



ONE BELLEVUE

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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



**Outdoor seating space for tenants
to connect and recharge**



Future retail



High-end fitness center



Fully secured bike spa



Electric car charging stations



Indoor / outdoor tenant lounge



New destination dispatch elevators



Common area Wi-Fi



SPACIOUS CONFERENCE FACILITIES

Large room: 71 occupants

Small room: 51 occupants

Combined rooms: 122 occupants



EXCEPTIONAL VIEWS

AVAILABLE SPACE

36,609 SF
CONTIGUOUS
AVAILABLE

Floor 15

Floor 14

Floor 11

10-1050

Floor 9

7-750


6-650

DOWNLOAD AVAILABLE
FLOORPLANS



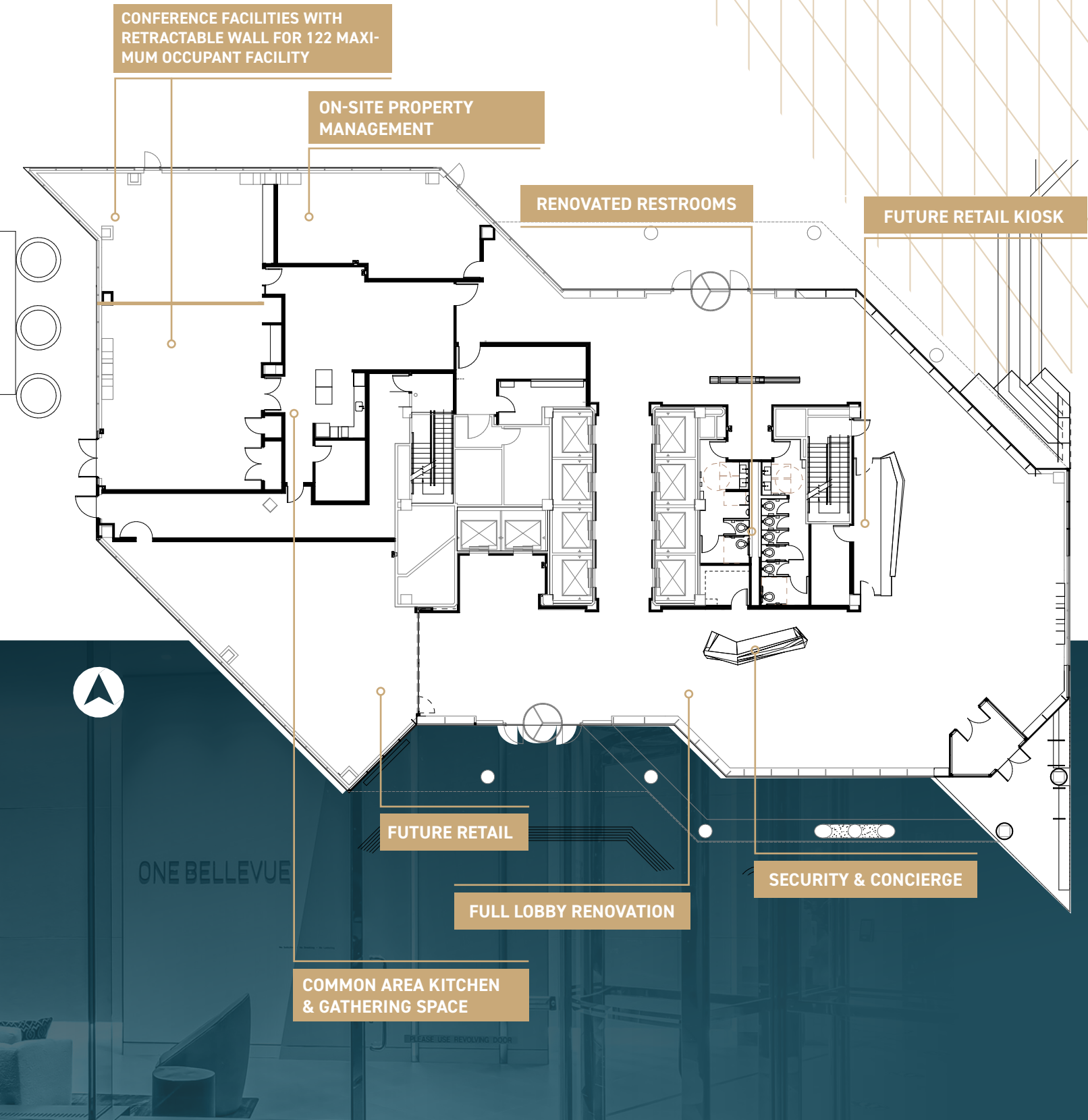
RENOVATED LOBBY
VIRTUAL TOUR

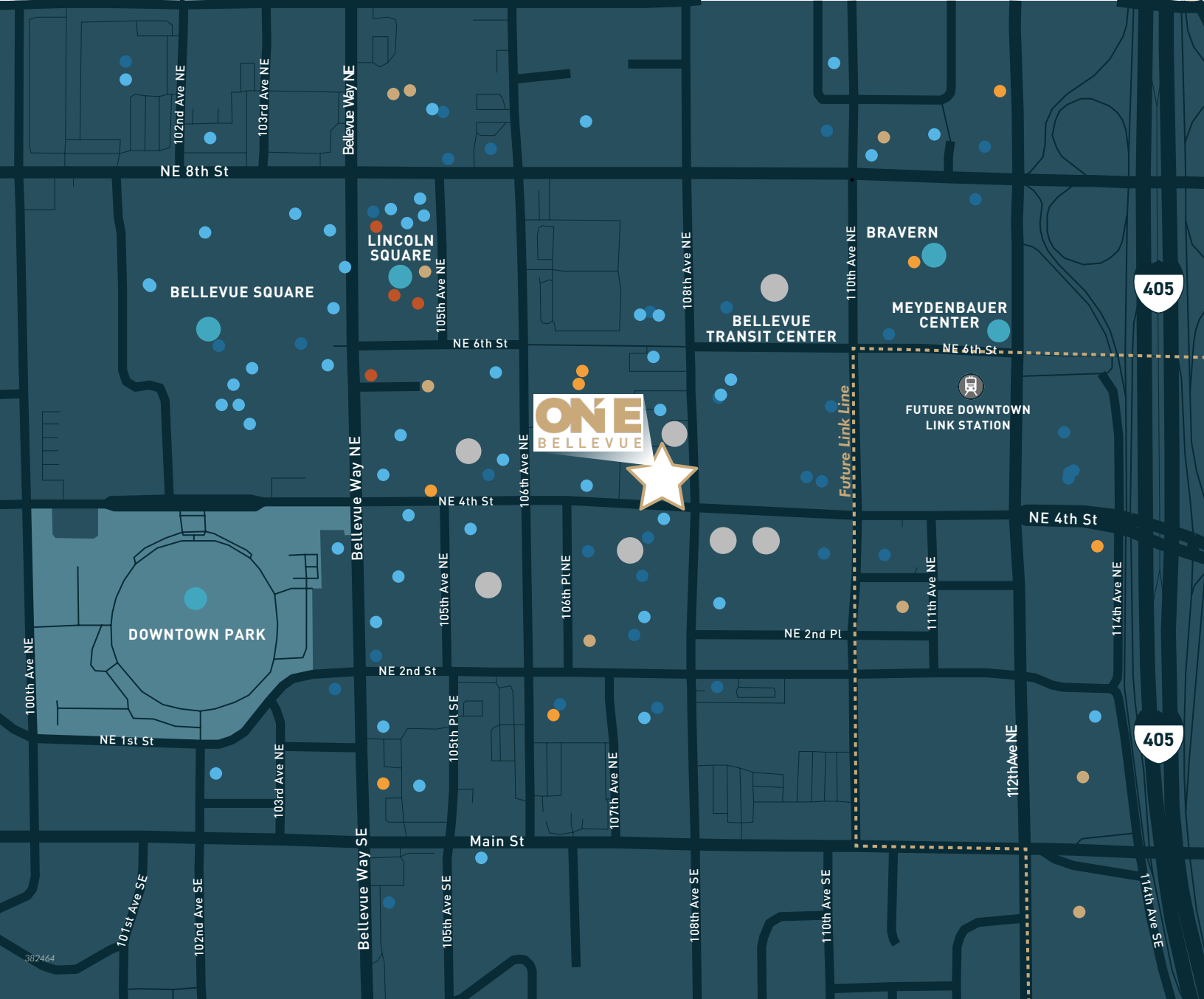


| Floor/Suite | Size/SF | Virtual Tour |
|--|---------|---|
| Floor 15 | 18,307 |  |
| Floor 14 | 18,302 |  |
| Floor 11 | 18,318 |  |
| Suite 1050 | 5,488 | |
| Floor 9 | 18,308 |  |
| Suite 750 | 12,962 |  |
| Suite 650 <i>(Market Ready Condition)</i> | 5,260 |  |

GROUND FLOOR

SITE PLAN





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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