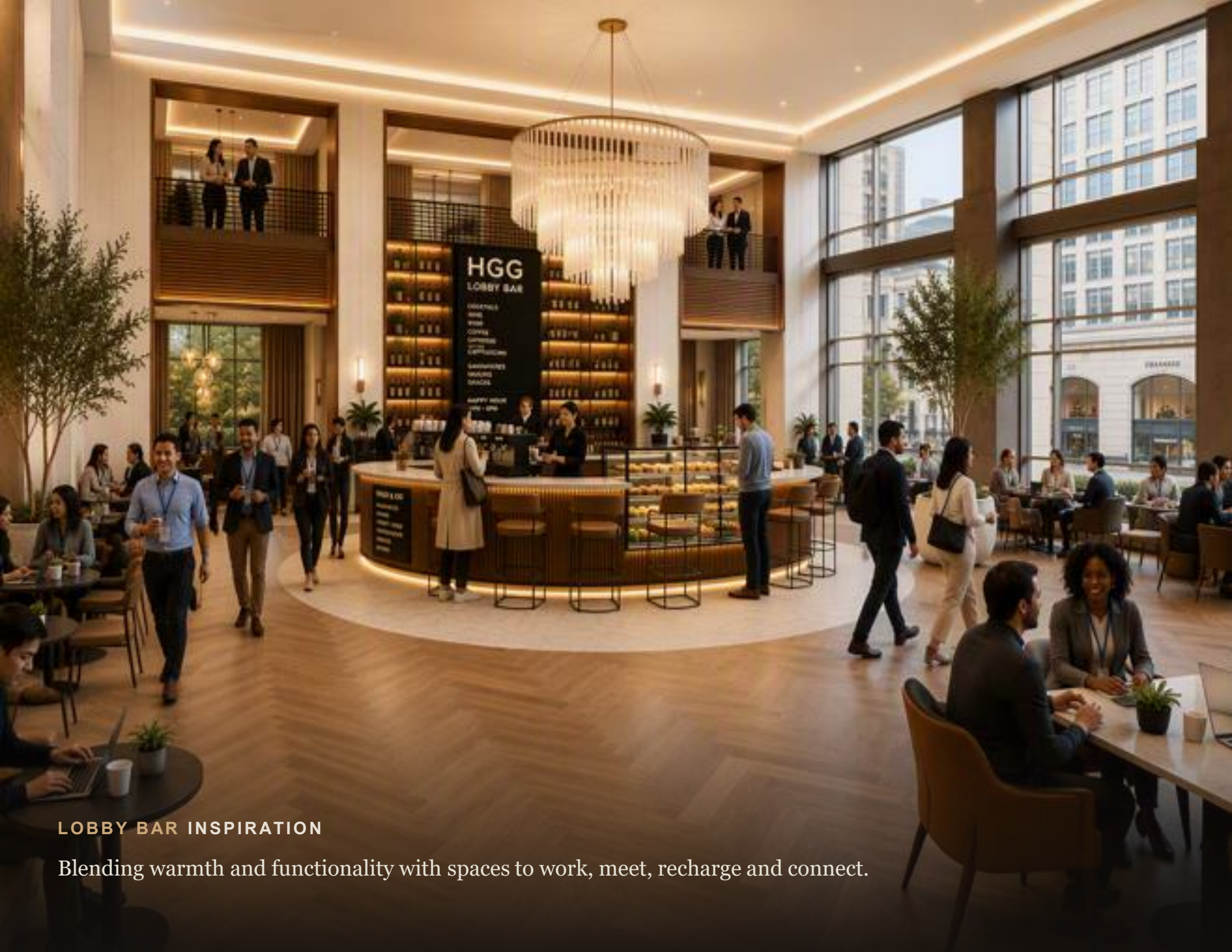
24w/sf
APPROX. TENANT AVAILABLE





LOBBY & AMENITY INSPIRATIONAL RENDERINGS

HOSPITALITY WELCOME



LOBBY BAR INSPIRATION

Blending warmth and functionality with spaces to work, meet, recharge and connect.

INSPIRATIONAL RENDERINGS



Fitness Center



Locker Rooms



Onsite & walkable amenities – food & fitness

THE FIRST COFFEE

A dedicated coffee and grab-and-go bar in the office lobby — plus LeTAO Bakery & Café and LifeCafe on the ground floor.

THE TEAM LUNCH

Sit-down restaurants across the street and throughout The Shops at The Bravern, all within a 10-minute walk.

THE CLIENT DINNER

John Howie Steak and the Whiskey Bar host clients, recruits and partners without leaving the block.

Grab & Go Sit Down

ONSITE IN THE TOWERS & THE SHOPS

	Heytea — $$ · Bubble Tea, Juice, Smoothie, Coffee	1 Min.
	LeTAO — $$ · Japanese Cheesecake, Desserts	1 Min.
	The Dolar Shop — $$$ · Hot Pot, Chinese	1 Min.
	Whiskey by John Howie — $$$ · Whiskey Bar	1 Min.
	LifeCafe — $$ · Cafe & Juice Bar	1 Min.
	John Howie Steak — $$$$ · Steakhouse, New American	1 Min.

ACROSS THE STREET 6 MINUTES OR LESS

1	CoCo Bubble Tea — $ · Bubble Tea, Juice, Smoothie, Coffee	4 Min.
1	Hummus Republic — $$ · Mediterranean	4 Min.
1	Starbucks — $ · Coffee & Tea	4 Min.
1	Wild Wasabi — $$$ · Sushi Bars, Seafood, Teppanyaki	4 Min.
1	Cielo Cocina Mexicana — $$ · Mexican	4 Min.
2	Kobe Restaurant — $$ · Korean, Sushi Bars, Asian Fusion	4 Min.
3	The French Bakery — $$ · Bakeries, Coffee & Tea, Sandwiches	5 Min.
3	Story Coffee & Tea — $ · Coffee & Tea, Desserts	5 Min.
3	Woobling Korean BBQ — $$$ · Korean, Barbecue	6 Min.
3	Tanoor Bellevue — $$ · Halal, Lebanese	6 Min.
3	Minamoto — $$$ · Sushi Bars, Japanese	6 Min.
4	Farine Bakery & Cafe — $$ · Bakeries, Cafes, Breakfast & Brunch	6 Min.
5	Cafe Hagen — $$ · Coffee & Tea, Brunch, Cocktail Bars	6 Min.

WORTH THE WALK 7 TO 10 MINUTES

6	Paris Baguette — $$ · Bakery, Patisserie, Coffee & Tea	7 Min.
7	Dumpling & Noodle — $$ · Noodles, Chinese	7 Min.
7	Master Bing — $$ · Chinese, Creperies	7 Min.
8	Deli Queen Roll & Bowl — $$ · Sandwiches, Deli	7 Min.
8	Market Fresh — $$ · Buffet, Breakfast & Brunch, Salad	7 Min.
9	El Gaucho Bellevue — $$$$ · Steakhouse, Seafood, Cocktail Bar	7 Min.
10	Mercury's Coffee Co — $ · Bakery, Coffee & Tea	8 Min.
11	Bowl Gogi — $$ · Korean	8 Min.
12	Cake Meet Me Patisserie — $$ · Bakeries, Coffee & Tea, Desserts	9 Min.
13	Rolls and Rolls + Sushi — $$ · Sushi Bars, Japanese	9 Min.
14	Doce Donut — $ · Donuts, Bakery	9 Min.
15	R+M Dessert Bar — $$ · Desserts, Wine Bar	9 Min.
16	Sushi Kudasai — $$ · Sushi Bars	9 Min.
17	Cafe An'Clair — $$ · Bakery, Coffee & Tea	9 Min.
17	Fujiwara Omakase — $$$$ · Sushi Bars, Japanese	10 Min.
18	Top Pot Doughnuts — $ · Donuts, Bakery	10 Min.
19	Nibbana — $$ · Thai	10 Min.
20	Cafe Pogacha — $$ · Sandwiches, Brunch, Coffee & Tea	10 Min.





LIFE TIME

A full athletic club on site turns fitness, wellness and recovery into an extension of the workplace — used before work, between meetings and on the way home.

- Studio classes
- Personal training
- Recovery & spa
- LifeCafe

JOHN HOWIE STEAK

GENE JUAREZ SALONS & SPAS

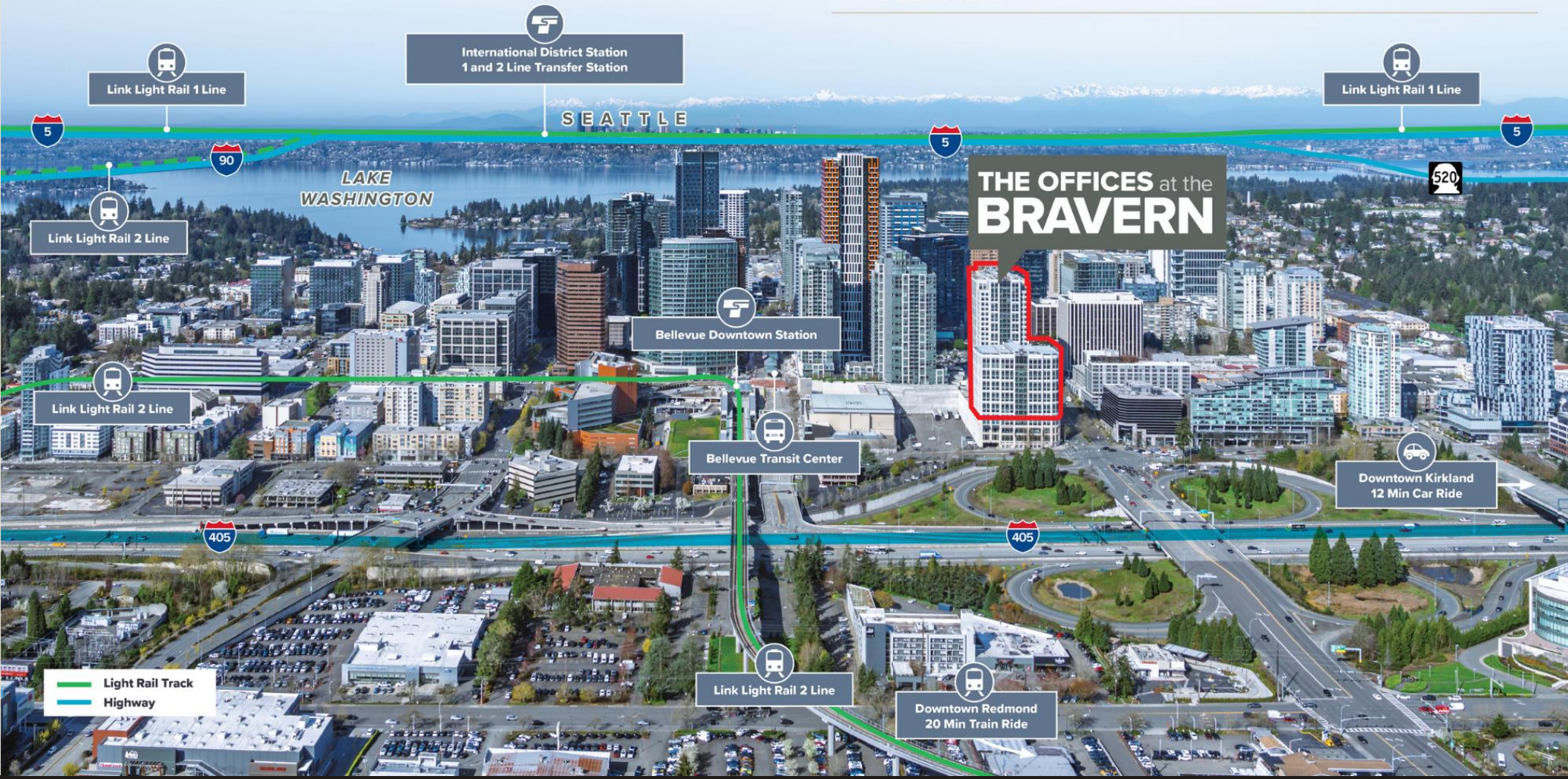
WHISKEY BY JOHN HOWIE

THE DOLAR SHOP

EXCEPTIONAL INTERMODAL TRANSPORTATION ACCESS

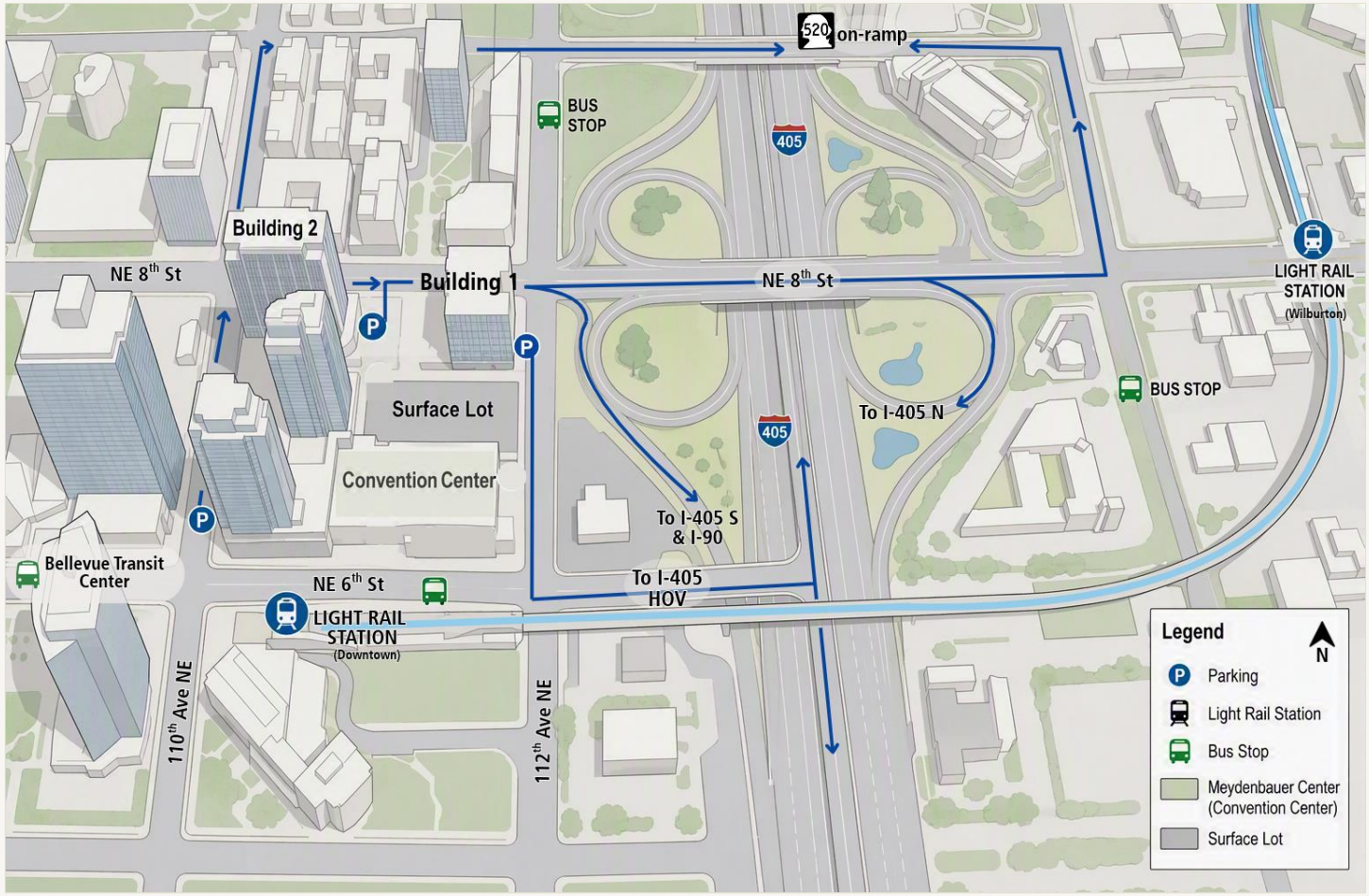
The Offices at The Bravern are located steps from the Bellevue Downtown Light Rail Station and the Bellevue Transit Center, with immediate access to Interstate 405, placing the property at the heart of the Eastside's most connected multimodal transit hub. In March 2026, Sound Transit's East Link Light Rail Extension commenced service across the I-90 floating bridge providing direct light rail service between Downtown Bellevue and Seattle, tremendously expanding regional accessibility.

The Offices at the Bravern *to* **Bellevue Downtown Station & Transit Center** — **<5 Minute Walk** — **<5 Minute Bike**



Unmatched Freeway Connectivity

NE 8th Street and 112th Ave NE put both directions of I-405 within one signal of the garage — no surface-street crawl through downtown.



TO I-405 NORTH — 1 SIGNAL

East on NE 8th Street to the northbound on-ramp.

TO I-405 SOUTH & I-90 — 1 SIGNAL

South on 112th Ave NE to the southbound ramps and the I-90 interchange.

GARAGE ENTRIES — GATED

Signed entries off NE 8th Street, 110th Ave NE and 112th Ave NE, serving both towers.

PARKING RATIO

2.8-3.5

per 1,000 RSF, dedicated to office Monday–Friday. Via valet assist, ratio can be increased up to 3.5/1,000 RSF

BUILDING ONE

11025 NE 8th Street, above Life Time Fitness, at the NE 8th and 112th corner.

BUILDING TWO

11111 NE 8th Street, above The Shops at The Bravern.

MEYDENBAUER CENTER

Convention Center next door

BUILDING 1 Test Fits

TYPICAL FLOORPLATE

255,171 RSF · 11 floors · column-free plate

PERIMETER PRIVATE OFFICES

53	30	6
Private offices	Open desks	Conf. rooms



PERIMETER OPEN OFFICE

18	88	9
Private offices	Open desks	Conf. rooms



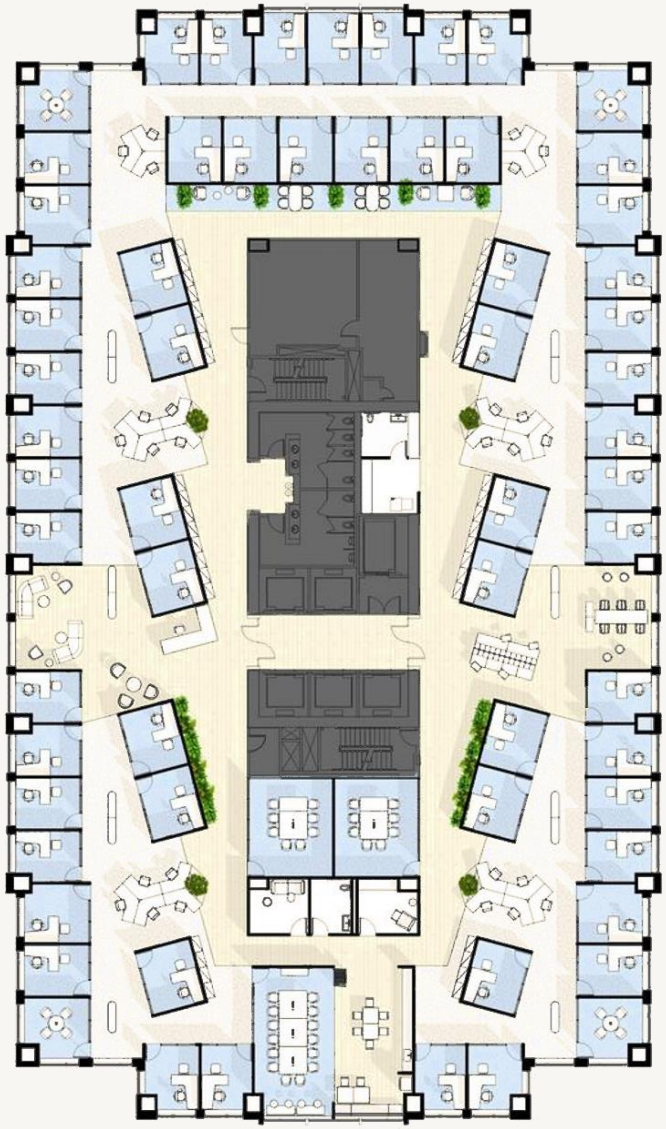
BUILDING 2 Test Fits

TYPICAL FLOORPLATE

494,523 RSF · 21 floors · column-free plate

PERIMETER PRIVATE OFFICES

59	26	7
Private offices	Open desks	Conf. rooms



PERIMETER OPEN OFFICE

19	86	9
Private offices	Open desks	Conf. rooms



Offices
at The Bravern

11111 & 11025 NE 8TH STREET, BELLEVUE, WA 98004



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