



ONE BELLEVUE

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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



**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

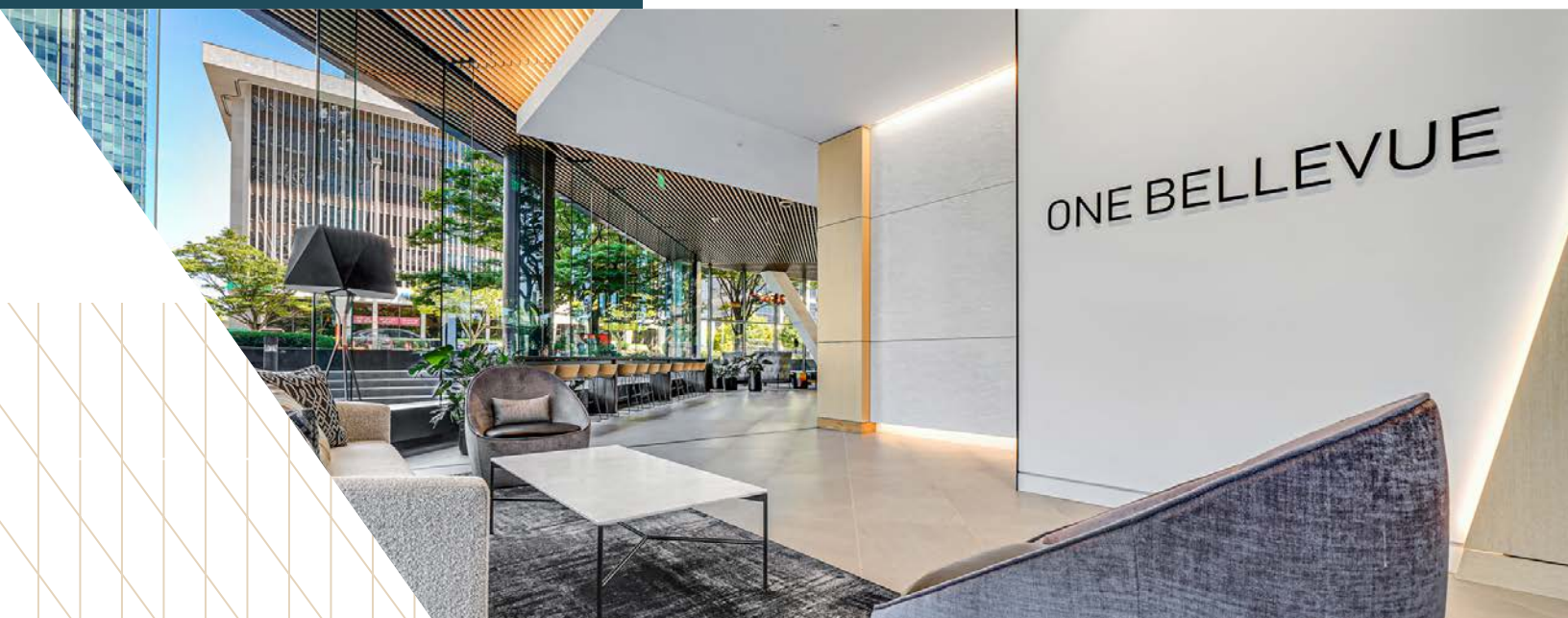


SPACIOUS CONFERENCE FACILITIES

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
(Market Ready Condition)

5,260



GROUND FLOOR SITE PLAN

CONFERENCE FACILITIES WITH
RETRACTABLE WALL FOR
122 MAXIMUM OCCUPANT FACILITY

ON-SITE PROPERTY
MANAGEMENT

RENOVATED RESTROOMS

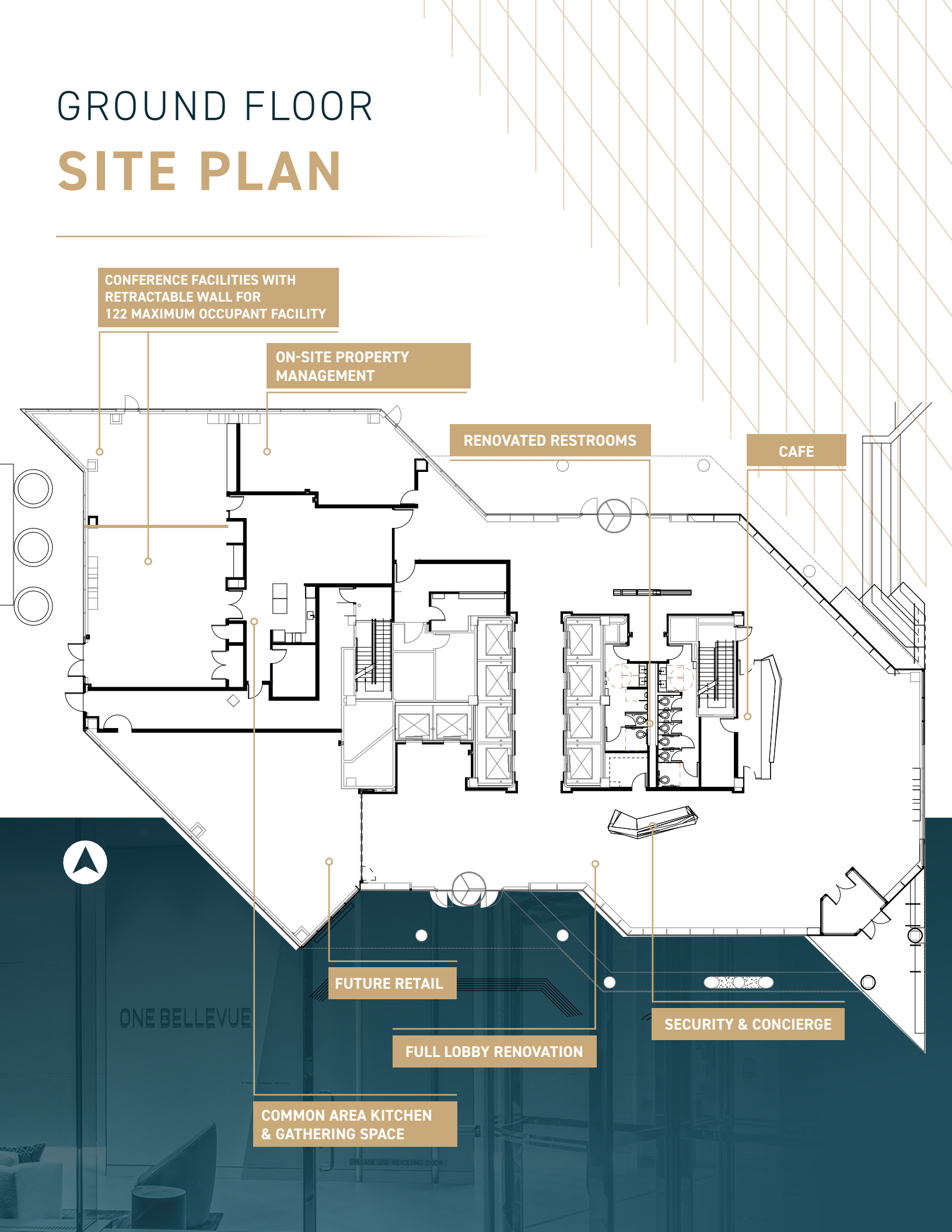
CAFE

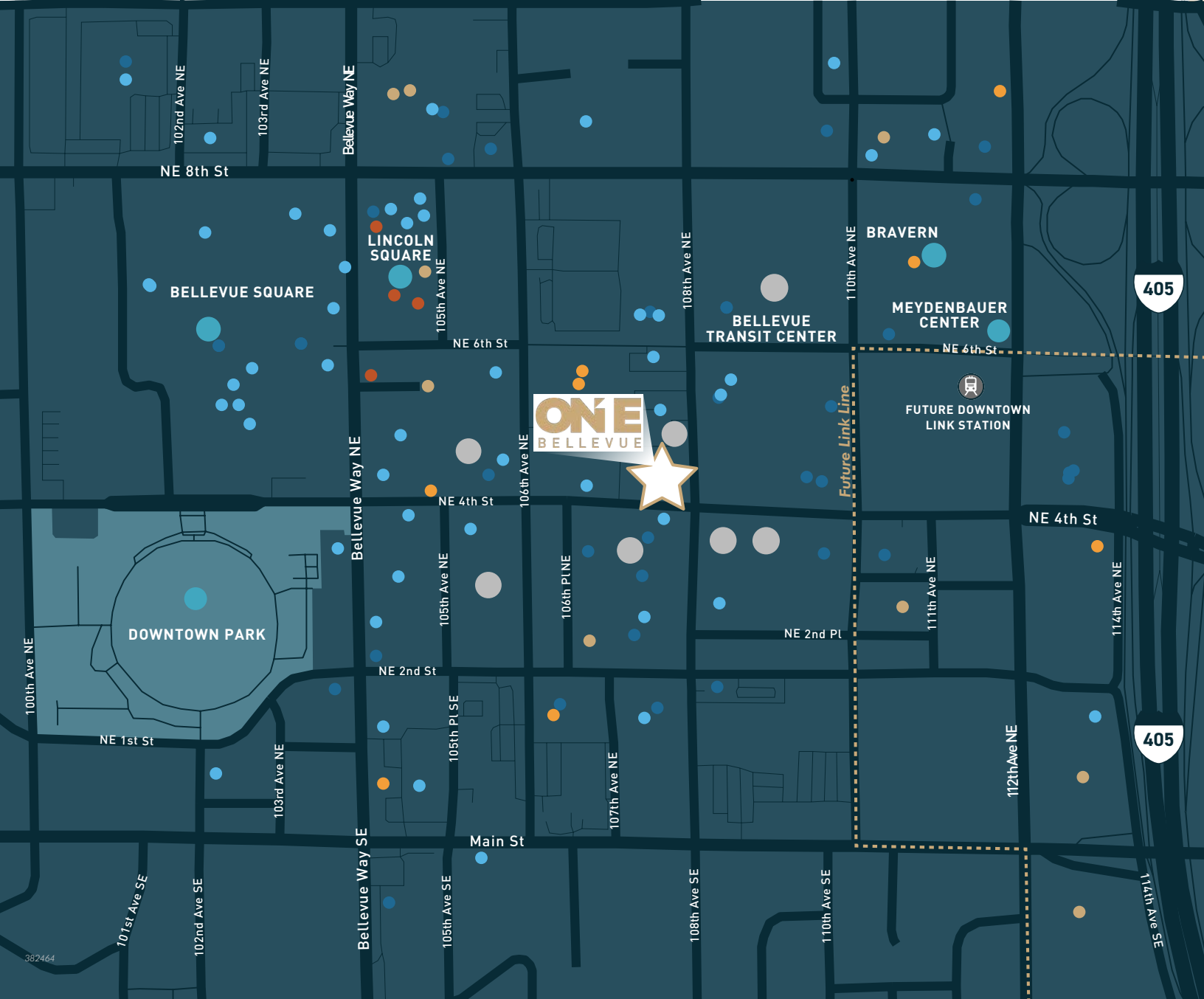
FUTURE RETAIL

SECURITY & CONCIERGE

FULL LOBBY RENOVATION

COMMON AREA KITCHEN
& GATHERING SPACE





AMENITY MAP KEY

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







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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