



BELLEVUE, WASHINGTON

# THE Arcadian



# A workplace that works for you.

The Arcadian is designed to inspire. To provoke thought, to empower, to collaborate - this dynamic environment brings out the full potential of a modern workplace. And, your employees.




THE ARCADIAN



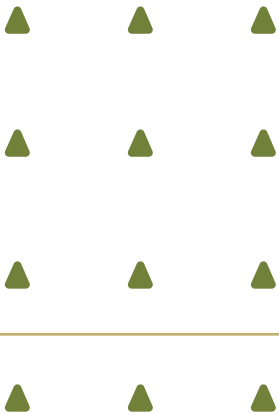
# The Arcadian at a glance

- 2-story rooftop Great Room amenity space with fireplace, food + beverage operator, boardroom, and atrium.
- Exclusive VIP garage with dedicated entry, private elevator and elevated finishes throughout.
- Expansive outdoor terraces on 3rd, 5th and 8th floors offering functional connectivity with room to grow.
- LEED Platinum Design.
- 4 levels of subterranean parking with 94 EV charging stations.
- 360-degree views of Mount Rainier, The Olympics, Seattle and Lake Washington.
- On-site concierge providing unmatched building services.

CLASS A OFFICE	FINISHED CEILING HEIGHTS	Amenities			
456,272	9' – 12'				
TOTAL SF					
PROJECT DELIVERY	BUILDING SIZE		Two-story rooftop Great Room	360-degree views of Mt. Rainier	
2028	18 Stories		Ground level outdoor plaza and three private terraces	Rooftop coffee and wine bar service	
PARKING PERMITS	TENANT PARKING				
1,143	2.5/1,000				
	SF				
	RETAIL		Fitness & spa	Rooftop boardroom	Onsite concierge services
	6,099				
	TOTAL SF				



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# It's all here, or walkably nearby.

Located among numerous retailers, restaurants and entertainment options, the Arcadian offers convenient access to everything you could possibly need.

200+  
RETAIL SHOPS

THE BELLEVUE COLLECTION



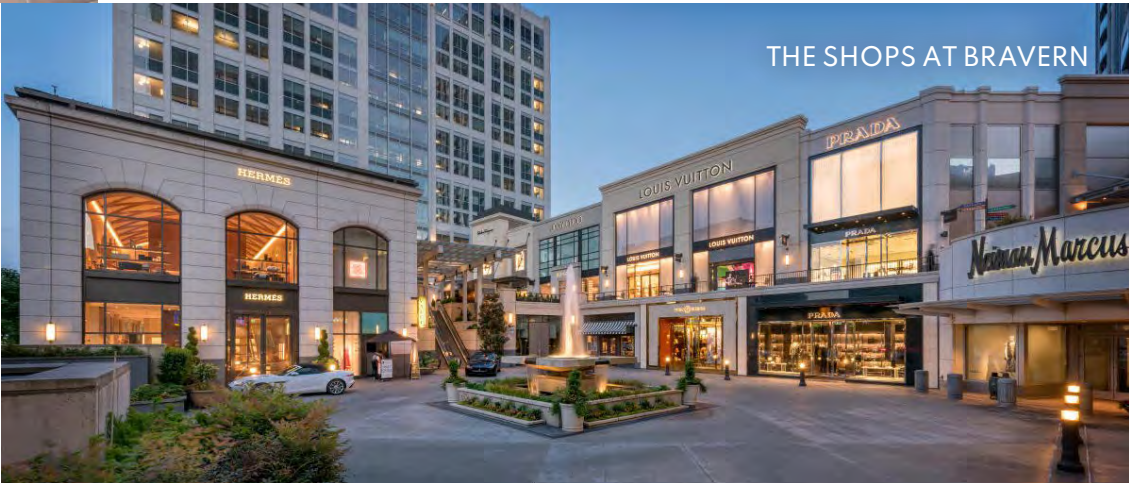
DOWNTOWN BELLEVUE PARK



80+  
DINING OPTIONS

- LIGHT RAIL
- DRIVE
- RESTAURANTS
- RETAIL BLOCKS
- PARKS

4+  
ENTERTAINMENT CENTERS



THE SHOPS AT BRAVERN

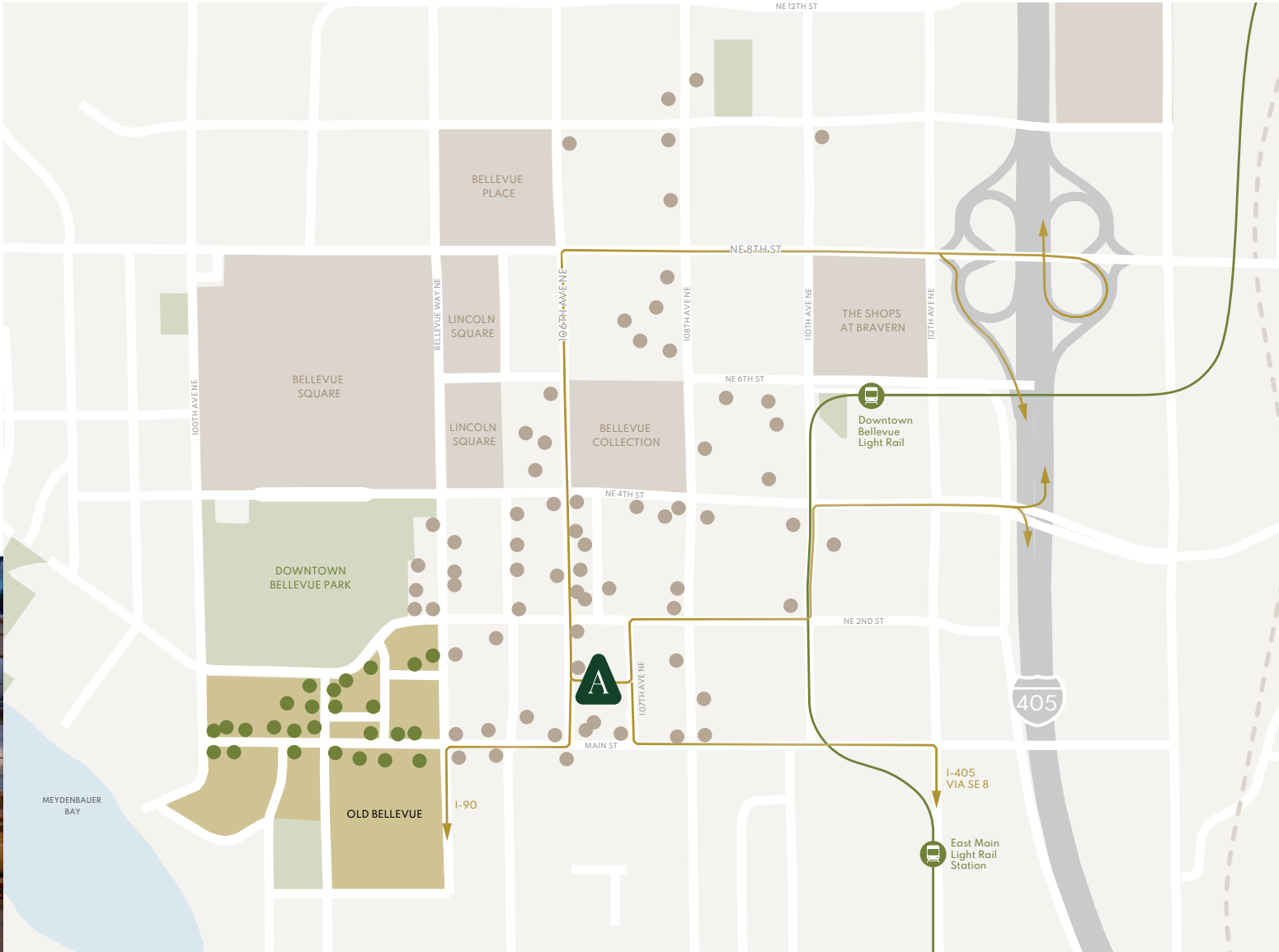
Just minutes  
to what  
matters.

Downtown Bellevue Light Rail  
10 MINUTE WALK

Lake Washington  
5 MINUTE BIKE RIDE

Bellevue Collection Shops  
7 MINUTE WALK

Light Rail to Seattle  
10 MINUTE WALK





# An environment designed to inspire

Whether you start or end your day at the rooftop great room, the best space in the building is reserved for every tenant in mind. The coffee & wine bar provides panoramic views while catching up with a client or unwinding with a colleague after a productive day. Brainstorm beneath the canopy filled atrium or join your new team for an onboarding event in the conference room with a terrace. Arcadian makes it easy to do great work.







ROOFTOP ATRIUM

Natural elements  
brought indoors.



ROOFTOP GATHERING SPACE





ROOFTOP CONFERENCE ROOM WITH OUTDOOR DECK



SCHNITZER WEST ROOFTOP GREAT ROOM





FLOOR 17

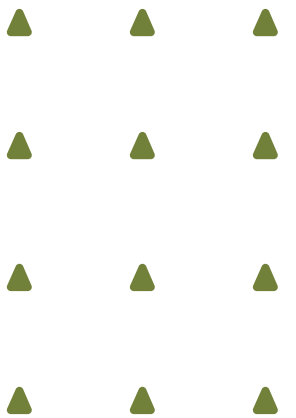


FLOOR 5

Reimagining the  
traditional office.



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# Natural inspiration, productive environment.

**The well-being of your employees is nourished by the natural elements and hospitality Arcadian has to offer. Collaboration, retention and recruiting are all welcome results.**

The walkable location is just the start. Energized plazas and expansive terraces invite Bellevue's top talent to enjoy their day away from the desk. An abundance of natural light and 28' tall views at the top of the building revive, refresh and invigorate – making you ready for any task ahead.











107TH AVE ENTRY AND OUTDOOR PLAZA CONNECTING TO 106TH AVE

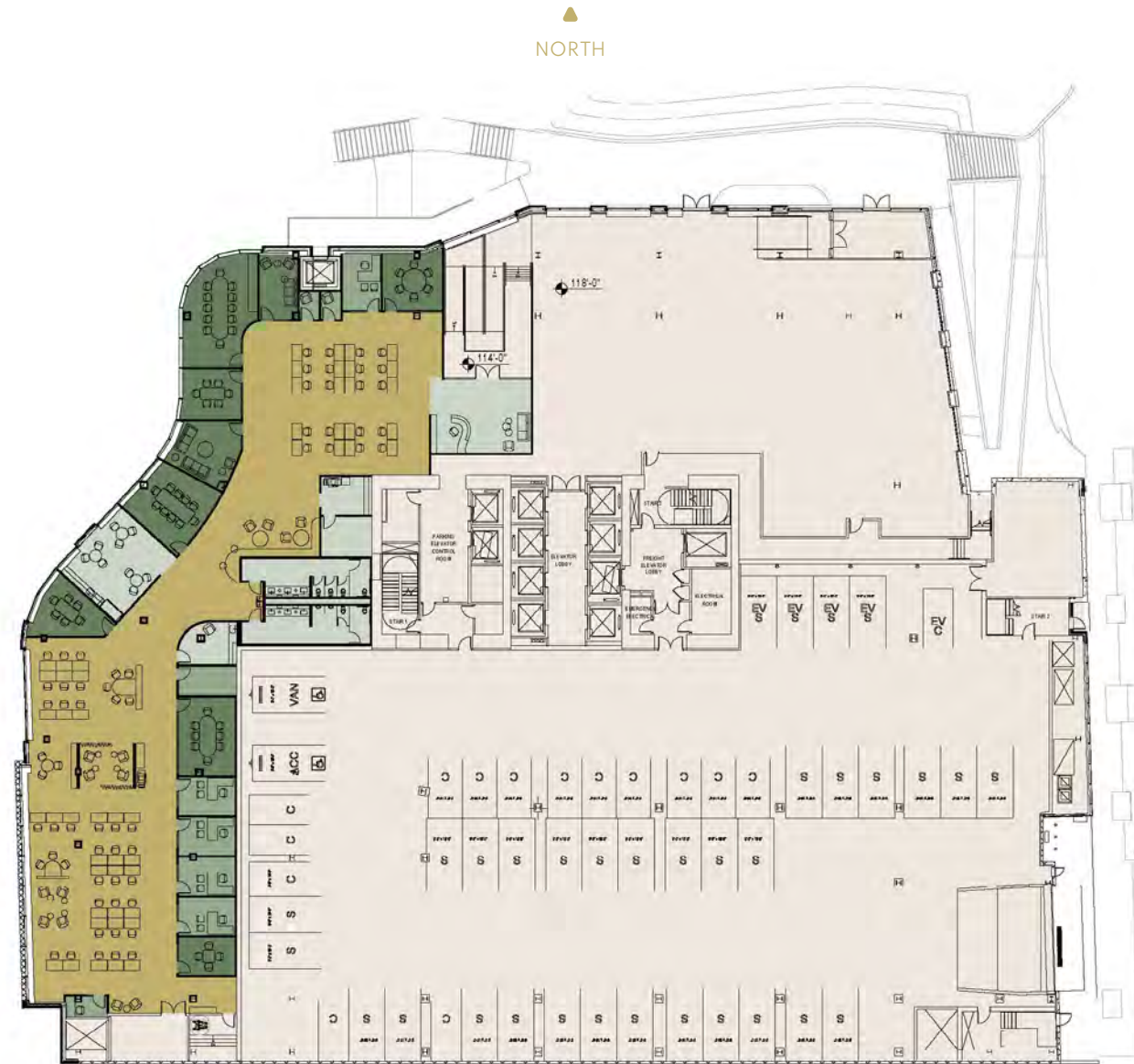
## How it all stacks up





# Level 2

±16,000 SF



# Level 3

±58,000 SF

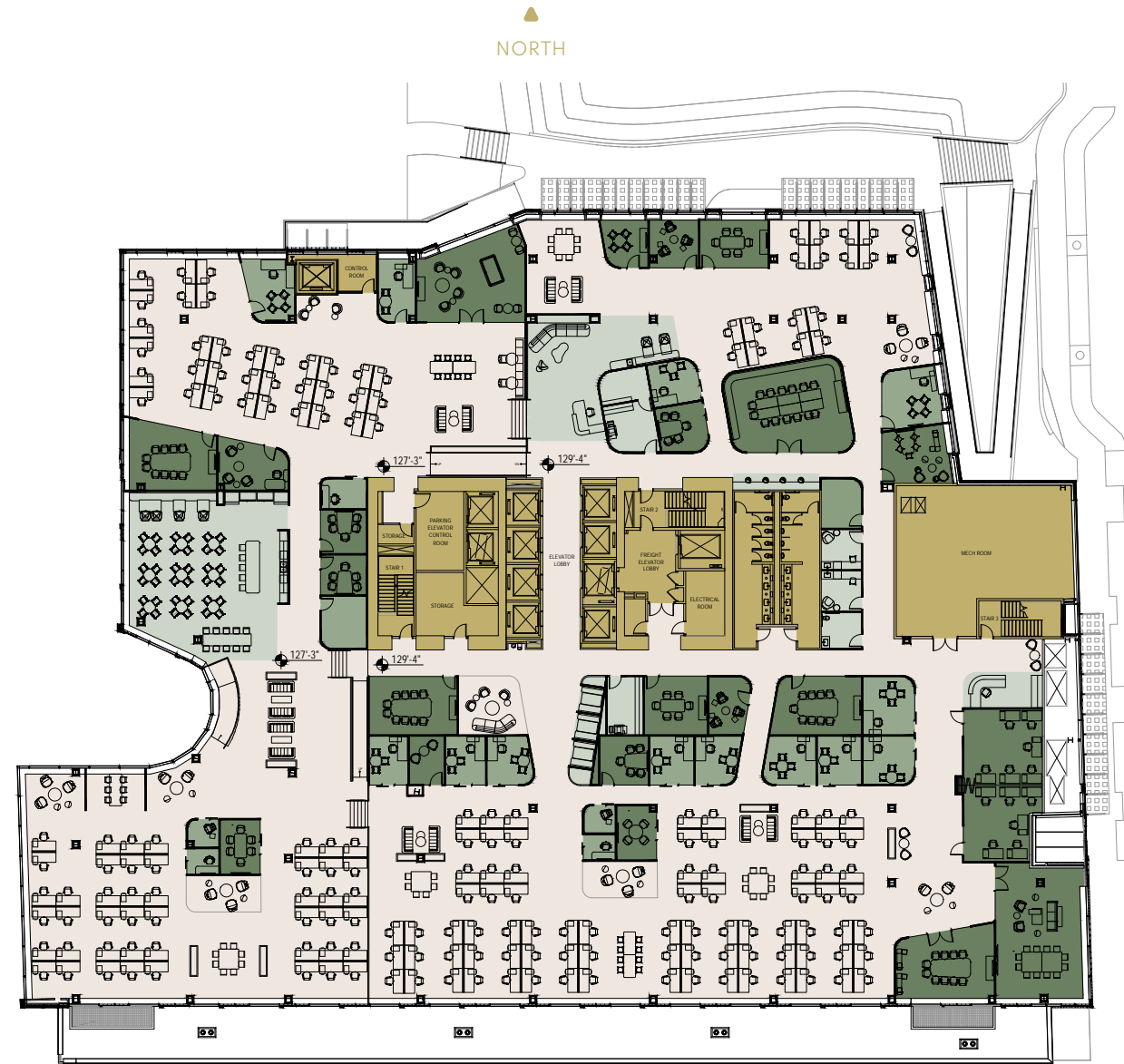
Finished rooftop terrace  
±2,400 SF





# Level 4

±49,300 SF



# Level 5

±27,444 SF

Finished rooftop terrace  
±2,500 SF



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# Level 6-7

L6 ±25,230 SF  
L7 ±25,230 SF



# Level 8

±22,706 SF

Finished rooftop terrace  
**2,203 SF**

Unfinished Terrace  
(available for expansion)  
**796 SF**





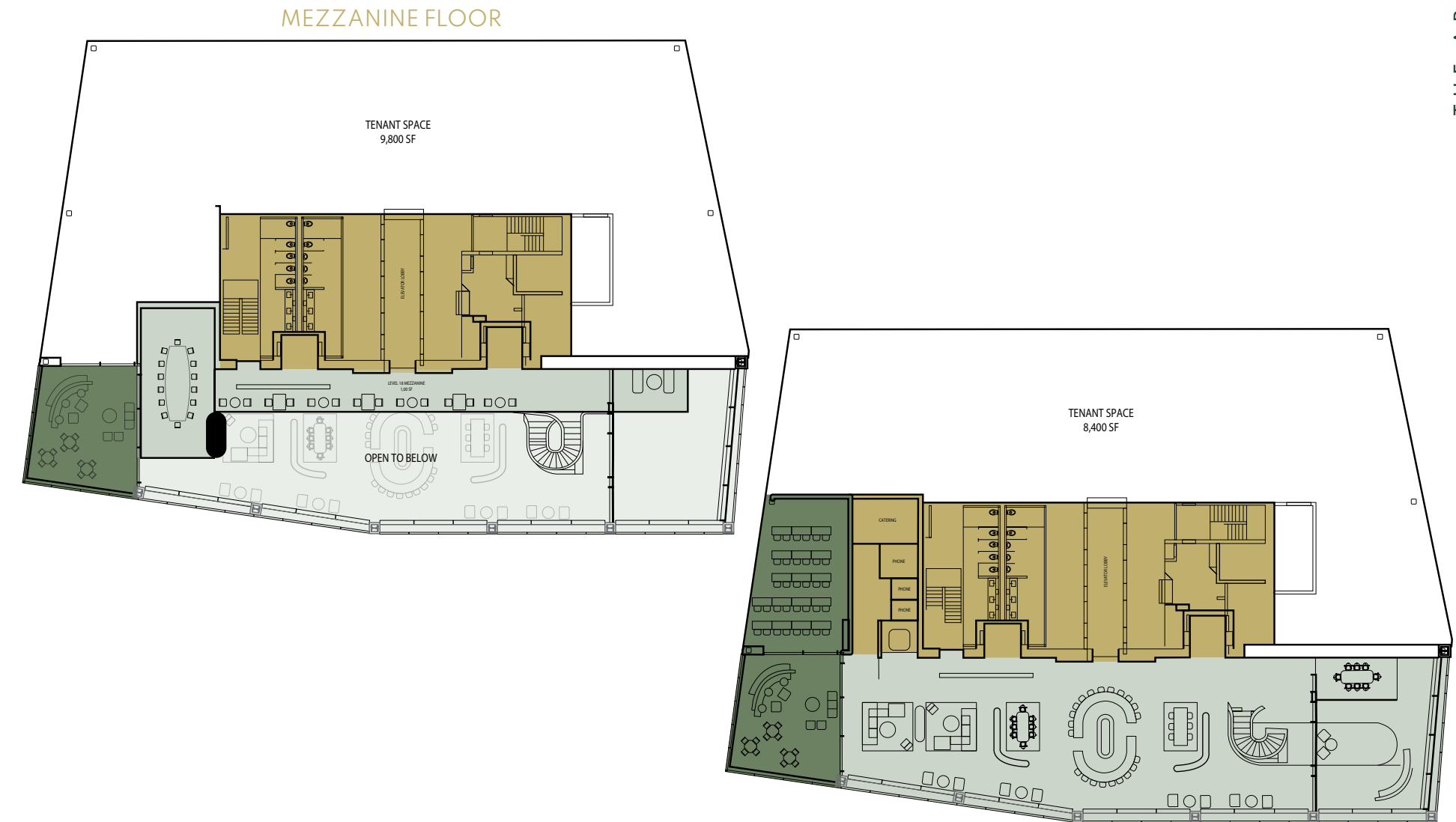
±22,840 SF

Combined  
**204,354 SF**



±22,700 SF

## Double Height with **Mezzanine**







Our mission is to develop innovative environments that inspire and fuel tenant success.

Traditional real estate companies focus on buildings. Schnitzer West focuses on tenants – developing innovative environments that inspire and fuel their success. Since its inception in 1997, Schnitzer West has developed or aquired and repositioned 12.5 million square feet, becoming one of the West Coast's leading real estate developers and managers – recognized for forward-looking properties that deliver unmatched efficiency, functionality and quality.

More at [SchnitzerWest.com](https://www.schnitzerwest.com)



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