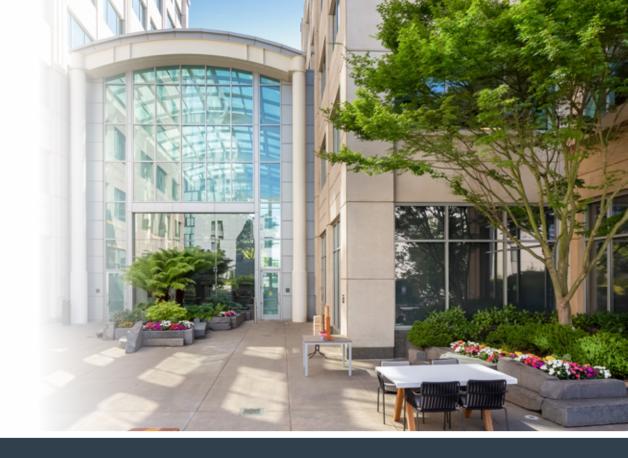






Civica Office Commons is comprised of two Class A+ office buildings connected by a striking 45-foot high glass enclosed lobby and Great Room. Located in the vibrant heart of the Bellevue Central Business District, the project is within close walking distance to many retail, restaurant and service amenities.



Best In Class Amenities

- + On-site security overnight during the week and 24 hours on weekends.
- + On-site retail services, including the famed Seastar Restaurant and Raw Bar, Fonté Coffee, and Wells Fargo Bank.
- + Abundant 3.4/1,000 SF parking.
- + Direct elevator access from every floor of the generous garage to every office floor, saving valuable transit time.
- + Complimentary fitness facility equipped with locker rooms, shower facilities and towel service.

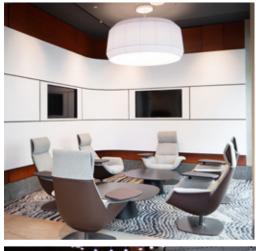
- + The Great Room offers collaborative seating around a show-piece fireplace as well as intimate conversation areas.
- + Conference and training center accommodating up to 65 people and equipped with AV technology and WiFi.
- Lushly landscaped plaza offers an outdoor gathering place for company functions.
- + Higher ceilings, larger windows, and plenty of natural light create a more productive work environment.

















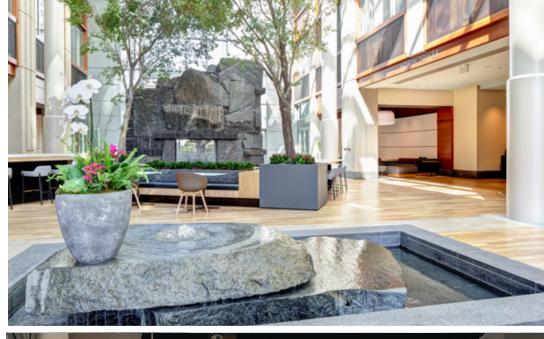




A GRAND IMPRESSION

The facts at your fingertips

Address	Civica Office Commons 205-225 108 th Ave NE, Bellevue, WA 98004
Size	Two Class A buildings totaling 324,026 square feet North Building: 8 stories / 183,587 SF South Building: 6 stories / 139,975 SF
Design	Timeless design and quality construction from LMN Architects
Floor Plate	Approximately 22,500 - 24,000 square foot floor plates
Location	Corner of 108th Ave and NE 2nd Street, the heart of Bellevue's thriving Central Business District
Access	Convenient access to I-405, I-90, and SR-520
Parking	2.8 permits per 1,000 rentable square feet with 2 garage access points
Amenity Rich Environment	Amenities include the award winning Seastar Restaurant and Raw Bar, Fonté Coffee, Wells Fargo bank branch, Capelli's Barbershop, and a beautifully landscaped terrace with outdoor seating and Bocce Ball Court for the summer months.
HVAC	Floor-by-floor vertical, self-contained variable air volume system with digitally controlled series fan terminal boxes. Approx. 58 tons of cooling per floor. One VAV box (zone) per 1,500 SF.











Health Club	1,800 square foot on-site fitness facility including					
	cardio machines and free weights, as well as					
	showers and lockers available to tenants.					
Property Management	Unico Properties provides top of class on-site					
	property management and engineering.					
Conference Facility	On-site conference and training cente					
	accommodating up to 65 people as well as an					
	intimate board room style configuration. Conference					
	facility comes equipped with presentation					
	equipment and adjacent catering kitchen.					
Security	24/7 On-Site Security Officer					
Operating Expenses	2025 estimated operating expenses are \$17.03/RSF					
	plus electrical.					
Ceiling Height	11'9" Slab-to-Slab Height					
	9' Finished Ceiling Height					
Construction	Post-tension, concrete slab system					
Electrical	Overall capacity up to approx. 19.4 watts per					
	square foot.					
Telecommunications	Fiber services are provided by Comcast, Time					
	Warner, Level 3 & CenturyLink.					
Elevators	Finely appointed elevator cabs provided in the					
	North Building (5) and South Building (4) - total					
	9 cabs, which provide direct access from every					
	garage level to each office floor, saving valuable					
	transit time. Elevators are ADA compliant.					



AVAILABLE SPACE

Please see below for current available spaces

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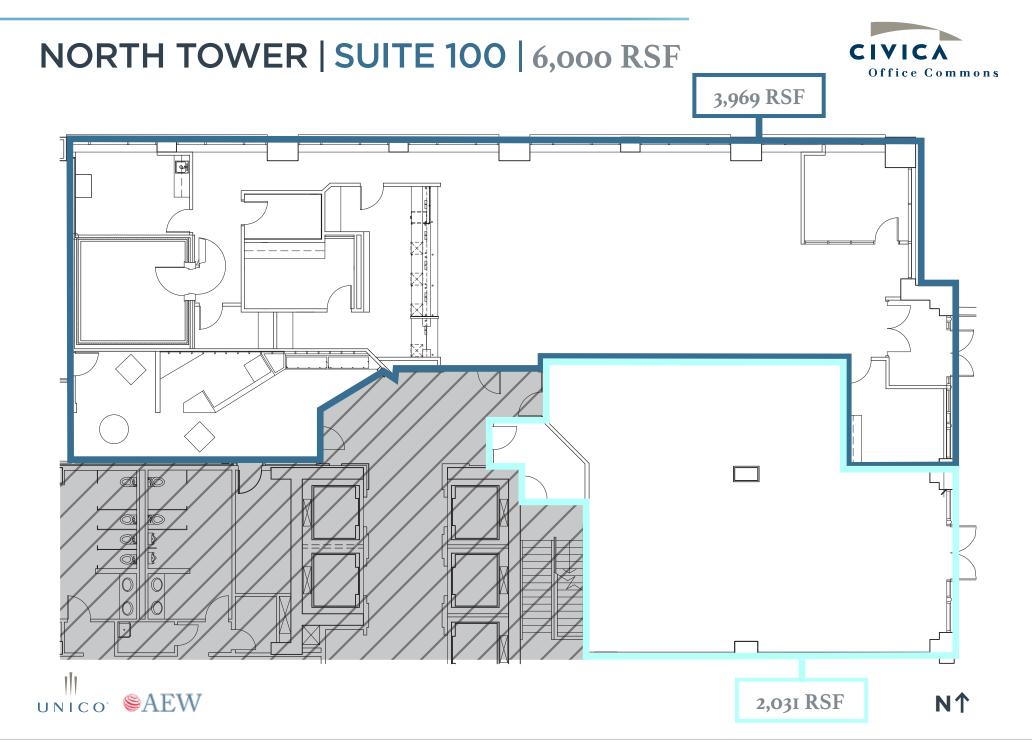
Virtual Tour	Floor / Suite	RSF	Available	Rental Rate	Comments
	Floor 1 / Suite 100	6,000	Immediate	Negotiable	Office / Retail space with street front access and exterior building signage. 6000 SF divisible to 3,969 SF and 2,031 SF.
	Floor 5 / Suite 500	11,896	Immediate	\$48.00 - \$50.00	Recently improved suite with direct elevator exposure, abundant exterior private offices, and open interior. Divisible to 4,424 and 7,472 RSF per attached spec plans.

SOUTH TOWER							
Floor 1 / Suite 1	50 9,176	April 1, 2026	\$48.00 - \$50.00	Corner suite with direct main building lobby access. Above standard ceiling height, efficient mix of private offices and open area.			
Floor 5 / Suite	500 23,992	December 1, 2025	\$48.00 - \$50.00	Full floor availability. Can be combined with Floor 6 for 47,770 SF.			
Floor 6/ Suite 6	500 23,778	December 1, 2025	\$48.00 - \$50.00	Full floor availability. Can be combined with Floor 5 for 47,770 SF.			







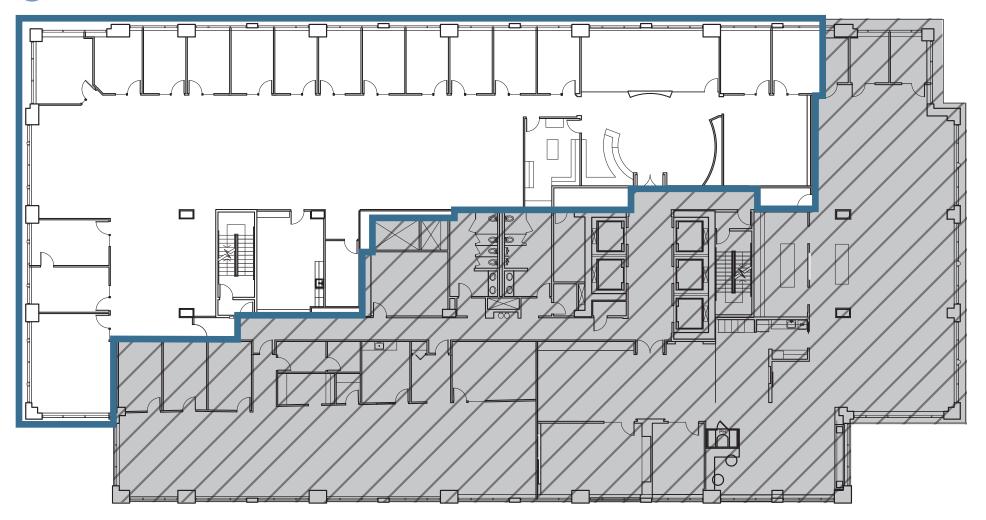




NORTH TOWER | SUITE 500 | 11,896 RSF













NORTH TOWER | SUITE 500 | 11,896 RSF



SPEC PLAN







NORTH TOWER | SUITE 500 | 4,424-7,472 RSF









SOUTH TOWER | SUITE 150 | 9,176 RSF





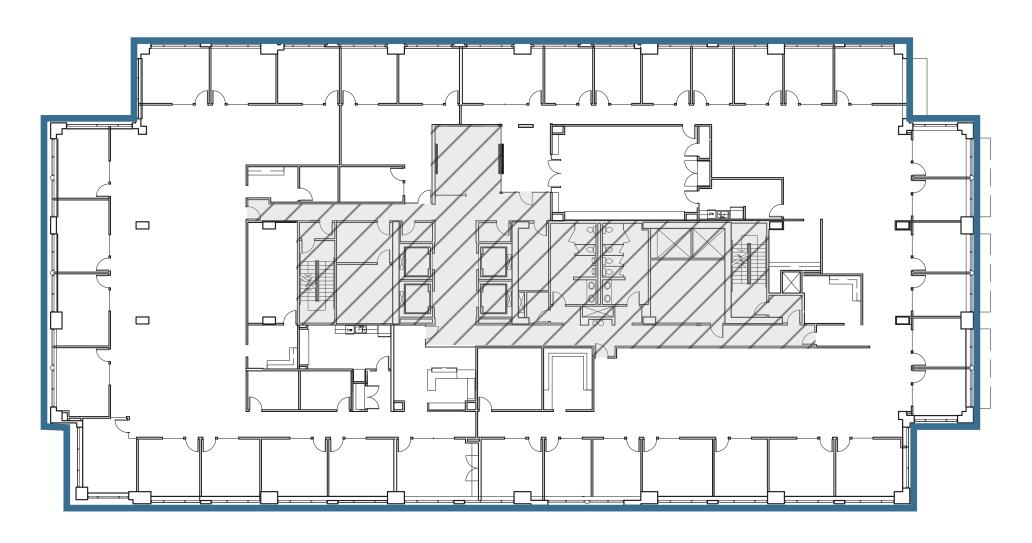




SOUTH TOWER | SUITE 500 | 23,992 RSF



AS-BUILT







SOUTH TOWER | SUITE 500 | 23,992 RSF



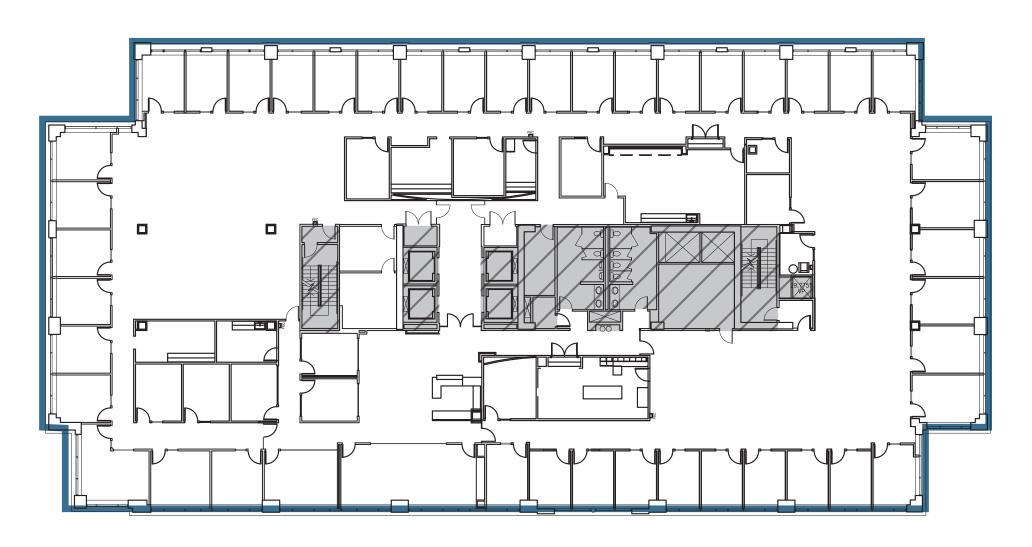
PROPOSED - TWO TENANT 11,996 RSF 11,996 RSF UNICO SAEW



SOUTH TOWER | SUITE 600 | 23,778 RSF



AS-BUILT



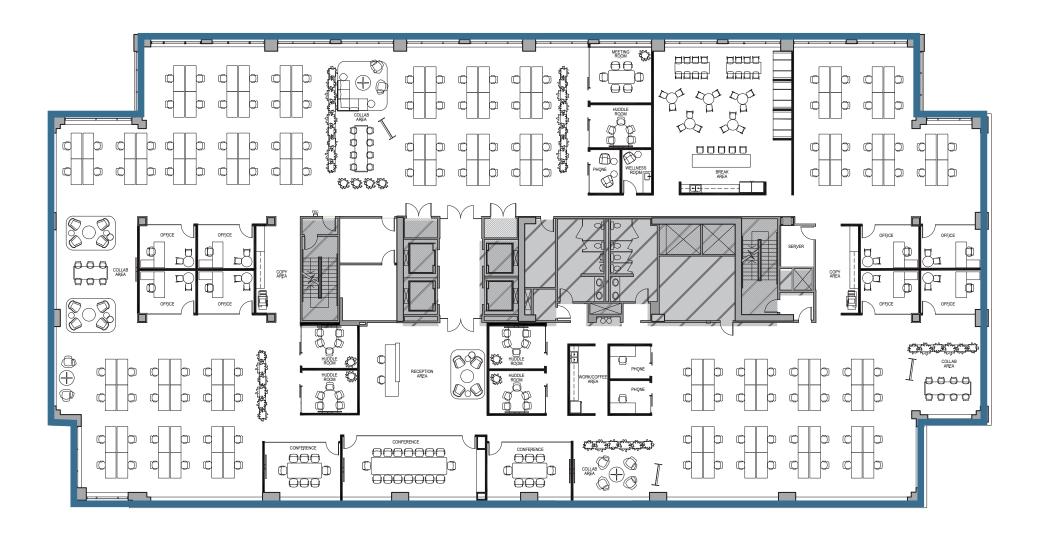




SOUTH TOWER | SUITE 600 | 23,778 RSF



PROPOSED - SINGLE TENANT







Nearby **Amenities**

A Pedestrian's Dream

Within a few blocks is all Downtown Bellevue has to offer. With most amenities within walking distance there is no need to jump in the car to grab a quick lunch or run an errand

Within One Block:

- Seastar Restaurant & Raw Bar
- Capelli's Barbershop
- Bake's Place
- **Bright Horizons**
- Fonté Coffee
- Potbelly Sandwich Shop
- Key Bank
- The Melting Pot
- AC Lounge
- Café Ladro
- Café Pogacha
- FOB Poke Bar

KEY





SHOPPING



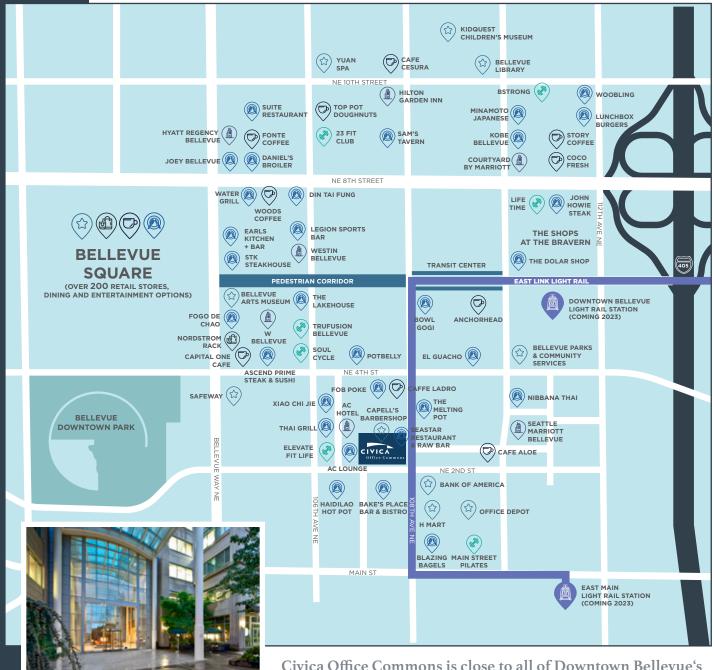
LIFESTYLE



COFFEE



RESTAURANT/ LOUNGE



Civica Office Commons is close to all of Downtown Bellevue's retail, restaurant, shopping and daily service amenities.









For further information or to schedule a tour, please contact leasing agents:

Grant Yerke

Matt Schreck

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