

ADVANTA  
OFFICE COMMONS @ I-90

Ⓛ It's time.



Close to everything. A world apart.



## It's time to upgrade your workday.

Welcome to Advanta Office Commons @ I-90. We've taken the best of the urban office experience and brought it to a premier Eastside location that puts you within easy reach of downtown Bellevue, Seattle and wherever else your employees might live or business might take you. Smart design features and innovative, business-focused amenities inspire thinking, encourage productivity and provide a dignified backdrop for your operations.

Advanta is the only close-in I-90 office development that will be built in the next five years. And it will redefine the notion of suburban office space.

① 6:00 am

Start the car.

② 6:20 am

Begin workout in Fitness Center.

③ 7:30 am

Say hello to receptionist.



Less time in the car means more time on the job.

Close to where you live and do business.

8:42 am

Leave for 9 am meeting in downtown Bellevue. Still time to grab a latte.

Time is precious. And nobody wants to spend more of it in their car than they have to. At Advanta, your employees are close to home, which means they won't mind spending some extra time at the office. And your company is close to where business gets done. Located in Bellevue on the I-90 corridor, Advanta delivers easy access to your clients, vendors and partners throughout the region. And for those meetings at your office, getting to Advanta is just as simple—we're right off the freeway.



Advanta is the only Class A office space in development along Bellevue's I-90 corridor.

An aerial photograph of a modern office building complex. The main building is a large, multi-story structure with a grid of windows and a prominent glass facade on the right side. In front of the building is a parking lot with several cars parked. The area is landscaped with trees and greenery. In the background, there are rolling hills and mountains under a clear blue sky. A semi-transparent blue banner with white text is overlaid on the middle of the image.

Three buildings. Seven stories. One killer location.

Advanta's vibrant campus setting, highly usable common spaces and innovative amenities help maximize employee performance.



## Amenities that keep your employees motivated.

🕒 9:54 am

Concierge left voicemail. Dry cleaning is ready.



On-site Fitness Center keeps employees energized.

We understand that your employees are your most valuable asset. At Advanta, your team is supported with a mix of site and building features that help streamline their workday, recharge their batteries, and inspire them to higher levels of productivity. Like campus-wide Wi-Fi connectivity. Secure, structured parking. And on-site amenities like a gourmet deli, espresso shop and fitness facility—even a concierge to help manage life's little details. Because the way we see it, a supported employee is a satisfied employee. And that's good for business.





🕒 11:20 am

Put final touches on the presentation while sitting in the Plaza. Gotta love wireless.

🕒 12:05 pm

Lunch at the deli. Nice not to have to get in the car to get a good meal. Answer emails between bites.

On-site gourmet deli and espresso shop provide fuel for your employees during the day.



🕒 1:00 pm

Presentation in Conference Center. Nailed it.

Our on-site Conference and Training Center reduces your office space requirement.

## Designed to drive performance and deliver value.

← 2:15 pm

Team meeting in the Great Room. Nothing like a change of scenery to spark ideas.

← 3:12 pm

Back upstairs. Having the entire team in one location sure makes collaboration easier.

Advanta features a host of amenities that help you maximize the value of your lease while providing dynamic work environments and unparalleled support for your employees. At the heart of the project is the Great Room, a highly usable public space designed to house small group meetings or serve as a dynamic work environment away from your office suite. Our large and open floor plans encourage collaboration. And our on-site Conference and Training Center and Digital Media Center enable you to get more done without dedicating space in your own suite to these functions.



Unique public spaces keep energy flowing and productivity high.



The Great Room extends the walls of your office suite.

A unique and productive workspace, the Great Room lets you work, think and collaborate without setting foot in your office.



## Urban energy, suburban quality of life.

🕒 4:05 pm

Natural light makes answering the 88th email of the day a lot more bearable.


🕒 4:57 pm

What a view. And that jogging trail next door is calling my name. Tomorrow morning I'm there.



Spacious outdoor Plaza is both a workspace and a gathering place.

Advanta represents the ideal balance of urban and suburban elements. The density of the three buildings and the dynamic mix of public spaces lend a decidedly urban ambiance to the property, where collaboration is the norm and the energy level is high. But Advanta is miles away from gridlock. There's a city park next door, and the buildings themselves are loaded with natural light, fresh air and territorial views. The setting is at once calming and inspiring—in short, ideal for getting work done and getting on to the business of life.



5:15 pm

Quick meeting with Brad from Building B about partnership initiative. This could be big.

6:00 pm

Head for home. On the soccer field with the kids by 6:30.

Spacious views and lots of light keep your team inspired all day long.



Inside and out—spaces that work.

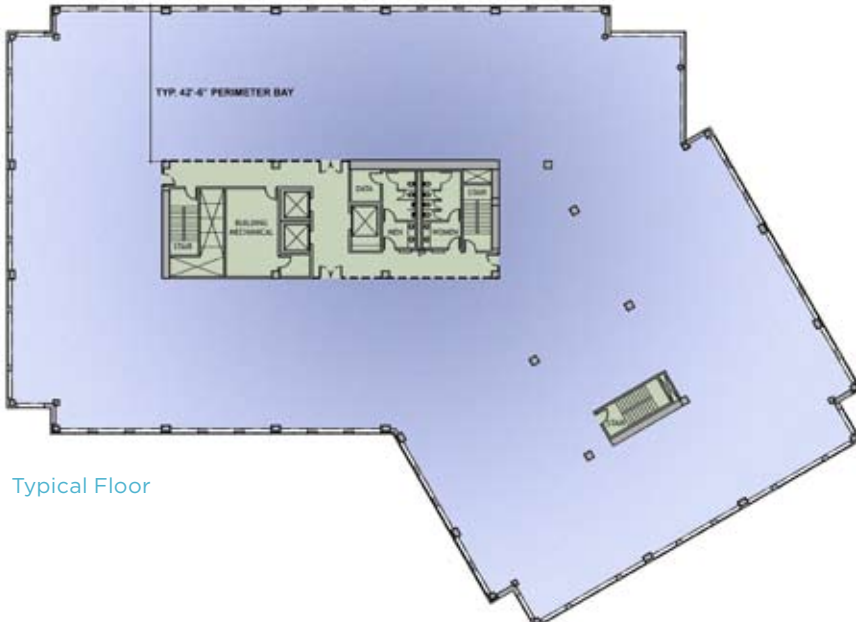


Advanta is three seven-story buildings arranged in a campus-like setting around an engaging outdoor Plaza. There's plenty of parking, even a city park next door—and it's all just off I-90.





## Hard-working building features.



Typical Floor

### Large, efficient floor plates

- Plenty of natural light and ventilation
- Single or multi-tenant configurations designed to accommodate a wide range of office layouts
- Well-organized core areas
- Highly efficient design allows most tenants to achieve a 5 to 15 percent reduction in usable square footage over competitive buildings

### Plenty of room to grow

- 585,000 SF of Class A suburban office space
- Three buildings total, seven stories each
- 1,650 covered parking spaces (under buildings and in parking structure)
- Parking ratio: 3.75 per 1,000 SF

### Energy efficient building systems keep productivity high

- High-performance glazing
- High-speed elevators
- Floor-by-floor HVAC system
- Card access security system

## It all adds up to a superior Eastside office experience.

### Shorter commutes and close to where you do business

- Easy access just off I-90 in Bellevue
- 5 minutes to downtown Bellevue
- 12 minutes to downtown Seattle
- 8 minutes to Redmond

### Highly usable spaces and features expand the walls of your office suite

- Campus-wide wireless connectivity
- On-site Conference and Training Center for large groups
- Great Room and Plaza for out-of-office meetings
- Digital Media Center
- Outdoor amphitheatre for large group presentations

### Amenities that inspire and motivate employees

- On-site concierge
- On-site gourmet deli and espresso shop
- On-site fitness facility
- Adjacent to city park
- Natural light and territorial views



Ready to upgrade your workday?

Your business address says something about your company. Advanta says quality. Value. Performance. There's room to breathe here. Room to grow your business. And the location simply can't be beat.

# ADVANTA

OFFICE COMMONS @ I-90

Schnitzer West

225 108th Ave NE, Suite 400

Bellevue, WA 98004

425.452.3700

Pacific Real Estate Partners

Bill Pollard

[bill.pollard@pacific-re.com](mailto:bill.pollard@pacific-re.com)

425.974.4009

Mark Flippo

[mark.flippo@pacific-re.com](mailto:mark.flippo@pacific-re.com)

425.974.4007

[www.schnitzerwest.com](http://www.schnitzerwest.com)