

# LINCOLN SQUARE

SOUTH TOWER  
10400 NE 4TH ST, BELLEVUE



VIEW LINCOLN SQUARE  
DRONE OVERVIEW

BELLEVUE'S PREMIER OFFICE COMPLEX



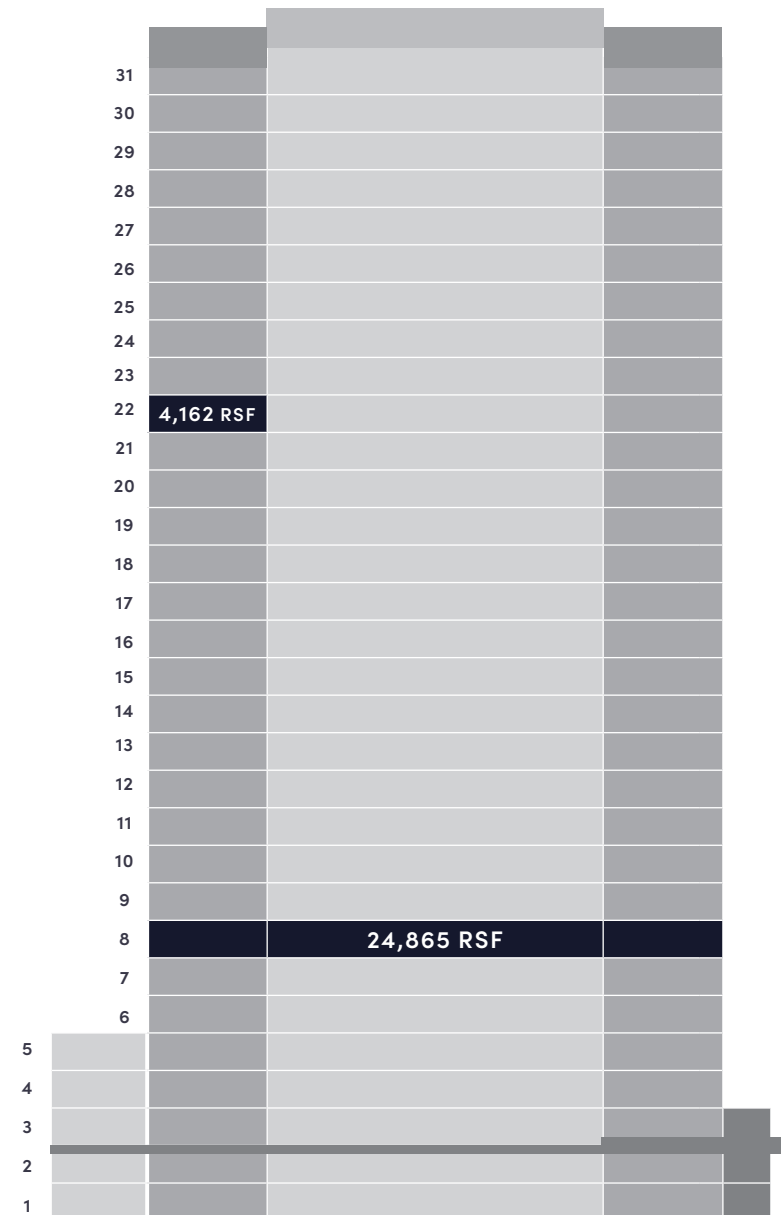




## LINCOLN SQUARE • SOUTH 10400 NE 4TH, BELLEVUE, WA 98004

TOUR	FLOOR	SUITE	RSF AVAILABLE	AVAILABILITY	FLOOR PLAN
<a href="#">▶</a>	8	800	24,865 RSF	NOW	<a href="#">VIEW FLOOR PLAN</a>
	22	2275	4,162 RSF	10/1/2025	<a href="#">VIEW FLOOR PLAN</a>
TOTAL			29,027 RSF		

## LINCOLN SQUARE SOUTH



<b>ADDRESS:</b>	10400 NE 4th, Bellevue, WA 98004
<b>SQUARE FOOTAGE:</b>	Lincoln Square South – 710,000 SF
<b>STORIES:</b>	31
<b>CEILING HEIGHTS:</b>	Floors 3 – 4: 14' • Floors 5 – 21: 13'3" • Floors 21 – 30: 12'9"
<b>RENTAL RATES:</b>	\$56.00 – \$60.00 per RSF, NNN
<b>OPERATING EXPENSES:</b>	2025 Projected Operating Expenses: \$16.58 per RSF inclusive of projected separately metered electrical.
<b>LOAD FACTORS:</b>	Per 2010 BOMA standards, varies by floor
<b>PARKING:</b>	2.5 spaces for every 1,000 square feet of usable area at current rate of \$254.08 per month.
<b>PARKING FEATURES:</b>	<ul style="list-style-type: none"> <li>• Speed ramp directly to each of the six (6) parking levels</li> <li>• 2,000 stalls, connected to Lincoln Square North garage (1,600 spaces) and Bellevue Place garage (2,423 spaces)</li> <li>• Well-lit garage, 24-hour security escort to car if desired (connected by tunnel)</li> </ul>
<b>PARKING ACCESS:</b>	<p>Access into and out of Lincoln Square South Tower at three (3) points:</p> <ul style="list-style-type: none"> <li>• NE 4th Street (South side of project) – signalized intersection</li> <li>• Bellevue Way NE (West side of project)</li> <li>• 105th Avenue NE (dedicated street on East side of project)</li> <li>• Underground access all the way to and from NE 4th to NE 10th via underground tunnel connection</li> </ul>
<b>SKYBRIDGE CONNECTION:</b>	Skybridge system to Bellevue Square, Lincoln Square South and Bellevue Place – over 6 million SF of the finest hotels, restaurants, retail and commercial space under one ownership.
<b>BIKE CENTER</b>	Adjacent to a dedicated bike center located in the garage of Lincoln Square North. This secure bike facility provides individual bike lockers, changing rooms, shower and repair facilities.
<b>RESTAURANTS &amp; RETAIL:</b>	<p>Lincoln Square South restaurants include Ascend Prime Steak &amp; Sushi, Baron's Xi'an Kitchen, Cantina Monarca, Capital One Cafe, Central Bar, Cinemark Reserve, Civility &amp; Unrest, Dote Coffee, Drip Tea, Duke's Seafood, Fogo De Chao, Great State Burger, Japonessa, King Leroy, The Lakehouse, &amp; Wild Ginger, Mira Virtual Realty Lounge, Seoul Bowl and West Coast Tacos.</p> <p>Lincoln Square North restaurants include Cypress Lounge, Din Tai Fung, Earl's Restaurant &amp; Bar, Legion Sports Bar, Lucky Strike Lanes &amp; Lounge, Paddy Coyne's Irish Pub, STK Steakhouse, The Forum Social House, Wagyu House – Coming Soon, Woods Coffee and Water Grill.</p> <p>Bellevue Square restaurants include Beechers, Cactus, Cheesecake Factory, Nordstrom Grill, Nordstrom Marektplace Café, Tavern Hall, Thai Kitchen, &amp; Starbucks.</p> <p>Bellevue Place Restaurants include 13 Coins, Daniel's Broiler, Eques, Fonte's Coffee, Joey Bellevue, &amp; Suite Restaurant and Lounge in addition to 75,000 square feet of retail, including Wintergarden lunch restaurants, clothing, and home furnishings.</p>
<b>HOTEL/CONFERENCE FACILITIES:</b>	The Hyatt Regency Hotel furnishes 732 guest rooms, two (2) grand ballrooms, sloped auditorium, and nine (9) conference rooms that can accommodate meetings from 5 to 900 people. The four star Westin Hotel (337 room) and W Hotel (220 rooms) can be accessed by skybridge as well.
<b>FIBER OPTICS/TELECOMMUNICATIONS:</b>	<p>Four providers in the project currently provide fiber:</p> <ul style="list-style-type: none"> <li>• Lumen (Level 3, TW Telecom)</li> <li>• Comcast</li> <li>• Wave (Astound)</li> <li>• Accelnet</li> </ul>
<b>SECURITY SYSTEM:</b>	Programmable computer controlled card access security system, 24-hour radio-equipped security force with closed circuit TV surveillance of all public areas.
<b>HVAC:</b>	Variable air volume system with direct digital control system.
<b>ELEVATORS:</b>	Destination Dispatch elevator systems with Eight high-speed elevators servings floors 1 – 19 and six serving floors 20 – 31. Separate elevators to parking garage.
<b>ELECTRICAL:</b>	Each floor provides a connected load capacity of 13.5 watts per USF
<b>MANAGEMENT OWNERSHIP:</b>	Locally owned and managed by Kemper Development Company
<b>LEASING:</b>	<p>Broderick Group, Inc.   Bellevue Place   10500 NE 8th Street, Suite 900</p> <p><b>Paul Sweeney</b> – 425.646.5225 sweeney@broderickgroup.com</p> <p><b>Jim Kinerk</b> – 425.646.5221 kinerk@broderickgroup.com</p> <p><b>Clayton Holm</b> – 425.274.4287 holm@broderickgroup.com</p>





**BELLEVUE PLACE**

**LINCOLN SQUARE NORTH**

**LINCOLN SQUARE SOUTH**

**WILBURTON STATION**

**DANIEL'S D BROILER**  
PRIME STEAKS & SEAFOOD

**鼎泰豐**  
**DIN TAI FUNG**

**WESTIN HOTEL**

**BELLEVUE DOWNTOWN STATION**

**HYATT REGENCY BELLEVUE**

**W BELLEVUE**

**BELLEVUE TRANSIT CENTER**

**TO SR-520**

**TO I-405**

**Earls**  
KITCHEN + BAR

**WILD GINGER**

**JOEY RESTAURANTS**

**FOGO DE CHÃO**  
BRAZILIAN STEAKHOUSE

**TO I-90**

**BELLEVUE SQUARE**

BELLEVUE SQUARE		
APPLE	FABLETICS	POTTERY BARN
ATHLETA	LULULEMON	TESLA
AT&T	MACY'S	THE NORTH FACE
BATH & BODY WORKS	NORDSTROM	UNIQLO
COACH	PELTON	WILLIAMS SONOMA
CRATE & BARREL		ZARA



# LINCOLN SQUARE

## LINCOLN SQUARE SOUTH RESTAURANTS & RETAIL

Ascend Prime Steak and Sushi	Duke's Chowder House
Baron's Xi'an Kitchen and Bar	Fogo de Chão
Cantina Monarca	Japonessa
Capital One Cafe	King Leroy
Central Bar	Mirra Virtual Reality
Cinemark Reserve	Nordstrom Rack
Civility & Unrest	The Lakehouse
Crush Bar	W Bellevue
Dote Coffee	West Coast Tacos
Drip Tea	Wild Ginger



## JUST A SKYBRIDGE AWAY

No other office project connects you by covered skybridges to over 35 sit down restaurants and over 70 places to taste, sip and savor. From breakfast to nightcaps and everything in between, you are in the center of the dining district at The Bellevue Collection. Add to that cinemas and nightlife and you have the best work and play destination in the region.



## LINCOLN SQUARE NORTH

Cypress Lounge & Wine Bar  
Din Tai Fung  
Earls Kitchen and Bar  
Legion Sports Bar  
Lincoln Square Cinemark Cinemas  
Lucky Strike Lanes and Power Play  
Paddy Coyne's Irish Pub  
STK Steakhouse  
The Forum Social House  
Wagyu House – Coming Soon  
Woods Coffee  
Water Grill

## BELLEVUE SQUARE 200+ SHOPS AND RESTAURANTS

*Destination Dining:*  
Beechers  
Cactus  
Cheesecake Factory  
Nordstrom Grill  
Nordstrom Marketplace Café  
Tavern Hall  
Thai Kitchen

## BELLEVUE PLACE

13 Coins Restaurant 24 – 7  
Daniel's Broiler and Prime 21 Lounge  
Eques (Breakfast)  
Fonté Coffee  
Joey Bellevue  
Suite Restaurant and Lounge

## HOTELS

The Hyatt Regency Bellevue  
The Westin Bellevue  
W Bellevue

## TRANSIT CENTER

N.E. 6th Street, also known as the Pedestrian Corridor, runs between Lincoln Square North and Lincoln Square South and connects directly to the Transit Center.



# LINCOLN SQUARE

## LINCOLN SQUARE SOUTH

10400 NE 4<sup>th</sup>

Bellevue, WA 98004

# LINCOLN SQUARE SOUTH

Floor 8 • 24,865 RSF



## SPACE FEATURES

- Vacant and available immediately
- Former occupant/well known tech user improved space at considerable expense, lightly used and in nearly brand new condition
- Unobstructed views over downtown Bellevue Park to Lake Washington and Seattle Skyline
- Views over Lincoln Square South rooftop outdoor park, with private access for office tenants
- Open ceilings, polished concrete, wood, and functional “tech” type layout ready to be occupied



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

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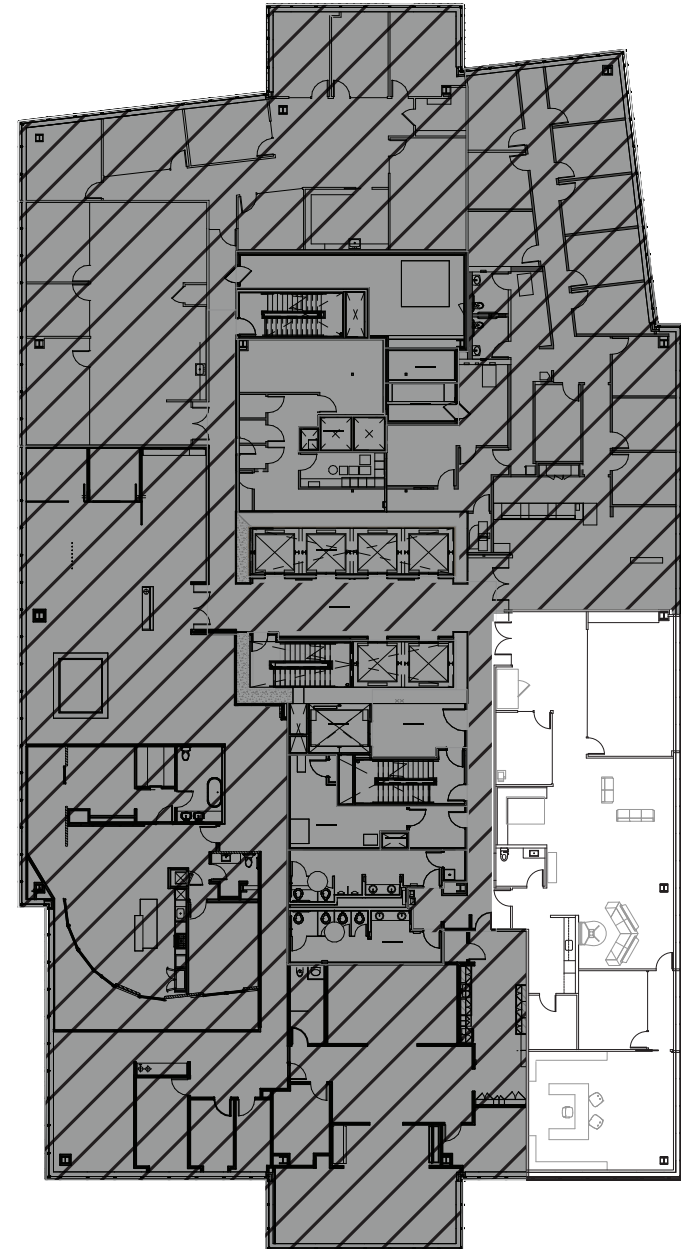
Bellevue, WA 98004

# LINCOLN SQUARE SOUTH

Suite 2275 • 4,162 RSF

## SPACE FEATURES

- Available 10/1/2025
- One of the best small view spaces in the greater Seattle area in the nicest office complex, with double Herculite glass door entrance and lobby exposure
- A tremendous amount of exterior floor to ceiling glass line, above standard ceiling heights,
- Spectacular/unmatched and unobstructed southwest corner views from all of the space over the downtown Bellevue park, to Lake Washington and the Seattle Skyline.



**BRODERICK**  
• GROUP •

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