



ONE BELLEVUE

ONE
BELLEVUE

411 108TH AVENUE NE, BELLEVUE, WA

368,000 RSF • CLASS A OFFICE

CBRE

 LaSalle™

1BELLEVUECENTER.COM

IN THE HEART OF **DOWNTOWN BELLEVUE**

- » 368,000 RSF Class A Office
- » 18,000 – 19,000 SF Floor Plates
- » 2023 Operating Expenses: \$15.30/Sq. Ft.
- » Covered Parking: 1/850 RSF
- » On-site property management



TENANT ELEVATED EXPERIENCE



Outdoor seating space for tenants to connect and recharge



Future retail



High-end fitness center



Fully secured bike spa



Electric car charging stations



Indoor / Outdoor Tenant Lounge



New destination dispatch elevators



Common area Wi-Fi



SPACIOUS CONFERENCE FACILITIES

Large room: 71 occupants

Small room: 51 occupants

Combined rooms: 122 occupants



FULL LOBBY RENOVATION

EXCEPTIONAL VIEWS IN ALL DIRECTIONS AVAILABLE SPACE

36,609 SF
CONTIGUOUS
AVAILABLE

54,943 SF
CONTIGUOUS
AVAILABLE

Floor 15

Floor 14

Floor 11

10-1005

Floor 9

Floor 8

7-700

6-650

7-750

Floor/Suite

Size/SF

Date Available

Floor 15

18,307

Now

Floor 14

18,302

Now

Floor 11

18,318

Now

Suite 1050

5,488

Now

Floor 9

18,308

Now

Floor 8

18,317

Now

Floor 7

18,318

July 1, 2024

Suite 700

5,356

July 1, 2024

Suite 750

12,962

Now

Suite 650

5,260

Now

*(Market Ready
Condition)*

DOWNLOAD AVAILABLE
FLOORPLANS



RENOVATED LOBBY
VIRTUAL TOUR



GROUND FLOOR SITE PLAN

CONFERENCE FACILITIES WITH
RETRACTABLE WALL FOR 122 MAXI-
MUM OCCUPANT FACILITY

ON-SITE PROPERTY
MANAGEMENT

RENOVATED RESTROOMS

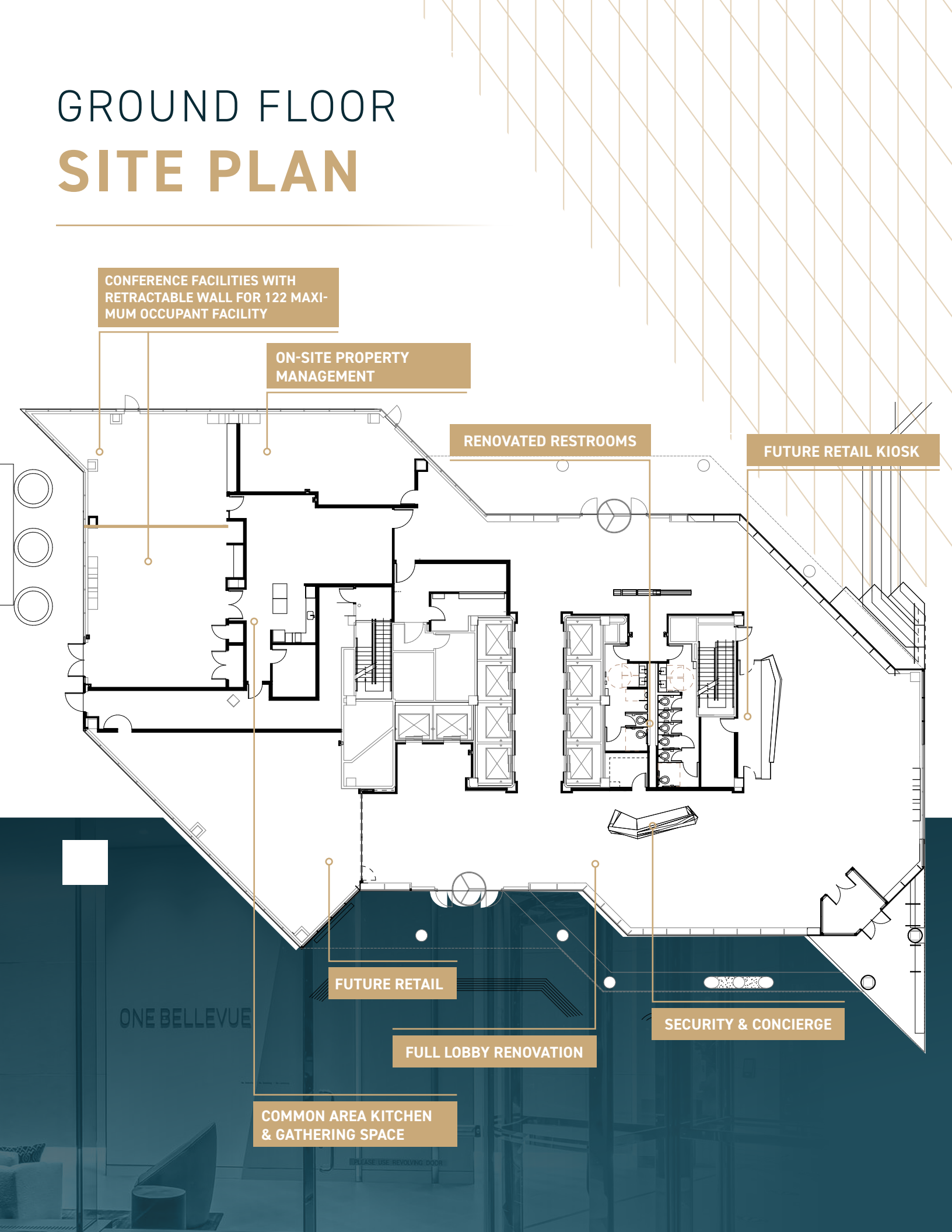
FUTURE RETAIL KIOSK

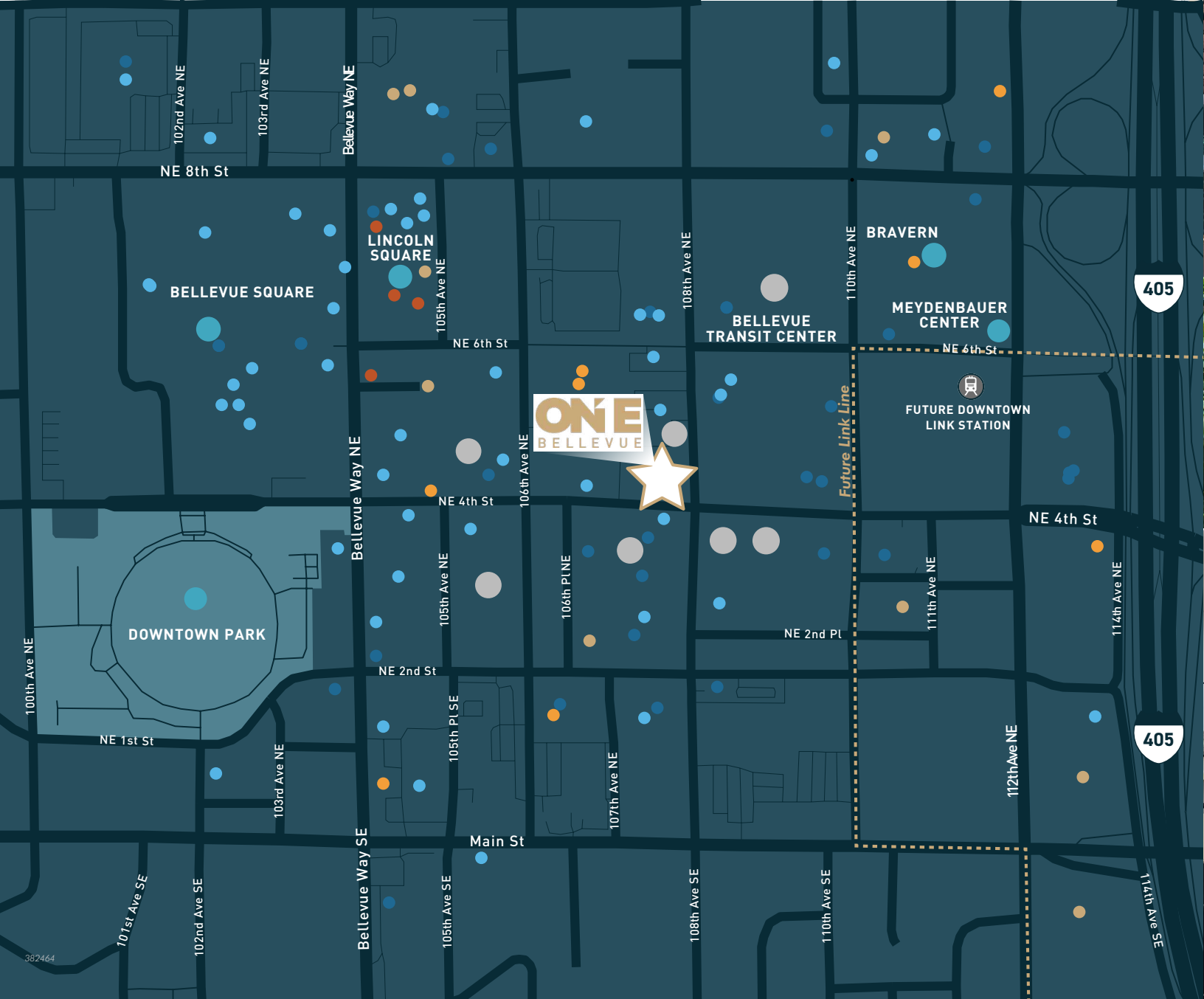
FUTURE RETAIL

SECURITY & CONCIERGE

FULL LOBBY RENOVATION

COMMON AREA KITCHEN
& GATHERING SPACE





AMENITY MAP KEY

- Food & Drink
- Banks
- Hotels
- Landmarks
- Fitness
- Entertainment
- Amazon Buildings

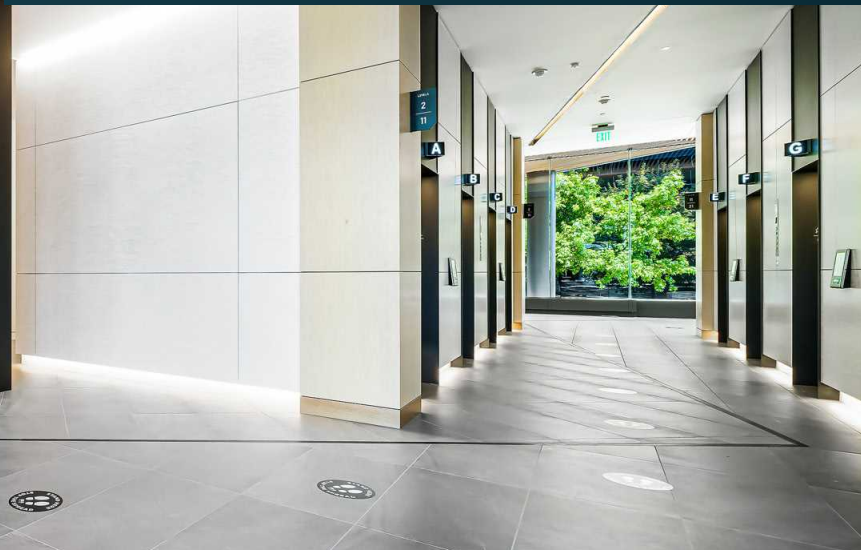




ONE
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HAS WELLNESS IN MIND

- ✓ Enhanced cleaning protocols in common areas beyond CDC recommendations
- ✓ MERV 13 air filters for cleaner air
- ✓ Hand sanitizing stations throughout common area
- ✓ Destination dispatch elevators and spacing markers keep social distancing top of mind
- ✓ Contact-less visitor management systems
- ✓ Upgraded restrooms equipped with touchless faucets and dispensers
- ✓ Take a break while getting fresh air in the outdoor common space





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FOR MORE INFORMATION, PLEASE CONTACT

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