

MERGE

Bellevue, WA



TISHMAN SPEYER

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Where the future of
work and the future
of community

MERGE



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At the

DOORSTEP

of what's

NEXT



MERGE Highlights

- Highly Amenitized Transit Oriented Development on the East Link Light Rail Route
- 1.25M SF, Four Building Campus, Targeting LEED Platinum
- 15' Floor-to-Floor Ceiling Heights
- 5 Acre Park-Like Setting
- 50K SF Terrace Space

- 45K SF of Retail, Amenity & Restaurant Space
- Floor-To-Ceiling Glass Windows with Mt. Rainier, Lake & Downtown Views
- 21,000-65,000 SF Efficient Side-Core Rectilinear Floorplates
- Four Level Subterranean Parking Garage Offering a Parking Ratio in Excess of 1.7:1,000

MERGE

is connection, activity,
innovation

Conveniently located at the intersection of 112th Avenue & Main Street, Merge sits prominently at the gateway to the 112th Avenue Corridor, the newest submarket in Downtown Bellevue highlighting connectivity, access, and activation.

Merge is a campus for innovators and creators, neighbors and visitors. Built on the belief that experiences are most impactful when people and ideas are brought together, Merge coalesces workplace, the outdoors, and leisure in order to enrich and broaden how we think about work and life beyond the walls of the office.



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In Good Company

Positioned in the heart of Bellevue's expanding urban realm, we are part of a thriving community of leading technology companies, local residents, restaurateurs, and retailers.



At the gateway to Downtown Bellevue

Located at the gateway to **Downtown Bellevue**

Across the street from the **East Main Link Light Rail Station**

1/2 mile and easy walking distance from the **Downtown Bellevue Transit Center**

Adjacent to the **regional highway system** and easy access to I-405

Walking distance to Downtown Bellevue, Meydenbauer Center, Retail and Hotels

Prime Location in the New **112th Avenue Office Corridor**



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Elevating the Pedestrian Experience

Close **proximity to all major public transportation hubs** for easy public transportation access

Abundant subterranean parking eliminates auto traffic from the plaza

A 5-acre, native landscaped plaza with space to gather, eat, work, shop or simply enjoy the view

45K+ SF of retail, restaurant and service amenities, to meet the needs and tastes of the modern workforce

Building lobbies open to the activated plaza, welcoming employees and visitors alike to the state of the art offices above



The CENTER of it all

The spacious plaza serves as the beating heart of our campus, connecting the four office buildings, abundant outdoor space and a highly curated selection of shops, restaurants and amenities.





VIEWS

for days

Our generous interior workspaces feature 15' floor-to-floor heights, offering expansive open spaces, sweeping views and an abundance of natural light through oversized windows.

This is the FUTURE of work

Bolstering the connection to the beauty of the surrounding landscape, the interior workspaces open to expansive terraces bringing the Pacific Northwest environment into the workplace and creating a seamless indoor/outdoor experience.



Timeline and Phasing

Phase 1

- Q4 2025 Delivery
- 2 Buildings, 650K SF
 - 50K SF of Pedestrian Plaza
 - 21K SF of Landscape
 - 17K SF of Terrace
 - 20K SF of Retail

Phase 1

- Q4 2027* Delivery
- 2 Buildings, 600K SF
 - 17K SF of Pedestrian Plaza
 - 6K SF of Landscaping
 - 26K SF of Terrace
 - 20K SF of Retail

*earlier delivery is possible



Phase 1 Elevation

Building B 369,000 RSF

Floor Area (RSF)

14	21,000	_____
13	21,000	_____
12	21,000	_____
11	21,000	_____
10(T)	26,000	_____
9	26,000	_____
8	26,000	_____
7	26,000	_____
6	26,000	_____
5(T)	31,000	_____
4	31,000	_____
3	31,000	_____
2	31,000	_____
1	31,000	_____

Building A 369,000 RSF

Floor Area (RSF)

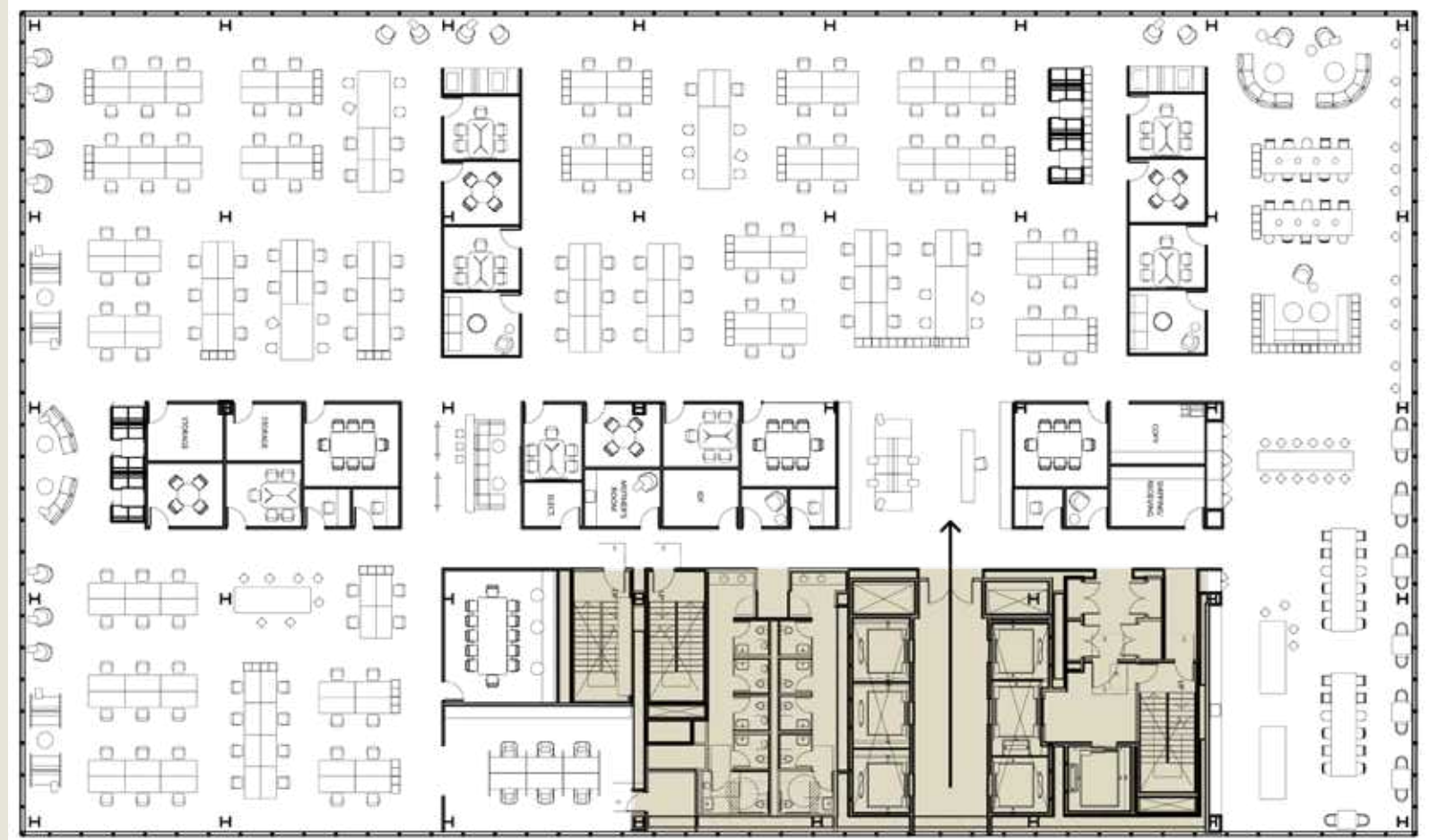
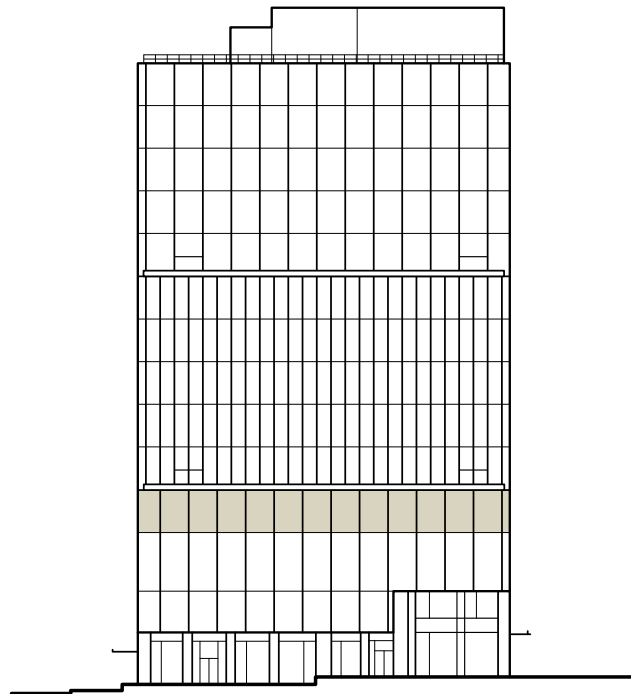
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7	26,000	_____
6	26,000	_____
5(T)	31,000	_____
4	31,000	_____
3(T)	31,000	_____
2	31,000	_____
1	31,000	_____



(T) – Terraced Floors

Level

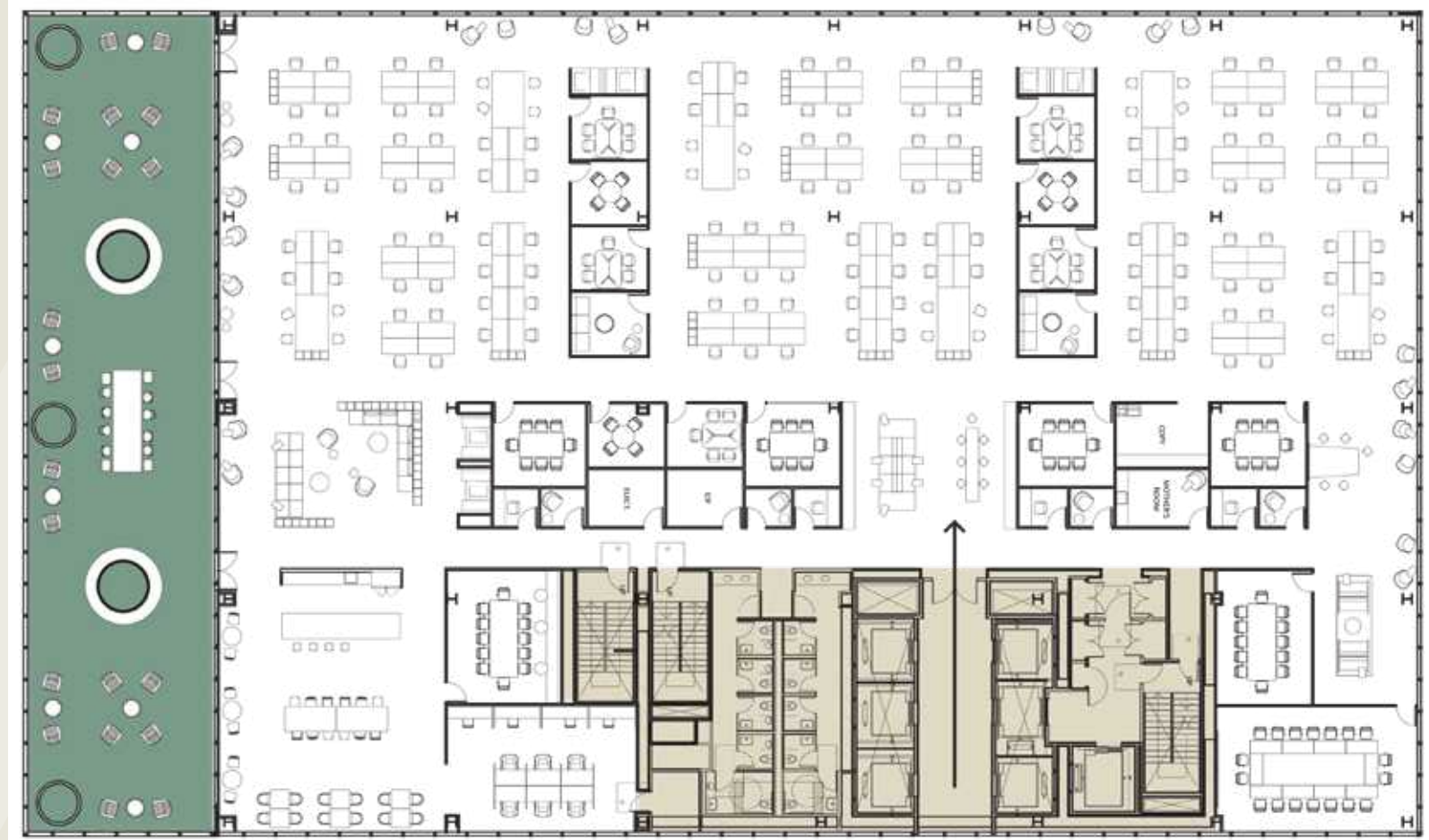
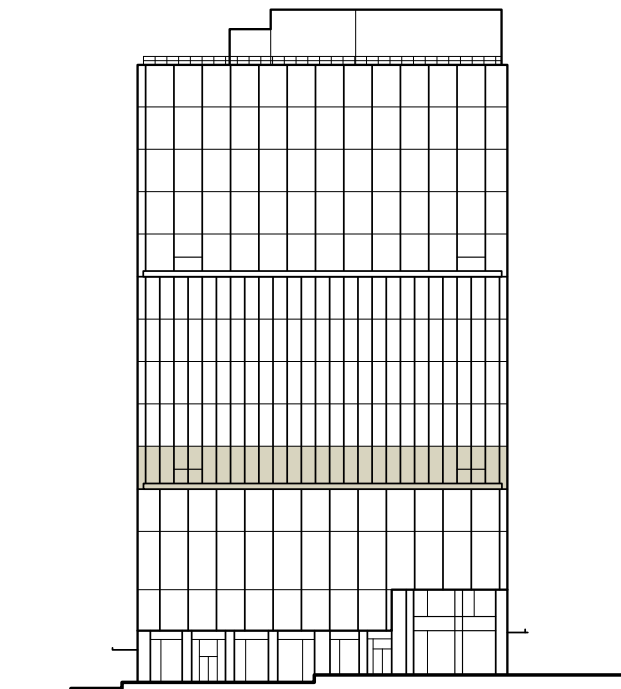
4



Side core floorplates offer high efficiency and maximum flexibility.

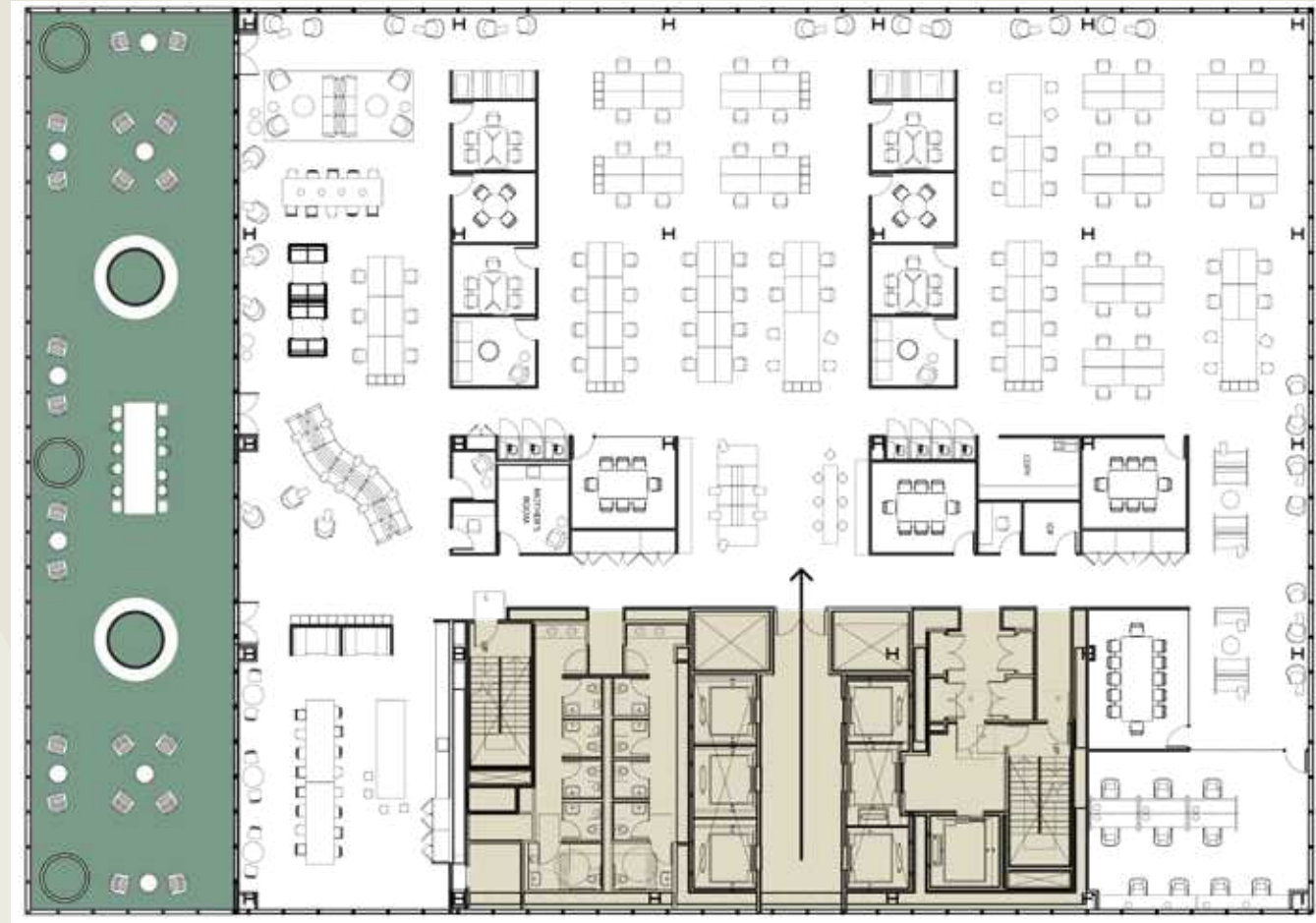
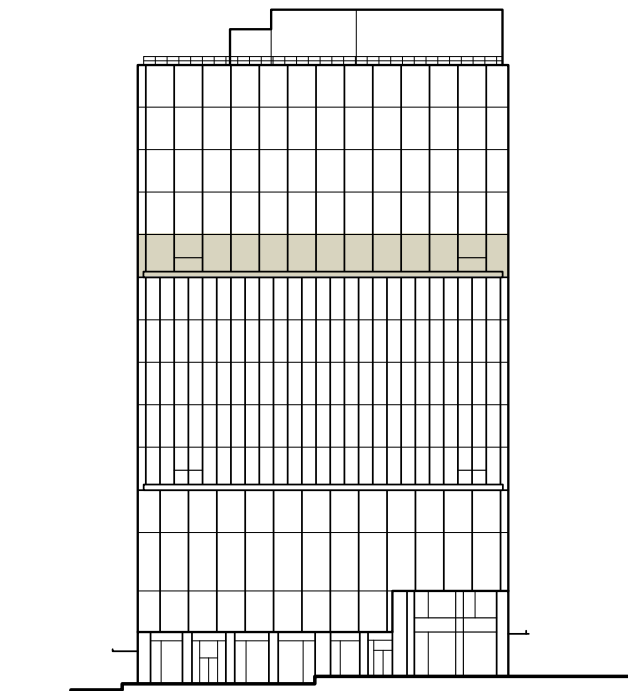
Level

5



Private terraces extend the possibility of seasonal planning scenarios and embracing the future of work.

Level 10



Filled with an abundance of light and air, floorplate design emphasizes views and connection to the outdoors.

SPECS

Architectural & Building Systems

Merge is planned for LEED Platinum, WELL, Fitwel and Salmon Safe accreditations.

Women-owned proposed sub-contractors account for ~11% of total trade cost.



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Expansive Ceiling Heights

- All office buildings : 15'-0" floor-to-floor ceiling heights with 11'0" minimum clear finished ceiling heights (with overhead VAV)

Curtain Wall/Glass

- Unitized curtain wall at SHGC 0.26 and OITC 31
- Window dimensions of 9'-6" feet in height

Vertical Transportation

- 6 passenger cars per building with access to all floors through destination control system
- 1 dedicated freight elevator per building
- Up to 3 shuttle elevators connecting all basement parking levels to L1 lobbies
- Up to 3 internal stairs in each building allow non-elevator travel between floors.

Loading Docks

- Loading dock (below grade): 3 truck bays in each of 2 phases with full-service loading dock and easy access to freight elevators. During non-peak times, 1 passenger car in each building can be used as freight elevator for a total of 2 freight elevators per building.

Floor Plate

- Highly efficient side-core, rectangular floorplates providing for maximum daylight, flexibility and ease of planning
- All floor plates designed with a 30' x 30' column grid

Restrooms

- Each tenant floor will have majority of base building restrooms built with "superloo" configurations: individual private compartments with toilets and sinks for women, and toilets, sinks and urinals for men.

Floor Load

- Floor load of 75 pounds per square foot

Electricity

- Electrical Closets - Base Building: 1, 1 emergency power
- 6 watts per USF, demand

HVAC

- A centralized VAV AHU is located on the roof of each building and provides 0.65 CFM/sf of conditioned air to each interior zone. Tenant-supplied VAV's will supply conditioned air to interior zones.

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Architectural & Building Systems Continued



HVAC Continued

- The air distribution system provides 0.3 CFM/SF of conditioned outside air to perimeter zones for ventilation and up to 100 % capacity of conditioned outside air for the interior zones. Exterior office areas are conditioned by perimeter FCU's to be provided by tenant. Interior office areas are conditioned by Variable Air Volume zoning devices to be provided by the tenant.
- The buildings utilize high quality 100% outside air, with air filtration using MERV 8 prefilters and MERV 14 (w/carbon) final filters. The system includes partial air-side economizers that can provide 3x more outside air supply than comparable buildings.
- Base Building cooling system consists of central chilled water distribution from air-to-water modular heat pumps and air-cooled chillers – via primary chilled water pumps.
- Chilled water cooling system designed for up to 3.5 watts/USF of diversified plug-load, plus Washington Energy Code lighting.

Fire Protection

- Chilled water available for supplemental cooling needs at 2 watts/USF. Chilled water risers with valved connections are included at each level for tenant connection.
 - Base Building heating system consists of central heating hot water distribution from air-to-water heat pumps and electric boiler via variable primary heating hot water pumps. Heating water risers with valved connections are included at each level for tenant connection.
-
- Landlord to provide code compliant wet fire protection system fed from the combined sprinkler standpipe system in compliance with the local authority having jurisdiction and to FM Global insurance standards.

Emergency Back-Up

- Landlord will provide emergency power for fire and life safety loads as well as essential base building loads.
- Space for additional tenant generator is provided.

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Site & Access

Parking, Drop off, and Pick up

- Executive valet parking with garage entrance on 114th Ave NE
- Ride share and tenant drop off area at P1 Level
- Phase 1 includes more than 907 car parking spaces and plentiful EV charging stations in a secure, below-grade facility conveniently accessible to building lobbies
- Parking is available at a ratio of 1.7 : 1,000 RSF

Green Space

The five acre campus will include:

- 67.5K SF of Pedestrian Plaza
- 27K SF of Landscaping
- 50K SF of Private Terrace

There is no vehicle traffic on the plaza as it is dedicated to meandering paths, seating areas, native foliage, and remote work areas.

Bicycles

- Embracing a multitude of modalities, Merge includes secure Class 1 bicycle parking stalls with access to lockers and showers, with space to park 281 bikes. Phase 1 will include 149 bikes and Phase 2 will support an additional 132 bikes.
- Protected bike lanes on 114th Ave NE and NE 2nd St. are part of Bellevue's Multi-Modal Network — a plan ensuring the compatibility of facilities to support walking, bicycling, transit and driving.
- A bike repair station and other amenities are directly accessible to lobbies.

At Tishman Speyer

We create vibrant destinations and built environments that inspire innovation and connected communities.

For us, real estate is more than buildings. We focus on the intersections that matter most. The intersection of real estate and people, real estate and innovation, real estate and your local neighborhood.

Designing living rooms to labs, boardrooms to break rooms, we put community at the center of everything we do. Whether we're working with universities, governments, or sports teams, our driving principle remains the same — build what you need, connect you with what you want.



We create timeless communities that serve neighborhoods and cities with affordability, public space and easy accessibility. It is our passion and purpose to build inspired environments and connect communities to drive transformative growth.

Workspaces built for **you**

A global platform designed
for the modern workplace.

ZO.



ZO. is Tishman Speyer's global network, providing our customers' access to elevated work and social spaces, inspired programming, as well as connectivity to local business rewards.

ZO. partners with leading service providers including childcare, healthcare, fitness, travel, food delivery and on-demand beauty services, providing a wealth of bespoke amenities and services all through an easy-to-use mobile app and Clubhouse locations.

Tishman Speyer created ZO. to help our customers attract and retain the best talent. By promoting health and wellness, professional development and comfortable spaces to gather, their employees can perform at their best. We work closely with customer companies on a range of business services to enhance company culture, increase employee retention, and foster learning and community. ZO. also delivers powerful insights to employers along the way. With the creation of ZO., we're doing more than meeting worker needs — we are actively transforming places of work into places to thrive.

ESG

at Tishman Speyer



Tishman Speyer is committed to making a positive impact across our portfolio and to building inclusive and welcoming communities around the globe. ESG refers to a set of Environmental, Social, and Governance topics that impact financial performance, risk profile, and reputation.

Environmental

Energy and Climate Change, Resource Efficiency, Healthy Buildings

Social

Community and Employee Engagement, Diversity, Equity, and Inclusion, Philanthropy and Corporate Giving

Governance

Culture and Ethics, Risk Control, Human Capital

Sustainability at the Core of What We Do

Better Today. Better Tomorrow.

As developers and operators of buildings whose lives span many generations, we are acutely aware that construction and management of those buildings must protect and enhance the physical environments and communities in which they exist.

Pioneers in Sustainability

Developed the first LEED Gold for New Construction high-rise building in NYC.

Sustained Excellence

In 2019, we were named Partner of the Year by Energy Star for the sixth consecutive year.

A Higher Standard

We build all new properties to a minimum LEED Silver certification with a target of Gold or higher.

Measuring Our Commitment

41M SF Sustainably certified (LEED, Fitwell, HQE, BREEAM, DGNB and GreenStar) in our total portfolio. 73% Operational portfolio sustainably certified.

Our Commitment to Diversity and Inclusion

Our community is built on the diversity of our people and inclusivity in our culture. Here are a few ways we are putting our commitment into action:

- Tishman Speyer’s current global male to female ratio is 51:49
- We engage with local universities to provide development opportunities to students who identify as members of an underrepresented group
- \$1M+ donated to various organizations that focus on racial equality and inclusivity since 2016

- \$300M committed to 2024 to provide qualified small, minority, and women-owned suppliers with economic inclusion and related job creation

MERGE

Grow with us.

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