



ONE BELLEVUE CENTER

411 108th Avenue NE | Bellevue, WA 98004 | www.1bellevuecenter.com



Building Fact Sheet

FEATURES

- 21-story building prominently located in the heart of the Bellevue Business District
- Two floor contiguous block of 38,000 square feet
- Unique, multi-faceted shape & a curtain wall of blue-tinted, reflective glass provide dramatic design opportunities
- Excellent views of downtown Bellevue, Lake Washington, Olympic and Cascade Mountains, & Mount Rainier
- Easy transportation solutions for your employees:
 - Bus:* one block from Bellevue Transit Hub
 - Drive:* quick access to I-405 via NE 4th

AMENITIES

- Convenient building amenities to make life easy for you and your employees:
 - » Building conference room center with **recently updated** A/V equipment available to all tenants
 - » **Recently renovated** fitness facility with all new equipment
 - » **Complimentary** valet parking
 - » NYC Deli
 - » **Newly renovated** parking garage with automated parking coming soon
 - » Banner Bank retail branch & ATM
- Numerous amenities within a close walk of One Bellevue Center offer a variety of cuisine & services ([see page 4](#))
- **Updated** lobby
- Your employees will be pleased to be associated in a high-tech hub with such quality companies as eBay, Walgreens Online, Chempoint, CH Robinson, Unify Square, Oracle, & Wipro
- Additional amenities/features being planned...

FLOOR PLANS

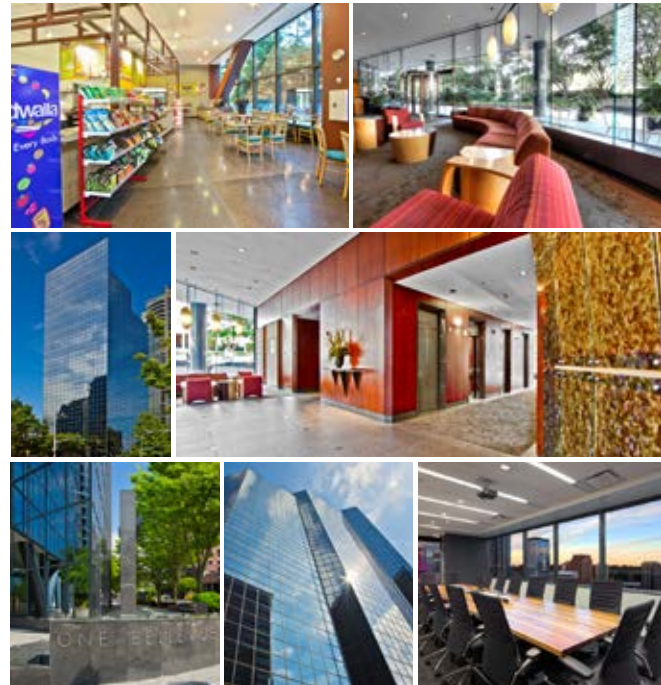
- 368,000 rentable square feet in this Class-A office building
- Typical floorplates are 18,000 - 19,000 square feet

LEASING

- Broderick Group, Inc.

LEASE RATES

- \$40.00 - \$42.00/RSF, Full Service

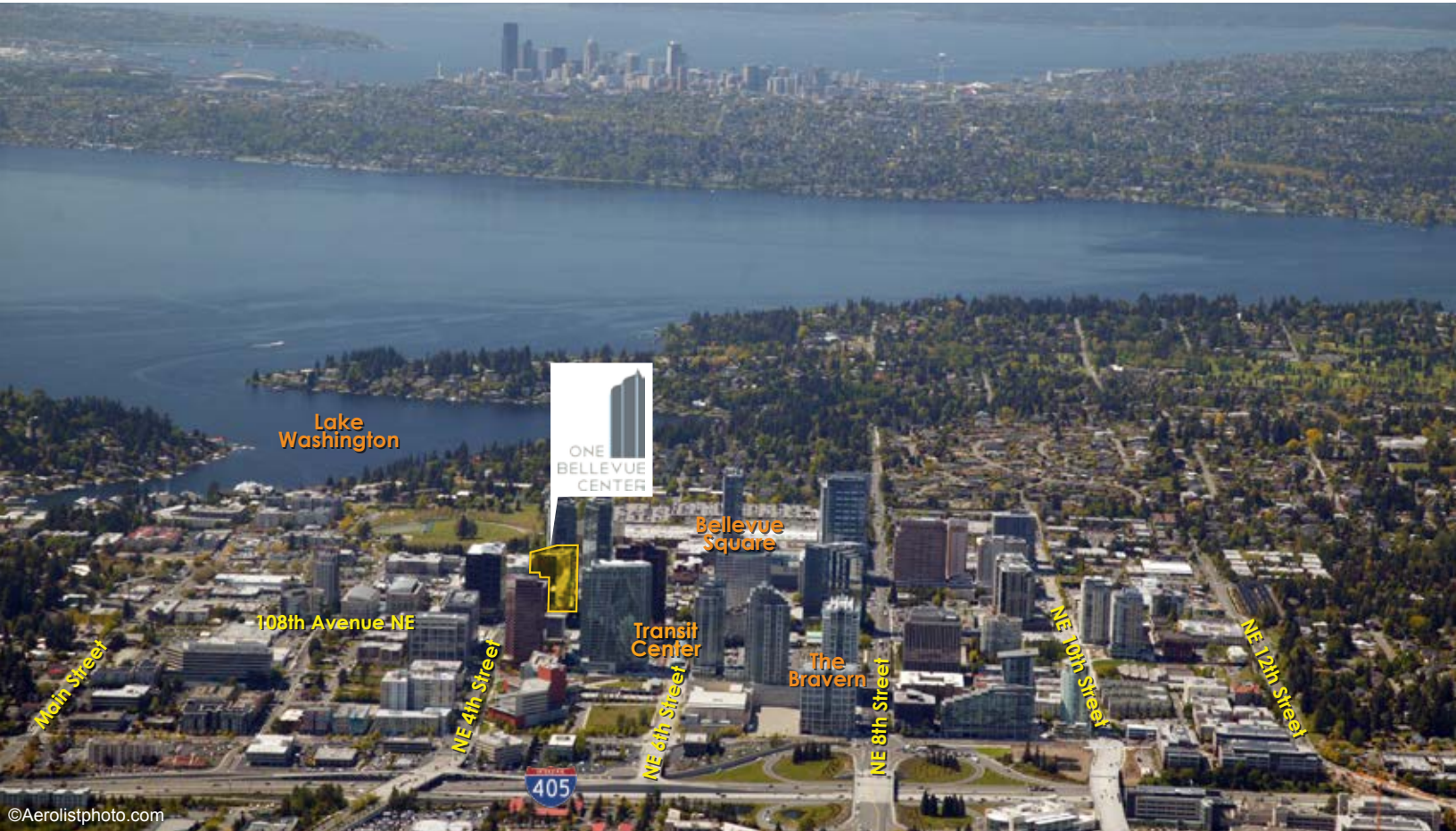


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MATT SCHRECK
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Location



LOCATION

- Located on the corner of NE 4th St. & 108th Ave. NE
- Easy access to Interstate 405 & public transportation
- Nearby conveniences include the Transit Center, Pedestrian Corridor, Bellevue Square shopping, Bellevue Park, restaurants, hotels, Convention Center, & the Bellevue Art Museum

M O D E R N
S O P H I S T I C A T I O N .
I N T H E C E N T E R
O F B E L L E V U E ' S
B U S I N E S S D I S T R I C T .



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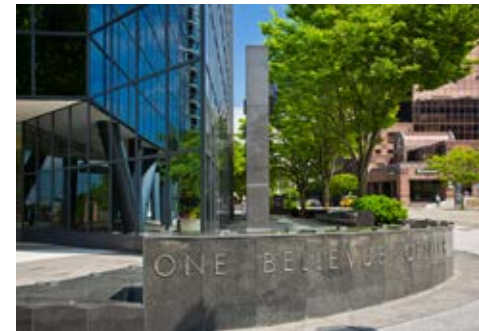
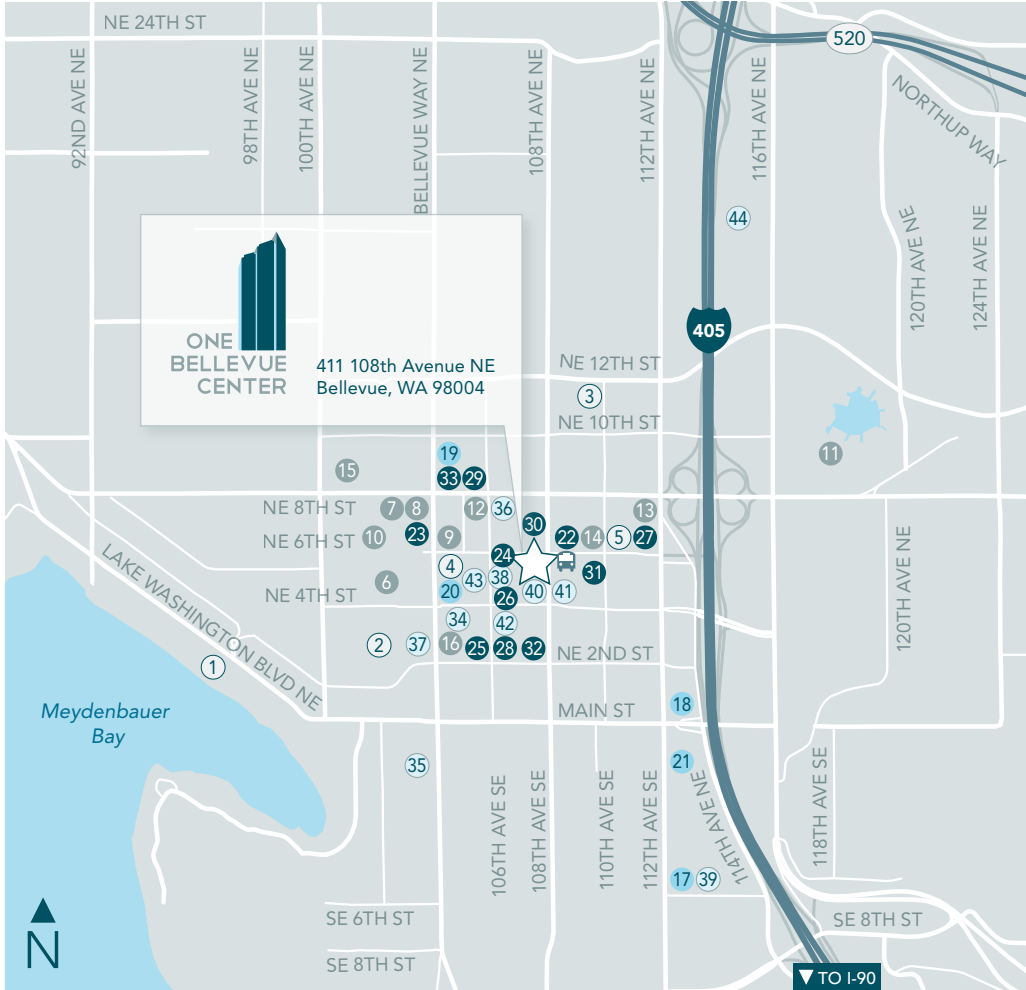
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Location



POINTS OF INTEREST

- ① Meydenbauer Park
- ② Bellevue Downtown Park
- ③ Bellevue Library
- ④ Bellevue Arts Museum
- ⑤ Meydenbauer Convention Center

SHOPPING

- ⑥ Bellevue Square
- ⑦ Nordstrom
- ⑧ Crate and Barrel
- ⑨ Lincoln Square
- ⑩ Sephora
- ⑪ Whole Foods Market
- ⑫ Barnes and Noble
- ⑬ Neiman Marcus
- ⑭ The Shops at The Bravern
- ⑮ QFC
- ⑯ Safeway

LODGING

- ⑰ Hotel Bellevue
- ⑱ Sheraton Bellevue
- ⑲ Hyatt Regency
- ⑳ Westin Bellevue
- ㉑ Hilton Bellevue

RESTAURANTS & COFFEE SHOPS

- ㉒ Wild Ginger
- ㉓ Z'Tejas Inc.
- ㉔ Tap House Grill
- ㉕ Sushi Maru
- ㉖ Purple Cafe and Wine Bar
- ㉗ John Howie Steak
- ㉘ Bamboo Garden
- ㉙ Tully's Coffee
- ㉚ Starbucks
- ㉛ El Gaucho
- ㉜ Seastar
- ㉝ Daniel's Broiler

SERVICES

- ㉞ Pilates Plus
- ㉟ Elite Fitness and Training
- ㊱ FedEx Office
- ㊲ The UPS Store
- ㊳ LA Fitness
- ㊴ Bellevue Club
- ㊵ Banner Bank
- ㊶ Sterling Bank
- ㊷ Key Bank
- ㊸ Bright Horizons
- ㊹ Sundance Preschool and Daycare

TRANSIT

- ㊺ Bellevue Transit Station (future light rail)



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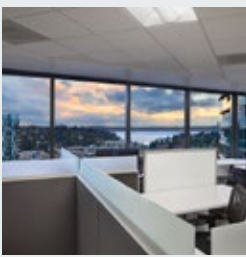
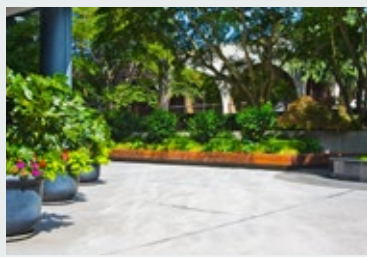
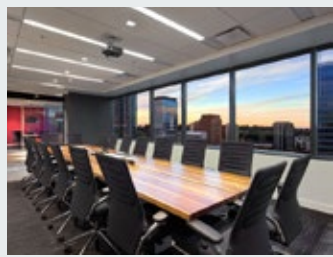
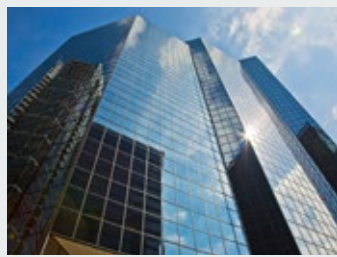
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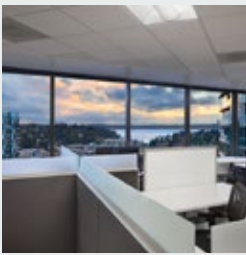
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Available Space

Click on Suite # to view floor plan

Floor	Suite	Square Footage	Date Available	Comments
7	700	5,244 RSF	Now	Double-door lobby exposure. Space is all open area ready for custom build-out.
17*	1700	19,114 RSF	Now	Two contiguous floors connected by an internal stairwell. Excellent 360° views.
18*	1800	19,114 RSF	Now	Two contiguous floors connected by an internal stairwell. Excellent 360° views. View Proposed Space Plan 1 View Proposed Space Plan 2
17 – 18*		38,228 RSF	Now	Unique contiguous large availability. Two contiguous floors connected by an internal stairwell. Excellent 360° views.
21	2100	16,444 RSF	9/1/2015	Full floor opportunity with above standard 9'10" ceiling height.

* Floors 17 – 18 Contiguous up to 38,228 SF



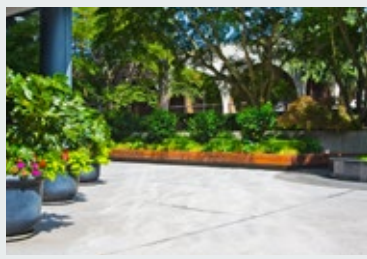
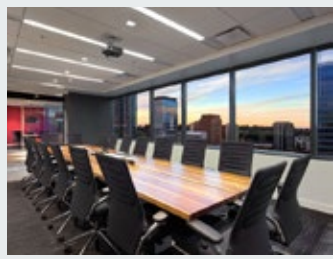
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[Back to Overview](#)

7th Floor Suite 700 5,244 RSF

- Current As-Built
- Upgraded ceiling lights & grid
- Double door entry off elevator lobby





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[Back to Overview](#)

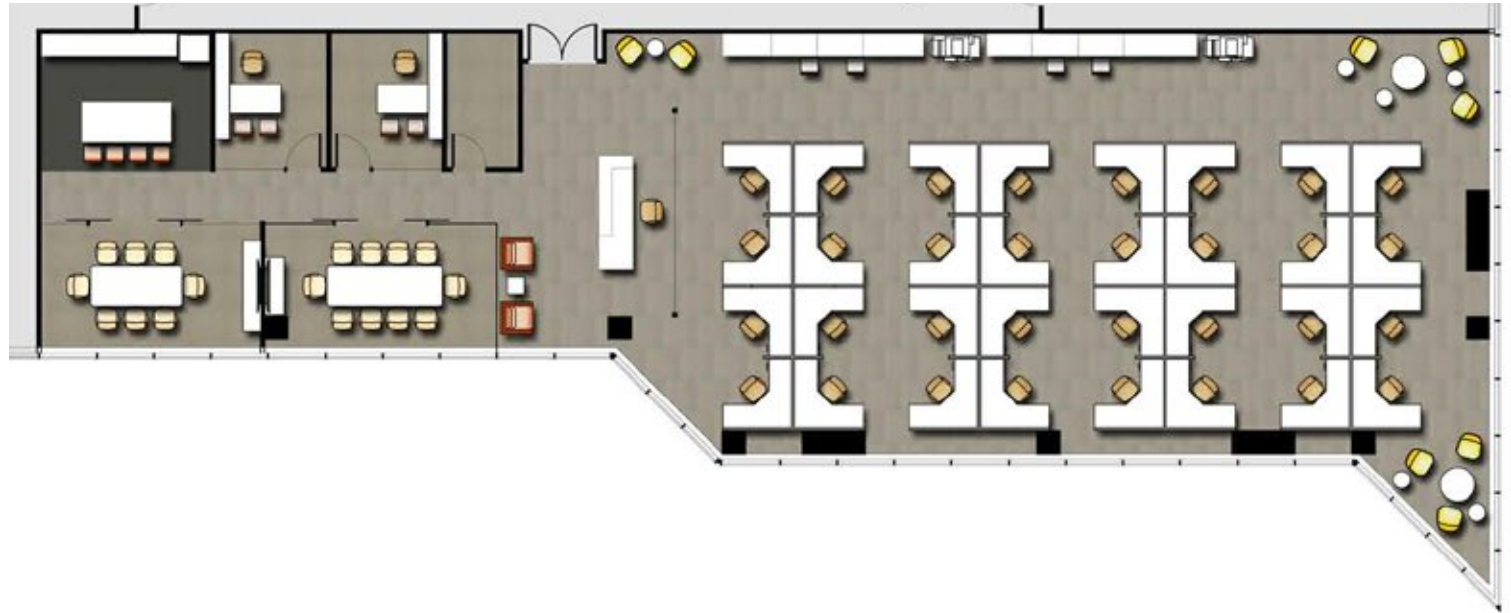
7th Floor Suite 700 5,244 RSF

- Concept Plan

- Density:

31 employees

169 SF / employee



North



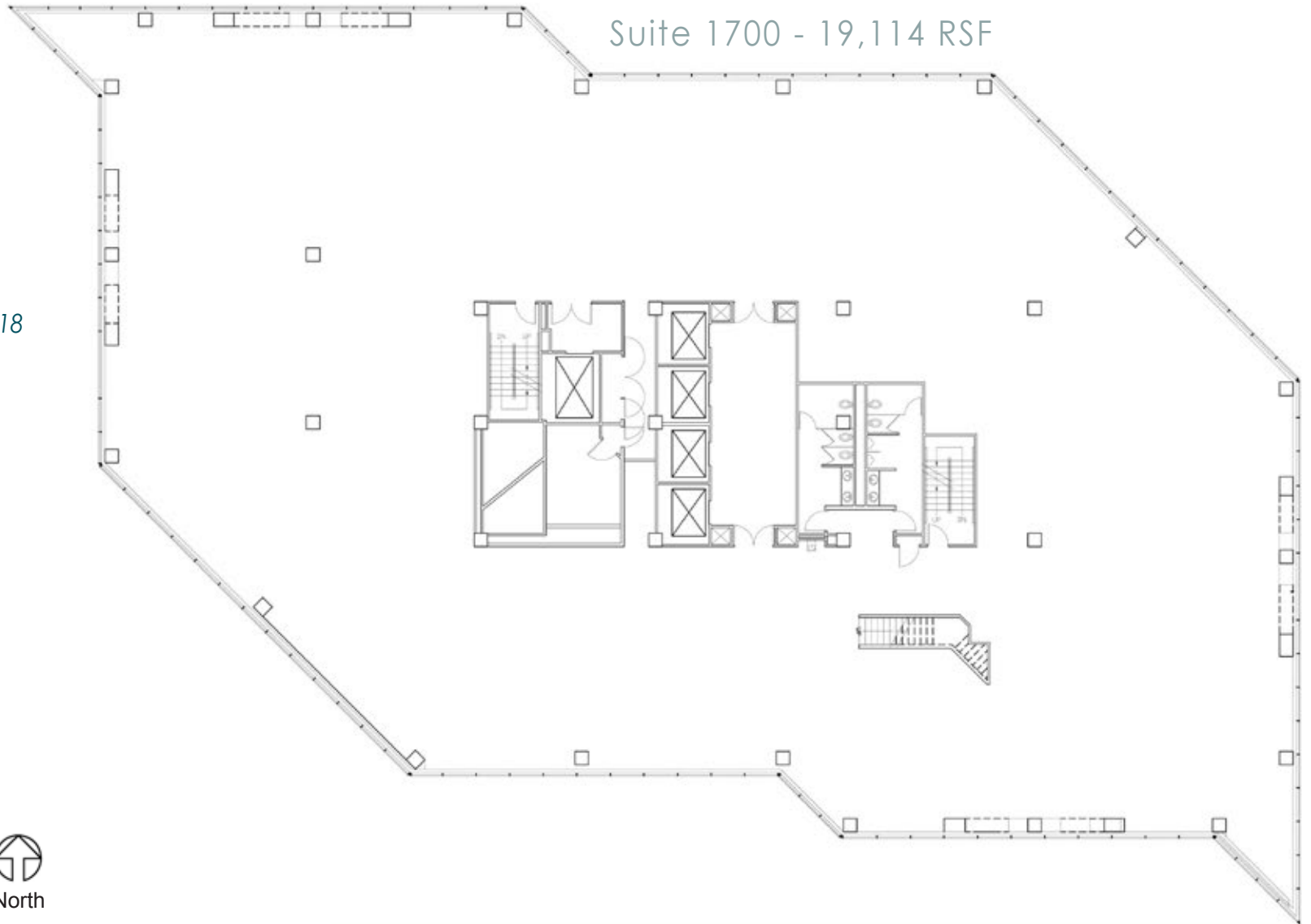
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[Back to Overview](#)

17th Floor Suite 1700 19,114 RSF

- Current As-Built
- Contiguous with Floor 18
for 38,228 RSF

Suite 1700 - 19,114 RSF





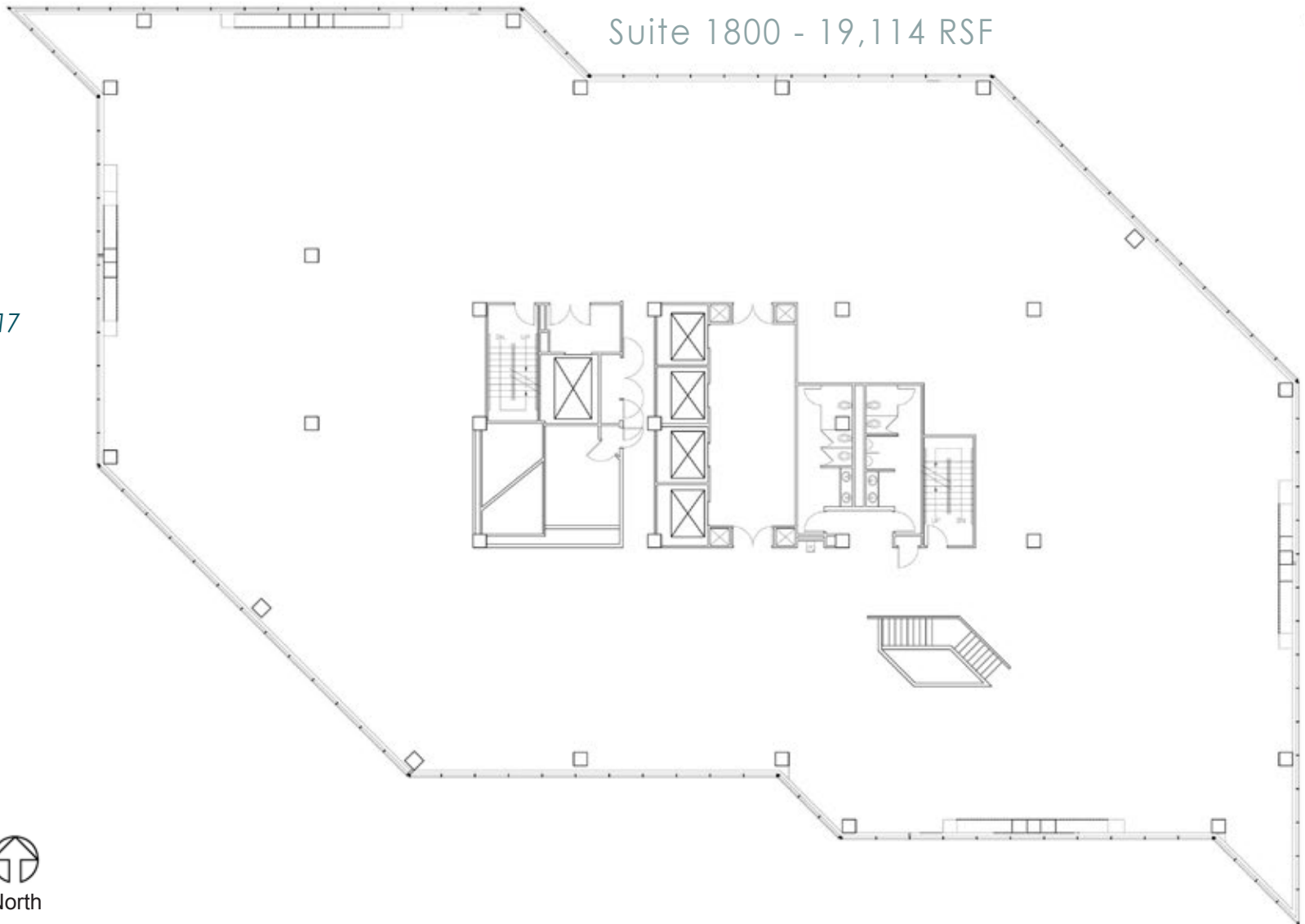
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[Back to Overview](#)

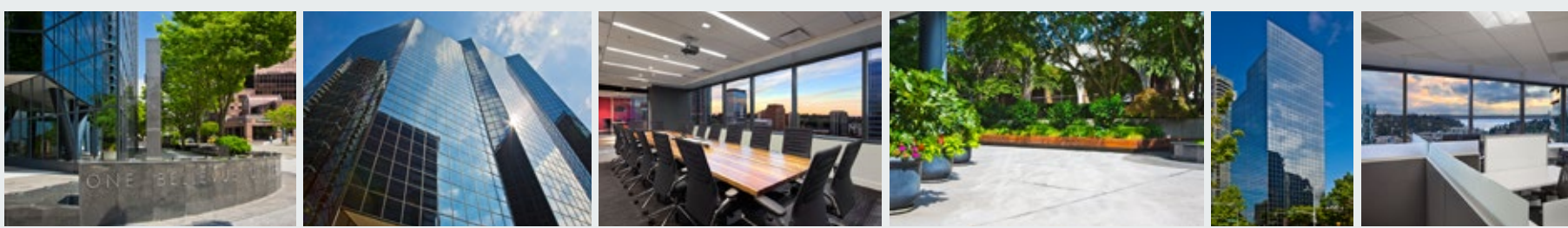
18th Floor Suite 1800 19,114 RSF

- Current As-Built
- Contiguous with Floor 17
for 38,228 RSF

Suite 1800 - 19,114 RSF



North

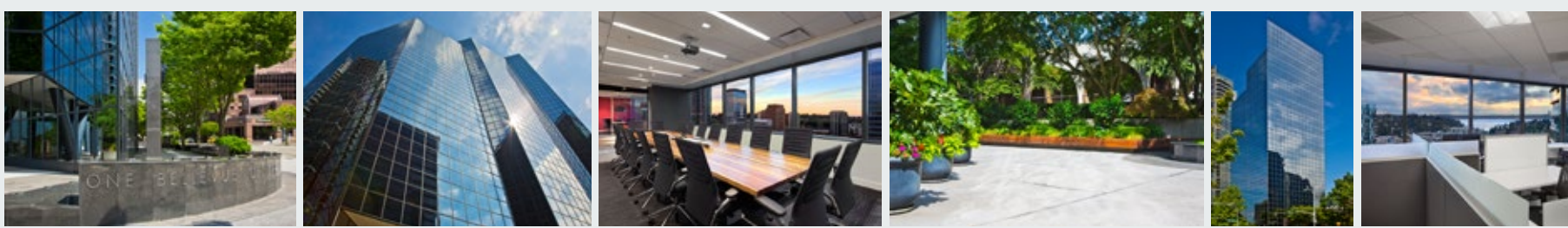


18th Floor
Suite 1800
19,114 RSF

- Proposed Space Plan 1
- Contiguous with Floor 17 for 38,228 RSF
- Density:
97 employees
197 SF / employee

Suite 1800 - 19,114 RSF

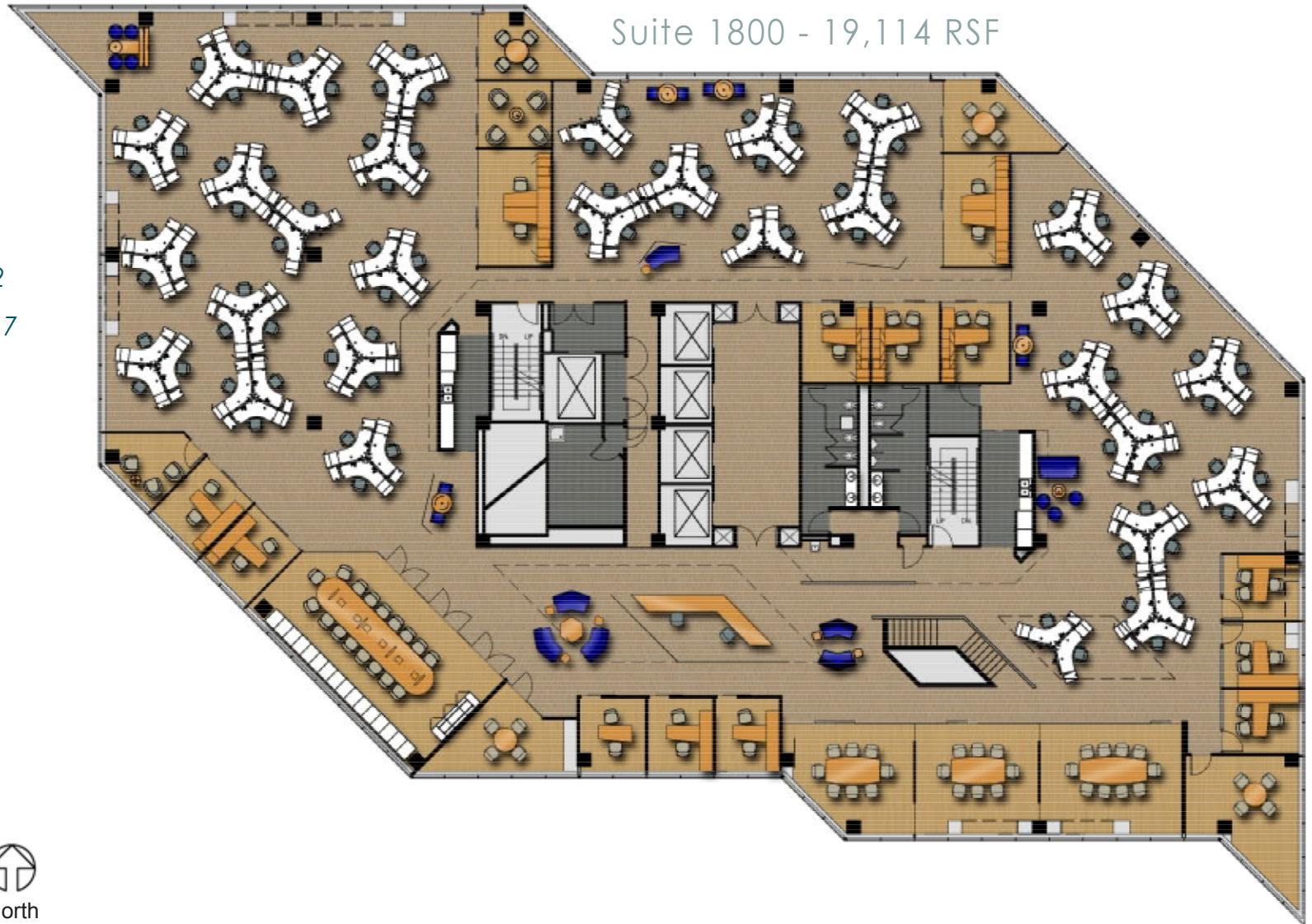


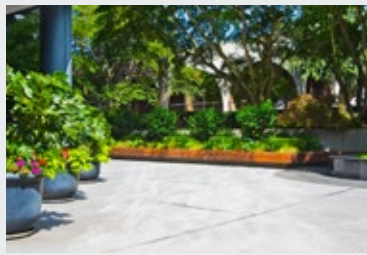


18th Floor
Suite 1800
19,114 RSF

- Proposed Space Plan 2
- Contiguous with Floor 17
for 38,228 RSF
- Density:
103 employees
186 SF / employee

Suite 1800 - 19,114 RSF





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[Back to Overview](#)

21st Floor Suite 2100 16,444 RSF

- Current As-Built
- Above standard 9'10" ceiling height

Suite 2100 - 16,444 RSF

