

BELLEVUE CONNECTION

550 106TH AVE NE
BELLEVUE, WA 98004

Bellevue CBD

WORLD CLASS

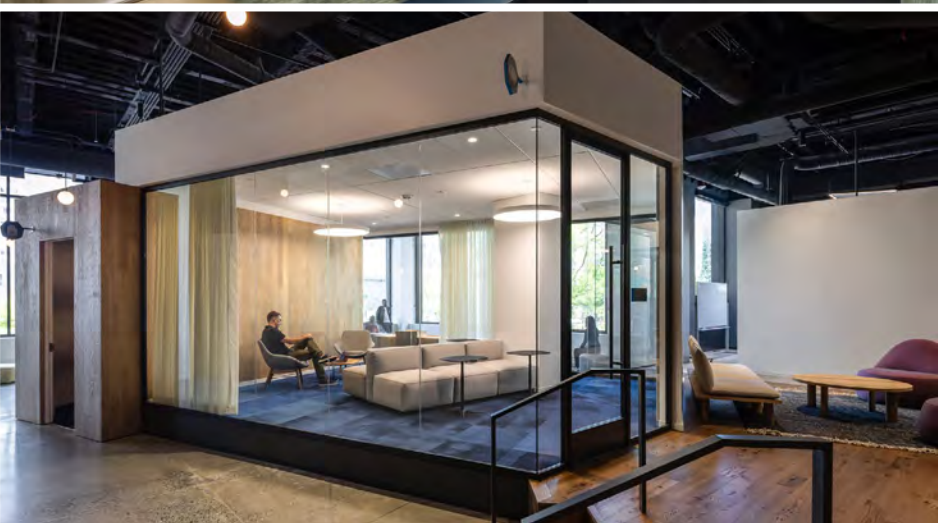
"TURN-KEY" OFFICE SPACE

210,984 RSF

MASTER LEASE EXPIRES
SEPTEMBER 30, 2035

FLINN
FERGUSON
cresa

NEWMARK



Building Overview

World class office building in the heart of Bellevue CBD

Expanded and reconstructed shell and core delivered in 2022

- New mechanical and electrical systems
- New roof
- New windows
- New elevators
- Interstitial stairwells connecting all floors
- Ceiling heights up to +/-36'
- State of the art finishes, lighting and design

Building Systems

HVAC

- 6x 120 ton Rooftop Units
- 1x 100 ton Chiller
- 2x 90 ton Doas system (fresh air)
- 1x 60 ton Doas system (fresh air)

Power

- ± 24 watts PSF
- 205kw natural gas generator

Service Providers

- Comcast, Zayo, and CenturyLink

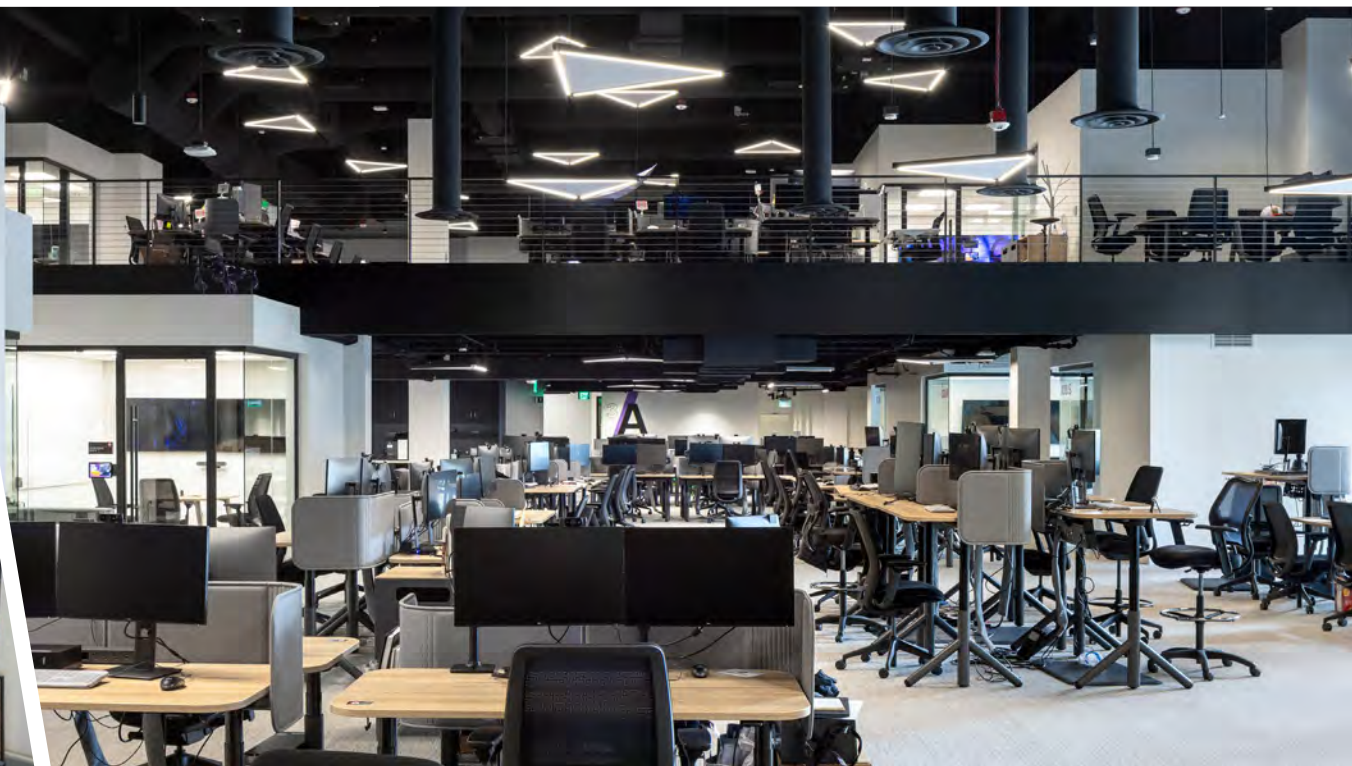
Exclusive Amenities

- Dedicated entry lobby
 - Fitness facility with studio, gym, rock climbing, showers & lockers
 - Secured bike storage
 - Expanded restrooms
 - Private exterior patio
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- Parking: ± 3.00 stalls per 1,000 RSF at market rate
 - Building signage available with excellent exposure in the heart of Bellevue CBD
 - $\pm 17.5k$ RSF of vacant retail currently available direct on the 1st floor (Potential for office/R&D use)
 - Immediate access to Bellevue Transit Center, Bellevue Downtown Light Rail, Downtown Bellevue Park, surrounding retail and restaurants.

World Class Finishes, Lighting & Design



Inspired, Efficient & Productive

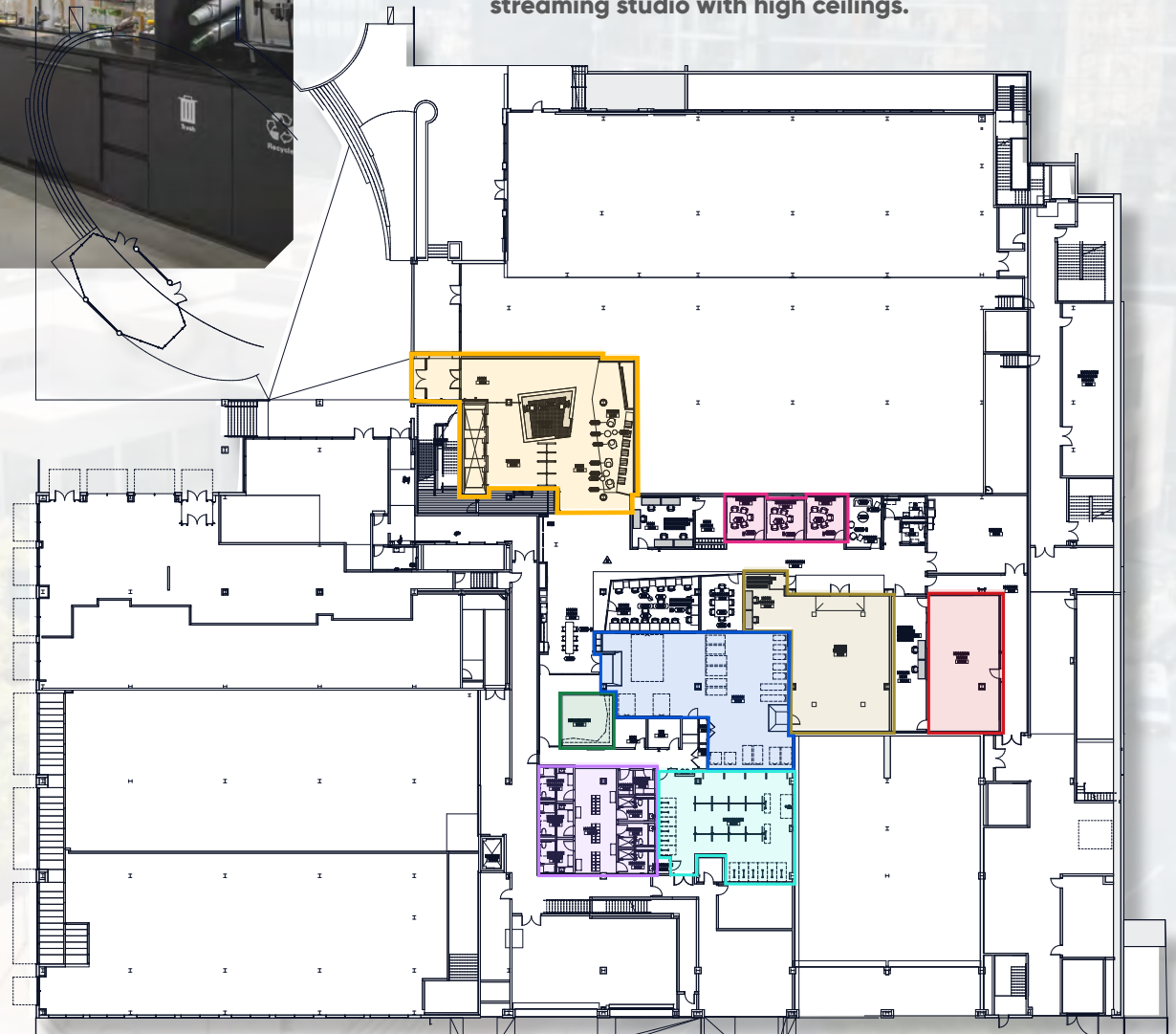




First Floor | ±19,570 RSF

Dedicated entry lobby, interview rooms, fitness (gym, climbing wall, exercise studio, lockers/showers), dedicated bike storage, motion capture and streaming studio with high ceilings.

- ENTRY LOBBY
- INTERVIEW ROOMS
- STREAMING STUDIO
- MO-CAP STUDIO
- ROCK CLIMBING
- FITNESS | GYM
- SHOWERS & LOCKERS
- BIKE STORAGE

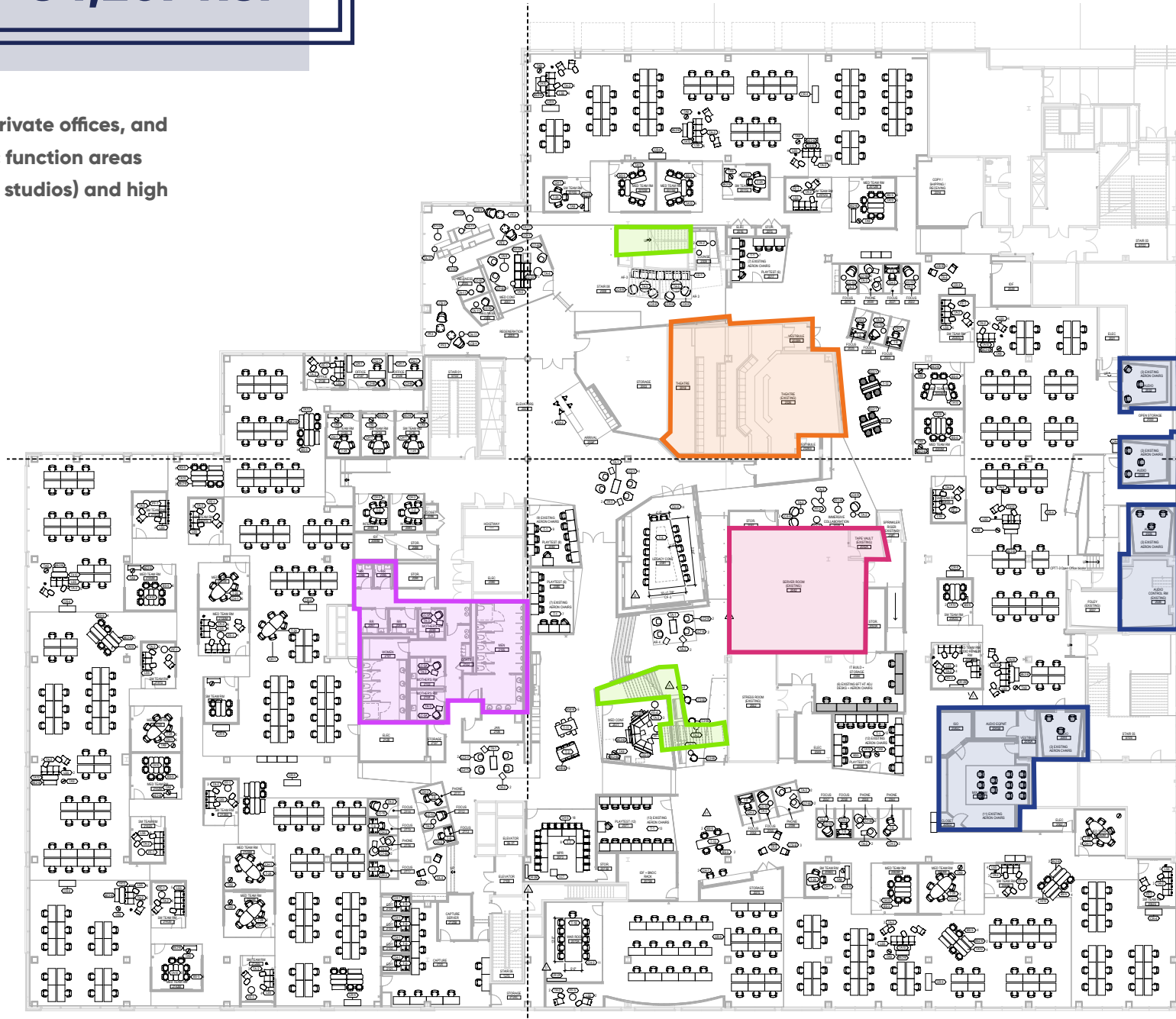


Second Floor | ±84,207 RSF

Efficient mix of open work stations, private offices, and conference rooms with some specific function areas (server room, test lab, theater, audio studios) and high ceilings.



- RESTROOMS
- INTERSTITIAL STAIRWELL
- SERVER ROOM
- AUDIO STUDIO
- THEATER



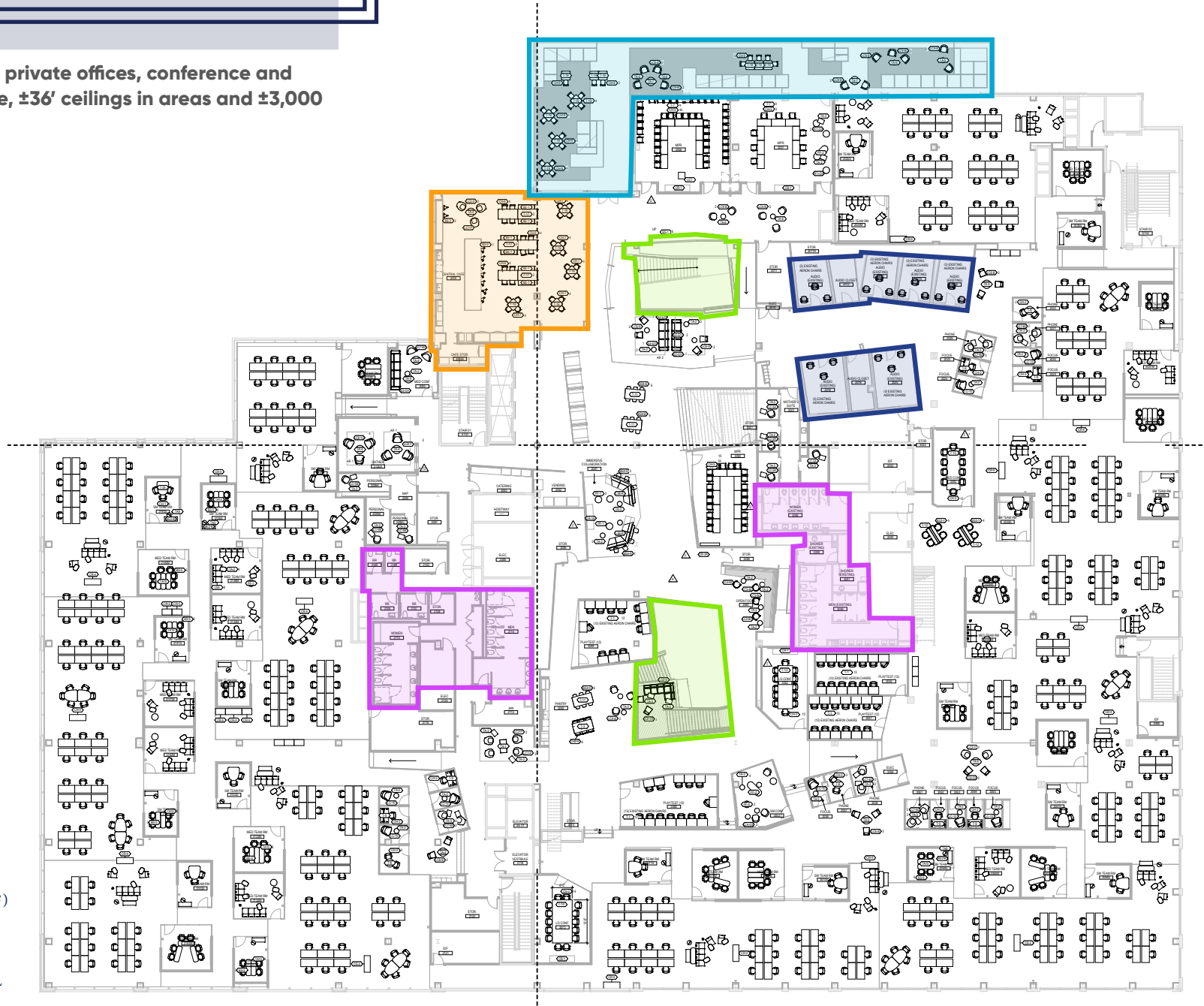
Third Floor | ±86,207 RSF

Efficient mix of open workstations, private offices, conference and training rooms, sound studios, cafe, ±36' ceilings in areas and ±3,000 RSF of private, exterior patio.



NORTH

- CAFE
- EXTERIOR PATIO (3,458 SF)
- AUDIO STUDIOS
- RESTROOMS
- INTERSTITIAL STAIRWELL





Third Floor Mezzanine | $\pm 21,000$ RSF

Efficient mix of open workstations and conference rooms.



OPEN TO THIRD FLOOR BELOW
RESTROOMS



Sample Building Signage Opportunities

Signage Here

Signage Here

Signage Here



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