



LARGE BLOCK SUBLEASE OPPORTUNITY

# SUMMIT 1

355 110TH AVE NE • BELLEVUE, WA 98004

UP TO 107,362 SF AVAILABLE NOW

**CBRE**

# SUBLEASE HIGHLIGHTS



**Total Availability** Up to 107,362 rentable square feet (divisible to full floors ±21,500 sq. ft.)



**Available Floors** Full Floors 2-6 (±21,500 sq. ft. floor plates)



**Rental Rate** **\$40.00/SF/YR, Full-Service**



**Sublease Term** Master lease expires October 31, 2028



**Available** Immediately



**Brokerage Fee** \$1.50/SF/YR



**Parking** Right to 2/1,000 SF parking stalls at market rates. Convenient parking garage with two points of ingress and egress. Electric vehicle charging stations available.

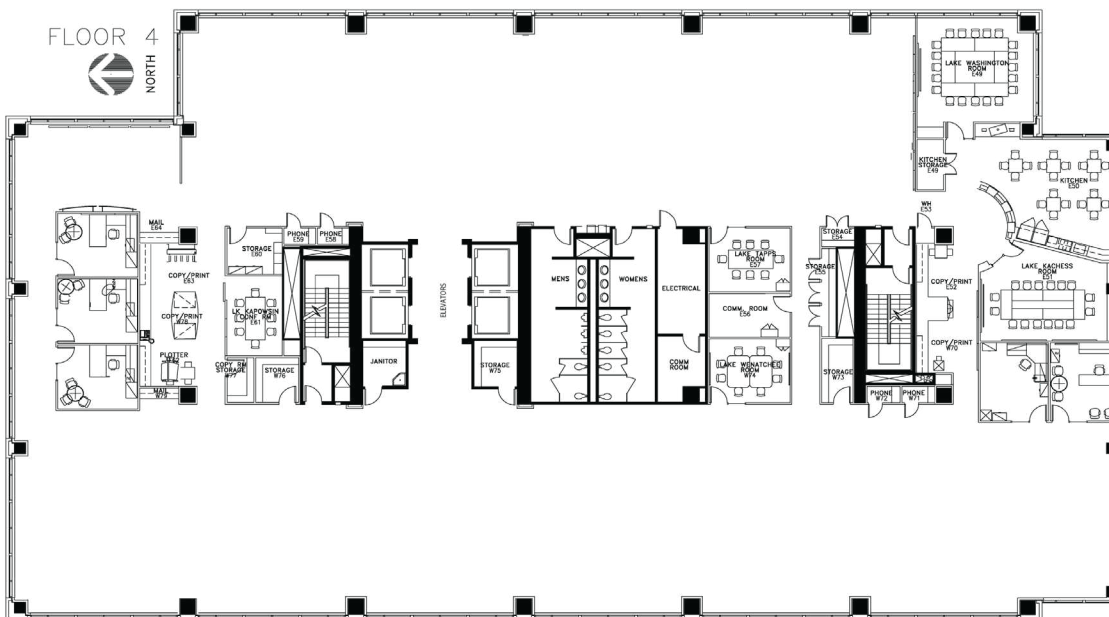


**Building Amenities** 3,800 sq. ft. fitness center with showers and lockers, Bright Horizons day care and Cafe Pogacha located in the Summit 2 lobby



**Area Amenities** Desirable downtown location with convenient freeway access, close proximity to downtown transit and future light rail station and easy walking distance to expansive retail amenities

## TYPICAL FLOOR PLAN | ±125 SEATS



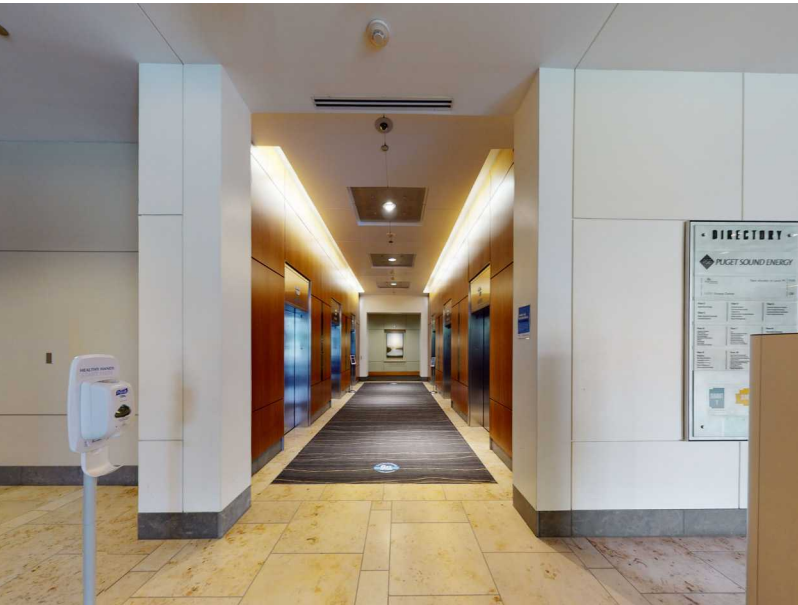
UP TO 107,362 SF AVAILABLE

- FLOOR 2  
21,989 SF
- FLOOR 3  
21,379 SF
- FLOOR 4  
21,341 SF
- FLOOR 5  
21,331 SF
- FLOOR 6  
21,322 SF

Floor 4  
Virtual Tour  
Existing Condition

Floor 8 (Not a Part)  
Virtual Tour  
Modernized Condition





Modernized Condition (not a part)



# SUMMIT 1 SUBLEASE

21,322 - 107,362 RSF

Floors 2-6 | Available now

Excellent sublease opportunity at the gateway to Bellevue CBD on NE 4th Street & 110th Ave NE with easy access to transit and amenities. Each floor features a mix of large open workspace for cubicles, interior offices, a mix of large and small conference and/or training rooms and a large kitchen / break area. The building is ideally situated close to the freeway, Bellevue Transit Center, the future downtown light rail station and expansive retail amenities.



Existing Condition



Modernized Condition (not a part)





## CONTACT US

### **KIP DURRELL**

Executive Vice President  
+1 425 462 6972  
[kip.durrell@cbre.com](mailto:kip.durrell@cbre.com)

### **JEFF JOCHUMS**

Executive Vice President  
+1 425 462 6971  
[jeff.jochums@cbre.com](mailto:jeff.jochums@cbre.com)

### **IAN MCLOUGHLIN**

Advisor  
+1 425 462 6970  
[ian.mcloughlin2@cbre.com](mailto:ian.mcloughlin2@cbre.com)

### **ROB BAKER**

Transaction Specialist  
+1 425 462 6974  
[robert.baker@cbre.com](mailto:robert.baker@cbre.com)

# CBRE

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. rb 9-6-22