

A tall, modern skyscraper with a dark, reflective glass facade, featuring a stepped, geometric design. It is surrounded by other glass-walled buildings in a city setting under a blue sky with scattered clouds. The building's base is a lighter-colored, more traditional-looking structure.

CITY CENTER **BELLEVUE**

500 108th Avenue NE
Bellevue, Washington 98004

citycenterbellevue.com



BELLEVUE'S CENTERPIECE

NEARBY RESTAURANTS





Located in the center of Bellevue's business district, City Center Bellevue is Downtown Bellevue's most recognizable and uniquely designed skyscraper, offering 27 stories of Class A office space.

The building's large floor plates can accommodate single or multi-tenant layouts, and the sophisticated building systems meet the needs of today's high-tech companies.

City Center Bellevue features convenient access to mass transit, pedestrian

thoroughfares, as well as quick access to the region's freeways. Several on-site and nearby restaurants provide quick and delicious dining or lunch options for City Center Bellevue's tenants.

Views from the building include the Seattle skyline, Lake Washington, and surrounding mountain ranges. The adjacent 2.5 acre landscaped plaza provides an exceptional outdoor environment in the heart of downtown Bellevue.



BUILDING AMENITIES

CLICK PLAY BUTTONS TO VIEW VIRTUAL TOURS



BUILDING FACTS

YEAR BUILT:	1987
RBA:	498,606 SF
BUILDING AMENITIES:	Conference center, fitness center, indoor bike storage, renovated showers and lockers
RETAIL AMENITIES:	HomeStreet Bank, El Gaucho (across the Plaza), Bowl Gogi, Pho Cyclo, Mercury Coffee
LOCATION:	City Center Bellevue is located in the heart of Bellevue's Central Business District. The building is easily accessible via Interstate 405, Interstate 90, and the Public Transit Center, immediately adjacent to the building along N.E. 6th Street. The building has a 2.5 acre plaza to the east that features grassy areas, seating areas and water features.
AREA AMENITIES:	The building location is the east-end destination for the Pedestrian Corridor linking it to local recreation, hotels, restaurants, and retail centers such as Bellevue Square and Lincoln Square. Within walking distance are the Bellevue Public Library, Bellevue Art Museum, and Downtown Bellevue Park.
RENTAL RATES	Office: \$64.00 - \$69.00 per rentable square foot, Full Service
OPERATING EXPENSES:	2025 Estimated - \$16.38 per rentable square foot
LEED CERTIFICATION:	LEED Gold
PARKING:	City Center Bellevue is equipped with a four level garage (720 covered spaces)
RATIO:	Two (2) stalls for every 1,000 square feet of rentable area.
EXTERIOR:	This contemporary 27 story building is clad in panels of rich, rose-tinted glass windows and spandrels. Its innovative multi-faceted design creates an angle architectural profile, which offers advantages to both small and large companies in creating unique office layouts. The distinctive clock tower at the entrance creates an exceptional visual appeal.
LOBBY:	The main lobby has an aura of contemporary elegance and modern luxury with its 16-foot ceiling and stylish flooring. The wall treatments are highlighted by hardwood paneling.
ELEVATORS:	Destination Elevators service the building's nine passenger elevators, four in the low-rise and five in the high-rise. The four-level garage has two dedicated elevators. One freight elevator services the building.
VIEW:	Six-foot-high windows showcase views of Meydenbauer Bay, Lake Washington, Mount Rainier, The Olympic and Cascade Mountain ranges and the downtown Seattle high-rise buildings.
SECURITY SYSTEM:	City Center Bellevue is equipped with a high-tech computerized access control system in addition to a 24-hour security guard.
FIRE PROTECTION:	Automatic fire sprinkler system on all floors.
HVAC:	The HVAC system is designed to provide flexibility in controlling space temperatures to effectively meet individual comfort levels and special requirements.
OWNERSHIP/ PROPERTY MANAGEMENT:	American Assets Trust

CURRENT AVAILABILITIES

TOUR	FLOOR / SUITE	SQ. FT.	AVAILABLE	COMMENTS
	<u>1 / 1F1/1F3</u>	4,578 RSF	Now	Creative office space with signage available. Glass frontage and direct access off of green plaza east of the building. Mix of private offices, conference rooms, open work space, kitchenette. Can accommodate wide variety of uses.
	<u>5 / 500</u>	12,547 RSF	9/1/2025	Direct lobby exposure. Two private decks. Could be combined with Suite 510 for 16,364 RSF. Could be combined with Suite 520 for 16,912 RSF. Full floor is 20,729 RSF. Could be combined with Suite 600 for 39,635 RSF.
	<u>5 / 510</u>	3,817 RSF	Now	Newly upgraded space with double glass entry off elevator lobby. Open space, conference room, and kitchenette. Abundant natural light with bright window line. Can be combined with Suite 520 for a cumulative 8,182 RSF.
	<u>5 / 520</u>	4,365 RSF	Now	Market-ready tech conditioned floorplan with Class A finishes. Double glass entry. Mix of open space, kitchenette, conference rooms, private offices. Abundant natural light along the window line. Can be combined with Suite 510 for a cumulative 8,182 RSF.
	<u>6 / 600</u>	18,906 RSF	Now	Full Floor opportunity. Suite is in white-box condition and ready for Tenant Improvements. Unique opportunity to create a space from scratch. Could be combined with 5th Floor for a cumulative 39,635 RSF.
	<u>7 / 740</u>	2,595 RSF	Now	Elevator lobby exposure. North and East views. Four private offices, Two conference rooms, reception, and small kitchenette.
	<u>17 / 1710</u>	2,410 RSF	Now	Recently improved space with 5 window offices, reception, breakroom, and storage. North and West views.
	<u>17 / 1740</u>	3,634 RSF	Now	Views of Seattle, Lake Washington, and Cascade Mountains Open work space, two private offices, large conference room
	<u>21 / 2150</u>	7,740 RSF	Now	Market ready work starting soon! Direct elevator lobby exposure with double glass entry. Western and Mt. Rainier views upon entrance. Open ceiling concept. Efficient layout with conference rooms, open space, and kitchenette. Private deck looking West and North.



SUITE 1F1/1F3

4,578 RSF

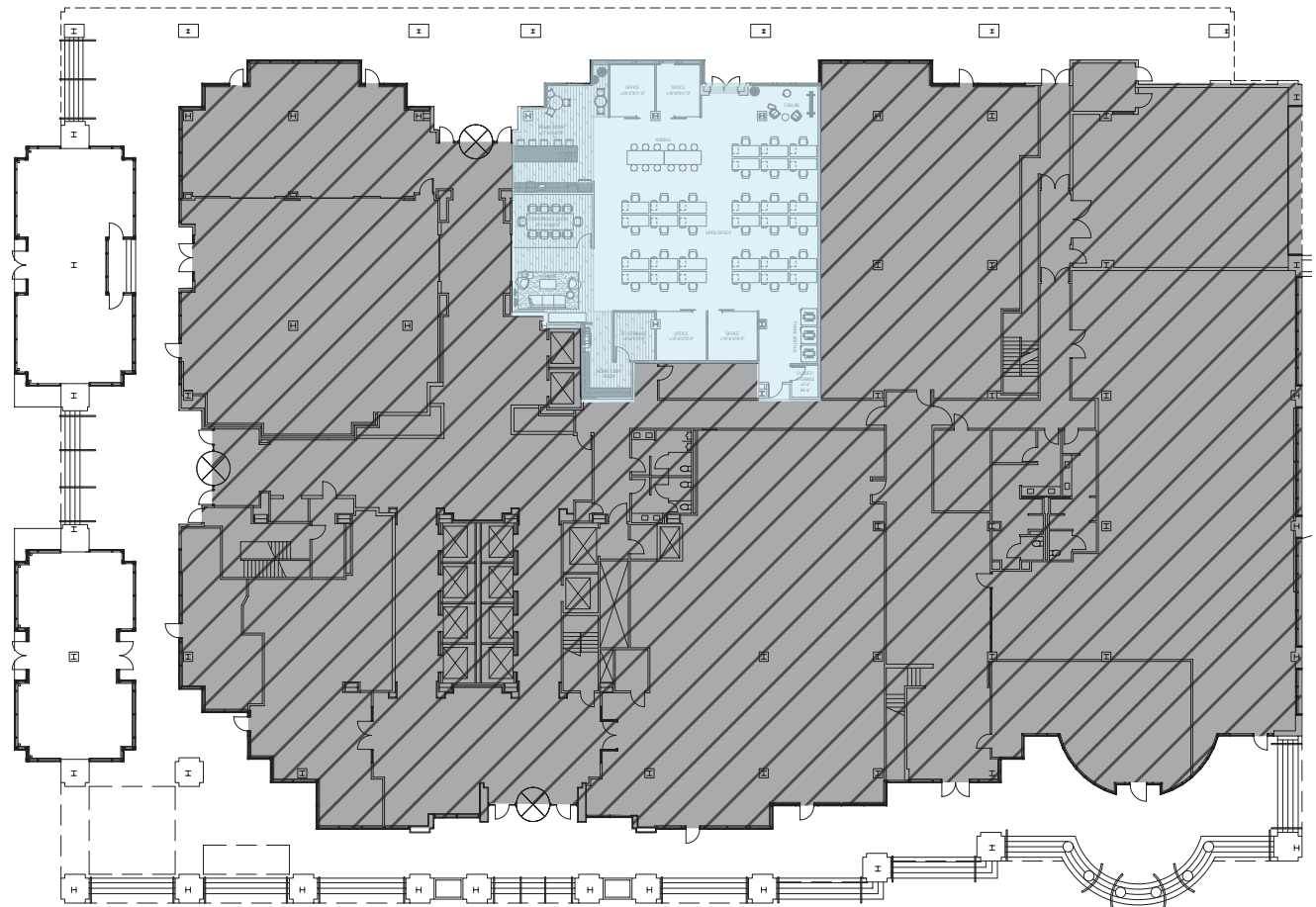
CITY
CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available Now

CONCEPTUAL FLOOR PLAN

- Creative office space with signage available
- Glass frontage and direct access off of green plaza east of the building
- Mix of private offices, conference rooms, open work space, kitchenette
- Can accommodate wide variety of uses



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SUITE 500

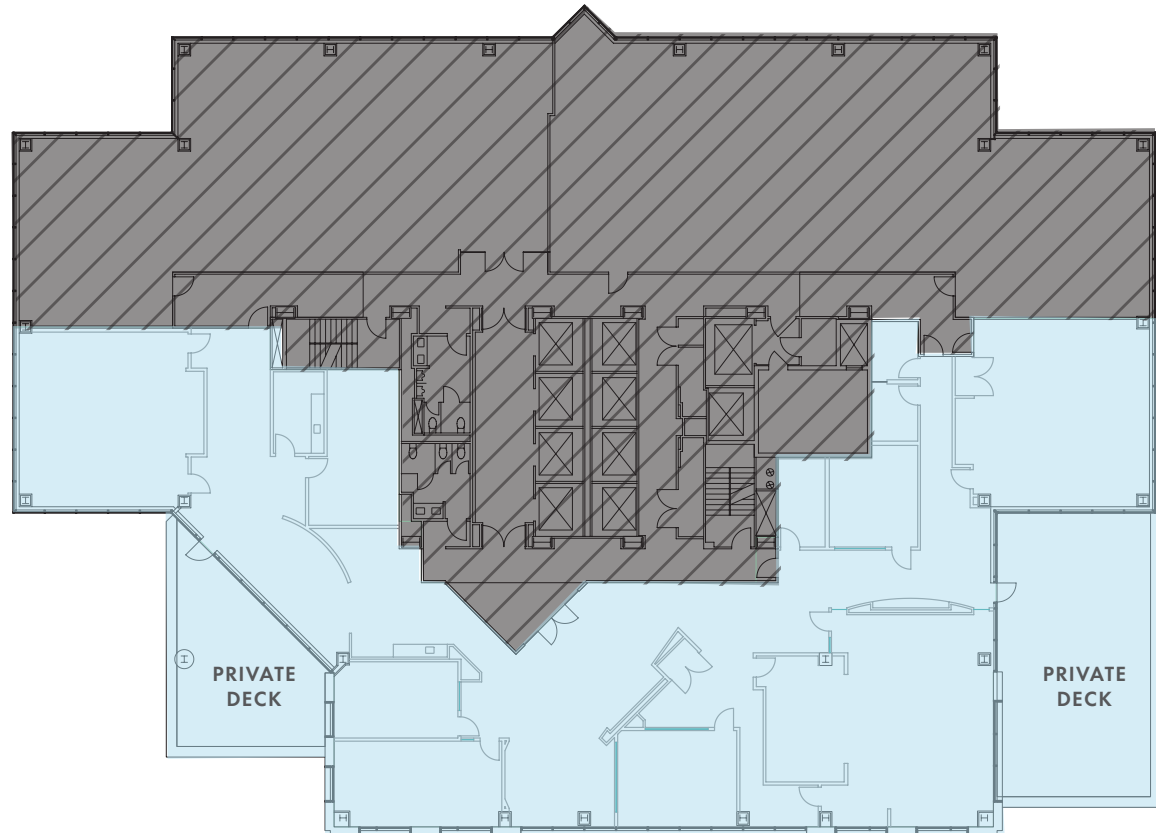
12,547 RSF

CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available 9/1/2025

- Elevator Lobby exposure
- Two private decks on the North and South sides of the building
- **Could be combined with Suite 510 for 16,364 RSF**
- **Could be combined with Suite 520 for 16,912 RSF**
- **Full floor is 20,729 RSF**
- **Could be combined with Suite 600 for a cumulative 39,635 RSF**



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SUITE 510

3,817 RSF

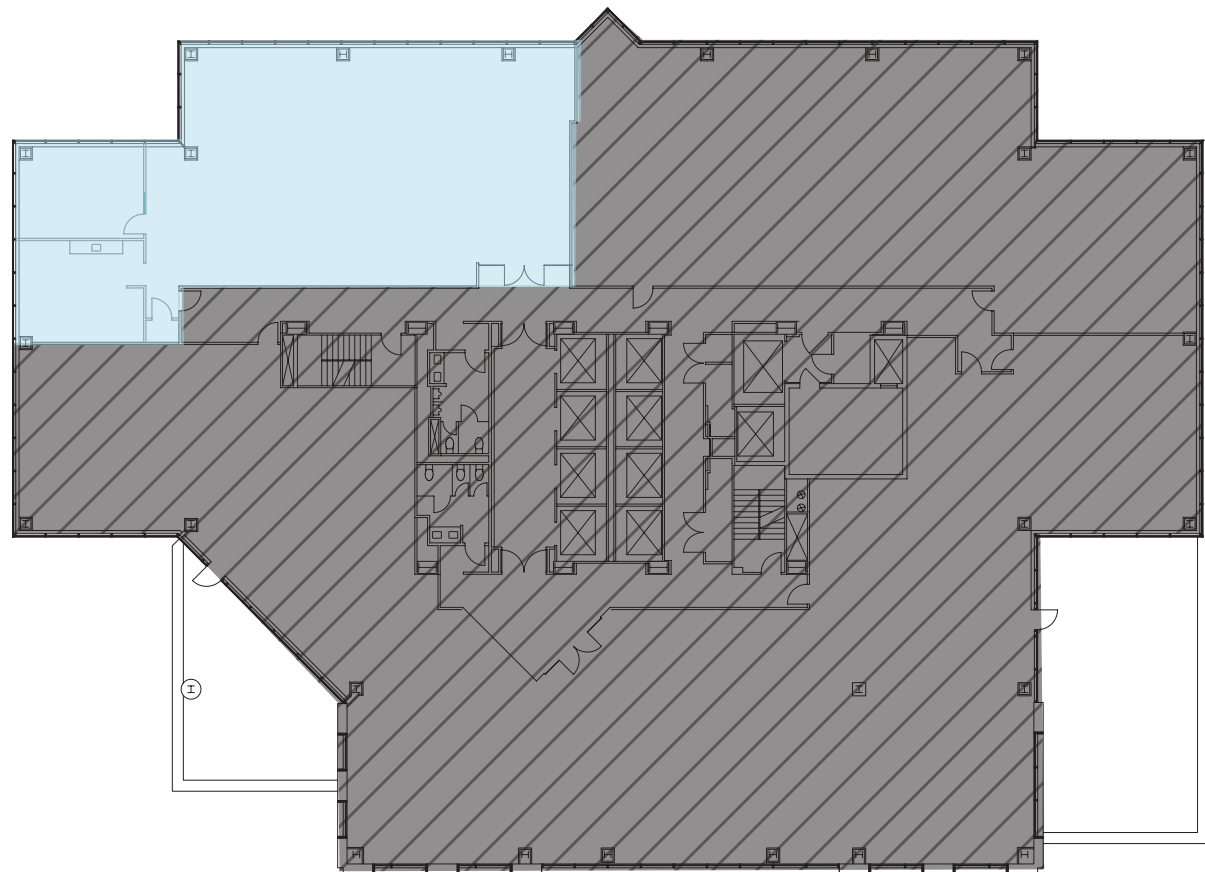
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CENTER **BELLEVUE**

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Available Now

- Newly upgraded space with double glass entry off elevator lobby
- Open space, conference room, and kitchenette
- Abundant natural light with bright window line
- **Can be combined with Suite 520 for 8,182 RSF**

 **VIEW VIRTUAL TOUR**



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SUITE 520

4,365 RSF

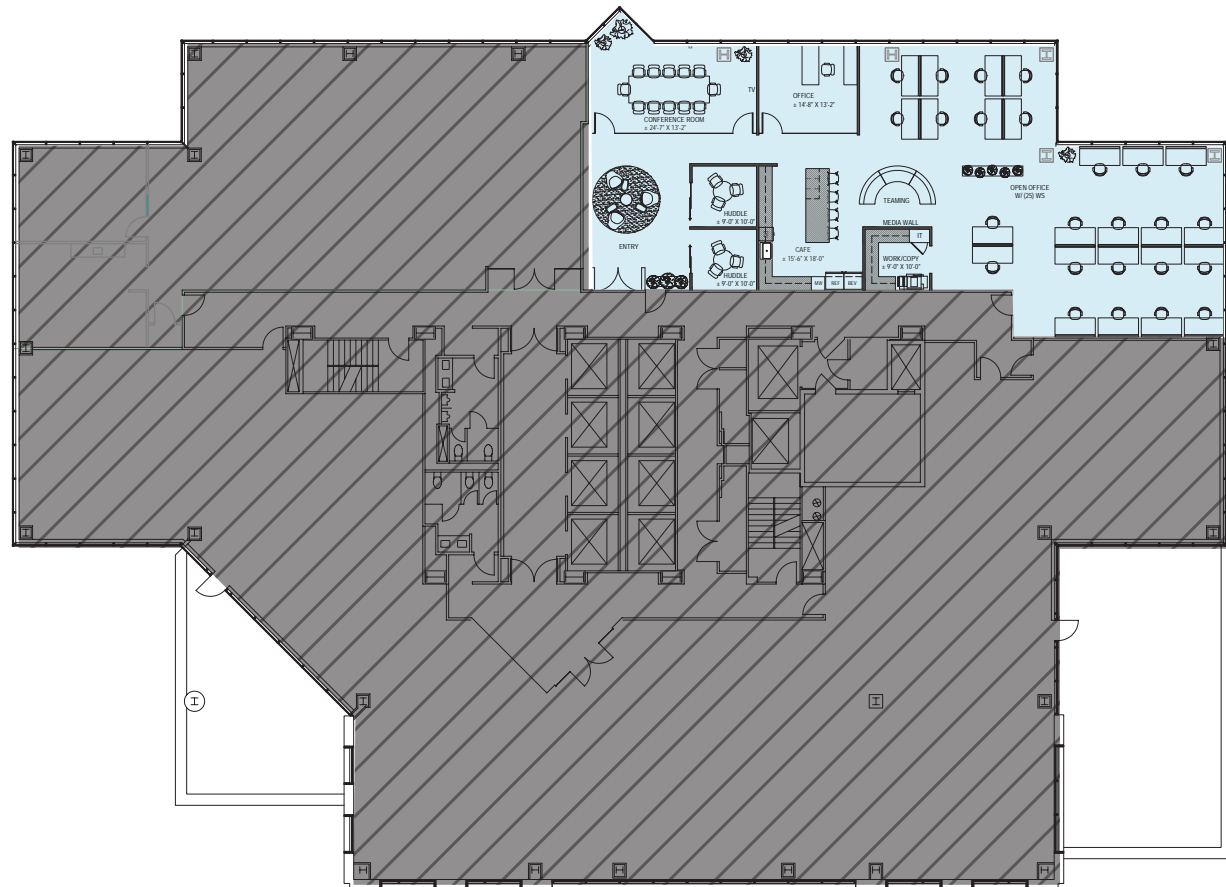
CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available Now

MARKET-READY PLAN

- Market-ready tech conditioned floorplan with Class A finishes
- Double glass entry
- Mix of open space, conference rooms, private offices
- Abundant natural light along the window line
- Kitchenette
- **Can be combined with Suite 510 for 8,182 RSF**



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SUITE 510/520

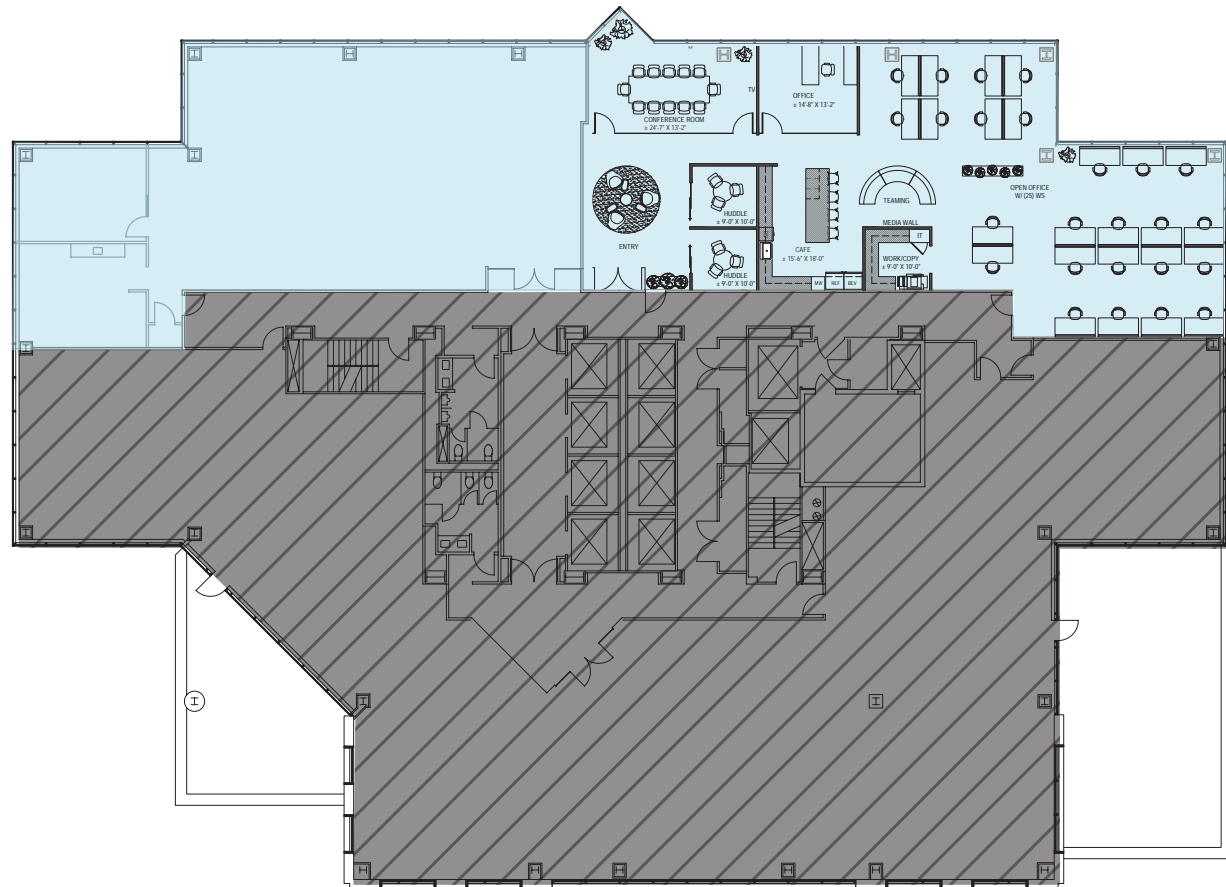
8,182 RSF

CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available Now

- Market-ready tech conditioned floorplan with Class A finishes
- Double glass entry off elevator lobby
- Two conference rooms, two huddle rooms, one private office, kitchenette and open work space
- Abundant natural light with bright window line



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SUITE 600

18,906 RSF

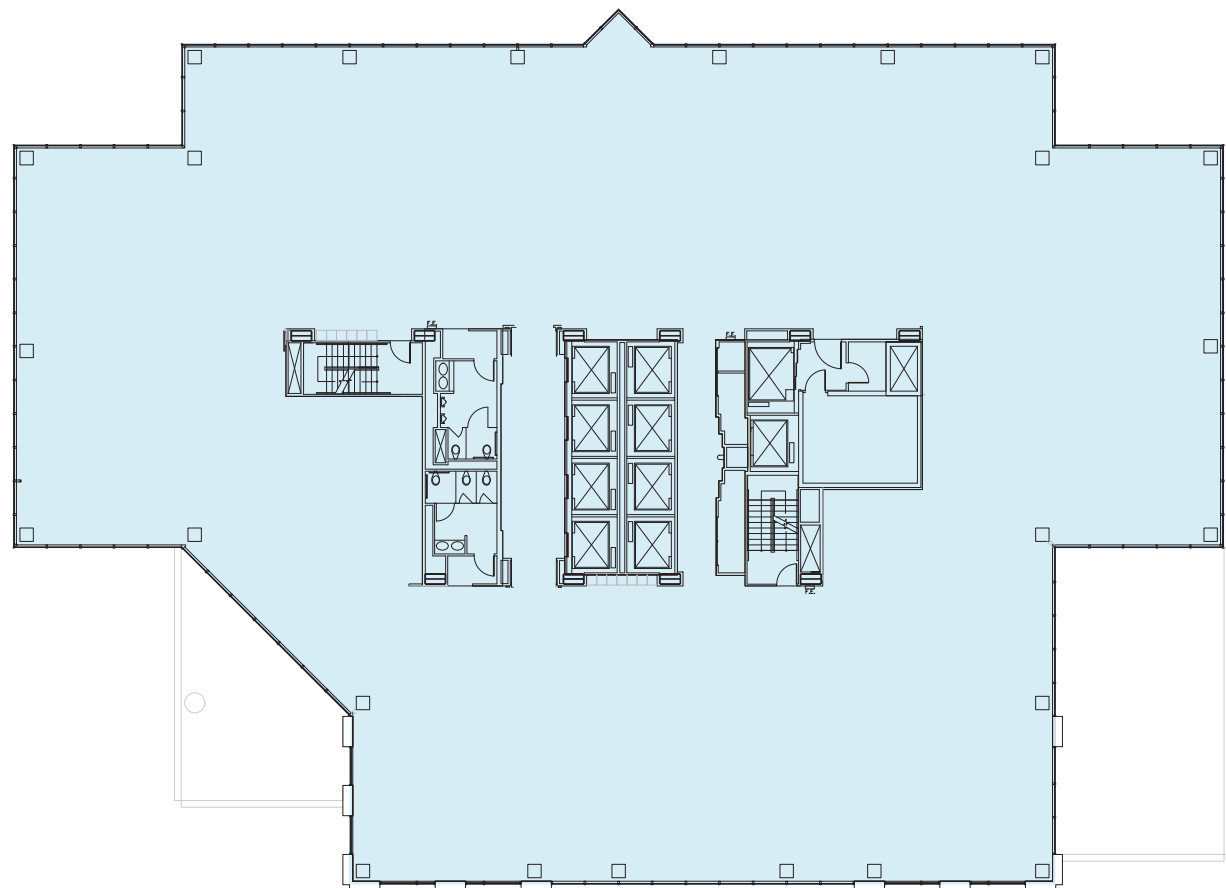
CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available Now

- Full floor opportunity
- Suite is in white-box condition ready for Tenant Improvements
- Unique opportunity to create a space from scratch
- **Could be combined with 5th Floor for a cumulative 39,635 RSF**

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SUITE 600

18,906 RSF

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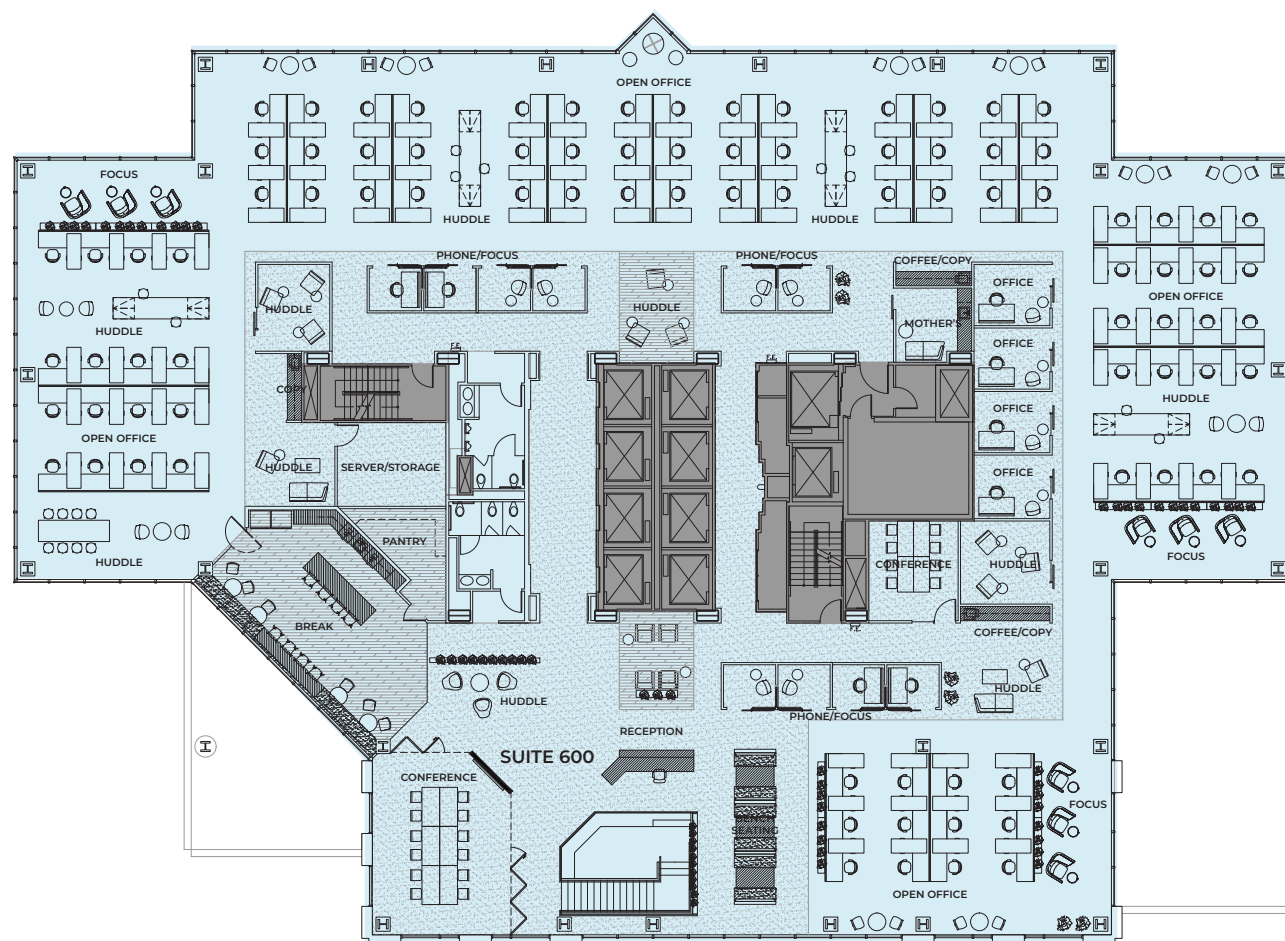
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CONCEPTUAL FLOOR PLAN

- Full floor opportunity
- Suite is in white-box condition ready for Tenant Improvements
- Unique opportunity to create a space from scratch
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SUITE 740

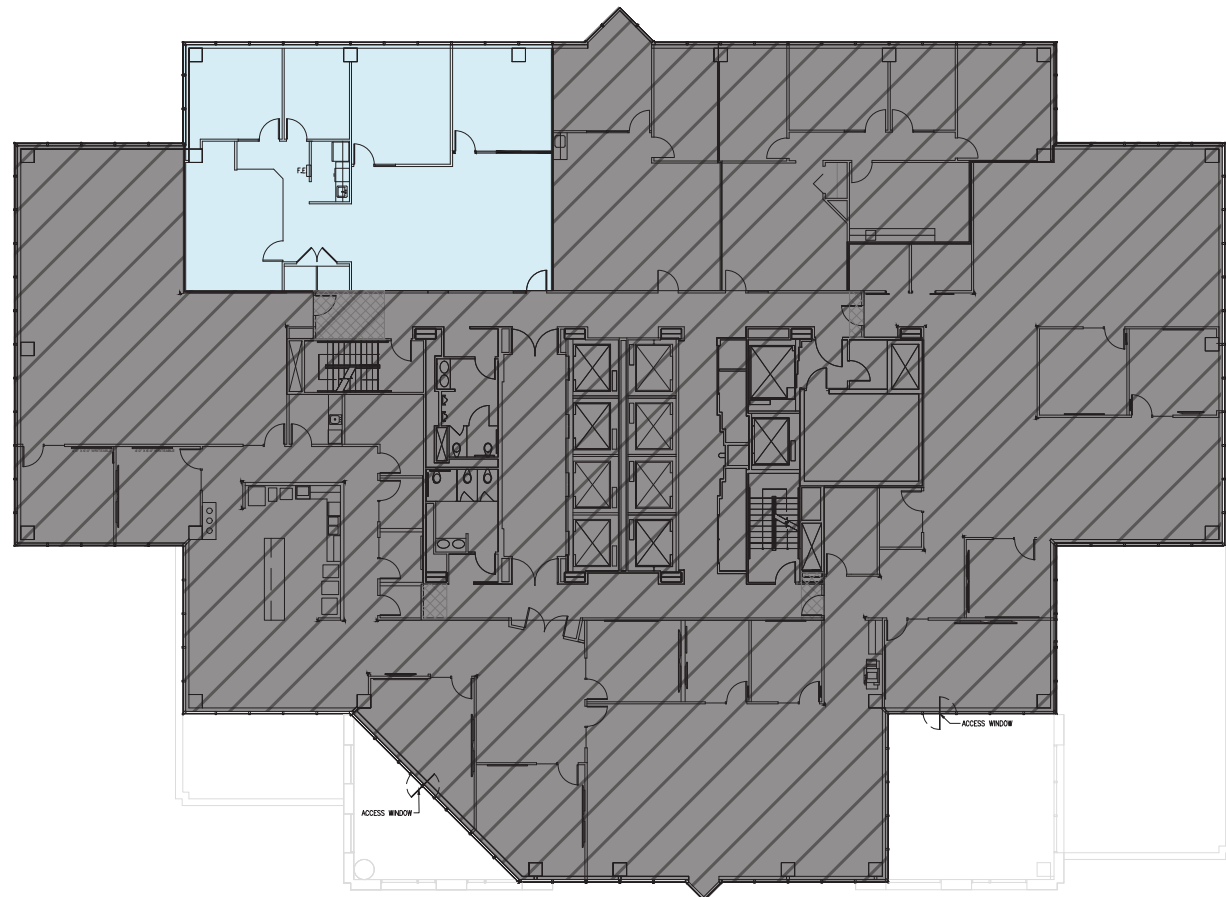
2,595 RSF

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Available Now

- Elevator lobby exposure
- North and East views
- Four private offices, two conference rooms, reception, and small kitchenette



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SUITE 1710

2,410 RSF

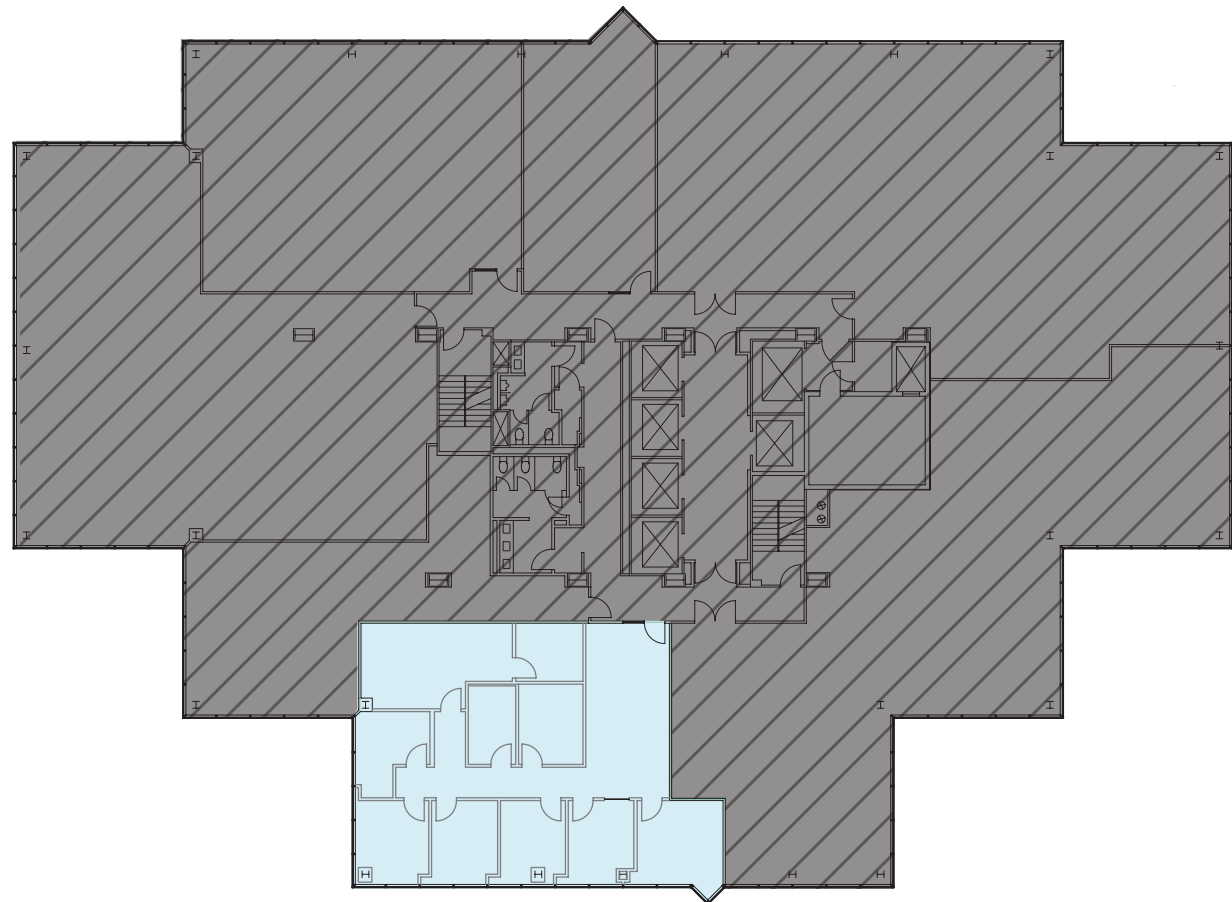
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Available Now

- Recently improved space with 5 window offices, reception, breakroom, and storage
- North and West views

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SUITE 1740

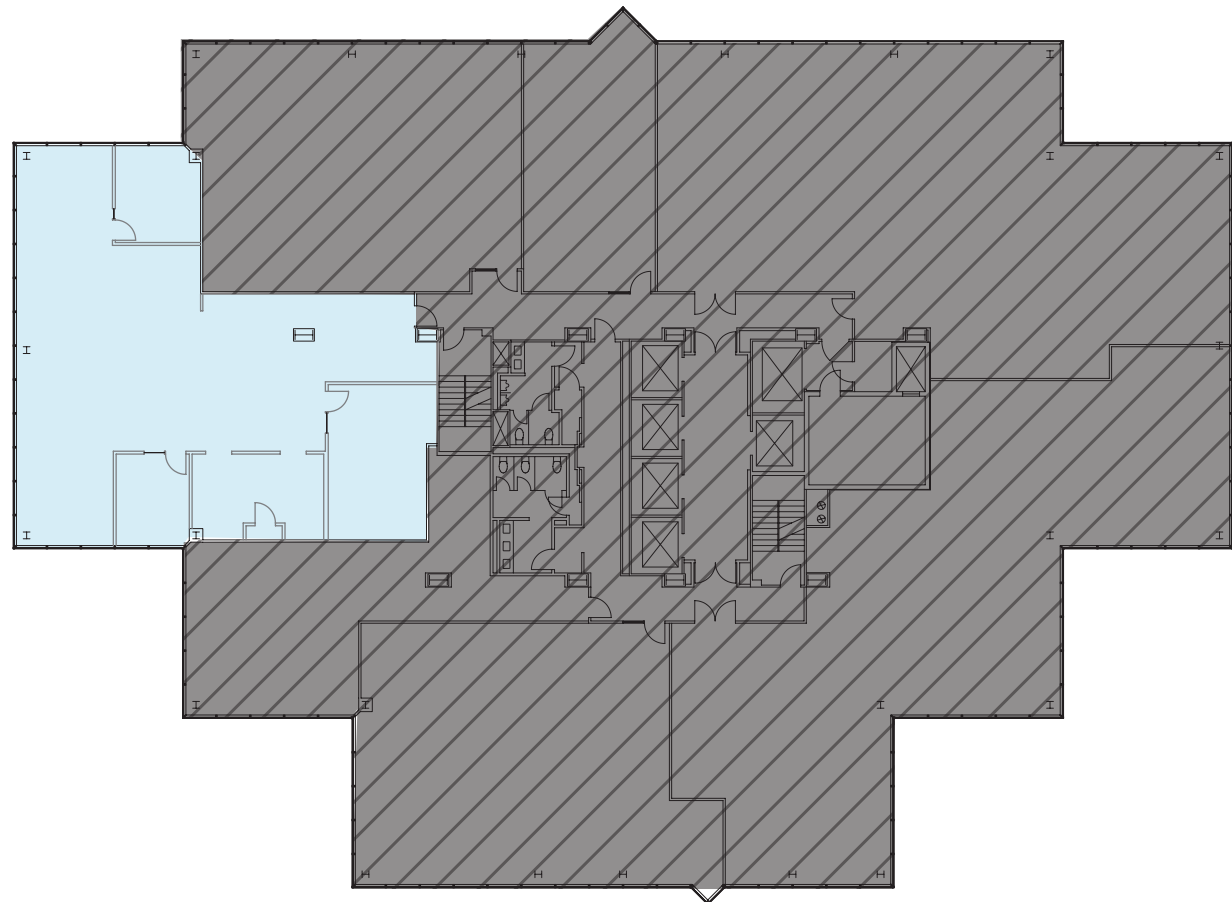
3,634 RSF

CITY
CENTER **BELLEVUE**

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Available Now

- Views of Seattle, Lake Washington, and Cascade Mountains
- Open work space, two private offices, large conference room



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SUITE 2150

7,740 RSF

CITY CENTER **BELLEVUE**

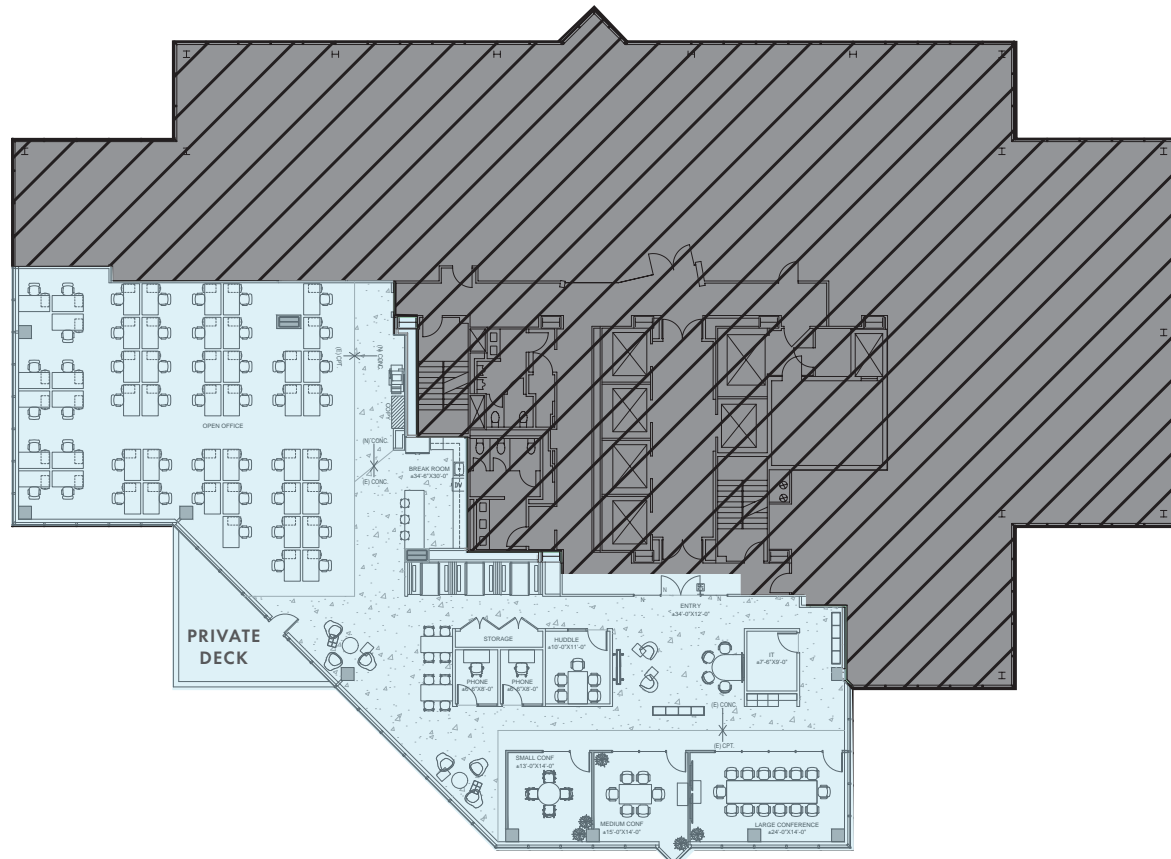
500 108th Avenue NE | Bellevue, Washington 98004

Available Now

MARKET READY WORK STARTING SOON!

- Direct elevator lobby exposure with double glass entry
- Western and Mt. Rainier views upon entrance
- Open ceiling concept
- Efficient layout with conference rooms, open space, and kitchenette
- Private deck looking West and North

 **VIEW VIRTUAL TOUR**



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