

KEY CENTER



KILROY

KEY CENTER



The attractive design of Key Center, coupled with vibrant onsite and nearby amenities, creates endless opportunities for exploration and collaboration

Enjoy a close proximity to Downtown Bellevue's lively entertainment and shopping center, surrounded by a wide variety of dining options.

Neighborhood amenities within walking distance include Bellevue Square Mall, Lincoln Square, The Shops at The Bravern, and Meydenbauer Events & Convention Center.

Located directly across the street from the Bellevue Transit Center and within 3 blocks of I-405, Key Center's access to transportation is unmatched.

Key Center is a LEED Platinum certified building with an ENERGY STAR rating of 97.



At the Core of Downtown Bellevue



THE BUILDING

22 Story Class A office building totaling 488,470 square feet

PREMIER DESIGN

Bellevue's most attractive high-rise with a newly redefined lobby

TRANSPORTATION HUB

Across the street from the Bellevue Downtown Transit Center and located on the Pedestrian Corridor. Excellent freeway access via both NE 4th and NE 8th Street.

SPECTACULAR VIEWS

Seattle skyline, Mt. Rainier and Lake Washington Views

NEARBY RETAIL

Over 3 million square feet of the region's finest restaurants, movie theaters, athletic clubs and stores in immediate vicinity. LA Fitness located next door!

ON-SITE AMENITIES

Five food/service providers in the project (Starbucks, City Soups, Chantane Thai & Naga Lounge, Market Fresh, Jimmy Johns) along with additional retail services



PAUL SWEENEY (425) 646-5225 sweeney@broderickgroup.com
JASON FURR (425) 646-5220 furr@broderickgroup.com

601 108th Avenue NE, Bellevue, WA
KEYCENTERBELLEVUE.COM



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FACTS AND FIGURES

488K

High rise in Downtown Bellevue

9'

Window height

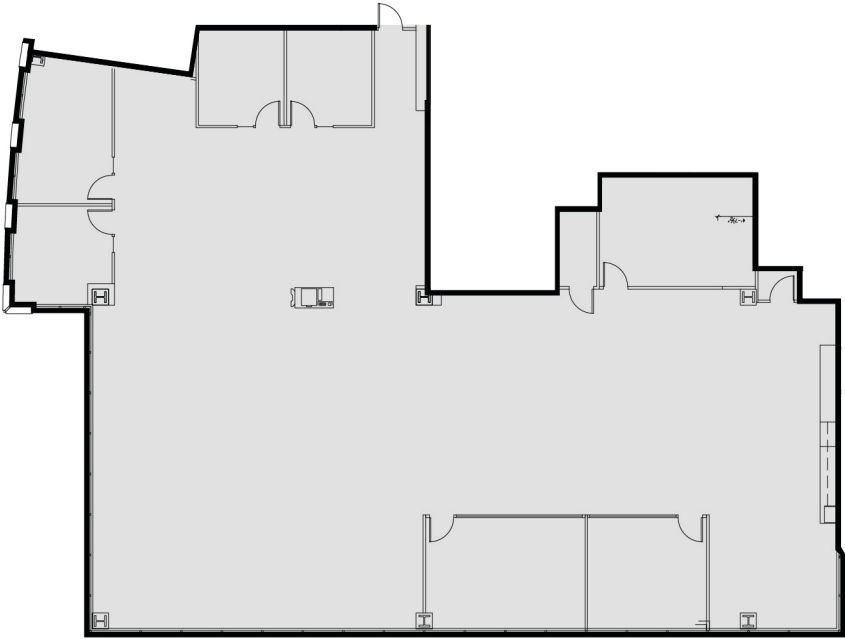


LEED Platinum Certified

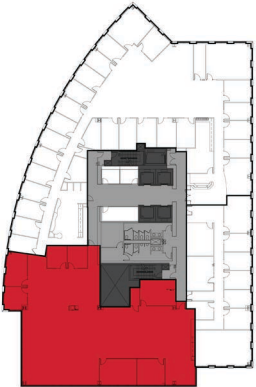
BUILDING AMENITIES	Redefined lobby providing a vibrant atmosphere, designed to encourage collaboration. On-site amenities include a full-service bank and sundry shop.
ON-SITE FOOD	Starbucks, Jimmy Johns, Market Fresh, Chantanee Thai & Naga Lounge, and City Soups.
AREA AMENITIES	Located on the Pedestrian Corridor, Key Center is within blocks of Bellevue Square and The Shops at the Bravern while also providing direct access to numerous athletic clubs, local recreation, hotels and movie theaters.
BIKE LOCKER	On-site secured bike locker/storage on Level B of the parking garage.
TRANSIT CENTER	Bellevue's Transit Center is immediately across the street. The future East Link Light Rail, will be located one block east when it opens in 2023.

OPERATING EXPENSES	2017 Projected - \$13.58 per rentable square foot.
LOAD FACTORS	Per BOMA standards.
PARKING	Six level garage (800 covered spaces). Electric Vehicle charging stations located on Level A of the parking garage.
RATIO	2.0 stalls for every 1,000 rentable square feet at \$240.00 per stall. Reserved / Executive parking available at \$335.00 per stall.
ELEVATORS	Eight passenger elevators serve the tower, four in the low-rise and four in the high-rise. The four-level garage has two dedicated elevators. One freight elevator services the building.
VIEW	Outstanding views of Meydenbauer Bay, Lake Washington, Mt. Rainier, The Olympic and Cascade Mountain ranges and the downtown Seattle skyline.
SECURITY SYSTEM	Computerized access control system in addition to 24-hour, on-site security.
FIRE PROTECTION	Automatic fire sprinkler system on all floors.
HVAC	The HVAC system is designed to provide flexibility in controlling space temperatures to effectively meet individual comfort levels and special requirements. After-hours HVAC is available upon request.

LAKE
WASHINGTON
& SEATTLE
SKYLINE
VIEW



MT. RAINIER
VIEW

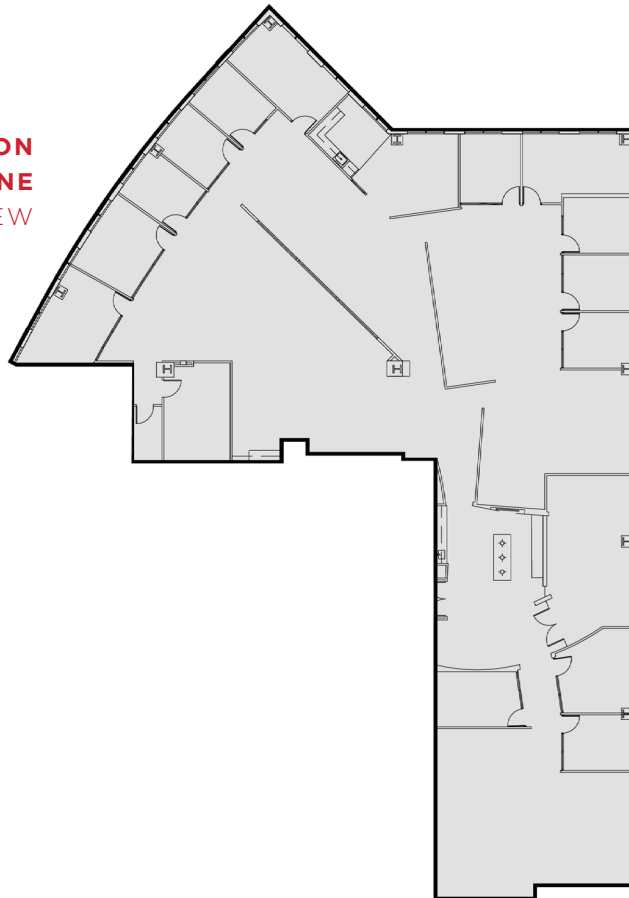


At the Core of Downtown Bellevue

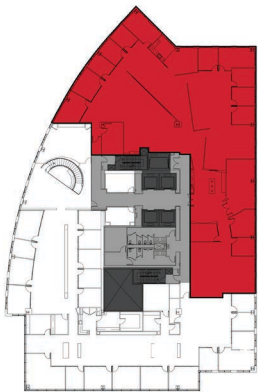
+ VIEW
VIRTUAL TOUR

- Suite 1810
- 7,335 RSF
- Preferred SW corner with amazing views of Lake Washington and the Seattle skyline
- Newer condition, modern space with full height windows
- High ceilings at 12'3" ceiling height
- Column-free floor plates for maximum planning efficiency
- Open configuration with conference room along window line
- Available Now

**LAKE WASHINGTON
& SEATTLE SKYLINE**
VIEW



**CASCADE
MOUNTAINS**
VIEW



At the Core of Downtown Bellevue

- Suite 2250
- 10,224 RSF
- Lobby exposure with excellent views of Lake Washington and Downtown Bellevue
- Modern space with full height windows and high ceilings
- Private offices and conference rooms along window line, interior open areas and efficient, column-free planning
- Available Jan. 2018