

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

COMING THIS SUMMER



SYMETRA[®]
CENTER

777 108TH 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



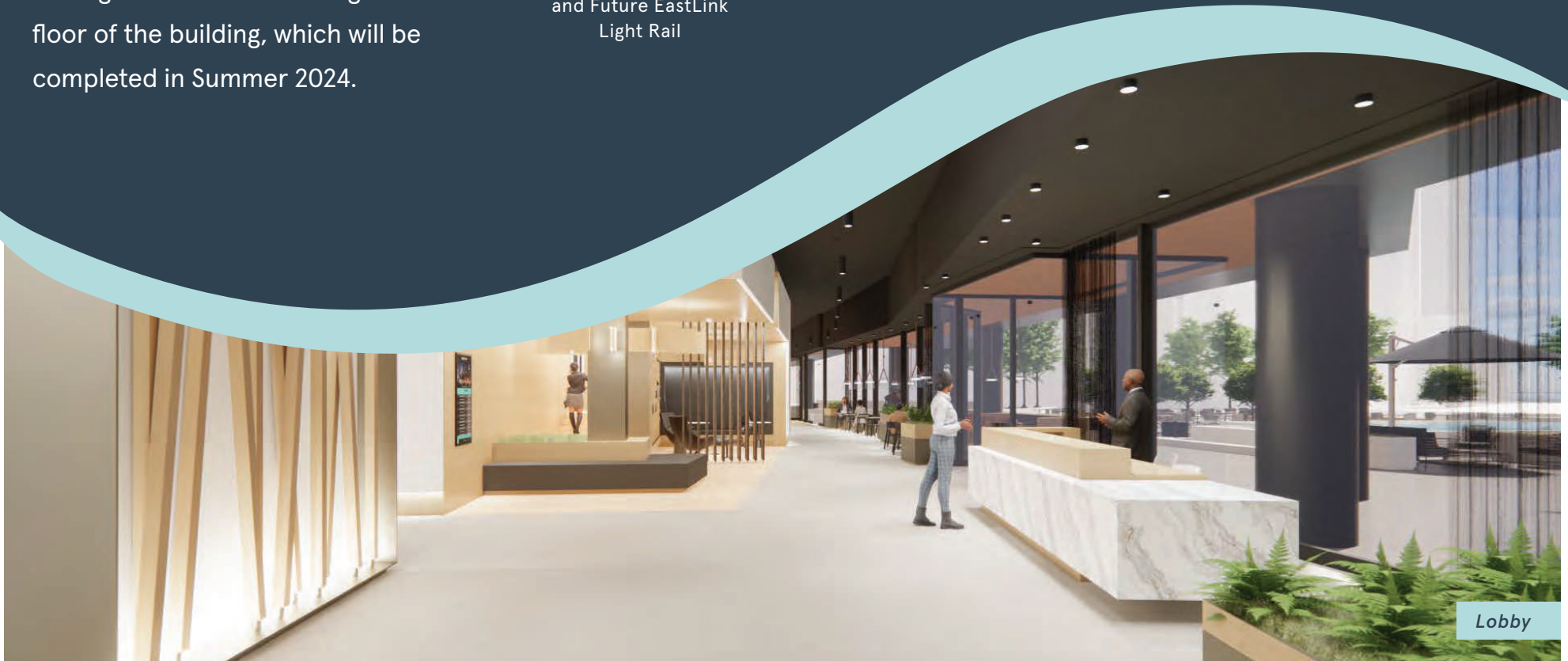
Bike storage and locker/shower facilities



24/7 on-site security and engineering



100% Electric Operated Building



Lobby

Elevator Lobby



SYMETRA[®] CENTER

777 108th Avenue NE
Bellevue, WA 98004

AVAILABLE SPACE

| | FLOOR / SUITE | SQ. FT. | AVAILABILITY |
|---|---|------------|-----------------|
| ▶ | <u>24 / 2410</u> Newly improved, fully furnished modern tech space with direct elevator access. Premier view space. | 5,186 RSF | Now |
| ▶ | <u>19 / 1900</u> Newly improved plug and play full floor with modern tech finishes. | 18,943 RSF | 30 days' notice |
| | <u>17 / 1750</u> Newly improved with direct elevator lobby access. Ideal for tech users. | 7,443 RSF | 9/1/2024 |
| | <u>16 / 1650</u> Newly improved with direct elevator lobby access. Ideal for tech users. | 5,478 RSF | 9/1/2024 |
| ▶ | <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 |
| Four contiguous floors for up to 75,653 RSF currently for sublease through June 2025 and available directly from Landlord. | | | |
| | <u>2 / 200</u> Full floor available. Direct access via building garage elevators. Efficient large floor plate with exterior private offices and open interior. | 26,485 RSF | 12/1/2024 |



SYMETRA CENTER AT A GLANCE

BUILDING

450,359 SF

25-story Class A Office Tower

YEAR BUILT / RENOVATED

1987 / 2024

RENTAL RATES

\$46.00 – \$49.00 / NNN

OPERATING EXPENSES

\$14.39/SF

FLOOR PLATE SIZE

~18,500 RSF

PARKING

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

LOCATION

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

SYMETRA[®]

CENTER

777 108th Avenue NE
Bellevue, WA 98004

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

SYMETRA[®]

CENTER

777 108th Avenue NE
Bellevue, WA 98004



All Day Café & Bar



Fitness Center

SYMETRA[®]

CENTER

777 108th Avenue NE
Bellevue, WA 98004



PRIME DOWNTOWN LOCATION

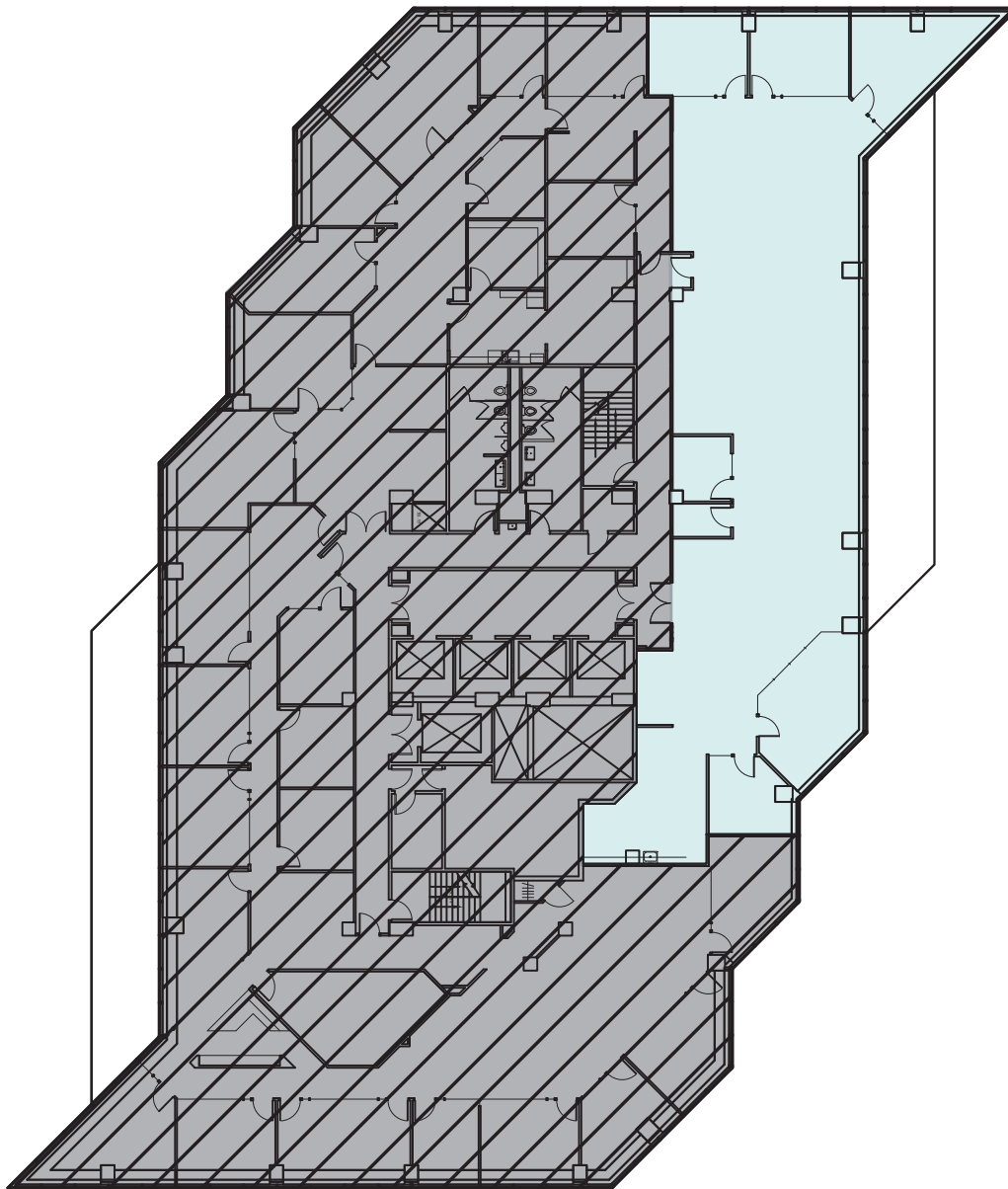
- Located on the corner of NE 8th Street and 110th Avenue NE
- Easy access to I-405 and public transportation
- Nearby conveniences include the Transit Center, Pedestrian Corridor, shopping at Bellevue Square and The Bravern, Bellevue Park, restaurants, hotels, The Bellevue Convention Center and The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



SYMETRA[®]

CENTER

777 108th Avenue NE
Bellevue, WA 98004



24TH FLOOR

Suite 2410 • 5,186 RSF

Available Now

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



VIRTUAL TOUR



GRANT YERKE

425.646.5264

yerke@broderickgroup.com

MATT SCHRECK

425.646.5232

schreck@broderickgroup.com

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.

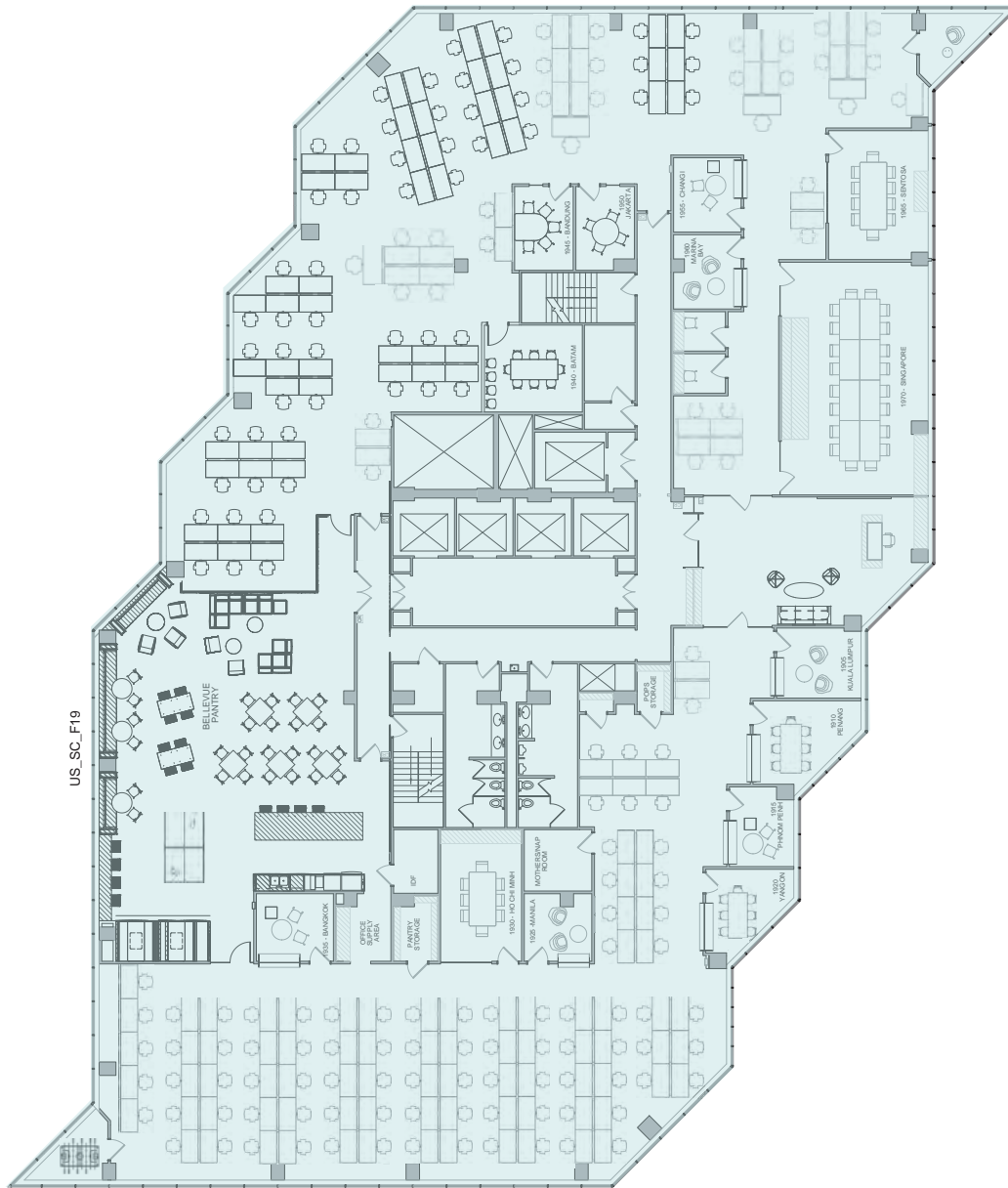


BACK TO
AVAILABILITIES



SYMETRA® CENTER

777 108th Avenue NE
Bellevue, WA 98004



19TH FLOOR

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

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

 VIRTUAL TOUR

SRO STERLING REALTY ORGANIZATION

BRODERICK
• GROUP •

GRANT YERKE

425.646.5264

yerke@broderickgroup.com

MATT SCHRECK

425.646.5232

schreck@broderickgroup.com

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.



BACK TO
AVAILABILITIES



SYMETRA[®]

CENTER

777 108th Avenue NE
Bellevue, WA 98004

19TH FLOOR

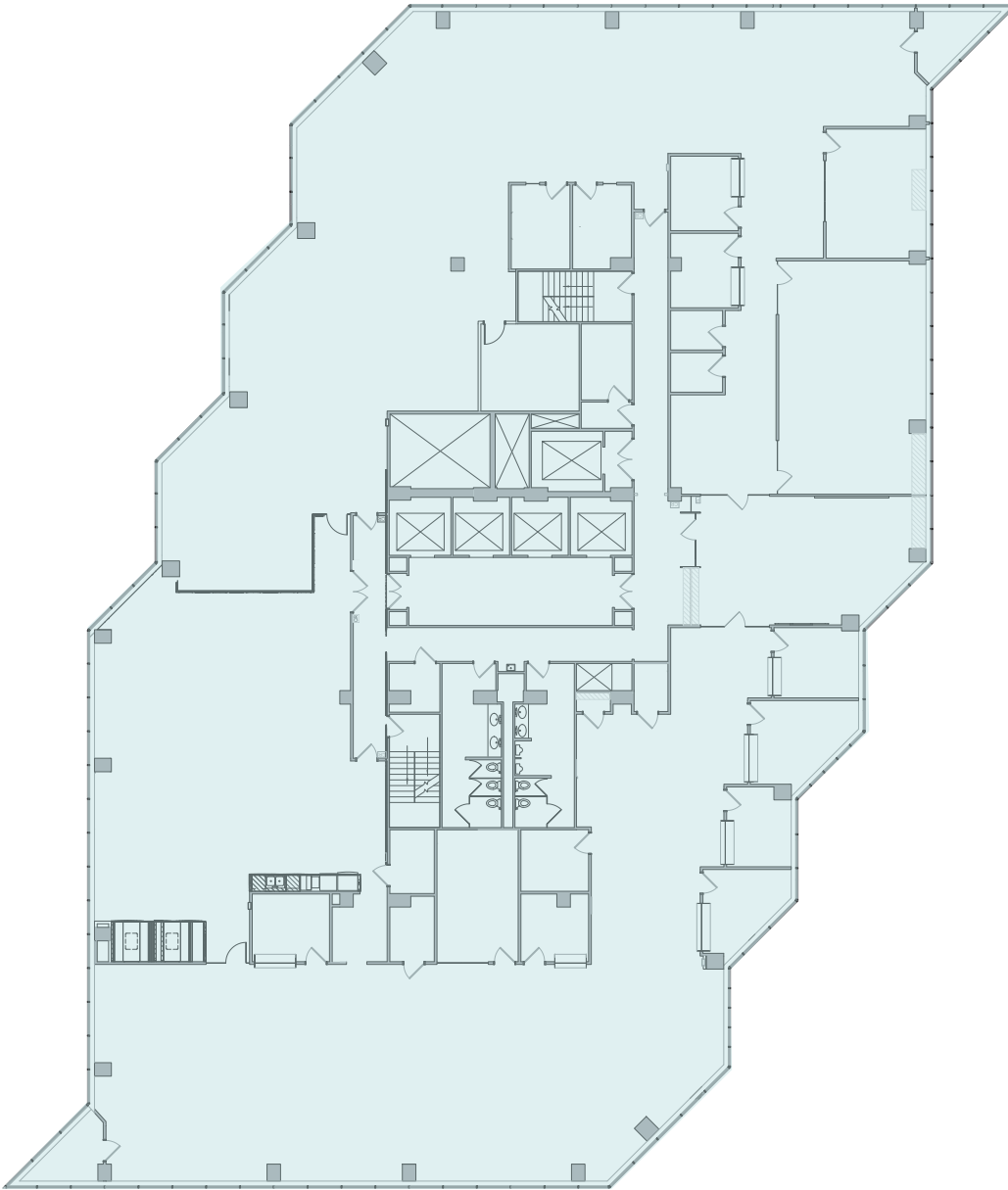
Suite 1900 • 18,943 RSF

Available with 30 days' notice

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



VIRTUAL TOUR



GRANT YERKE

425.646.5264

yerke@broderickgroup.com

MATT SCHRECK

425.646.5232

schreck@broderickgroup.com

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.



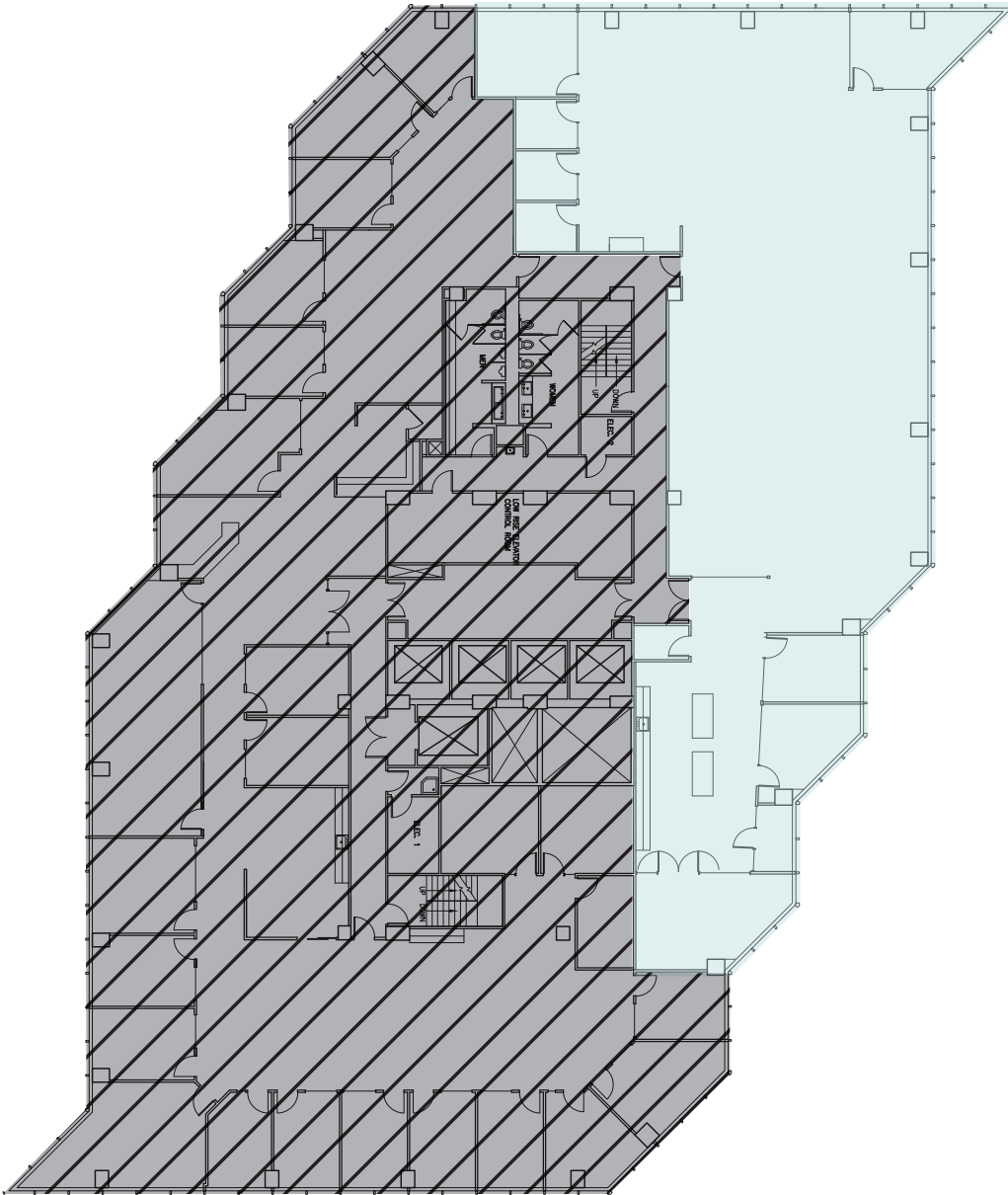
BACK TO
AVAILABILITIES



SYMETRA[®]

CENTER

777 108th Avenue NE
Bellevue, WA 98004



17TH FLOOR

Suite 1750 • 7,443 RSF

Available 9/1/2024

- Newly improved with direct elevator lobby access
- Ideal for tech users



GRANT YERKE

425.646.5264

yerke@broderickgroup.com

MATT SCHRECK

425.646.5232

schreck@broderickgroup.com

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.



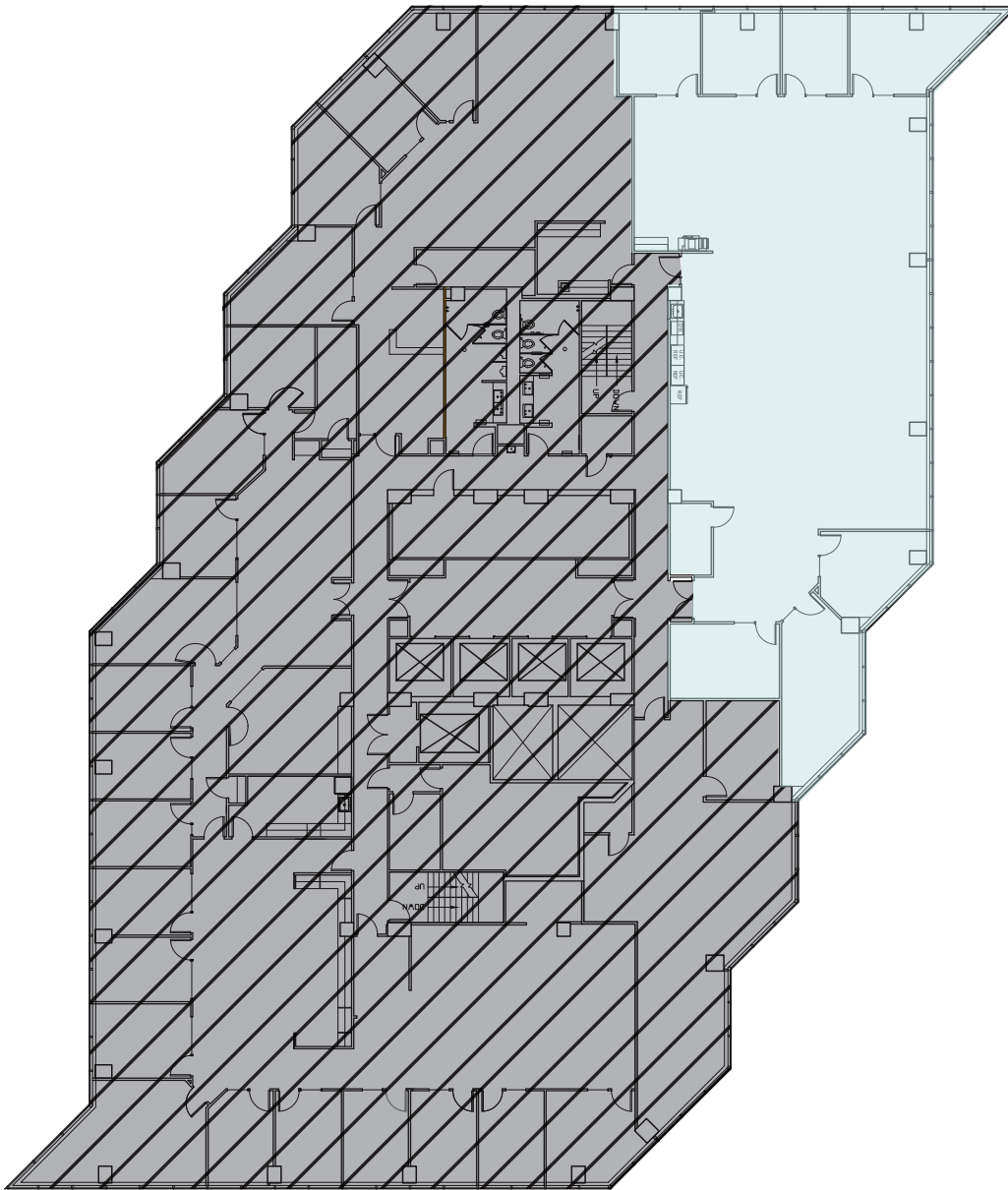
BACK TO
AVAILABILITIES



SYMETRA[®]

CENTER

777 108th Avenue NE
Bellevue, WA 98004



16TH FLOOR

Suite 1650 • 5,478 RSF

Available 9/1/2024

- Newly improved with direct elevator lobby access
- Ideal for tech users



GRANT YERKE

425.646.5264

yerke@broderickgroup.com

MATT SCHRECK

425.646.5232

schreck@broderickgroup.com

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.



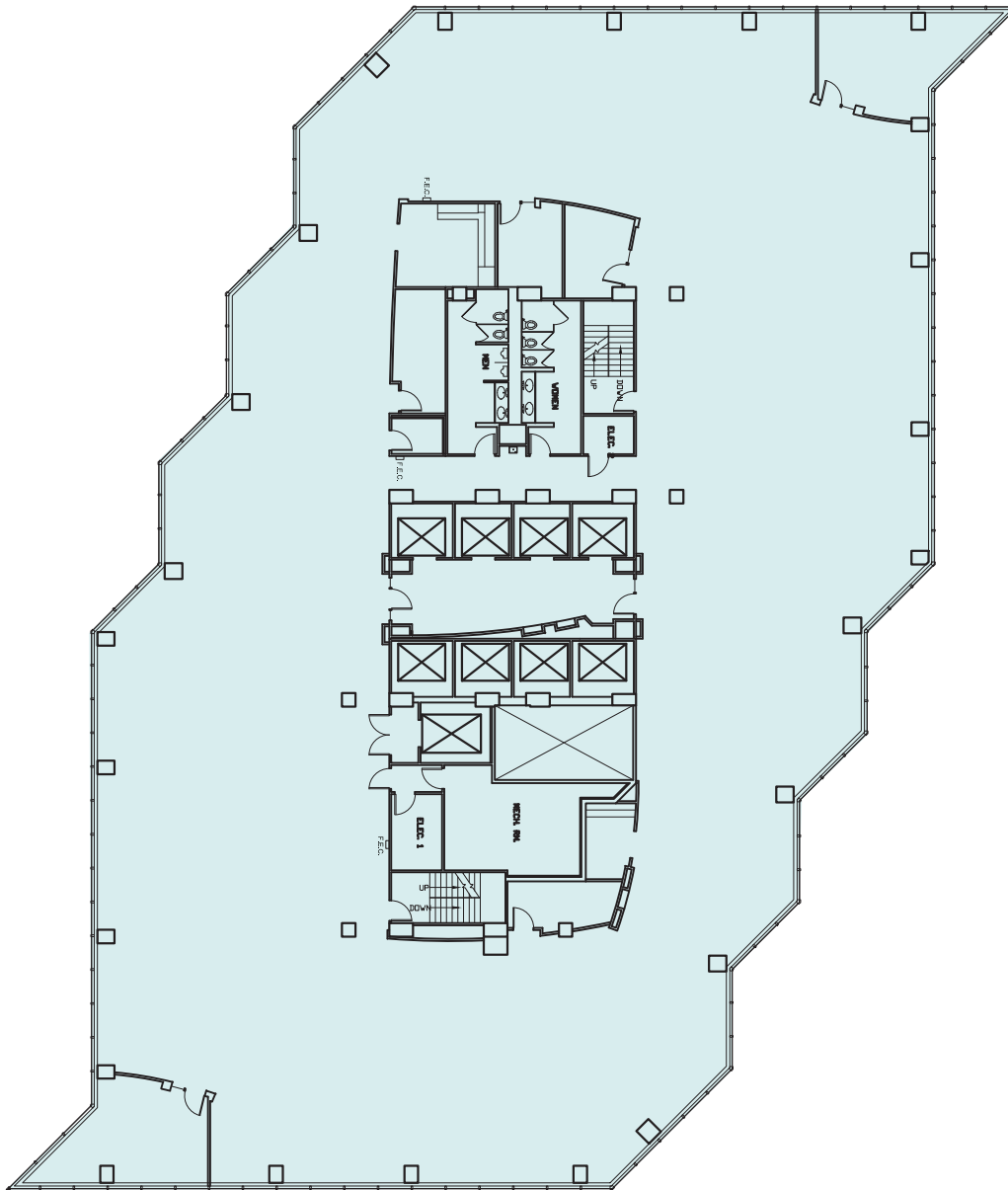
BACK TO
AVAILABILITIES



SYMETRA[®]

CENTER

777 108th Avenue NE
Bellevue, WA 98004



7TH 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.



VIRTUAL TOUR

SRO STERLING REALTY ORGANIZATION

BRODERICK
• GROUP •

GRANT YERKE

425.646.5264

yerke@broderickgroup.com

MATT SCHRECK

425.646.5232

schreck@broderickgroup.com

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.



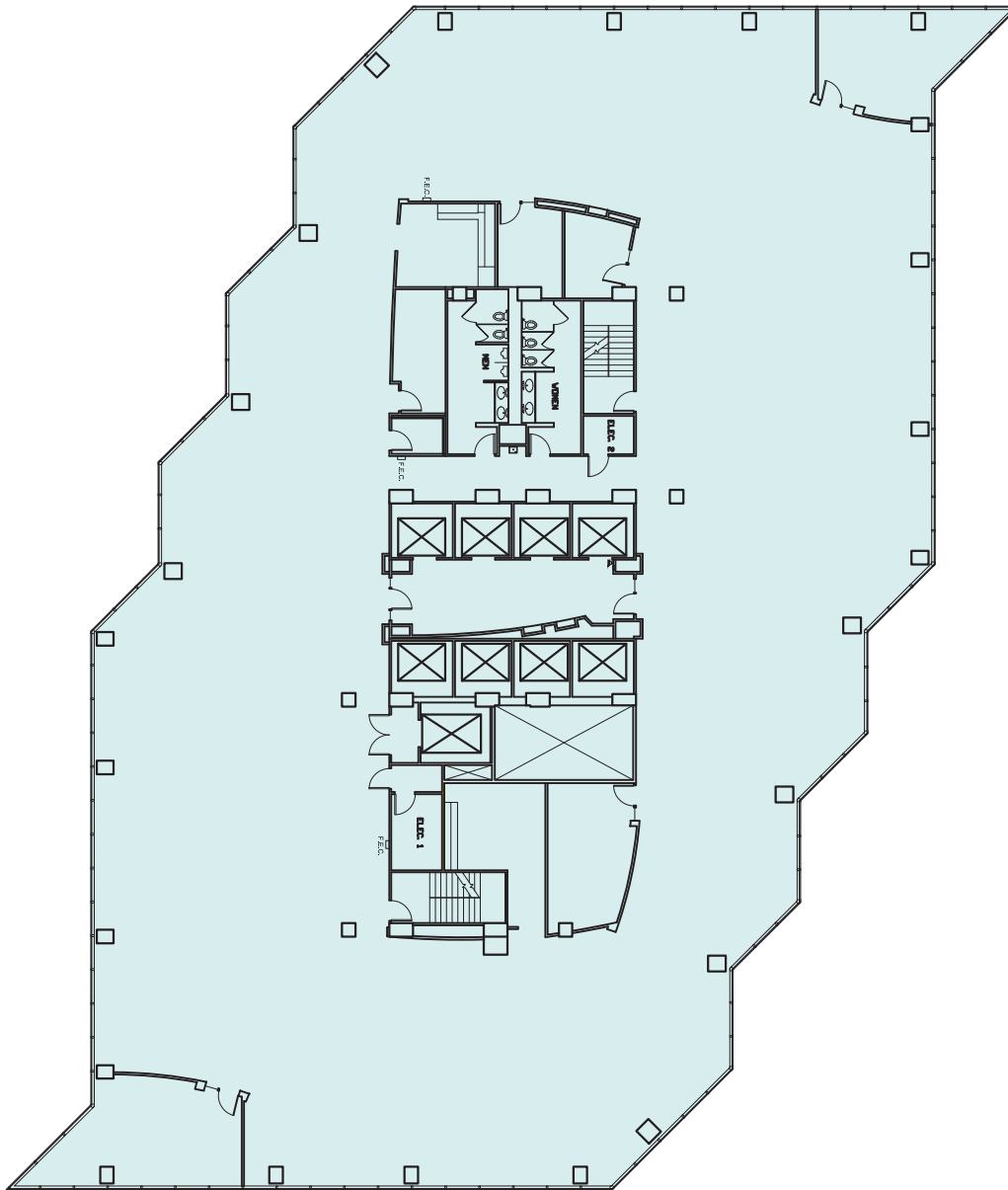
BACK TO
AVAILABILITIES



SYMETRA[®]

CENTER

777 108th Avenue NE
Bellevue, WA 98004



6TH 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.



GRANT YERKE

425.646.5264

yerke@broderickgroup.com

MATT SCHRECK

425.646.5232

schreck@broderickgroup.com

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.



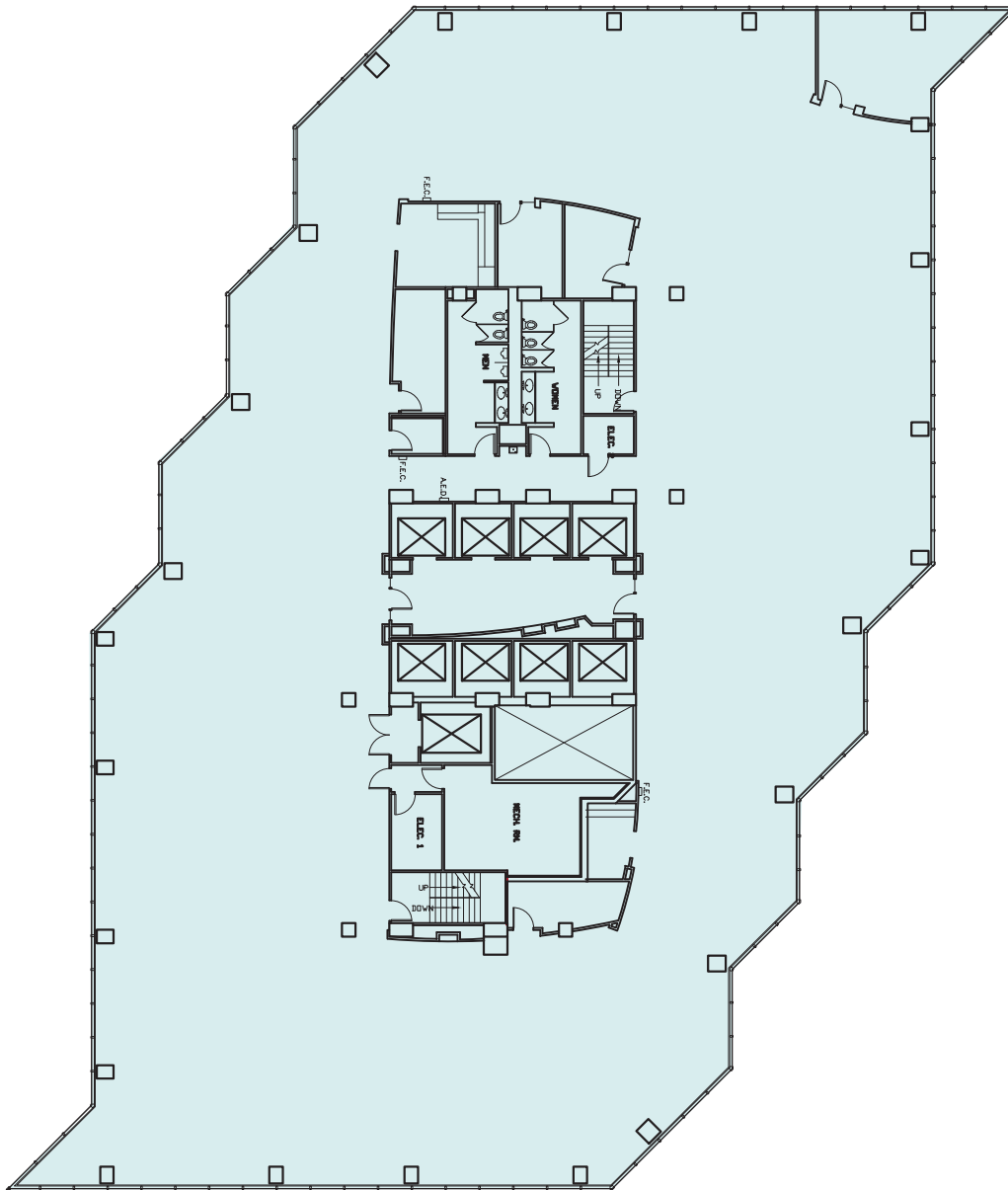
BACK TO
AVAILABILITIES



SYMETRA[®]

CENTER

777 108th Avenue NE
Bellevue, WA 98004



5TH 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.



GRANT YERKE

425.646.5264

yerke@broderickgroup.com

MATT SCHRECK

425.646.5232

schreck@broderickgroup.com

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.



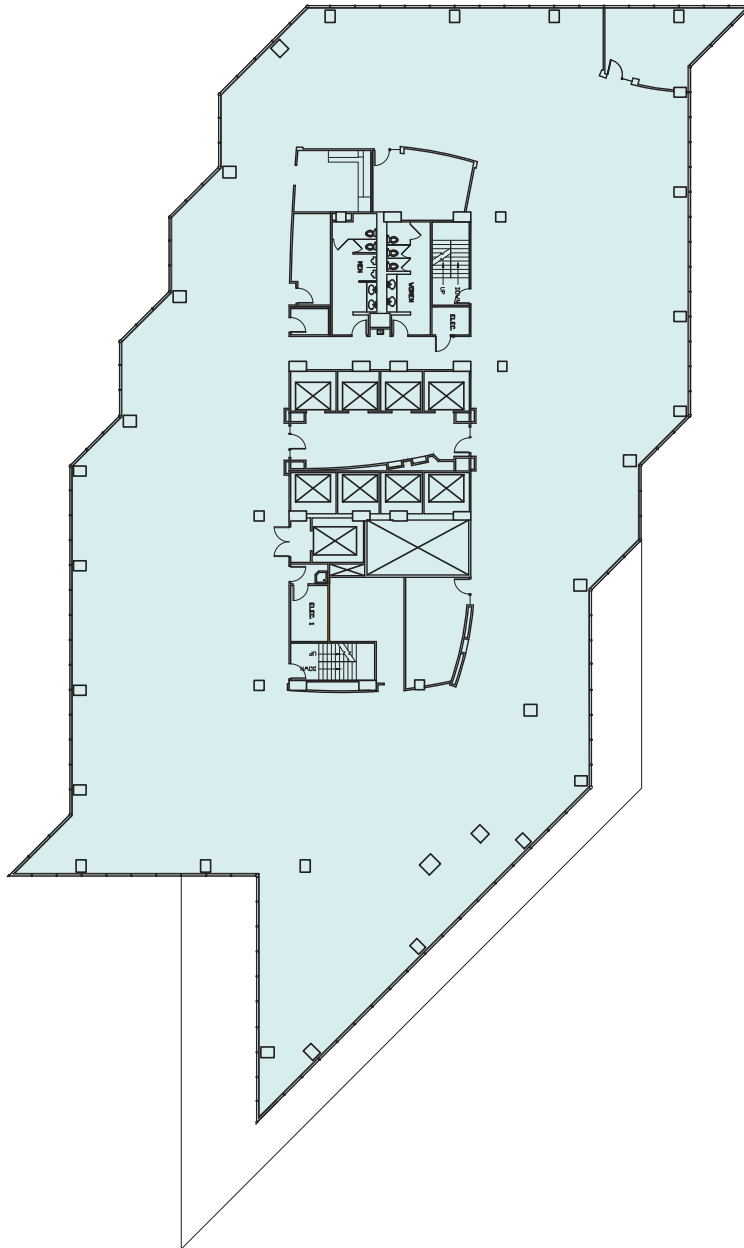
BACK TO
AVAILABILITIES



SYMETRA[®]

CENTER

777 108th Avenue NE
Bellevue, WA 98004



4TH 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.



GRANT YERKE

425.646.5264

yerke@broderickgroup.com

MATT SCHRECK

425.646.5232

schreck@broderickgroup.com

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.



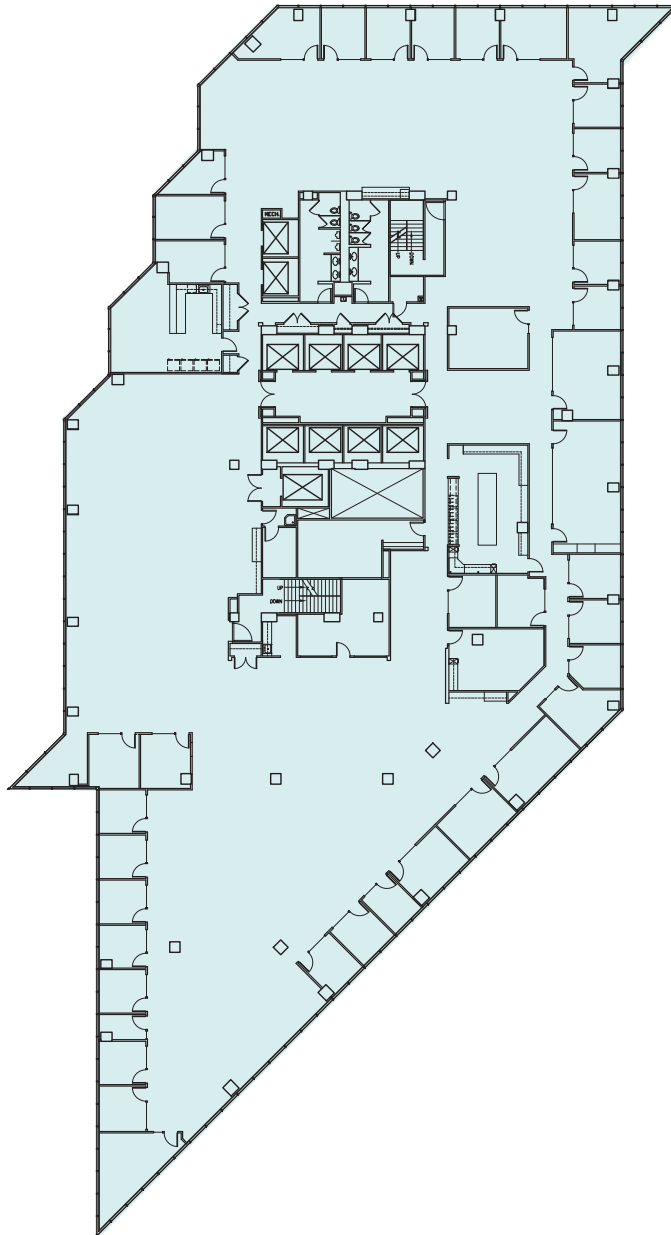
BACK TO
AVAILABILITIES



SYMETRA[®]

CENTER

777 108th Avenue NE
Bellevue, WA 98004



2ND 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



GRANT YERKE

425.646.5264

yerke@broderickgroup.com

MATT SCHRECK

425.646.5232

schreck@broderickgroup.com

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.



BACK TO
AVAILABILITIES

SYMETRA[®]

CENTER

777 108th Avenue NE
Bellevue, WA 98004

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

GRANT YERKE

425.646.5264

yerke@broderickgroup.com

MATT SCHRECK

425.646.5232

schreck@broderickgroup.com

