

**GROUND FLOOR INTERIOR  
& EXTERIOR RENOVATIONS  
UNDER CONSTRUCTION**

**COMING THIS SUMMER**



**SYMETRA<sup>®</sup>**  
CENTER

777 108<sup>TH</sup> AVENUE NE  
BELLEVUE, WA

# IN THE HEART OF DOWNTOWN BELLEVUE

Symetra Center is a 25-story, 445,089 RSF, Class A office building offering 18,500 SF floor plates and excellent views of the city, Lake Washington and mountain ranges.

Currently under construction is a reimagination of the entire ground floor of the building, which will be completed in Summer 2024.



State-of-the-art conference center



Ground floor fitness center



All-day destination café and bar



Modern and inviting lobby experience with emphasis on hospitality



Destination dispatch elevators



All multi-tenant lobbies and restrooms recently renovated



Strategic multi-point ingress/egress via NE 8th, 108th & 106th Avenues



Electric car charging stations and valet parking



One block from Bellevue Transit Center and Future EastLink Light Rail



Bike storage and locker/shower facilities



24/7 on-site security and engineering



100% Electric Operated Building



Lobby

Elevator Lobby



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## AVAILABLE SPACE

FLOOR / SUITE	SQ. FT.	AVAILABILITY
<u>24 / 2410</u>	5,186 RSF	Now
	Newly improved, fully furnished modern tech space with direct elevator access. Premier view space.	
<u>22 / 2230</u>	3,461 RSF	Now
	Professional services suite with exterior private offices and southeast views.	
<u>19 / 1900</u>	18,943 RSF	30 days' notice
	Newly improved plug and play full floor with modern tech finishes.	
<u>7</u>	18,286 RSF	Now
<u>6</u>	18,646 RSF	Now
<u>5</u>	18,286 RSF	Now
<u>4</u>	20,435 RSF	Now
<b>Four contiguous floors for up to 75,653 RSF</b> currently for sublease through June 2025 and available directly from Landlord.		
<u>2 / 200</u>	26,485 RSF	12/1/2024
	Full floor available. Direct access via building garage elevators. Efficient large floor plate with exterior private offices and open interior.	

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.



# SYMETRA CENTER AT A GLANCE

## BUILDING

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450,359 SF

25-story Class A Office Tower

## YEAR BUILT / RENOVATED

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1987 / 2024

## RENTAL RATES

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\$48.00 – \$51.00 / NNN

## OPERATING EXPENSES

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\$14.39/SF

## FLOOR PLATE SIZE

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~18,500 RSF

## PARKING

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1.5/1,000 parking permits per rentable square foot. All covered with valet assist.

## LOCATION

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Strategically located on the corner of NE 8th Street and 108th Avenue with direct access to I-405

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## SPACE FOR ALL TENANT TYPES

Whether a tech tenant or a professional firm, Symetra Center offers signature and distinguished office space alternatives.

Lobby



Conference Facility



Library

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All Day Café & Bar



Fitness Center

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## PRIME DOWNTOWN LOCATION

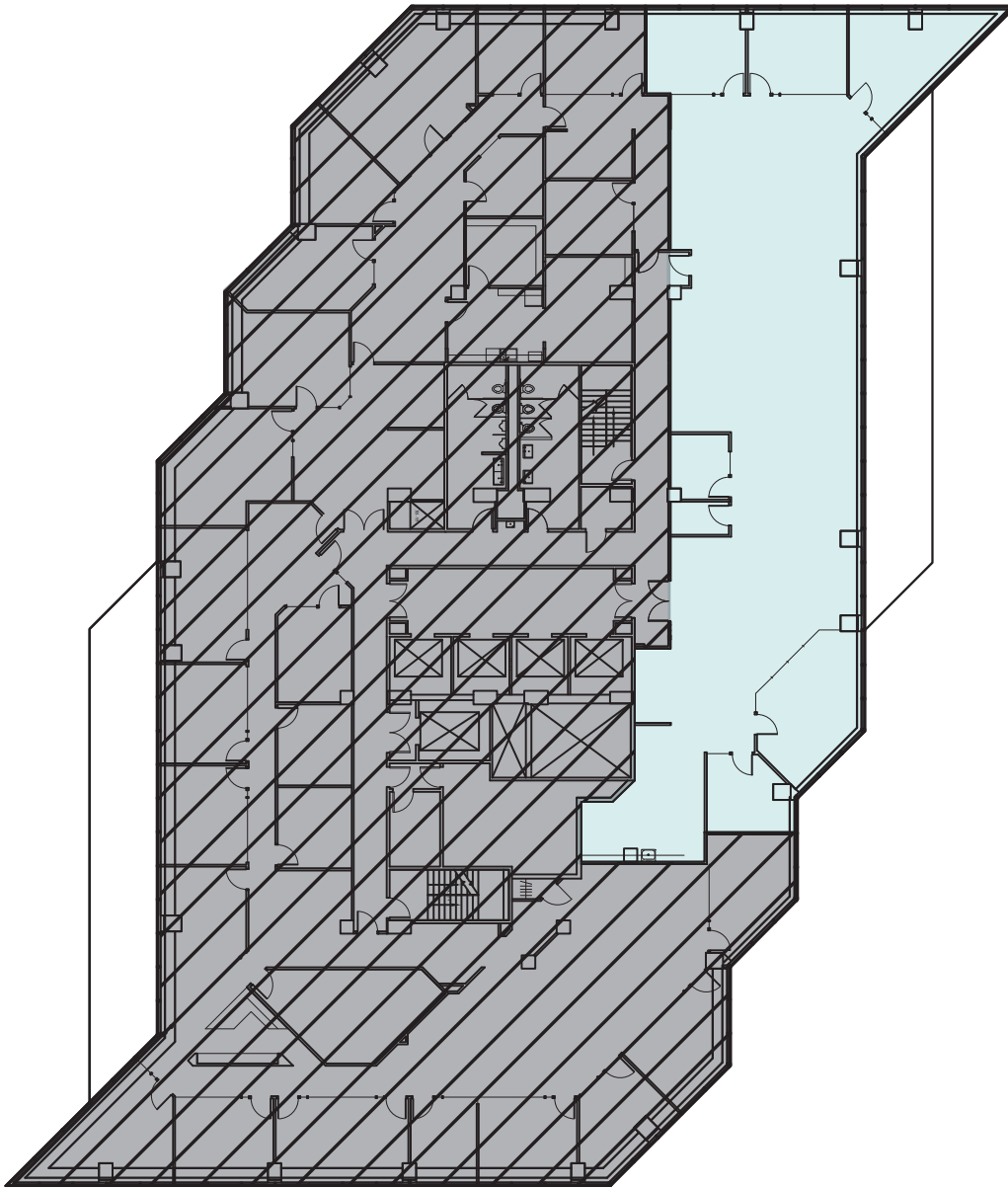
- Located on the corner of NE 8th Street and 110th Avenue NE
- Easy access to I-405 and public transportation
- Nearby conveniences include the Transit Center, Pedestrian Corridor, shopping at Bellevue Square and The Bravern, Bellevue Park, restaurants, hotels, The Bellevue Convention Center and The Bellevue Arts Museum



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## 24<sup>TH</sup> FLOOR

Suite 2410 • 5,186 RSF

Available Now

- Newly improved, modern tech space with direct elevator access
- Premier view space



VIRTUAL TOUR

**SRO** STERLING REALTY ORGANIZATION

**BRODERICK**  
• GROUP •

GRANT YERKE

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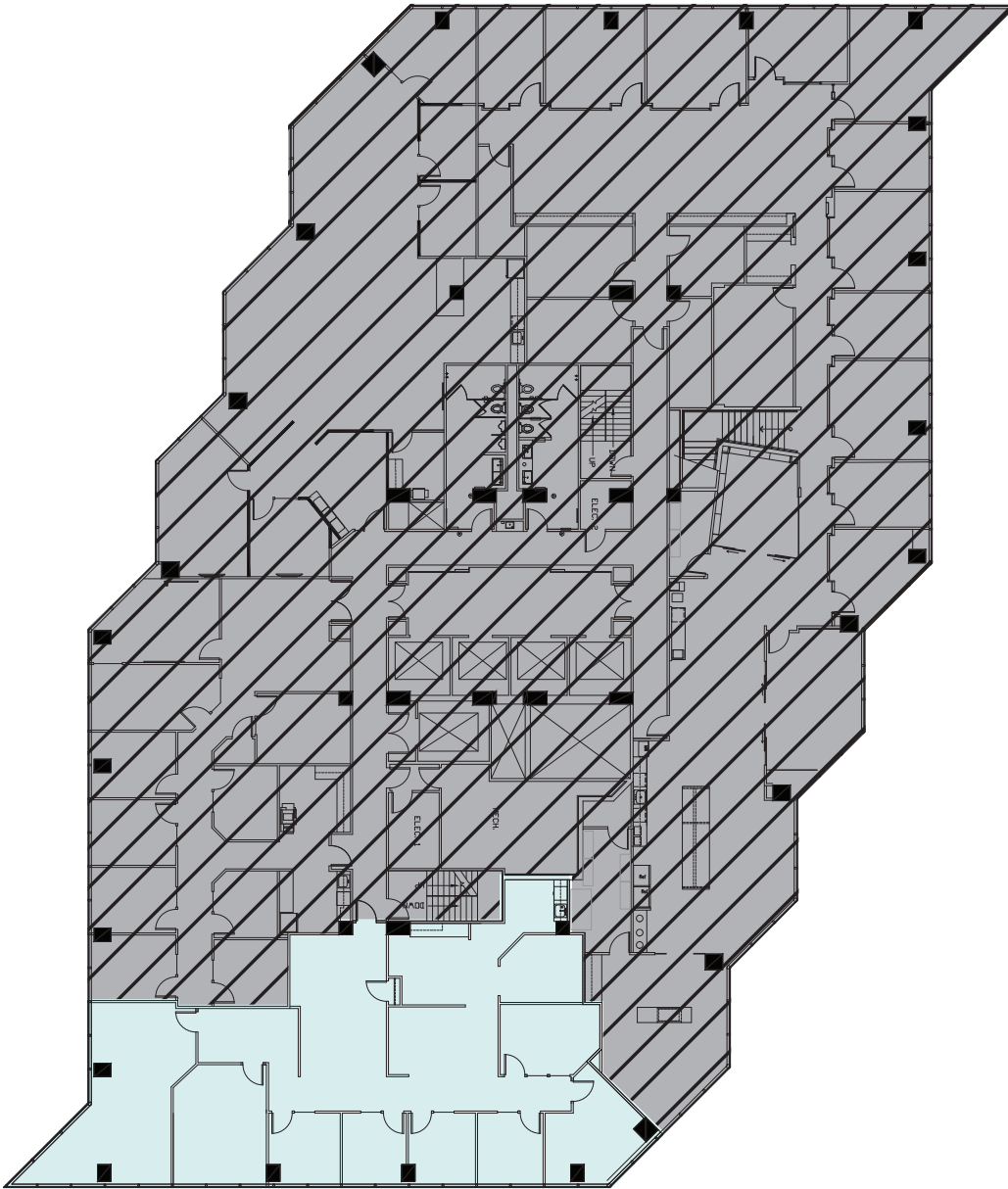




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## 22<sup>TH</sup> FLOOR

Suite 2230 • 3,461 RSF

Available Now

- Professional services suite with exterior private offices and southeast views.



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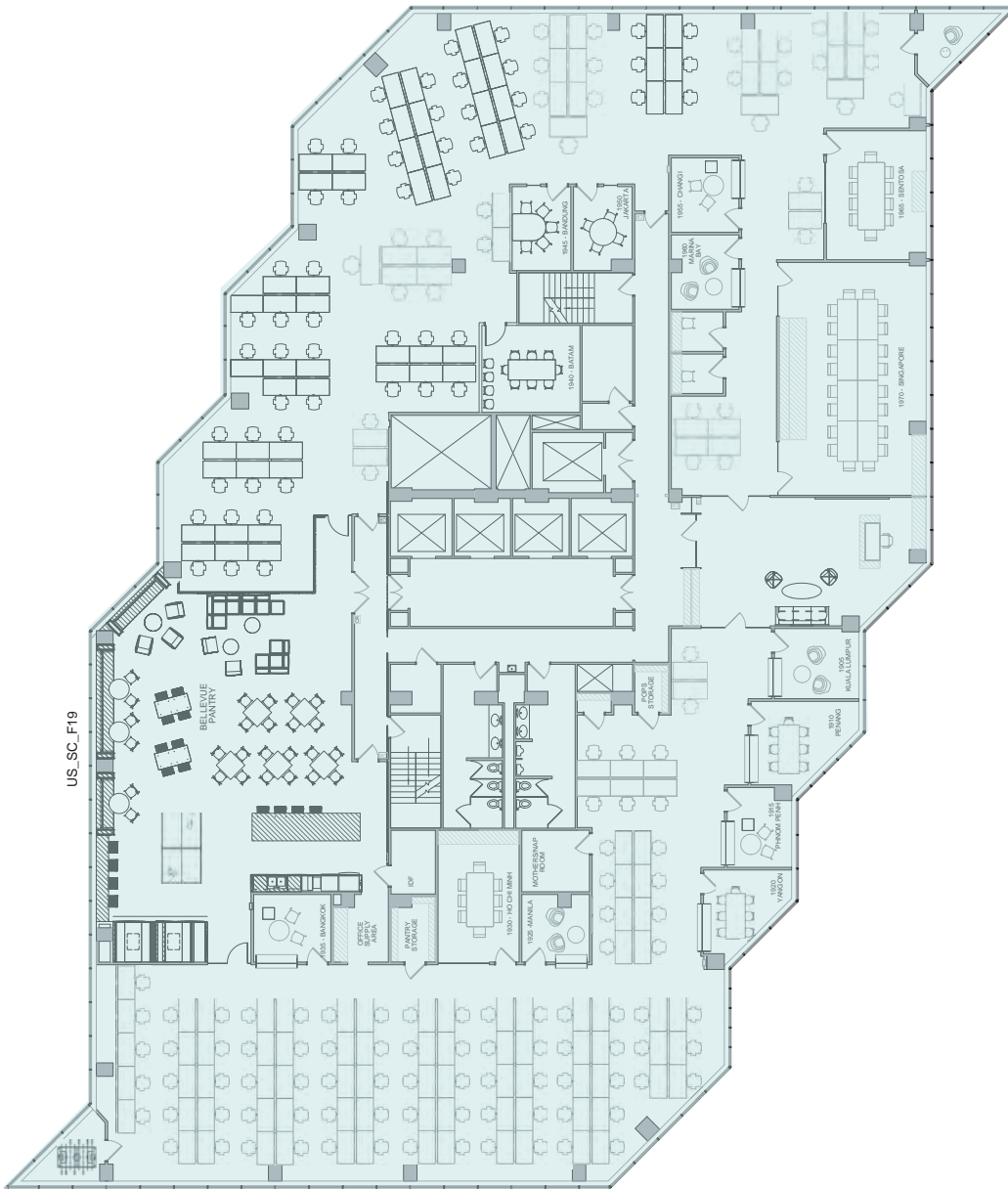
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## 19<sup>TH</sup> FLOOR

Suite 1900 • 18,943 RSF • As-Built  
Available with 30 days' notice

- Newly improved plug and play full floor with modern tech finishes

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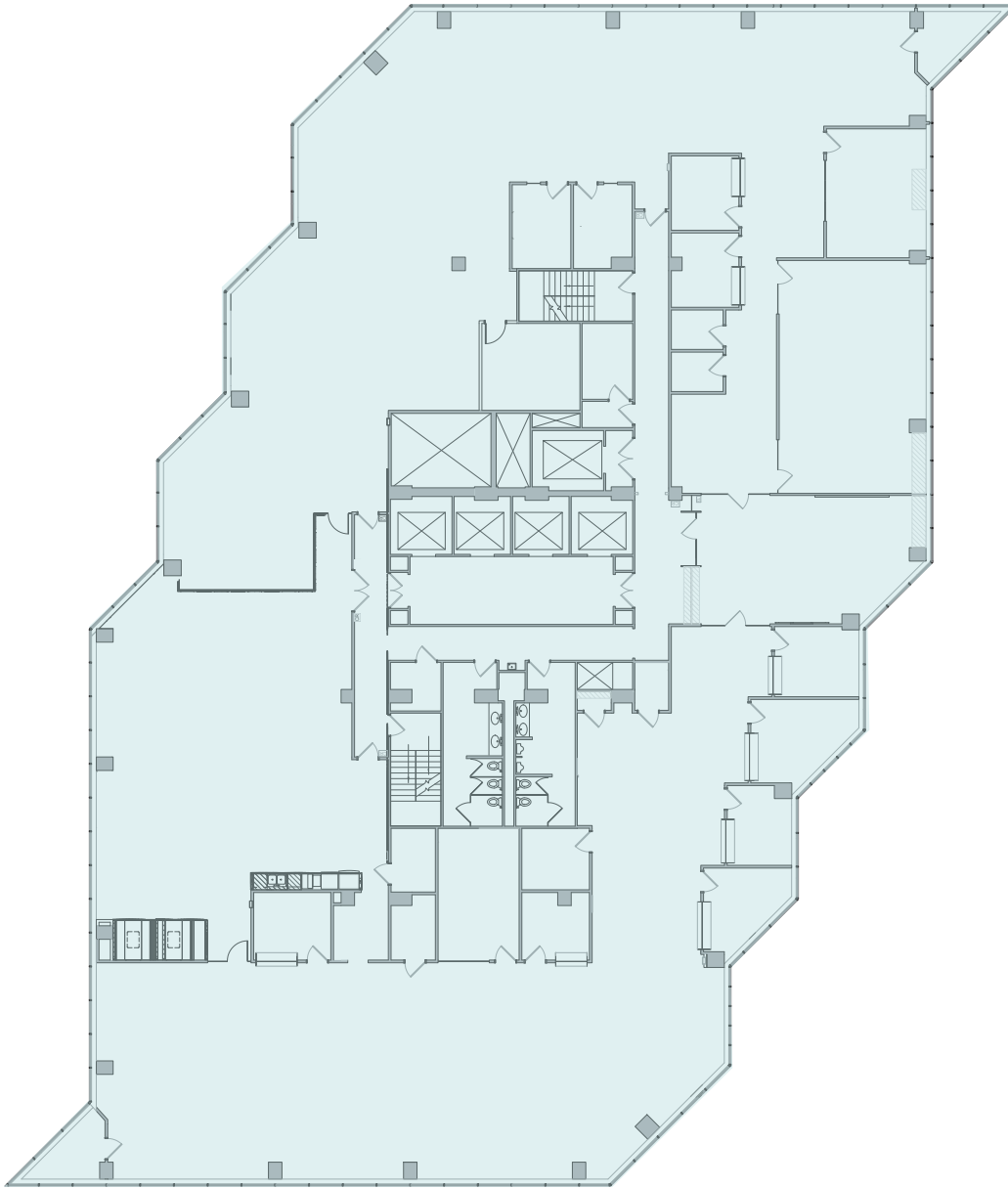
  
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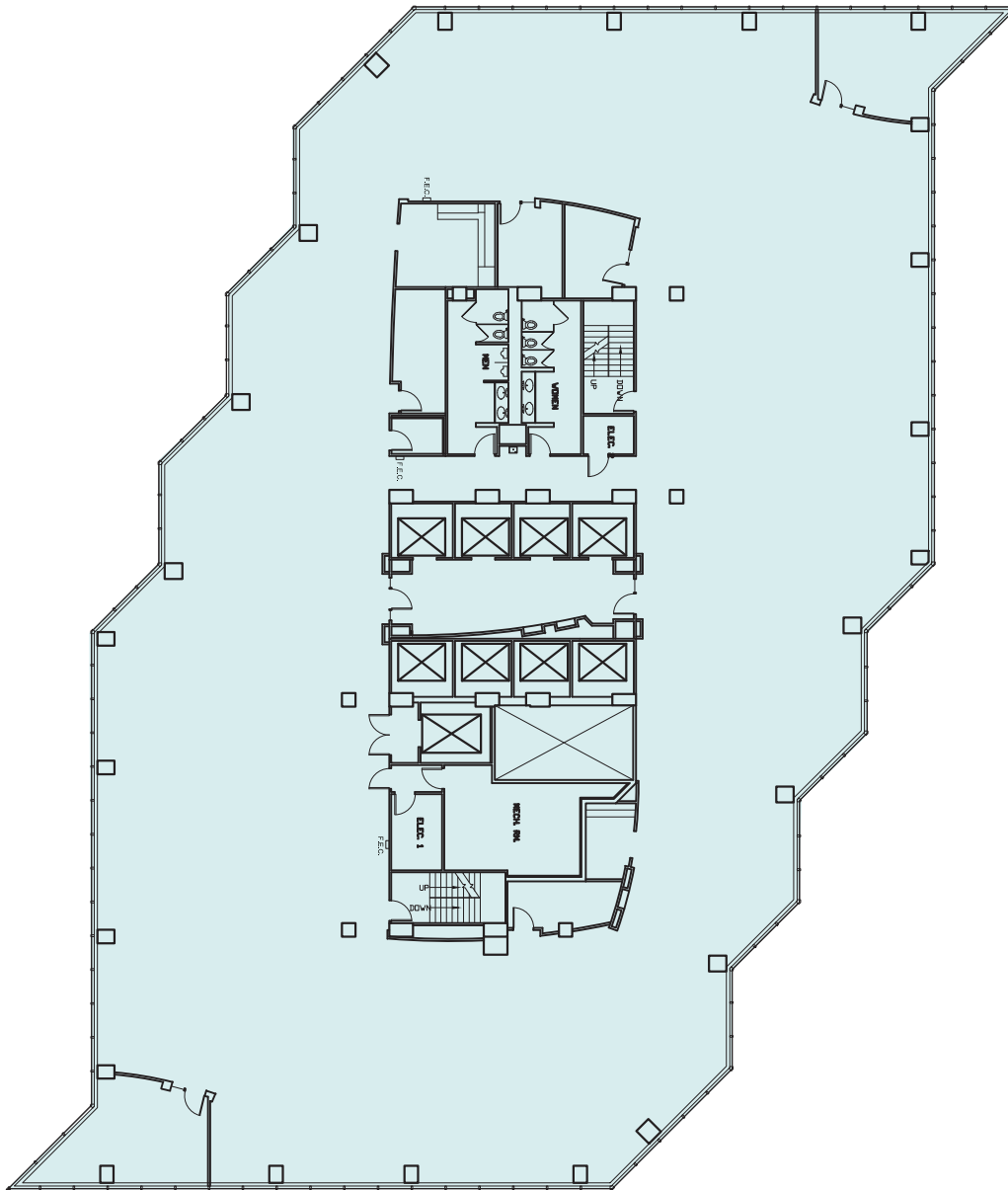
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## 7<sup>TH</sup> FLOOR

Sublease • 18,286 RSF

Available Now

- Floors 4 - 7 contiguous for up to 75,653 RSF currently for sublease and available directly from Landlord.



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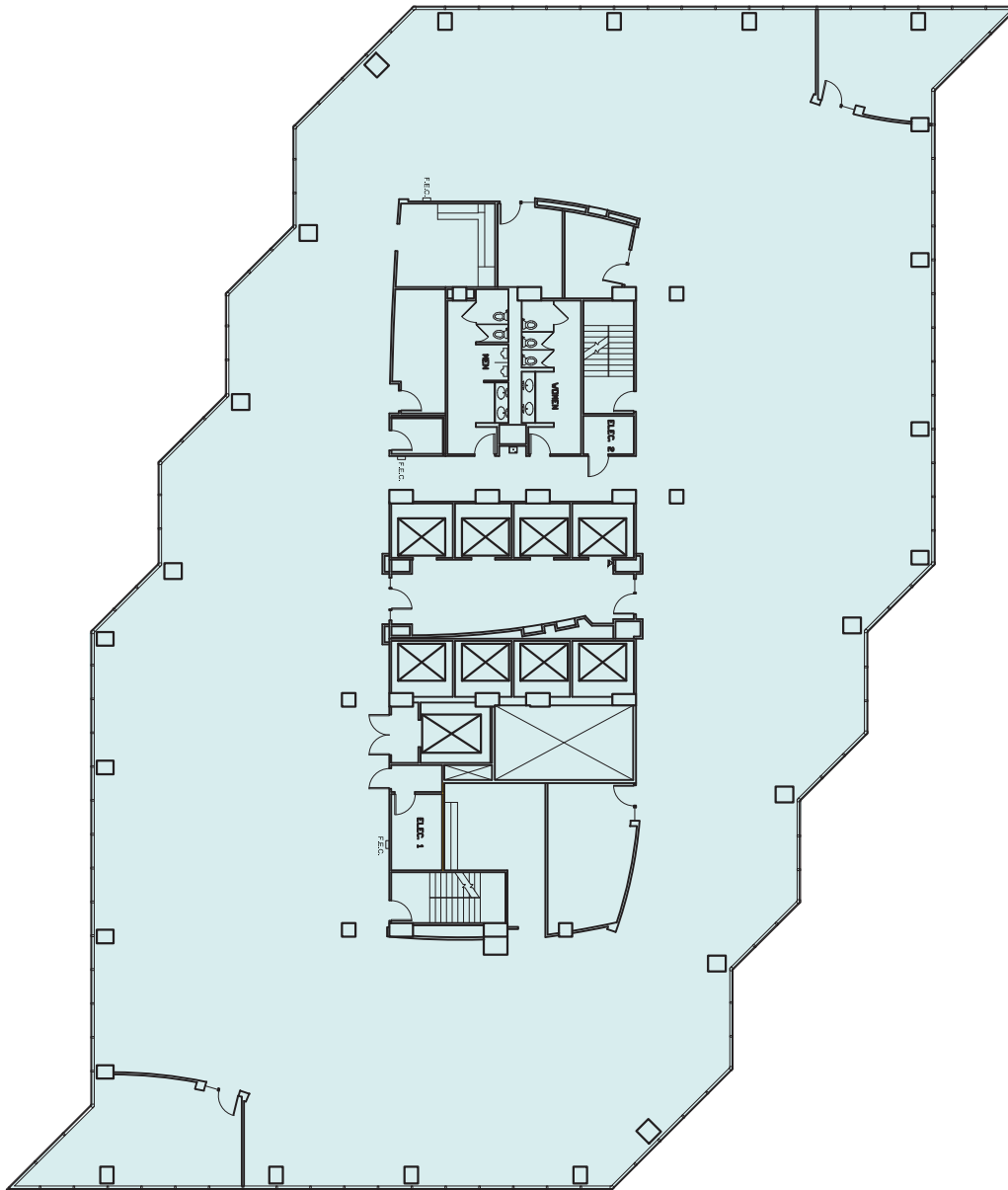
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## 6<sup>TH</sup> FLOOR

Sublease • 18,646 RSF

Available Now

- Floors 4 - 7 contiguous for up to 75,653 RSF currently for sublease and available directly from Landlord.



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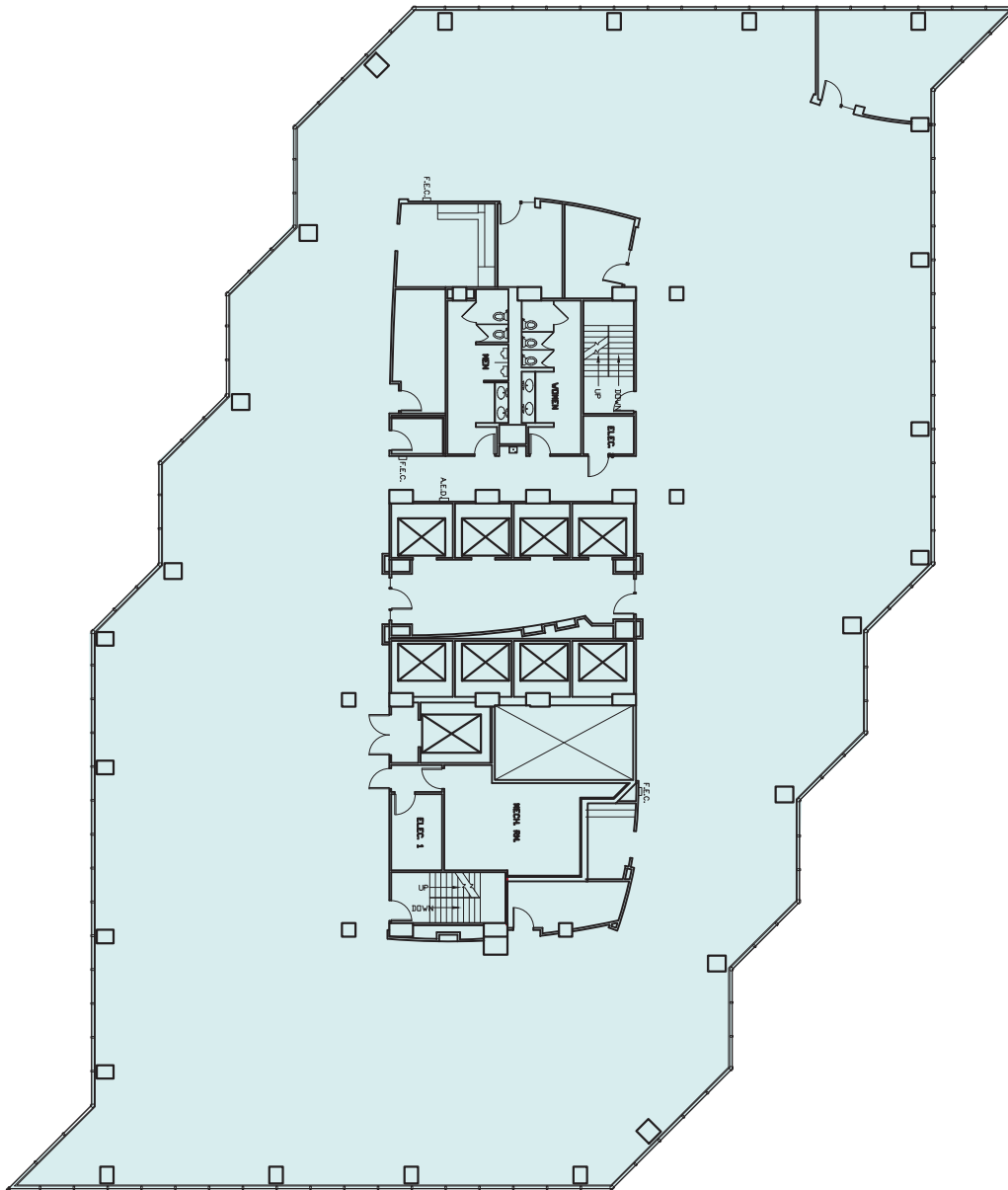
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## 5<sup>TH</sup> FLOOR

Sublease • 18,286 RSF

Available Now

- Floors 4 - 7 contiguous for up to 75,653 RSF currently for sublease and available directly from Landlord.



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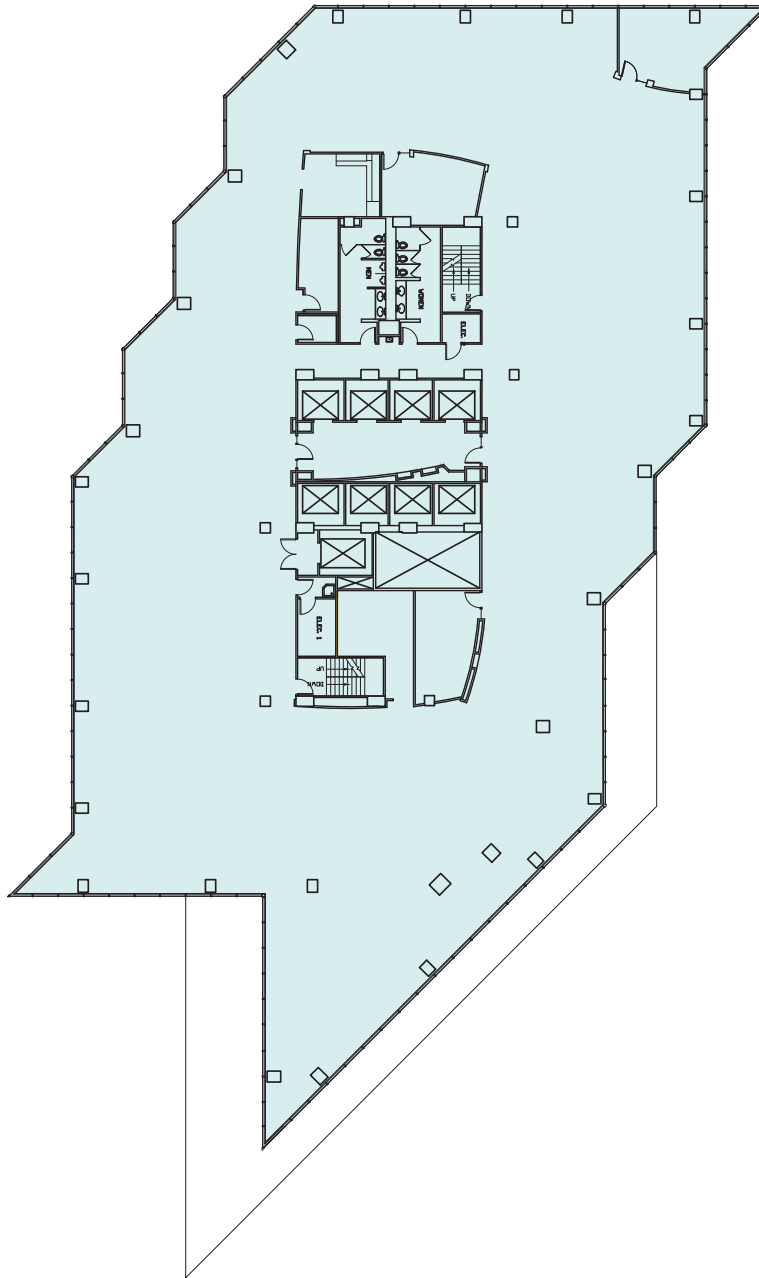
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## 4<sup>TH</sup> FLOOR

Sublease • 20,435 RSF

Available Now

- Floors 4 - 7 contiguous for up to 75,653 RSF currently for sublease and available directly from Landlord.



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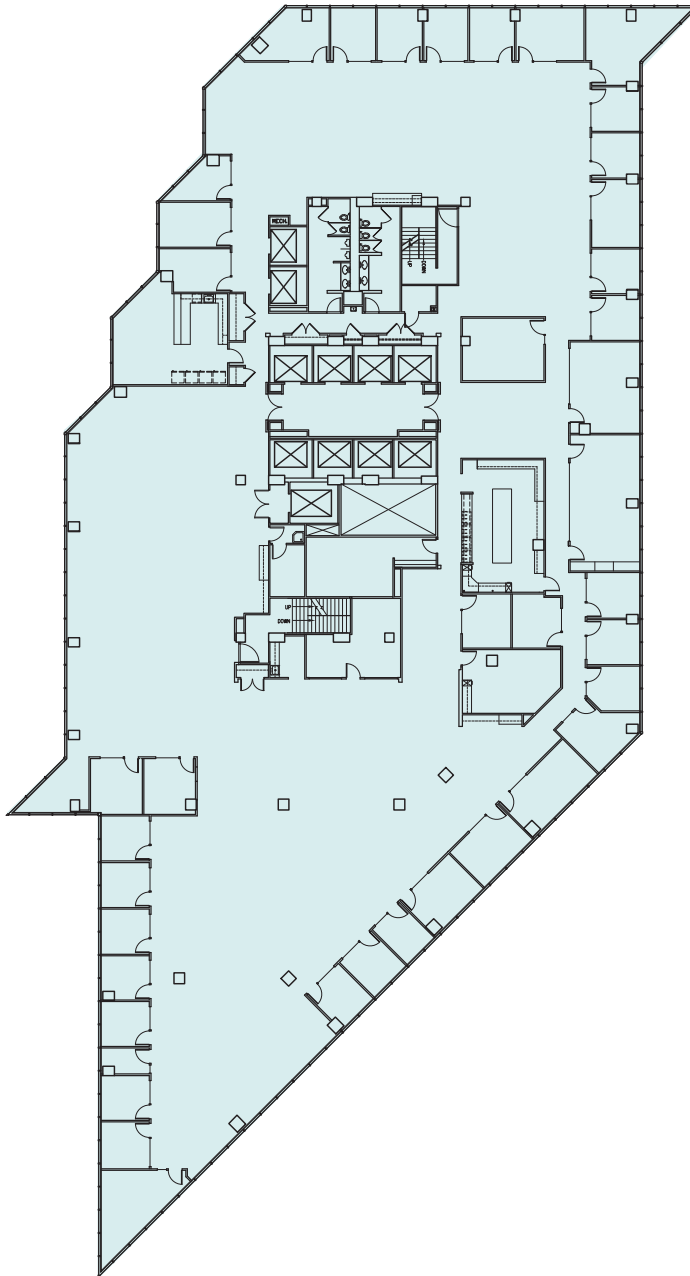
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## 2<sup>ND</sup> FLOOR

Suite 200 • 26,485 RSF

Available 12/1/2024

- Full floor available
- Direct access via building garage elevators
- Efficient large floor plate with exterior private offices and open interior

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For more information or to schedule a  
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