



ONE BELLEVUE

# ONE BELLEVUE

411 108TH AVENUE NE, BELLEVUE, WA

368,000 RSF • CLASS A OFFICE

**CBRE**

 LaSalle™

1BELLEVUECENTER.COM

# IN THE HEART OF **DOWNTOWN BELLEVUE**

- » 368,000 RSF Class A Office
- » 18,000 – 19,000 SF Floor Plates
- » 2025 Operating Expenses: \$15.88/Sq. Ft.
- » Covered Parking: 1/850 RSF
- » On-site Property Management





# THE ELEVATED TENANT EXPERIENCE



## SPACIOUS CONFERENCE FACILITIES

Large room: 71 occupants

Small room: 51 occupants

Combined rooms: 122 occupants



Outdoor seating space for tenants  
to connect and recharge



Cafe



High-end fitness center



Fully secured bike spa



Electric car charging stations



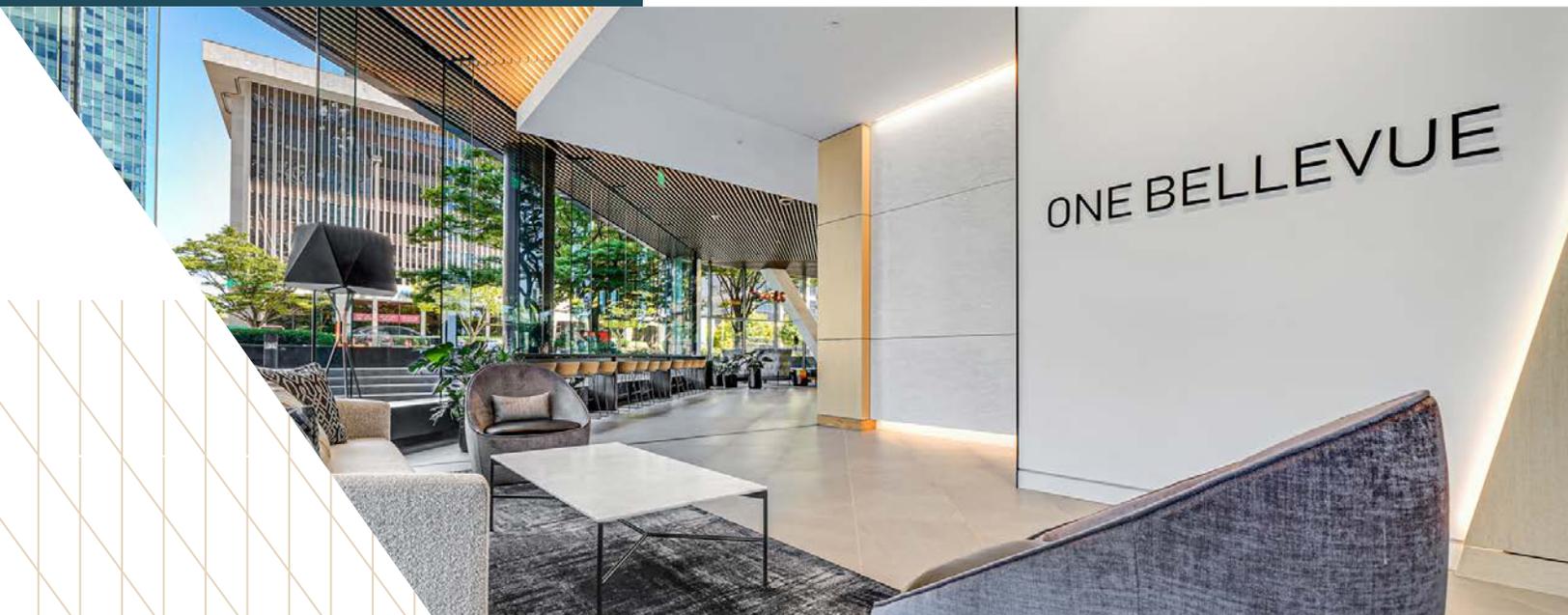
Indoor / outdoor tenant lounge



Destination dispatch elevators



Common area Wi-Fi



# EXCEPTIONAL VIEWS

## AVAILABLE SPACE

36,609 SF  
CONTIGUOUS  
AVAILABLE

Floor 15

Floor 14

Floor 11

10-1050

7-750

Floor/Suite

Size/SF

Virtual Tour

Floor 15

18,307



Floor 14

18,302



Floor 11

18,318



Suite 1050

5,488

Suite 750

12,962



DOWNLOAD AVAILABLE  
FLOORPLANS



RENOVATED LOBBY  
VIRTUAL TOUR



# GROUND FLOOR SITE PLAN

CONFERENCE FACILITIES WITH  
RETRACTABLE WALL FOR  
122 MAXIMUM OCCUPANT FACILITY

ON-SITE PROPERTY  
MANAGEMENT

RENOVATED RESTROOMS

CAFE

FUTURE RETAIL

SECURITY & CONCIERGE

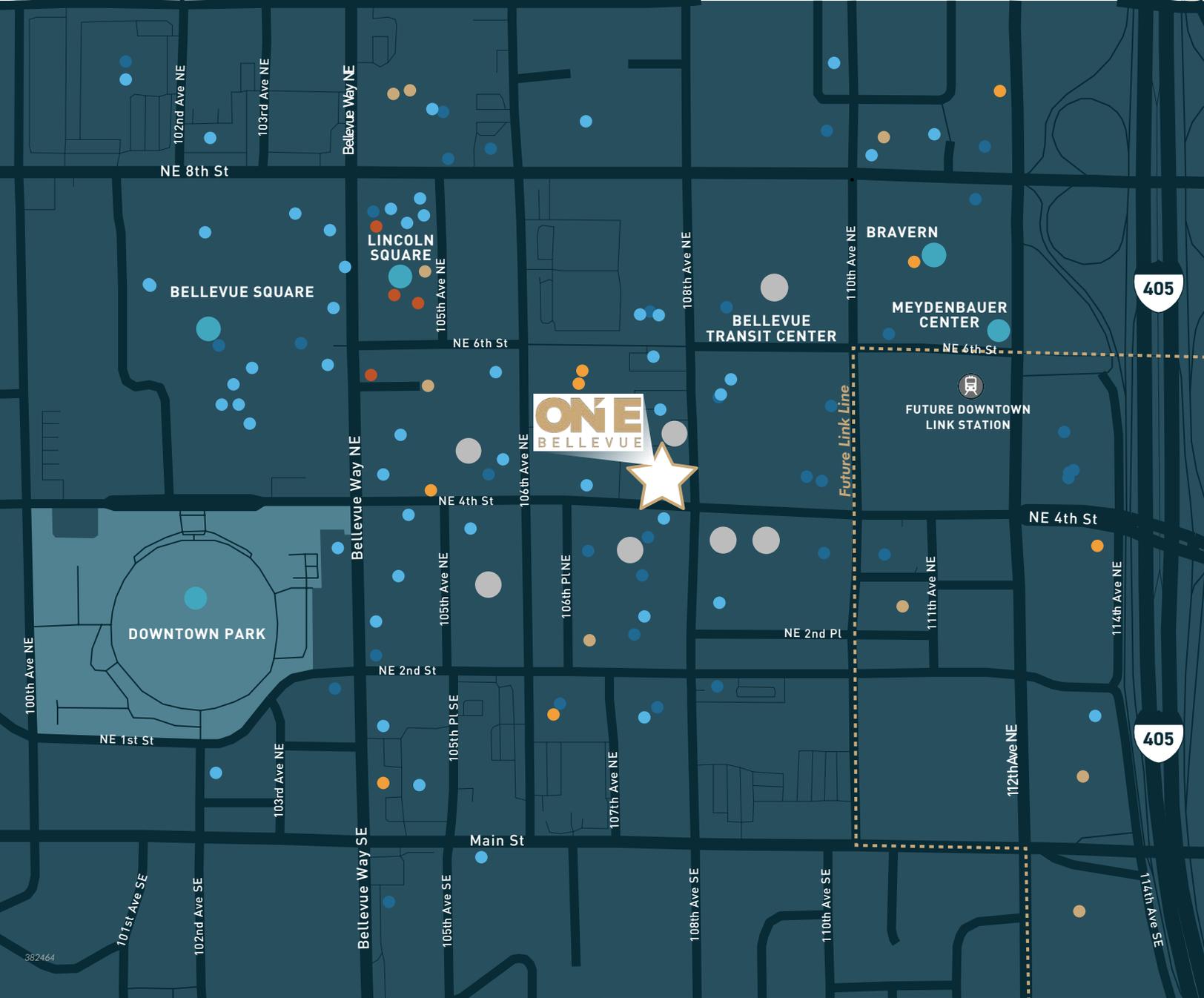
FULL LOBBY RENOVATION

COMMON AREA KITCHEN  
& GATHERING SPACE



ONE BELLEVUE

PLEASE USE REVOLVING DOOR



### AMENITY MAP KEY

- Food & Drink
- Banks
- Hotels
- Landmarks
- Fitness
- Entertainment
- Amazon Buildings

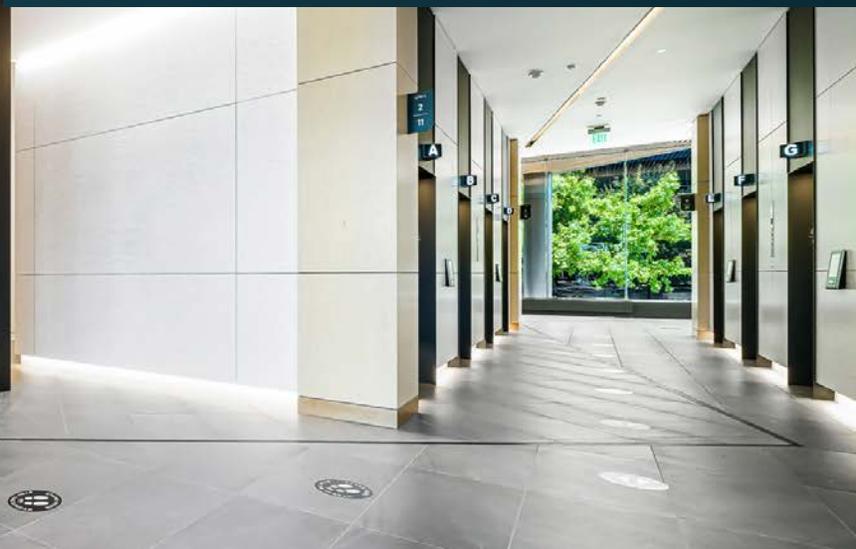




**ONE**  
BELLEVUE

## HAS WELLNESS IN MIND

- ✓ Enhanced cleaning protocols in common areas beyond CDC recommendations
- ✓ MERV 13 air filters for cleaner air
- ✓ Hand sanitizing stations throughout common area
- ✓ Destination dispatch elevators and spacing markers keep social distancing top of mind
- ✓ Contact-less visitor management systems
- ✓ Upgraded restrooms equipped with touchless faucets and dispensers
- ✓ Take a break while getting fresh air in the outdoor common space





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## FOR MORE INFORMATION, PLEASE CONTACT

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