

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



SYMETRA[®]
CENTER

777 108TH 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[®]

CENTER

777 108th Avenue NE
Bellevue, WA 98004

AVAILABLE SPACE

FLOOR / SUITE	SQ. FT.	AVAILABILITY
<u>24 / 2400</u>	17,103 RSF	6/1/2025
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>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.		

Floor 24 - 17,103 RSF

Suite 2150 - 9,852 RSF

Suite 1630 - 1,746 RSF

Floor 7 - 18,422 RSF

Floor 6 - 18,785 RSF

Floor 5 - 18,422 RSF

Floor 4 - 20,587 RSF

Floor 2 - 26,143 RSF

Floors
4 - 7
76,216 RSF

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[®]

CENTER

777 108th 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[®]

CENTER

777 108th Avenue NE
Bellevue, WA 98004



Cafe Hagen
▶ Virtual Tour



Fitness Center
▶ Virtual Tour

SYMETRA[®]

CENTER

777 108th 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[®]

CENTER

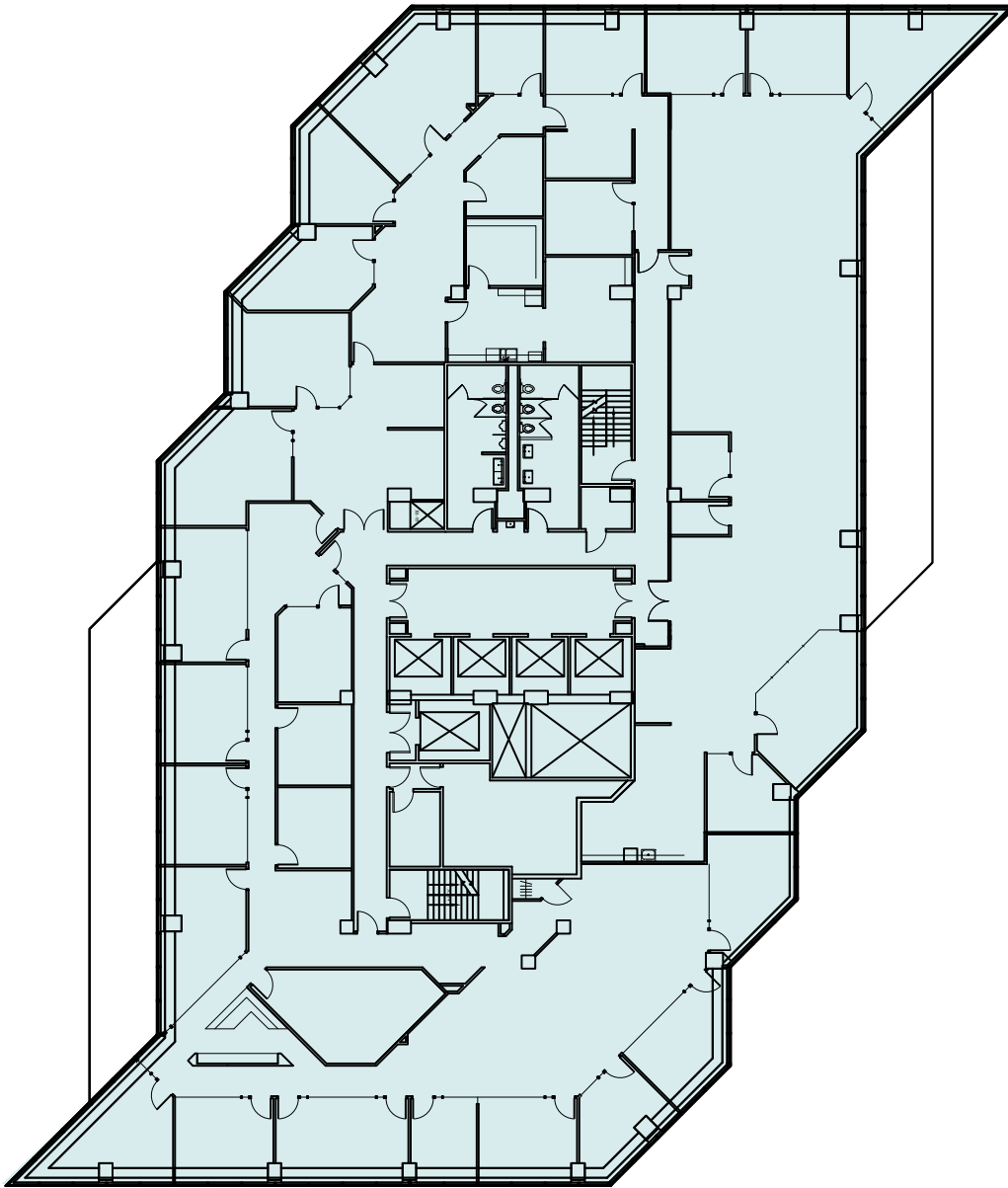
777 108th Avenue NE
Bellevue, WA 98004

24TH FLOOR

Suite 2400 • 17,103 RSF

Available 6/1/2025

- Full floor opportunity
- Divisible to 11,878 SF



SRO® STERLING REALTY
ORGANIZATION

BRODERICK
• GROUP •

GRANT YERKE
425.646.5264
yerke@broderickgroup.com

MATT SCHRECK
425.646.5232
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[®]

CENTER

777 108th Avenue NE
Bellevue, WA 98004

21TH FLOOR

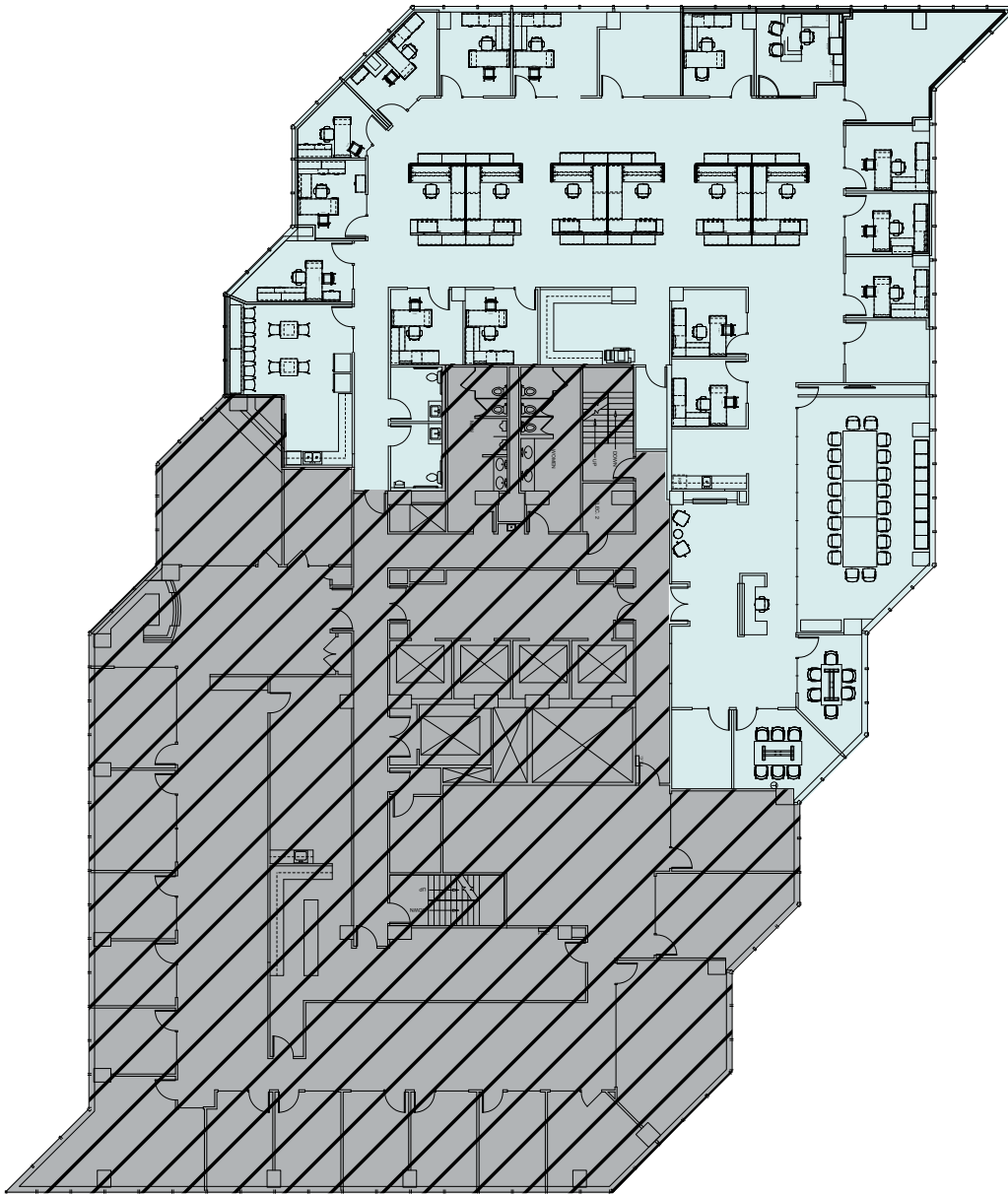
Suite 2150 • 9,852 RSF

Available 10/1/2025

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



VIRTUAL TOUR



SRO® STERLING REALTY
ORGANIZATION

BRODERICK
• GROUP •

GRANT YERKE

425.646.5264

yerke@broderickgroup.com

MATT SCHRECK

425.646.5232

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[®]

CENTER

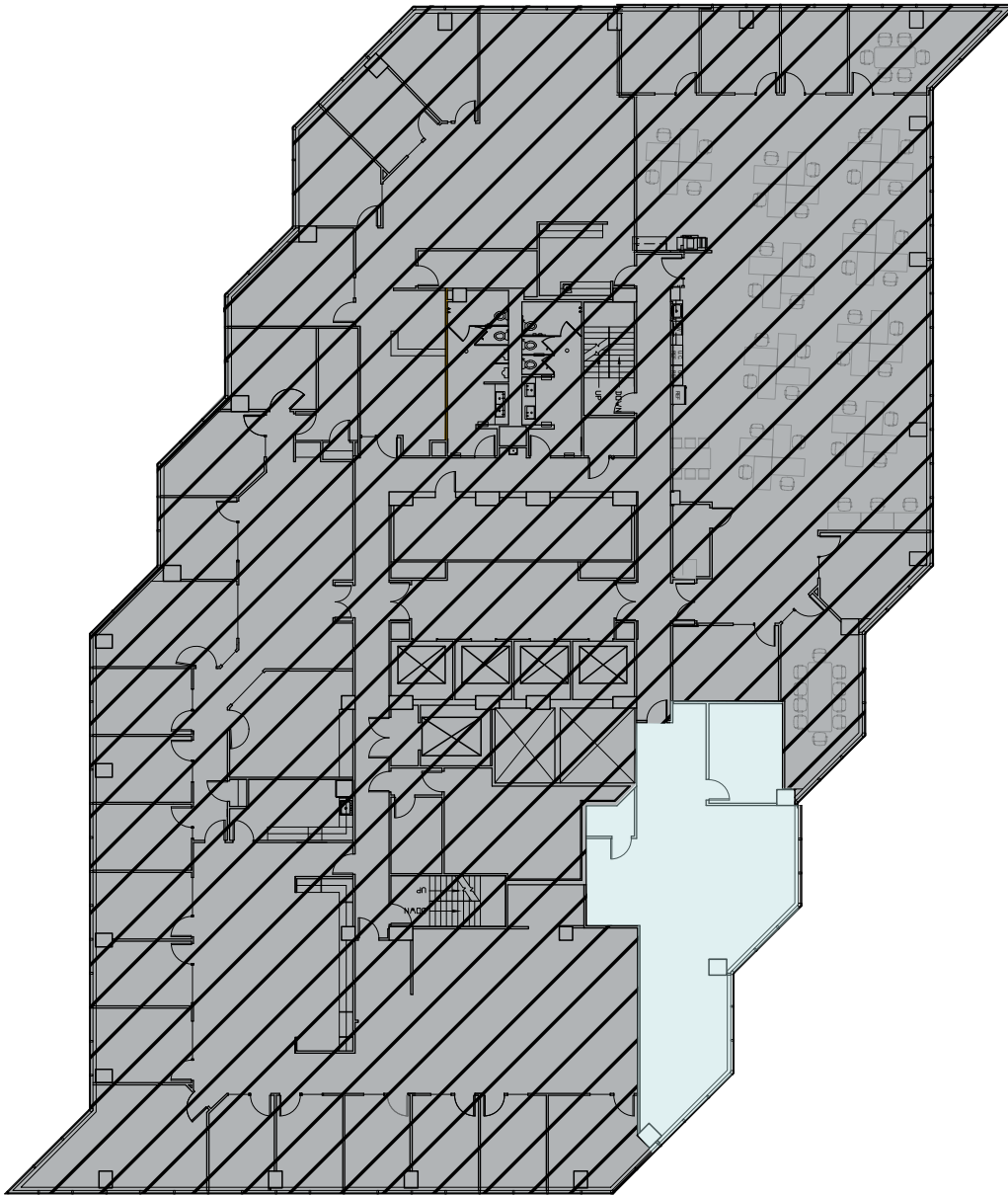
777 108th Avenue NE
Bellevue, WA 98004

16TH 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

MATT SCHRECK
425.646.5232
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[®]

CENTER

777 108th Avenue NE
Bellevue, WA 98004

7TH FLOOR

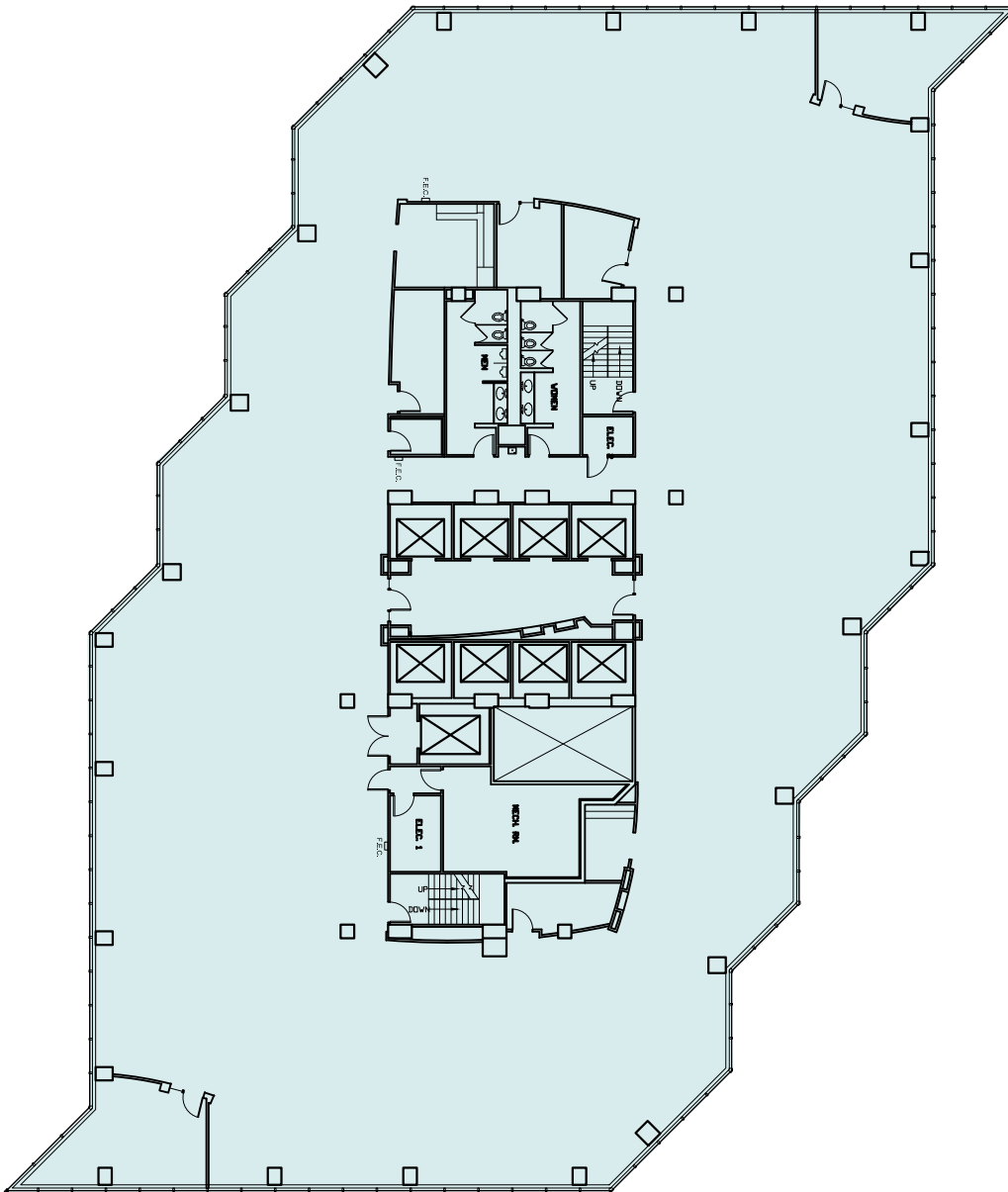
Sublease • 18,422 RSF

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

MATT SCHRECK

425.646.5232

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[®]

CENTER

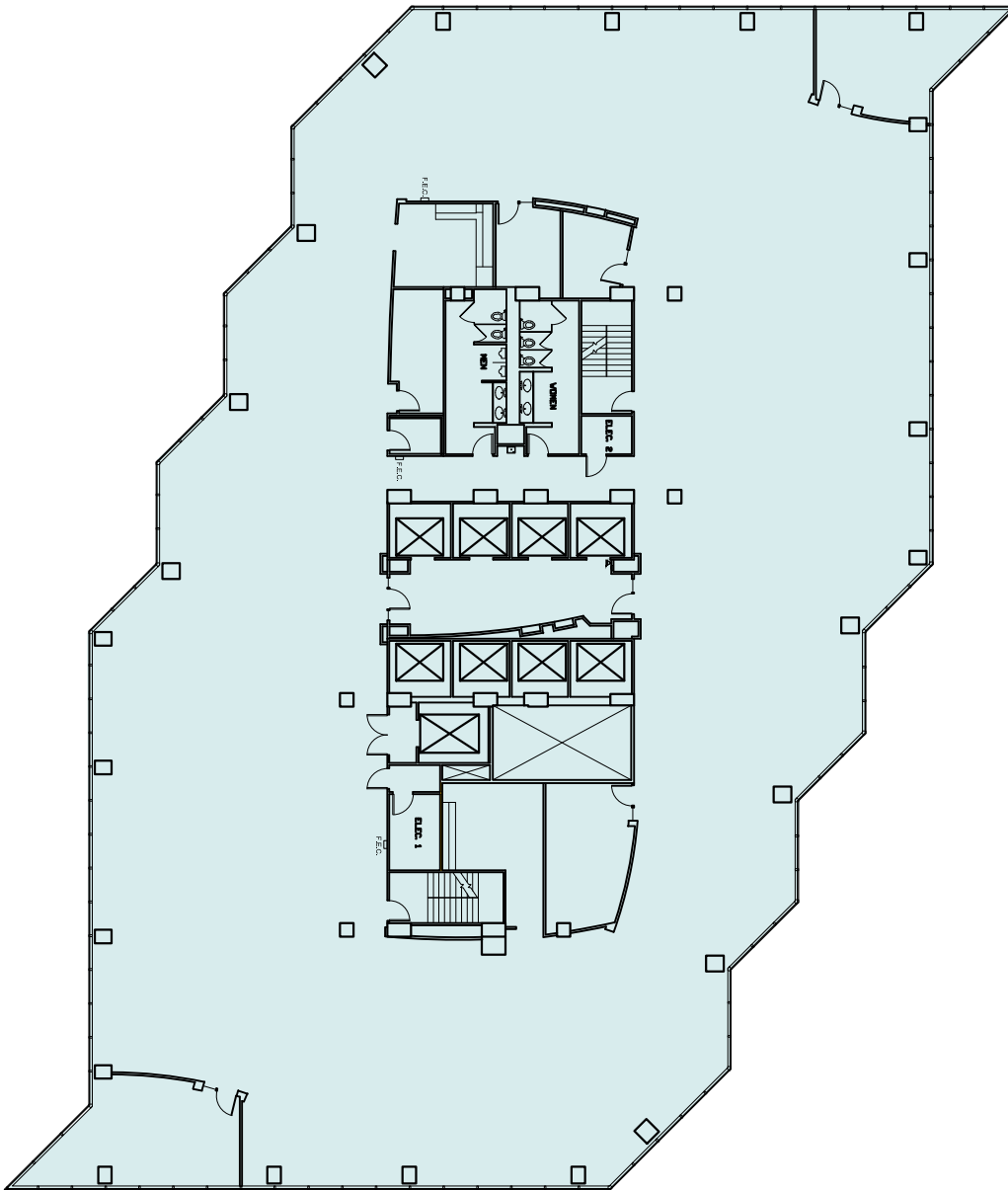
777 108th Avenue NE
Bellevue, WA 98004

6TH 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

MATT SCHRECK
425.646.5232
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[®]

CENTER

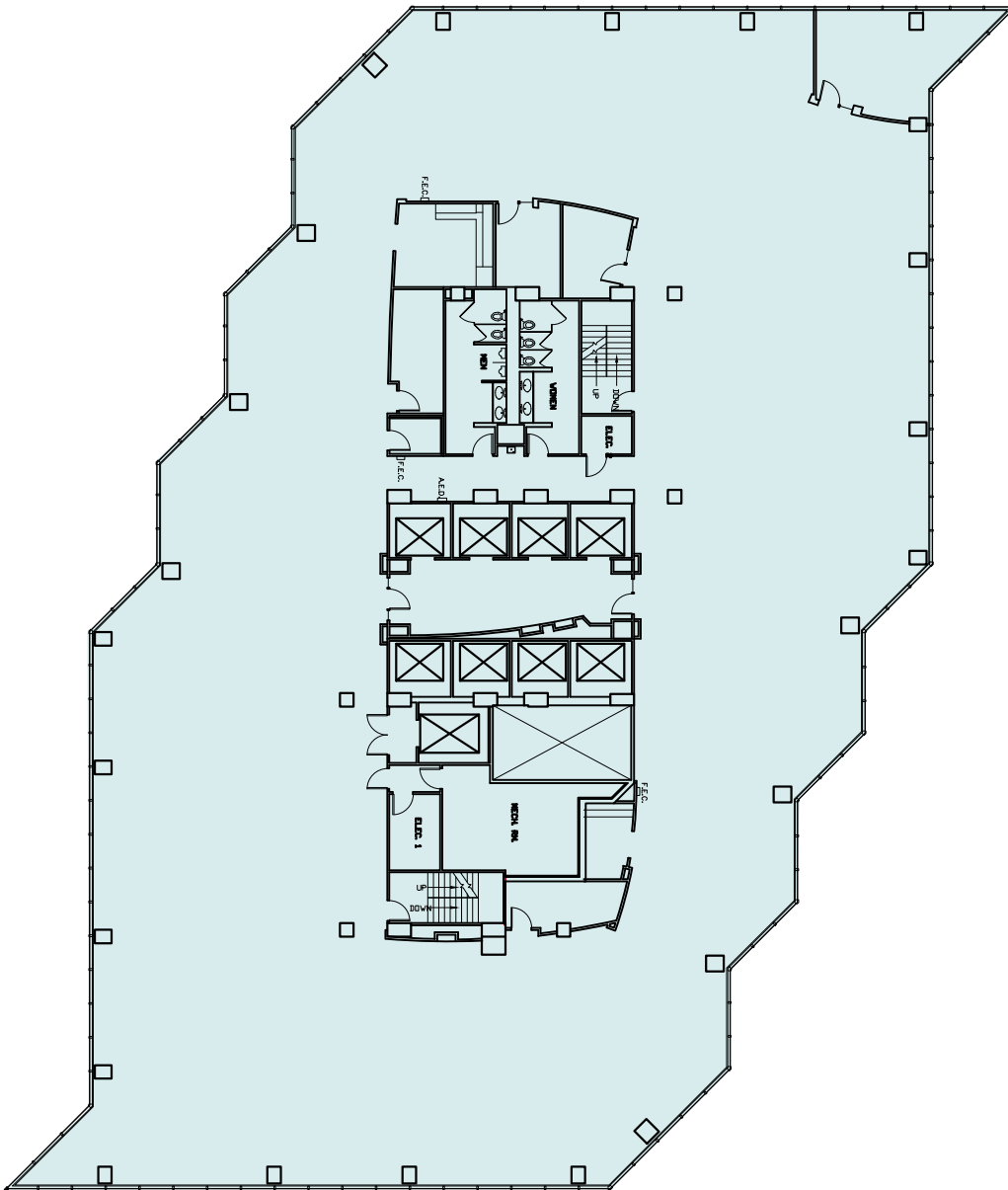
777 108th Avenue NE
Bellevue, WA 98004

5TH 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

MATT SCHRECK
425.646.5232
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.



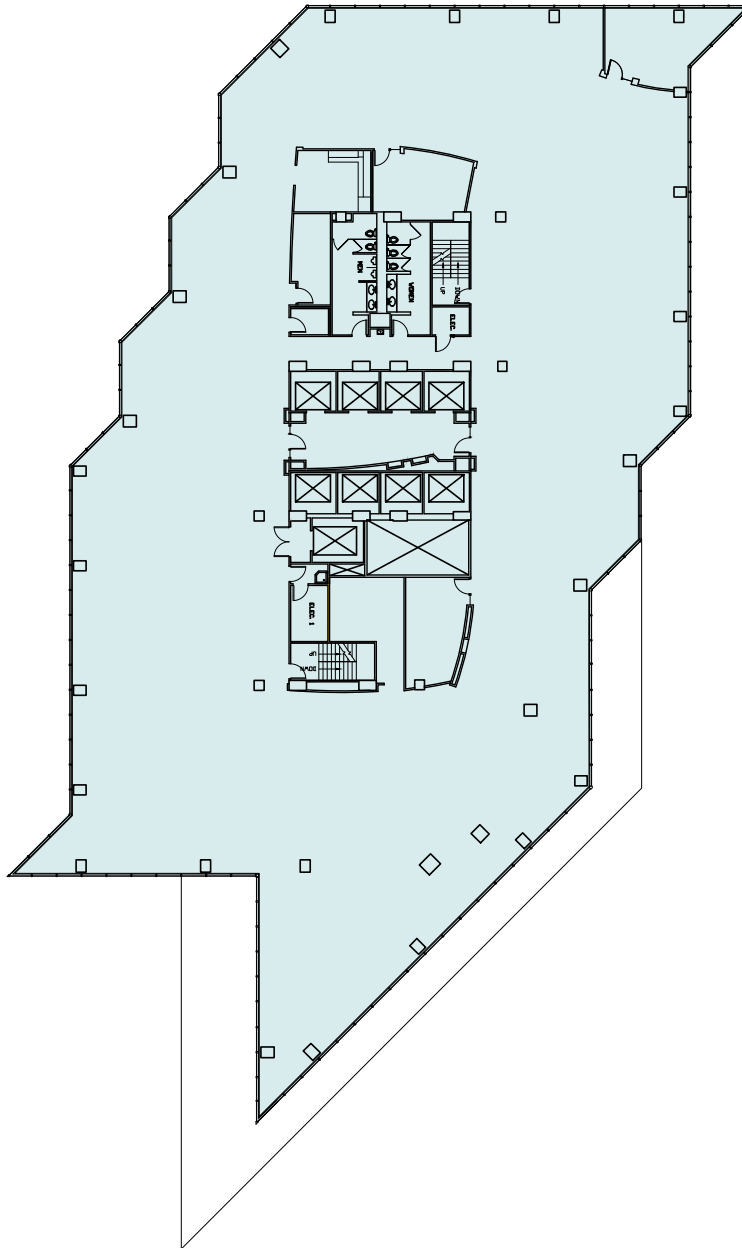
**BACK TO
AVAILABILITIES**



SYMETRA[®]

CENTER

777 108th Avenue NE
Bellevue, WA 98004



4TH 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

MATT SCHRECK

425.646.5232

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.



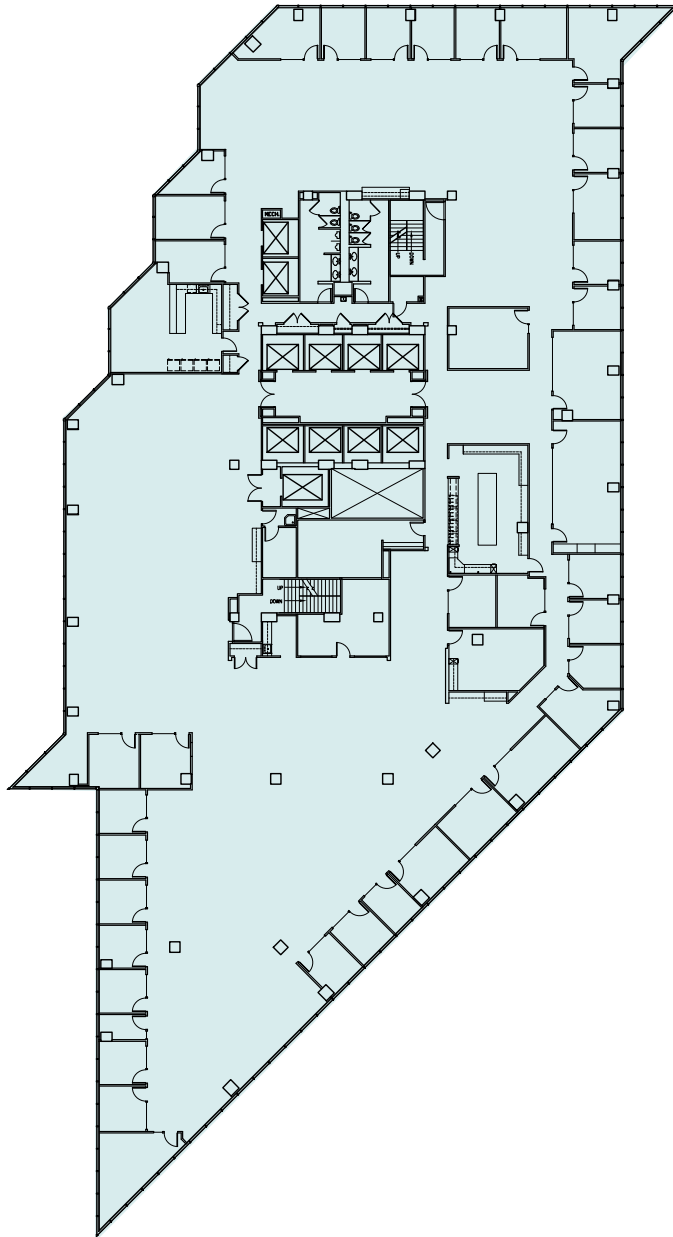
BACK TO
AVAILABILITIES



SYMETRA[®]

CENTER

777 108th Avenue NE
Bellevue, WA 98004



2ND 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

MATT SCHRECK

425.646.5232

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[®]

CENTER

777 108th Avenue NE
Bellevue, WA 98004

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

GRANT YERKE

425.646.5264

yerke@broderickgroup.com

MATT SCHRECK

425.646.5232

schreck@broderickgroup.com

