



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
- » 2024 Operating Expenses: \$15.77/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

7-700

6-650

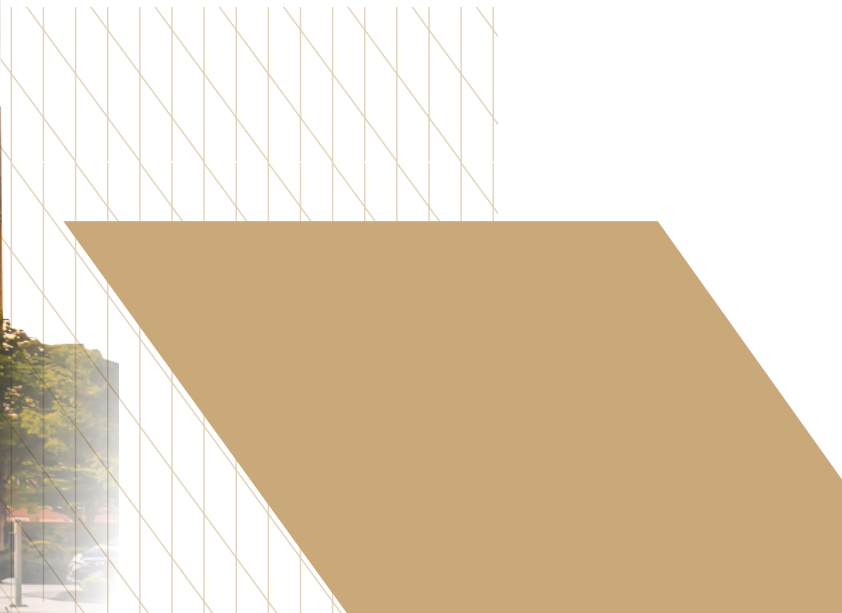
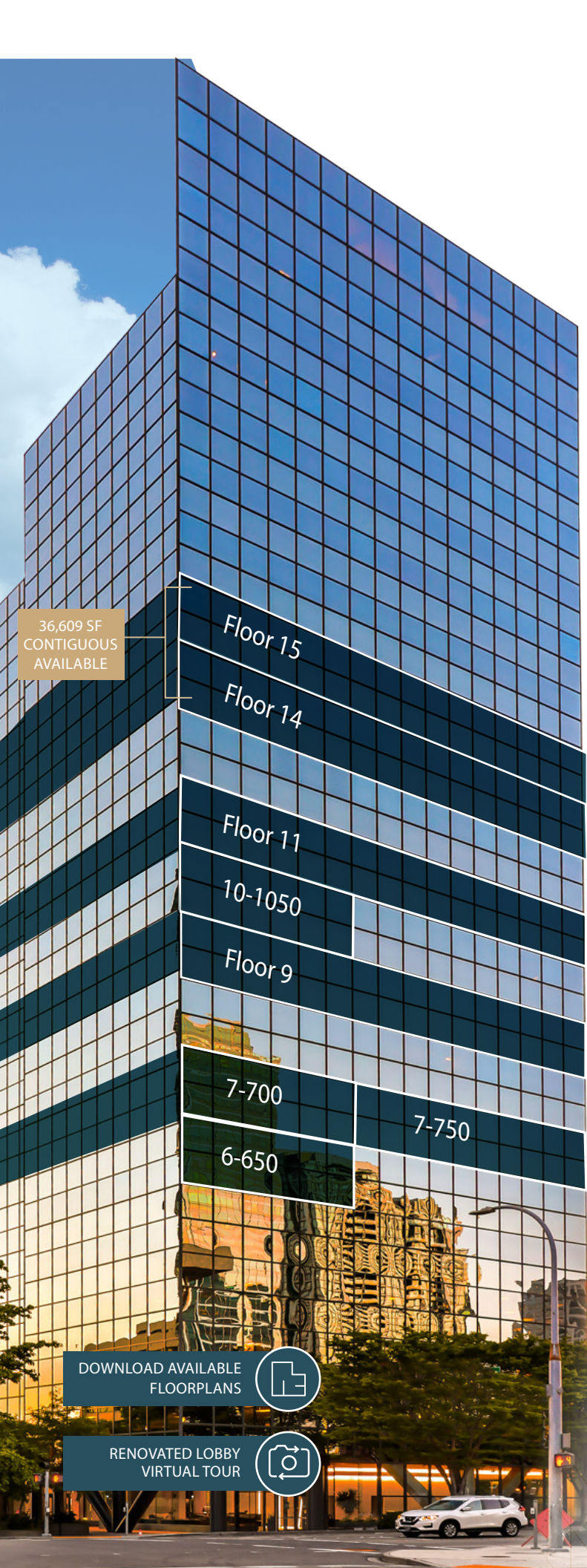
7-750

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	
Floor 7	18,318	
Suite 700	5,356	
Suite 750	12,962	
Suite 650 (Market Ready Condition)	5,260	

DOWNLOAD AVAILABLE
FLOORPLANS



RENOVATED LOBBY
VIRTUAL TOUR



GROUND FLOOR SITE PLAN

CONFERENCE FACILITIES WITH
RETRACTABLE WALL FOR 122 MAXI-
MUM OCCUPANT FACILITY

ON-SITE PROPERTY
MANAGEMENT

RENOVATED RESTROOMS

FUTURE RETAIL KIOSK

FUTURE RETAIL

SECURITY & CONCIERGE

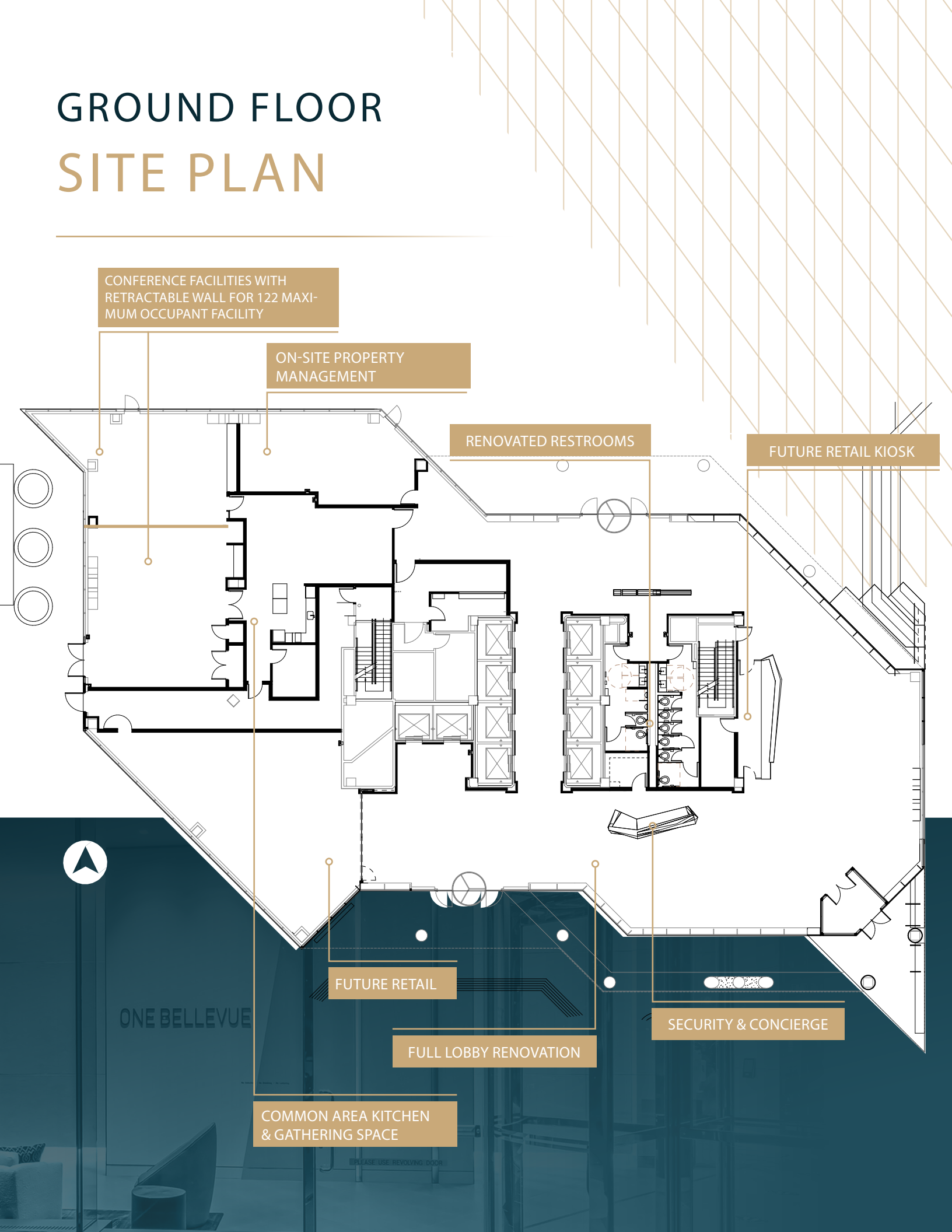
FULL LOBBY RENOVATION

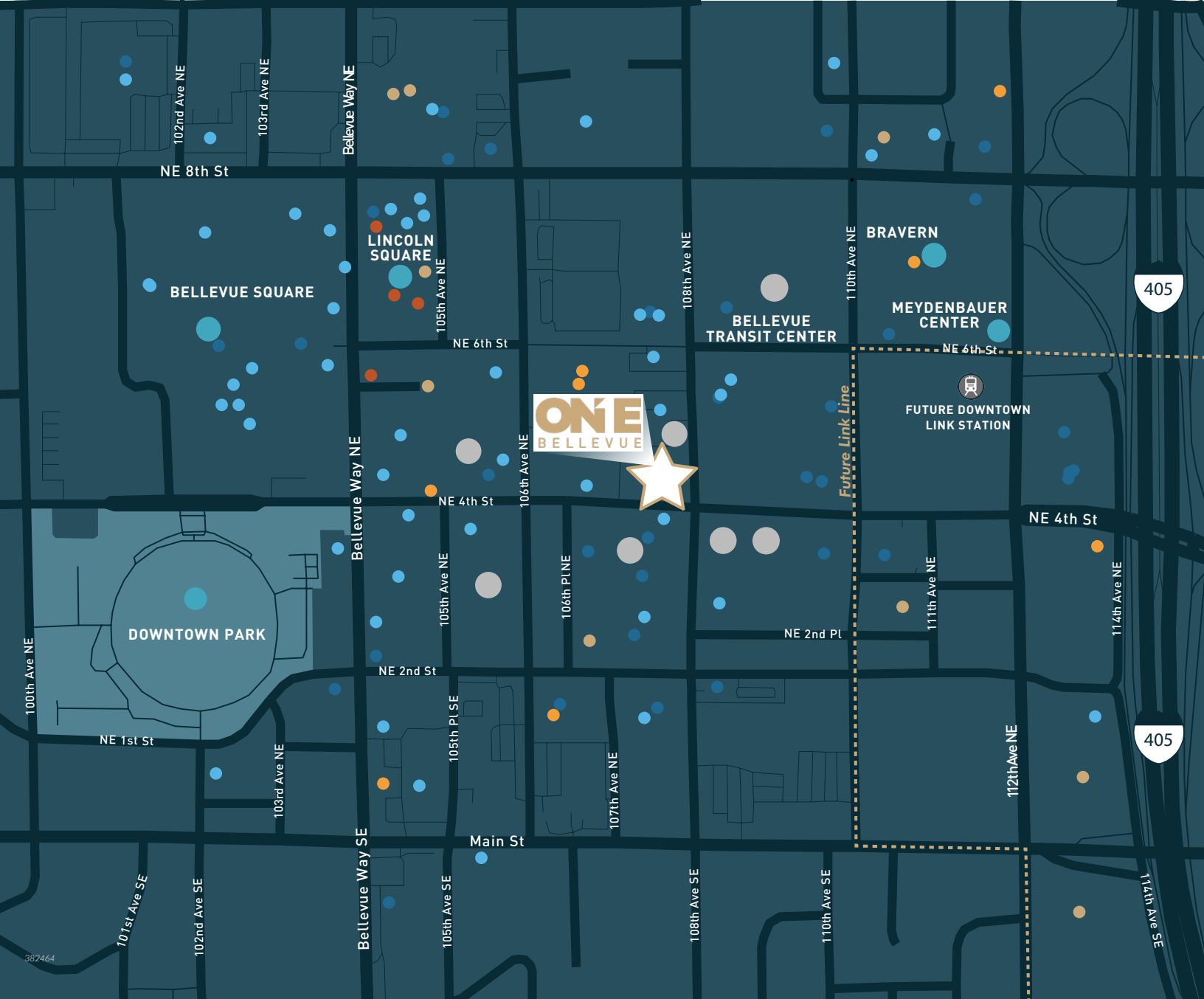
COMMON AREA KITCHEN
& GATHERING SPACE



ONE BELLEVUE

PLEASE USE REVOLVING DOOR

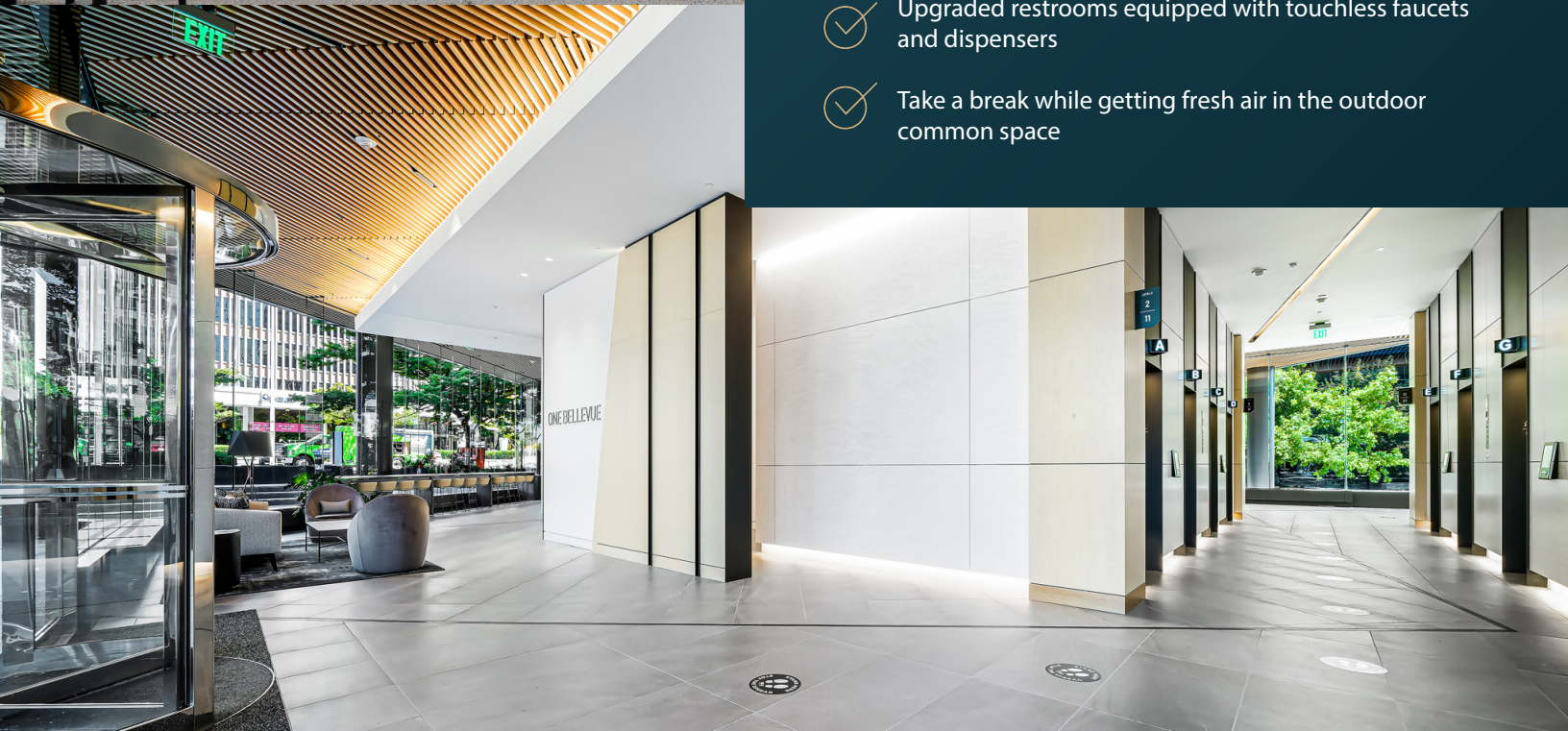




AMENITY MAP KEY

- 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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