

LINCOLN SQUARE

LINCOLN SQUARE NORTH

LINCOLN SQUARE SOUTH

BELLEVUE PLACE

LINCOLN SQUARE WESTIN



LINCOLN SQUARE
DRONE OVERVIEW



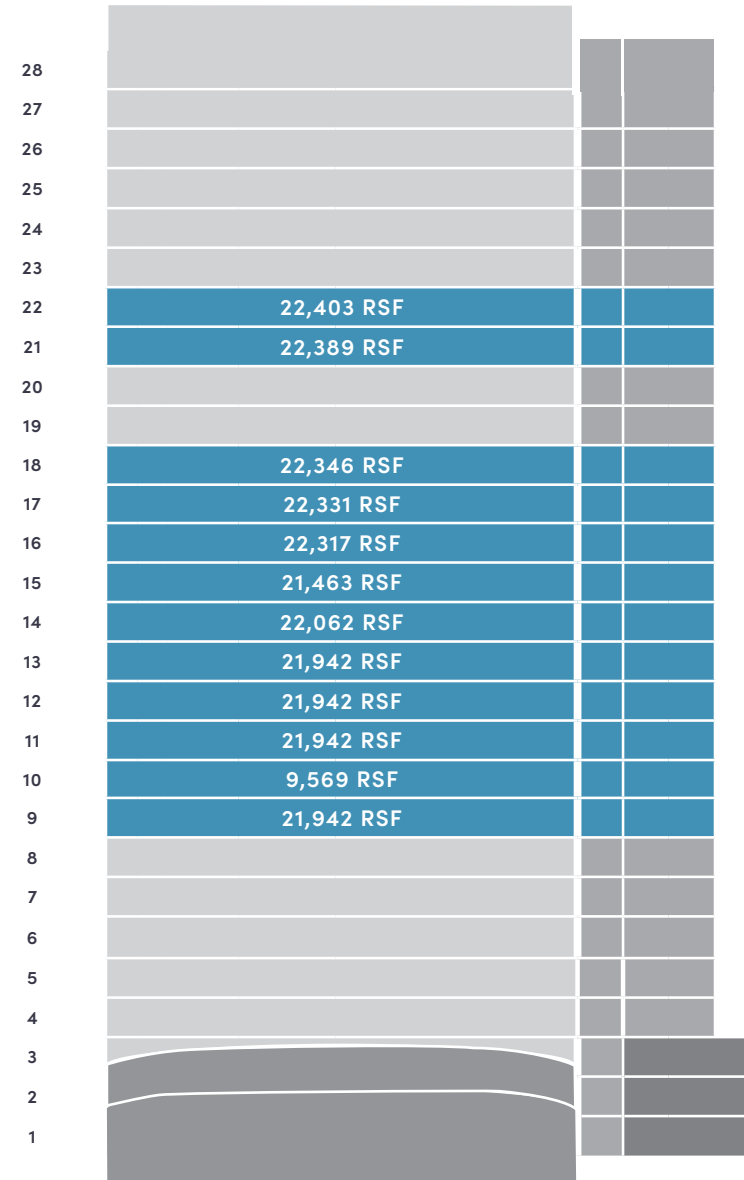
360 BELLEVUE
COLLECTION VIEW

BELLEVUE'S PREMIER OFFICE COMPLEX



LINCOLN SQUARE NORTH

LINCOLN SQUARE • NORTH 10401 NE 8TH, BELLEVUE, WA 98004					
TOUR	FLOOR	SUITE	RSF AVAILABLE	AVAILABILITY	FLOOR PLAN
	22	2200	22,403 RSF	8/1/2025	VIEW FLOOR PLAN
	21	2100	22,389 RSF	8/1/2025	VIEW FLOOR PLAN
	18	1800	22,346 RSF	120 Days	VIEW FLOOR PLAN
	17	1700	22,331 RSF	120 Days	VIEW FLOOR PLAN
	16	1600	22,317 RSF	120 Days	VIEW FLOOR PLAN
	15	1500	21,463 RSF	120 Days	VIEW FLOOR PLAN
	14	1400	22,062 RSF	NOW	VIEW FLOOR PLAN
UPPER/LOWER ELEVATOR BANK SPLIT					
	13	1300	21,942 RSF	NOW	VIEW FLOOR PLAN
	12	1200	21,942 RSF	NOW	VIEW FLOOR PLAN
	11	1100	21,942 RSF	NOW	VIEW FLOOR PLAN
	10	1000	9,569 RSF	NOW	VIEW FLOOR PLAN
	9	900	21,942 RSF	4/1/2024	VIEW FLOOR PLAN
TOTAL			252,648 RSF		



ADDRESS:	10401 NE 8th, Bellevue, WA 98004
SQUARE FOOTAGE:	Lincoln Square North – 543,000 SF
STORIES:	28
CEILING HEIGHTS:	Floors 9 – 26 – Floor to Floor of 12'6" Floor 27 – Floor to Floor of 16' Floor 28 – Floor to Floor of 20'
RENTAL RATES:	\$52.00 – \$55.00 per RSF, NNN
OPERATING EXPENSES:	2024 Projected Operating Expenses: \$16.13 per RSF inclusive of projected separately metered Electrical (Electrical for 2023 is projected \$1.74 per RSF)
LOAD FACTORS:	Per 2017 BOMA standards, varies by floor
PARKING:	2.0 spaces for every 1,000 square feet of usable area at current rate of \$247.05 per month, plus tax allocated on a 2 to 1 ratio between the Lincoln Square North and Bellevue Place garages.
PARKING FEATURES:	<ul style="list-style-type: none"> • Indoor valet assist parking • Speed ramp directly to each of the five (5) parking levels – NO TURNS! • 1,641 stalls, connected to Lincoln Square South garage (2,000 spaces) and Bellevue Place garage (2,423 spaces) • Well-lit garage, 24-hour security escort to car if desired (connected by tunnel) with six (6) electric charging stations
PARKING ACCESS:	<p>Access into and out of Lincoln Square North Tower at four (4) points:</p> <ul style="list-style-type: none"> • NE 4th Street (South side of project) – signalized intersection • Bellevue Way NE (West side of project) • 105th Avenue NE (dedicated street on East side of project) • NE 8th Street (North side of project) • Underground access all the way to and from NE 4th to NE 10th via underground tunnel connection
SKYBRIDGE CONNECTION:	Skybridge system to Bellevue Square, Lincoln Square South and Bellevue Place – over 6 million SF of the finest hotels, restaurants, retail and commercial space under one ownership.
BIKE CENTER	A dedicated bike center is located in the garage of Lincoln Square North. This secure bike facility provides individual bike lockers, changing rooms, shower and repair facilities.
RESTAURANTS & RETAIL:	<p>Lincoln Square North restaurants include Cypress Lounge, Din Tai Fung, Earl's Restaurant & Bar, Lucky Strike Lanes & Lounge, Paddy Coyne's Irish Pub, STK Steakhouse, The Forum Social House, Woods Coffee and Water Grill.</p> <p>Lincoln Square South restaurants include Ascend Prime Steak & Sushi, Baron's Xi'an Kitchen, Capital One Cafe, Central Bar, Cinemark Reserve, Civility & Unrest, Dote Coffee, Duke's Seafood, Fogo De Chao, Japonessa, The Lakehouse, & Wild Ginger</p> <p>Bellevue Square restaurants include Beechers, Cactus, Cheesecake Factory, Nordstrom Grill, Nordstrom Marektplace Café, Tavern Hall, Thai Kitchen, & Starbucks.</p> <p>Bellevue Place Restaurants include 13 Coins, Daniel's Broiler, Eques, Fonte's Coffee, Joey Bellevue, & Suite Restaurant and Lounge in addition to 75,000 square feet of retail, including Wintergarden lunch restaurants, clothing, and home furnishings.</p>
HOTEL/CONFERENCE FACILITIES:	The Hyatt Regency Hotel furnishes 732 guest rooms, two (2) grand ballrooms, sloped auditorium, and nine (9) conference rooms that can accommodate meetings from 5 to 900 people. The four star Westin Hotel (337 room) and W Hotel (220 rooms) can be accessed by skybridge as well.
FIBER OPTICS/ TELECOMMUNICATIONS:	<p>Four providers in the project currently provide fiber:</p> <ul style="list-style-type: none"> • Lumen (formerly CenturyLink) • Comcast • TW Telecom • Zayo
SECURITY SYSTEM:	Programmable computer controlled card access security system, 24-hour radio-equipped security force with closed circuit TV surveillance of all public areas.
HVAC:	Variable air volume system with direct digital control system. Floor 4 has 31 cooling tons and floor 5 has 73 cooling tons.
ELEVATORS:	Lincoln Square North: Four high-speed elevators serving floors 1 – 12, four serving floors 13 –28. One freight elevator. Separate elevators to parking garage.
ELECTRICAL:	Each floor provides a connected load capacity of 11.5 watts per USF with 7 watts per USF for electric heat, 3 watts per USF for equipment and convenience power, 1.2 watts USF for lighting and 0.3 watts USF unassigned
MGMT OWNERSHIP:	Locally owned and managed by Kemper Development Company
LEASING:	Broderick Group, Inc. Bellevue Place 10500 NE 8th Street, Suite 900
	<p>Paul Sweeney – 425.646.5225 sweeney@broderickgroup.com</p> <p>Jim Kinerk – 425.646.5221 kinerk@broderickgroup.com</p> <p>Clayton Holm – 425.274.4287 holm@broderickgroup.com</p>



LINCOLN SQUARE NORTH

BELLEVUE PLACE

LINCOLN SQUARE SOUTH

WILBURTON STATION

BELLEVUE DOWNTOWN STATION

DANIEL'S D BROILER
PRIME STEAKS & SEAFOOD

鼎泰豐
DIN TAI FUNG

WESTIN HOTEL

TO I-405

HYATT REGENCY BELLEVUE

W BELLEVUE

BELLEVUE TRANSIT CENTER

TO SR-520

Earls
KITCHEN + BAR

WILD GINGER

JOEY RESTAURANTS

FOGO DE CHÃO
BRAZILIAN STEAKHOUSE

TO I-90

BELLEVUE SQUARE

- BELLEVUE SQUARE**
- APPLE
 - ATHLETA
 - AT&T
 - BATH & BODY WORKS
 - COACH
 - CRATE & BARREL
 - FABLETICS
 - LULULEMON
 - MACY'S
 - NORDSTROM
 - PELTON
 - POTTERY BARN
 - TESLA
 - THE NORTH FACE
 - UNIQLQ
 - WILLIAMS SONOMA
 - ZARA

LINCOLN SQUARE

LINCOLN SQUARE NORTH

Cypress Lounge & Wine Bar
Din Tai Fung
Earls Kitchen and Bar
Lincoln Square Cinemark Cinemas
Lucky Strike Lanes and Power Play
Paddy Coyne's Irish Pub
STK Steakhouse
The Forum Social House
Woods Coffee
Water Grill



JUST A SKYBRIDGE AWAY

No other office project connects you by covered skybridges to over 35 sit down restaurants and over 70 places to taste, sip and savor. From breakfast to nightcaps and everything in between, you are in the center of the dining district at The Bellevue Collection. Add to that cinemas and nightlife and you have the best work and play destination in the region.



LINCOLN SQUARE SOUTH RESTAURANTS & RETAIL

Ascend Prime Steak and Sushi
Baron's Xi'an Kitchen and Bar
Capital One Cafe
Central Bar
Cinemark Reserve
Civility & Unrest
Crush Bar
Dote Coffee
Duke's Chowder House
Fogo de Chão
Japonessa
Nordstrom Rack
The Lakehouse
W Bellevue
Wild Ginger

BELLEVUE SQUARE 200+ SHOPS AND RESTAURANTS

Destination Dining:
Beechers
Cactus
Cheesecake Factory
Nordstrom Grill
Nordstrom Marketplace Café
Tavern Hall
Thai Kitchen

BELLEVUE PLACE

13 Coins Restaurant 24 – 7
Daniel's Broiler and Prime 21 Lounge
Eques (Breakfast)
Fonté Coffee
Joey Bellevue
Suite Restaurant and Lounge

HOTELS

The Hyatt Regency Bellevue
The Westin Bellevue
W Bellevue

TRANSIT CENTER

N.E. 6th Street, also known as the Pedestrian Corridor, runs between Lincoln Square North and Lincoln Square South and connects directly to the Transit Center.



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10401 NE 8th

Bellevue, WA 98004



For more information or to schedule a tour, please contact:

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LINCOLN SQUARE NORTH

EXAMPLE FLOOR PLATE

- Unobstructed Lake Washington and Seattle Skyline views
- Former Microsoft floor recently remodeled
- Ideal tech buildout

