

A photograph of the City Center Bellevue building, a modern skyscraper with a dark, stepped glass facade. The building is the central focus, with other glass skyscrapers visible in the background under a blue sky with scattered clouds. The foreground shows some greenery and a street level.

# CITY CENTER **BELLEVUE**

500 108<sup>th</sup> Avenue NE  
Bellevue, Washington 98004

[citycenterbellevue.com](http://citycenterbellevue.com)



# BELLEVUE'S CENTERPIECE



NEARBY RESTAURANTS



**THE BELLEVUE COLLECTION**  
 13 COINS RESTAURANT 24/7  
 CACTUS  
 CASTILLA  
 DANIEL'S BROILER  
 JOEY BELLEVUE  
 SUITE RESTAURANT/LOUNGE  
 TAVERN HALL  
 THAI KITCHEN BIRD PEPPER  
 THE CHEESECAKE FACTORY

**LINCOLN SQUARE**

**LINCOLN SQUARE NORTH**  
 CYPRESS LOUNGE & WINE BAR  
 DIN TAI FUNG  
 EARL'S RESTAURANT + BAR  
 PADDY COYNE'S IRISH PUB  
 WOOD'S COFFEE

**LINCOLN SQUARE SOUTH**  
 ASCEND PRIME STEAK & SUSHI  
 BARON'S XI'AN KITCHEN & BAR  
 CENTRAL BAR + RESTAURANT  
 CIVILITY & UNREST  
 CROSTA  
 DOTE COFFEE BAR  
 DUKE'S CHOWDER HOUSE  
 FOGO DE CHÃO  
 JAPONESSA SUSHI COCINA  
 THE LAKEHOUSE  
 LINCOLN SOUTH FOOD HALL  
 WILD GINGER

**BELLEVUE SQUARE**

**CHIPOTLE MEXICAN GRILL**

**POTBELLY SANDWICH SHOP**

**FOB POKE BAR**

**CITY CENTER BELLEVUE**

**EVERGREENS SALAD**

**EL GAUCHO BELLEVUE**

**THE BRAVERN**

**TRANSIT CENTER**

**FUTURE EAST LINK LIGHT RAIL**

**CITY HALL PLAZA**

**THE MELTING POT**

**NIBBANA THAI RESTAURANT**

**SEASTAR RESTAURANT & RAW BAR**

**L'EXPERIENCE PARIS - BELLEVUE**

**HAIDLAO HOT POT BELLEVUE**

**BAKE'S PLACE BAR & BISTRO**

**DOWNTOWN BELLEVUE PARK**

**HOKKAIDO RAMEN SANTOUKA BELLEVUE**

**DOUGH ZONE DUMPLING HOUSE**

**PAGLIACCI PIZZA**

**BLAZING BAGELS**

NE 8<sup>TH</sup> ST

NE 6<sup>TH</sup> ST

NE 4<sup>TH</sup> ST

NE 2<sup>ND</sup> ST

BELLEVUE WAY SE

106<sup>TH</sup> AVE NE

108<sup>TH</sup> AVE NE

110<sup>TH</sup> AVE NE

112<sup>TH</sup> AVE NE

MAIN ST





Located in the center of Bellevue's business district, City Center Bellevue is Downtown Bellevue's most recognizable and uniquely designed skyscraper, offering 27 stories of Class A office space.

The building's large floor plates can accommodate single or multi-tenant layouts, and the sophisticated building systems meet the needs of today's high-tech companies.

City Center Bellevue features convenient access to mass transit, pedestrian

thoroughfares, as well as quick access to the region's freeways. Several on-site and nearby restaurants provide quick and delicious dining or lunch options for City Center Bellevue's tenants.

Views from the building include the Seattle skyline, Lake Washington, and surrounding mountain ranges. The adjacent 2.5 acre landscaped plaza provides an exceptional outdoor environment in the heart of downtown Bellevue.



NEW

# BUILDING AMENITIES

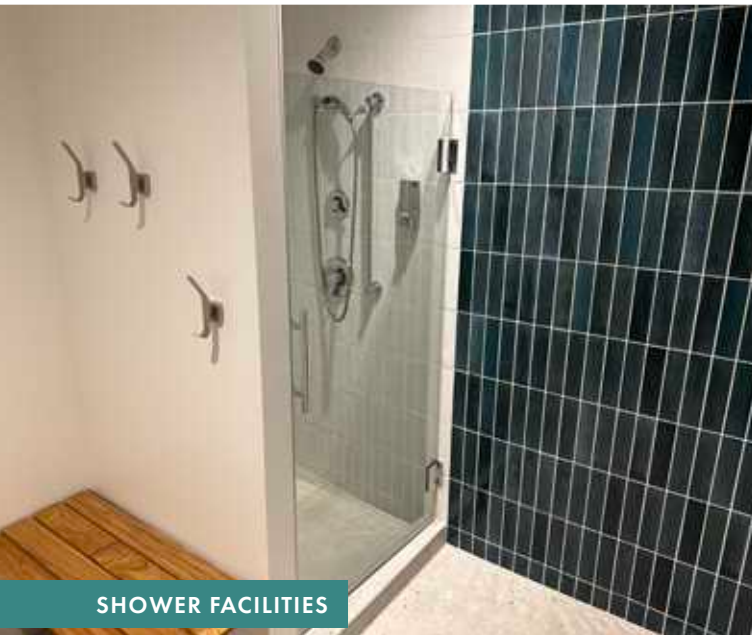
CLICK PLAY BUTTONS TO VIEW VIRTUAL TOURS



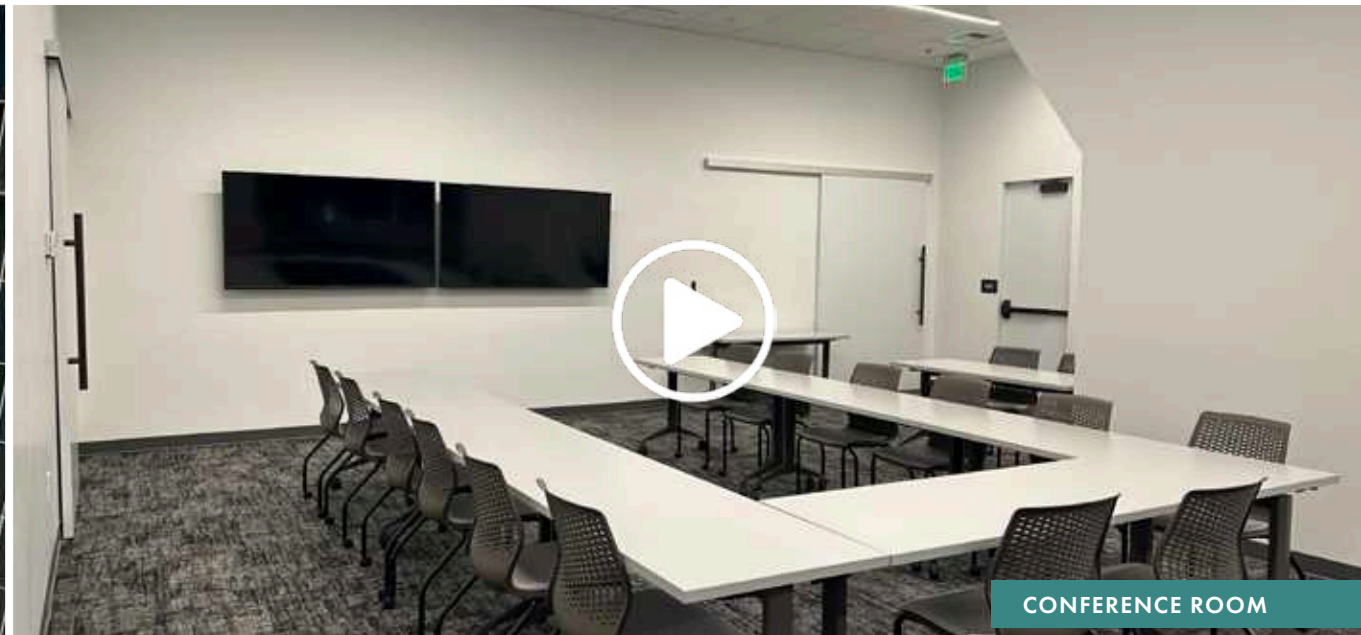
INDOOR BIKE STORAGE



FITNESS CENTER



SHOWER FACILITIES





CONFERENCE ROOM

# BUILDING FACTS

<b>YEAR BUILT:</b>	1987
<b>RBA:</b>	498,606 SF
<b>BUILDING AMENITIES:</b>	Conference center, fitness center, indoor bike storage, renovated showers and lockers
<b>RETAIL AMENITIES:</b>	HomeStreet Bank, El Gaucho (across the Plaza), Bowl Gogi, Pho Cyclo, Mercury Coffee, Jordan Barber Shop
<b>LOCATION:</b>	City Center Bellevue is located in the heart of Bellevue's Central Business District. The building is easily accessible via Interstate 405, Interstate 90, and the Public Transit Center, immediately adjacent to the building along N.E. 6th Street. The building has a 2.5 acre plaza to the east that features grassy areas, seating areas and water features.
<b>AREA AMENITIES:</b>	The building location is the east-end destination for the Pedestrian Corridor linking it to local recreation, hotels, restaurants, and retail centers such as Bellevue Square and Lincoln Square. Within walking distance are the Bellevue Public Library, Bellevue Art Museum, and Downtown Bellevue Park.
<b>RENTAL RATES</b>	Office: \$64.00 - \$69.00 per rentable square foot, Full Service
<b>OPERATING EXPENSES:</b>	2024 Estimated - \$16.53 per rentable square foot
<b>LEED CERTIFICATION:</b>	LEED Gold
<b>PARKING:</b>	City Center Bellevue is equipped with a four level garage (720 covered spaces)
<b>RATIO:</b>	Two (2) stalls for every 1,000 square feet of rentable area.
<b>EXTERIOR:</b>	This contemporary 27 story building is clad in panels of rich, rose-tinted glass windows and spandrels. Its innovative multi-faceted design creates an angle architectural profile, which offers advantages to both small and large companies in creating unique office layouts. The distinctive clock tower at the entrance creates an exceptional visual appeal.
<b>LOBBY:</b>	The main lobby has an aura of contemporary elegance and modern luxury with its 16-foot ceiling and stylish flooring. The wall treatments are highlighted by hardwood paneling.
<b>ELEVATORS:</b>	Destination Elevators service the building's nine passenger elevators, four in the low-rise and five in the high-rise. The four-level garage has two dedicated elevators. One freight elevator services the building.
<b>VIEW:</b>	Six-foot-high windows showcase views of Meydenbauer Bay, Lake Washington, Mount Rainier, The Olympic and Cascade Mountain ranges and the downtown Seattle high-rise buildings.
<b>SECURITY SYSTEM:</b>	City Center Bellevue is equipped with a high-tech computerized access control system in addition to a 24-hour security guard.
<b>FIRE PROTECTION:</b>	Automatic fire sprinkler system on all floors.
<b>HVAC:</b>	The HVAC system is designed to provide flexibility in controlling space temperatures to effectively meet individual comfort levels and special requirements.
<b>OWNERSHIP/ PROPERTY MANAGEMENT:</b>	American Assets Trust

# CURRENT AVAILABILITIES



TOUR	FLOOR / SUITE	SQ. FT.	AVAILABLE	COMMENTS
	<a href="#"><u>1 / 1F1/1F3</u></a>	4,578 RSF	Now	Suite entrance directly off building lobby. Exterior building signage facing green plaza area.
	<a href="#"><u>1 / 1F3</u></a>	3,412 RSF	Now	Creative office space with signage available. Glass frontage and direct access off of green plaza east of the building. Mix of private offices, conference rooms, open work space, kitchenette. Can accommodate wide variety of uses. <b>Can be combined with Suite 1F1 for a cumulative 4,578 RSF with visibility from building lobby.</b>
	<a href="#"><u>5 / 500</u></a>	12,547 RSF	9/1/2024	Elevator Lobby exposure. Two private decks on the North and South sides of the building. Flexible RSF available in combination with contiguous suites.
	<a href="#"><u>5 / 510</u></a>	3,815 RSF	Now	Newly upgraded space with double glass entry off elevator lobby. Open space, conference room, and kitchenette. Abundant natural light with bright window line. <b>Can be combined with Suite 520 for a cumulative 8,180 RSF.</b>
	<a href="#"><u>5 / 520</u></a>	4,365 RSF	Now	<b>Completed Construction!</b> Market-ready tech conditioned floorplan with Class A finishes. Double glass entry. Mix of open space, kitchenette, conference rooms, private offices. Abundant natural light along the window line. <b>Can be combined with Suite 510 for a cumulative 8,180 RSF.</b>
	<a href="#"><u>6 / 600</u></a>	18,906 RSF	Now	Full Floor opportunity. Suite is in white-box condition and ready for Tenant Improvements. Unique opportunity to create a space from scratch. <b>Can be combined with Floor 5 for 39,633 RSF (starting 9/1/2024)</b>
	<a href="#"><u>9 / 960</u></a>	5,437 RSF	Now	<b>Construction completed!</b> Market-Ready floorplan with Class A finishes from top to bottom. Open work space along the window line for maximum natural light. Interior private offices, conference rooms and break room. Eastern views to Cascade Mountains.
	<a href="#"><u>20 / 2050</u></a>	9,752 RSF	10/1/2024	Elevator lobby exposure. Mix of open work space, private offices, conference rooms, kitchenette, reception area. South views towards Mt. Rainier and eastern views towards the Cascade Mountain Range.
	<a href="#"><u>21 / 2150</u></a>	7,740 RSF	10/1/2024	Modern tech space with open ceiling concept. Elevator lobby exposure. Mix of open space, private offices, and small conference rooms. Private deck for exclusive use.
	<a href="#"><u>2600 / 2700</u></a>	17,623 RSF	Now	Full floor availability with 360 degree views and a private balcony. Open work space, interior private offices, conference rooms, and kitchenette. Interior stairwell connecting Suites 2600 and 2700. <b>Suites 2600 &amp; 2700 combine for a total of 17,623 RSF.</b>



# SUITE 1F1/1F3

## 4,578 RSF

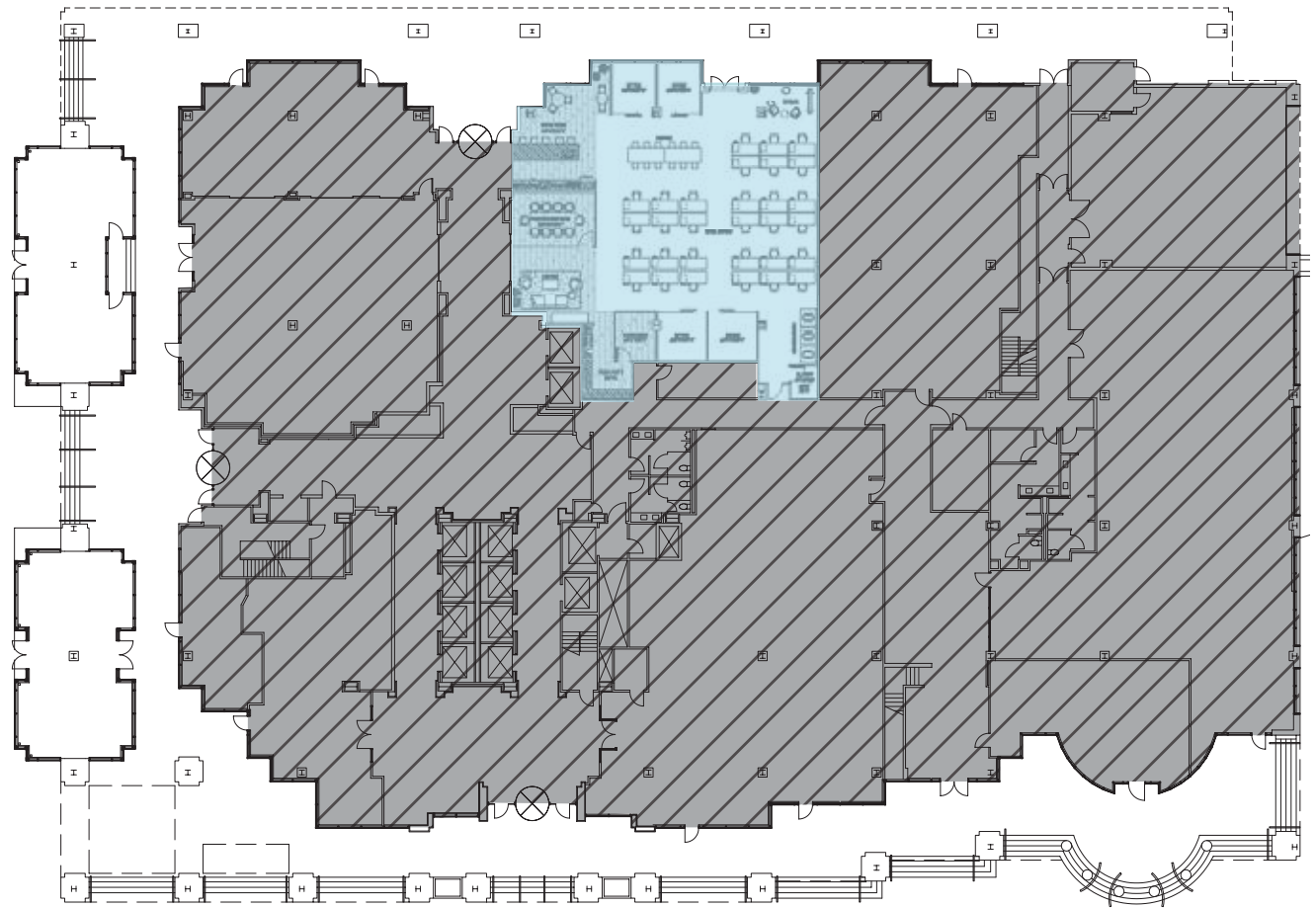
CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available Now

### CONCEPTUAL FLOOR PLAN

- Suite entrance directly off building lobby
- Exterior signage facing green plaza area



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**BRODERICK**  
GROUP

JASON FURR  
(425) 646-5220

[furr@broderickgroup.com](mailto:furr@broderickgroup.com)

ERIC HAEHL  
(425) 646-5266

[haehl@broderickgroup.com](mailto:haehl@broderickgroup.com)

BRODERICK GROUP  
10500 NE 8th Street, Suite 900  
Bellevue, Washington 98004  
[broderickgroup.com](http://broderickgroup.com)

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# SUITE 1F3

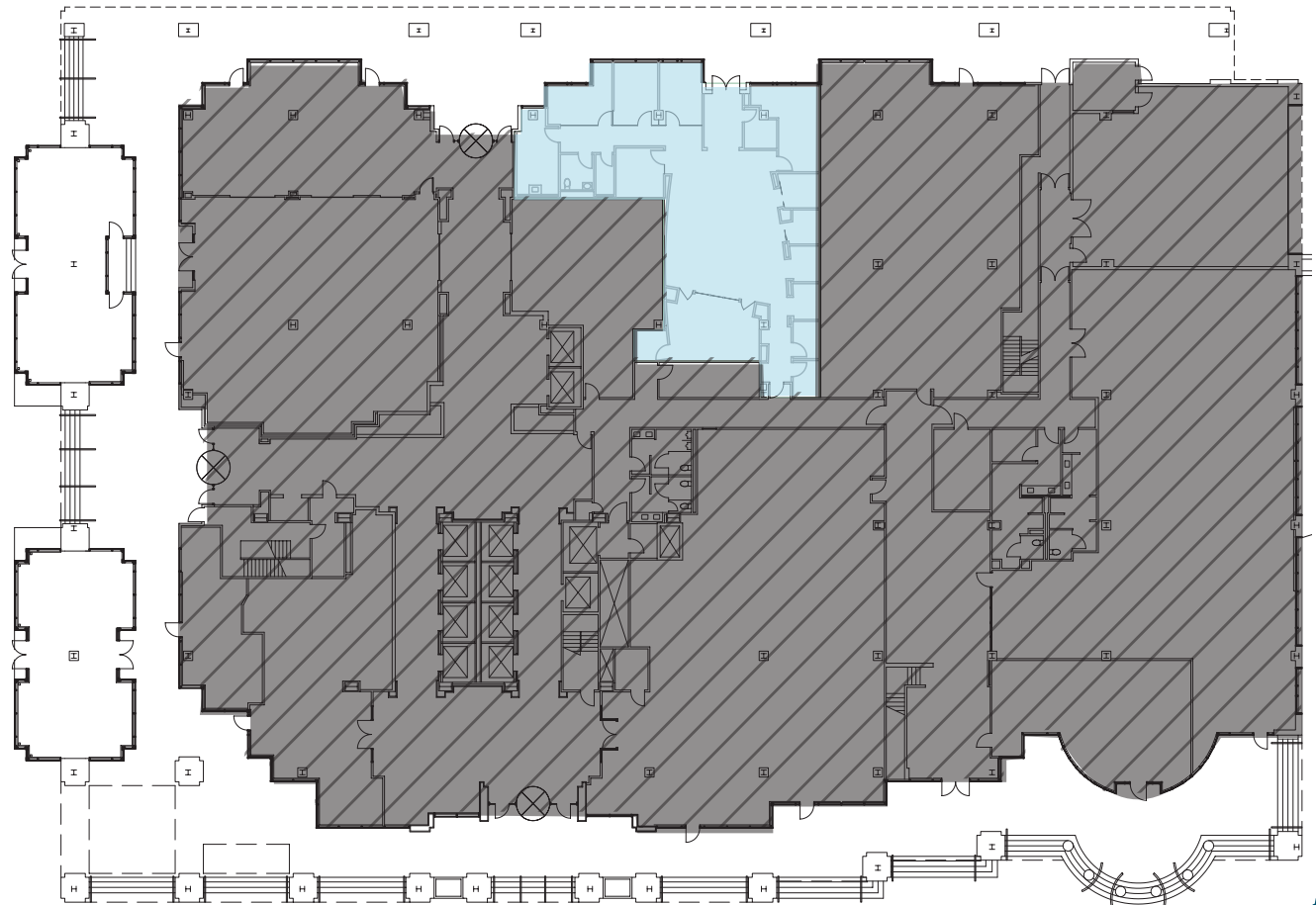
## 3,412 - 4,578 RSF

CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available Now

- Creative office space with signage available
- Glass frontage and direct access off of green plaza east of the building
- Mix of private offices, conference rooms, open work space, kitchenette
- Can accommodate wide variety of uses
- **Can be combined with Suite 1F1 for a cumulative 4,578 RSF with visibility from building lobby**



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BRODERICK  
GROUP

JASON FURR  
(425) 646-5220

[furr@broderickgroup.com](mailto:furr@broderickgroup.com)

ERIC HAEHL  
(425) 646-5266

[haehl@broderickgroup.com](mailto:haehl@broderickgroup.com)

BRODERICK GROUP  
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Bellevue, Washington 98004  
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# SUITE 500

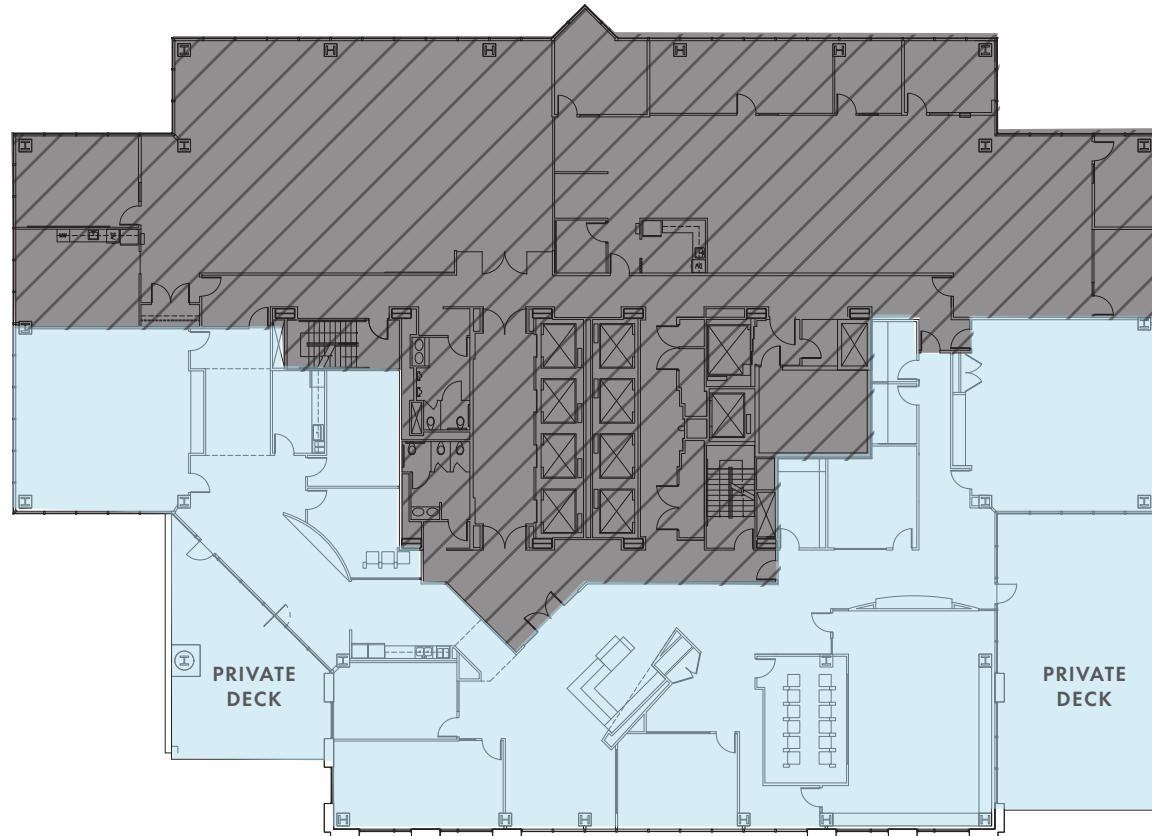
## 12,547 RSF

CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available 9/1/2024

- Elevator Lobby exposure
- Two private decks on the North and South sides of the building
- **Can be combined with Suite 510 for 16,362 RSF**
- **Can be combined with Suite 520 for 16,912 RSF**
- **Can be combined with Suites 510 and 520 for a cumulative 20,727 RSF**
- **Could be combined with Suite 600 for a cumulative 31,453 RSF**



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**BRODERICK**  
GROUP

JASON FURR  
(425) 646-5220

[furr@broderickgroup.com](mailto:furr@broderickgroup.com)

ERIC HAEHL  
(425) 646-5266

[haehl@broderickgroup.com](mailto:haehl@broderickgroup.com)

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Bellevue, Washington 98004  
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# SUITE 510

## 3,815 RSF

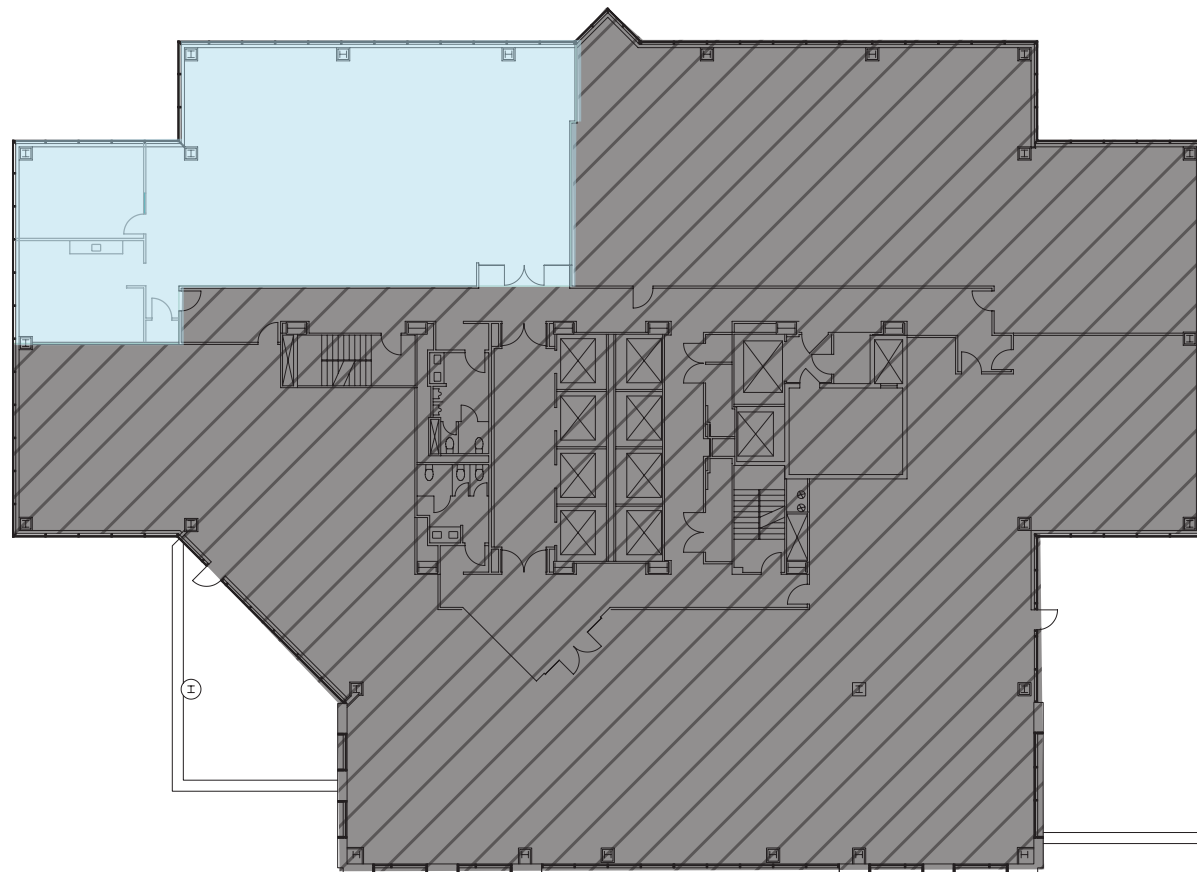
CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available Now

- Newly upgraded space with double glass entry off elevator lobby
- Open space, conference room, and kitchenette
- Abundant natural light with bright window line
- **Can be combined with Suite 500 for 16,362 RSF**
- **Can be combined with Suite 520 for 8,180 RSF**

 **VIEW VIRTUAL TOUR**



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GROUP

JASON FURR  
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# SUITE 520

## 4,365 RSF

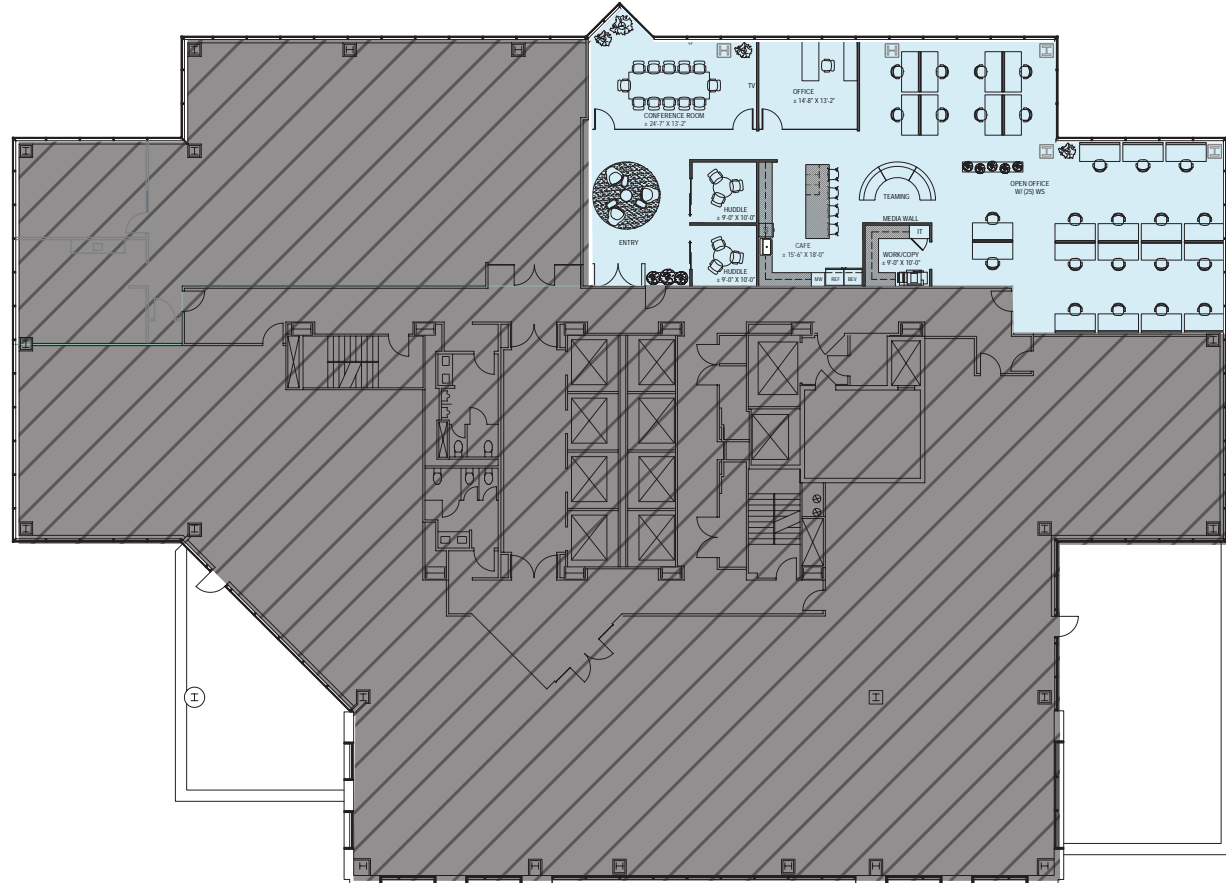
CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available Now

### MARKET-READY PLAN - CONSTRUCTION COMPLETED!

- Construction Completed! Market-ready tech conditioned floorplan with Class A finishes
- Double glass entry
- Mix of open space, conference rooms, private offices
- Abundant natural light along the window line
- Kitchenette
- **Can be combined with Suite 500 for 16,912 RSF**
- **Can be combined with Suite 510 for 8,180 RSF**



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BRODERICK GROUP

JASON FURR  
(425) 646-5220

furr@broderickgroup.com

ERIC HAEHL  
(425) 646-5266

haehl@broderickgroup.com

BRODERICK GROUP  
10500 NE 8th Street, Suite 900  
Bellevue, Washington 98004  
broderickgroup.com

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# SUITE 510/520

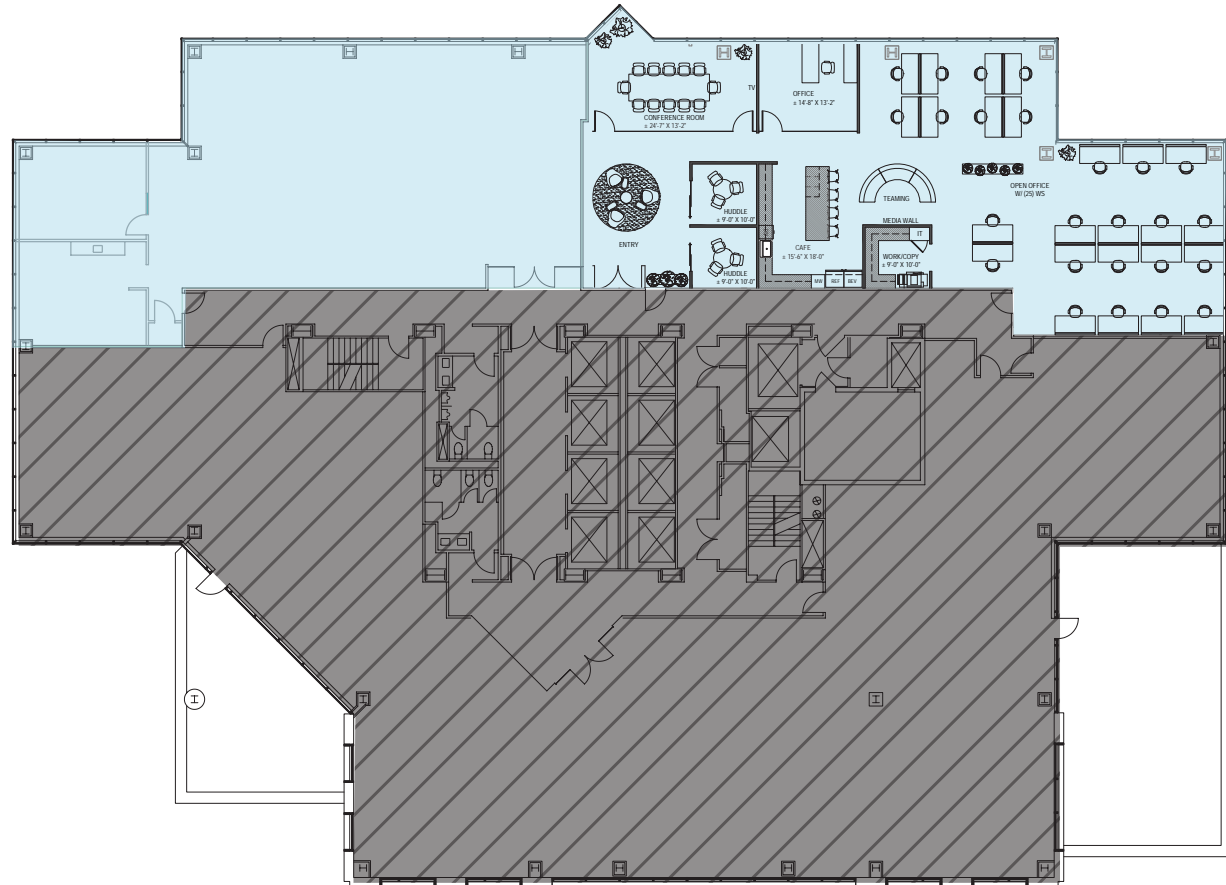
## 8,180 RSF

CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available Now

- Market-ready tech conditioned floorplan with Class A finishes
- Double glass entry off elevator lobby
- Two conference rooms, two huddle rooms, one private office, kitchenette and open work space
- Abundant natural light with bright window line



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(425) 646-5220

[furr@broderickgroup.com](mailto:furr@broderickgroup.com)

ERIC HAEHL  
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# SUITE 600

## 18,906 RSF

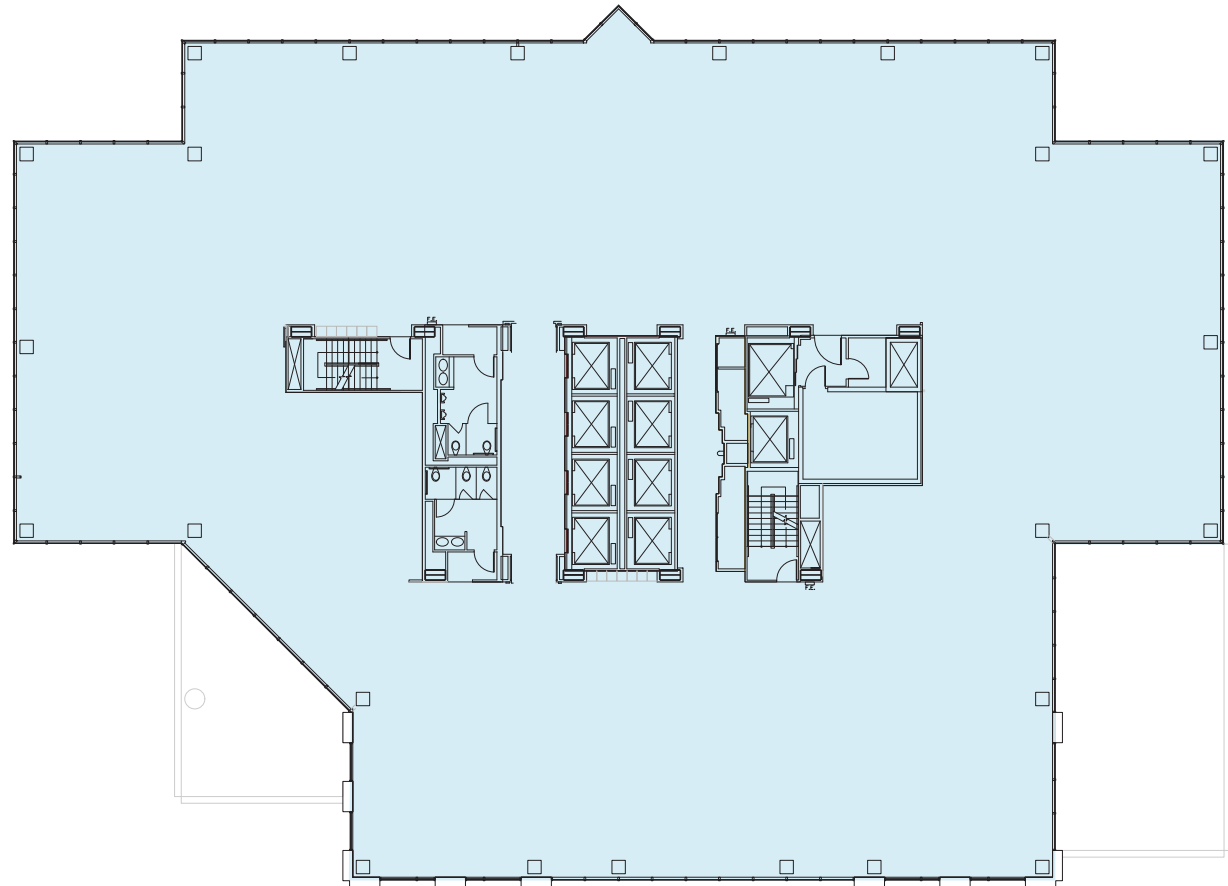
CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available Now

- Full floor opportunity
- Suite is in white-box condition ready for Tenant Improvements
- Unique opportunity to create a space from scratch
- **Can be combined with Suite 500 for 31,453 RSF**
- **Can be combined with entire 5th floor for 39,633 RSF (starting 9/1/2024)**

 **VIEW VIRTUAL TOUR**



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# SUITE 600

## 18,906 RSF

CITY CENTER **BELLEVUE**

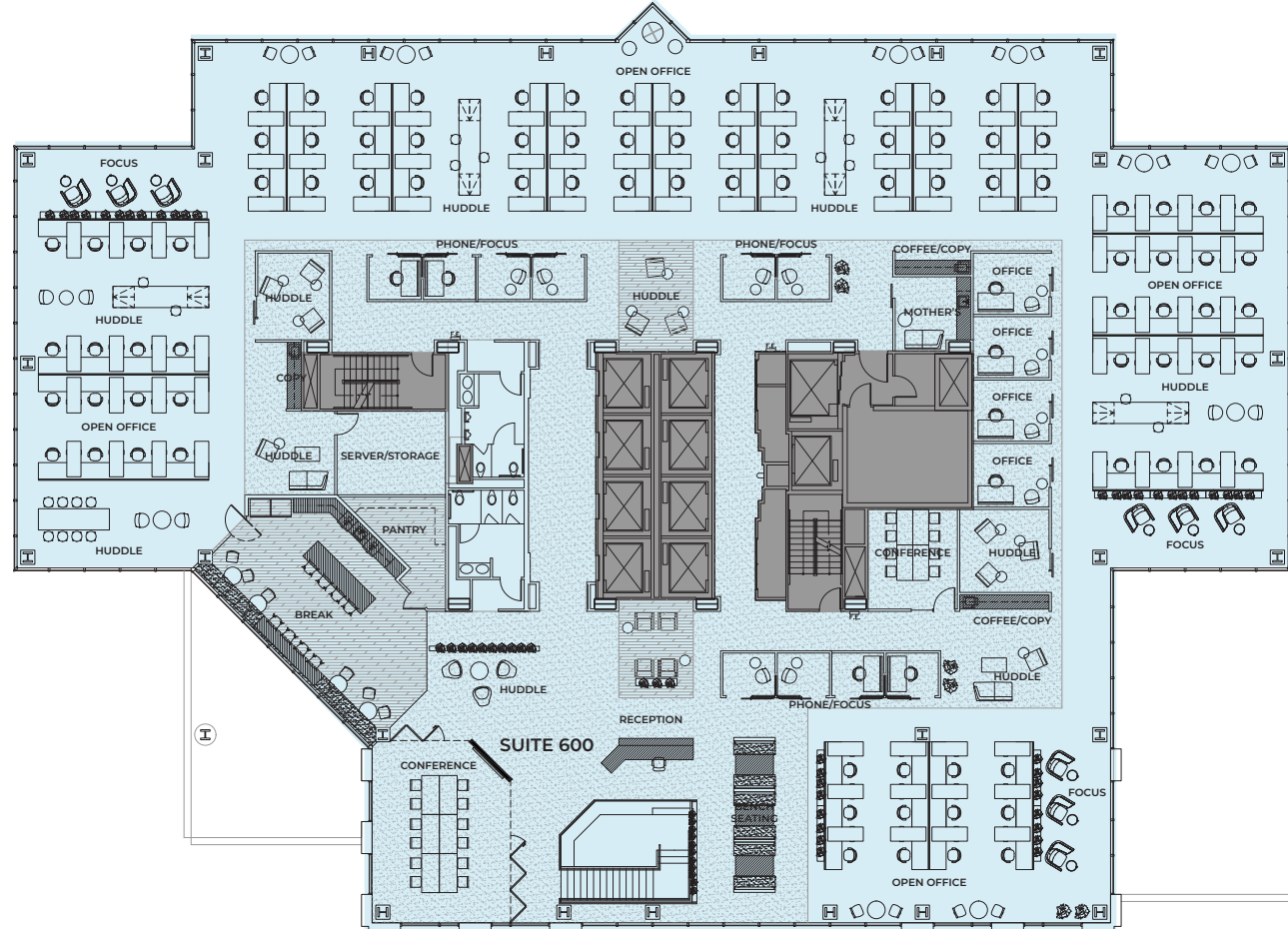
500 108th Avenue NE | Bellevue, Washington 98004

Available Now

### CONCEPTUAL FLOOR PLAN

- Full floor opportunity
- Suite is in white-box condition ready for Tenant Improvements
- Unique opportunity to create a space from scratch
- **Can be combined with entire 5th floor for 39,633 RSF (starting 9/1/2024)**

 **VIEW VIRTUAL TOUR**



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BRODERICK GROUP

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(425) 646-5220

ERIC HAEHL  
(425) 646-5266

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Bellevue, Washington 98004  
[broderickgroup.com](http://broderickgroup.com)

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# SUITE 960

## 5,437 RSF

CITY CENTER **BELLEVUE**

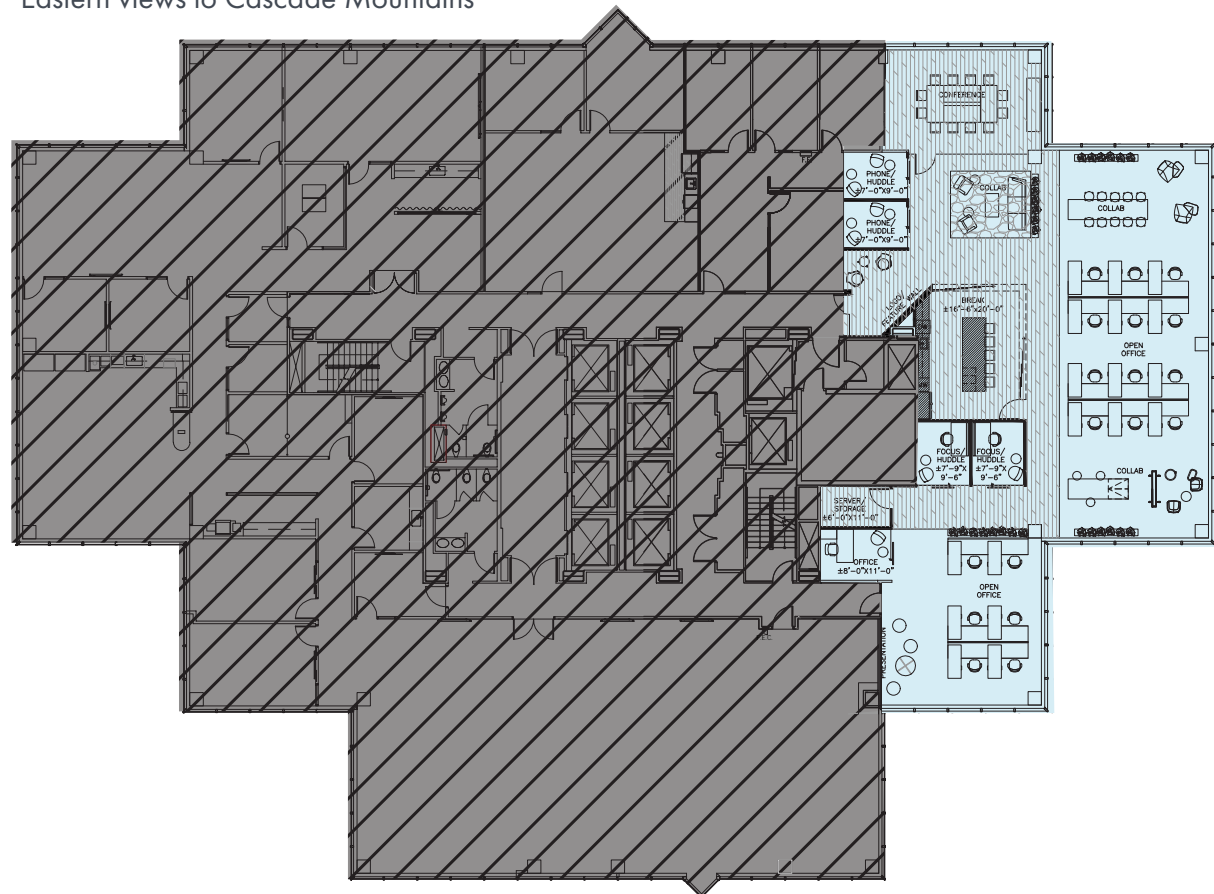
500 108th Avenue NE | Bellevue, Washington 98004

Available Now

**MARKET-READY PLAN - CONSTRUCTION COMPLETED!**

- Market Ready floorplan with Class A finishes from top to bottom.
- Open work space along the window line for maximum
- natural light
- Interior private offices, conference rooms and break room.
- Eastern views to Cascade Mountains

 **VIEW VIRTUAL TOUR**



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(425) 646-5220

ERIC HAEHL  
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# SUITE 2050

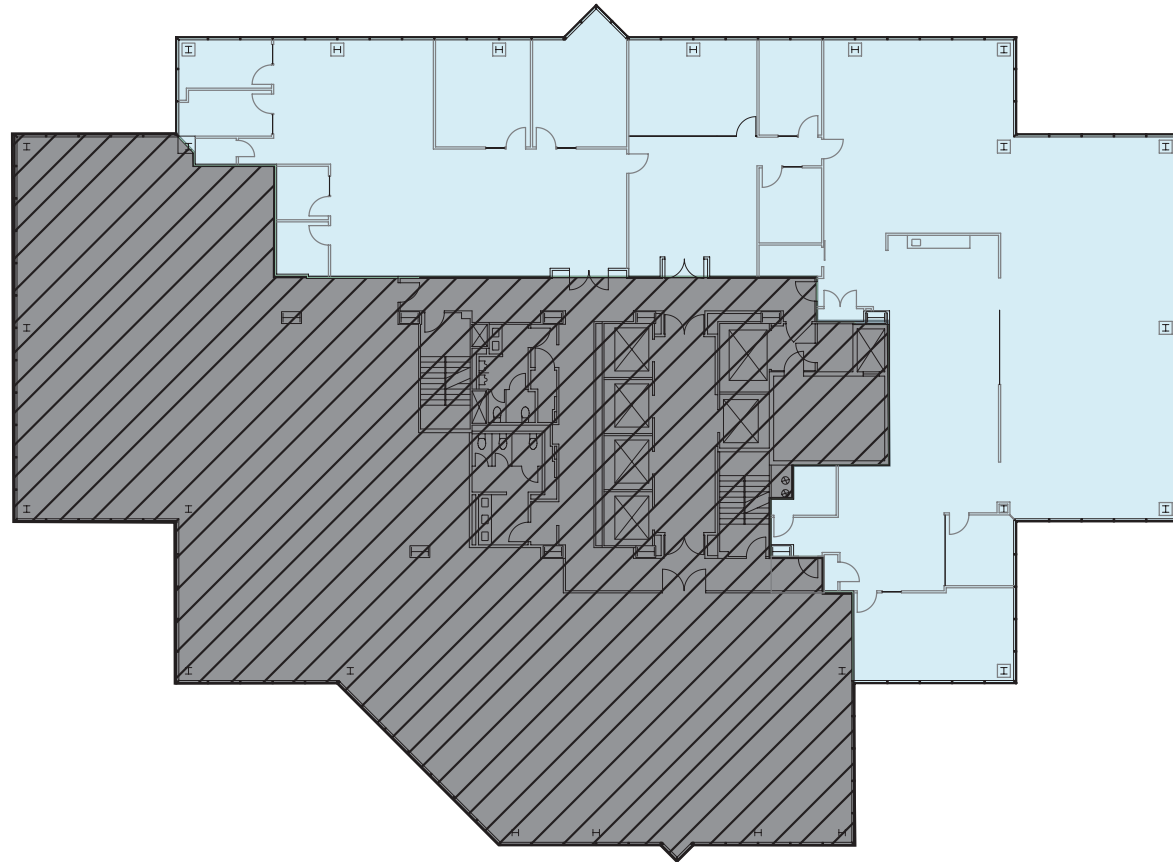
## 9,752 RSF

CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available 10/1/2024

- Elevator lobby exposure
- Mix of open work space, private offices, conference rooms, kitchenette, reception area
- South views towards Mt. Rainier and Eastern views towards the Cascade Mountain Range



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BRODERICK GROUP

JASON FURR  
(425) 646-5220

[furr@broderickgroup.com](mailto:furr@broderickgroup.com)

ERIC HAEHL  
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# SUITE 2150

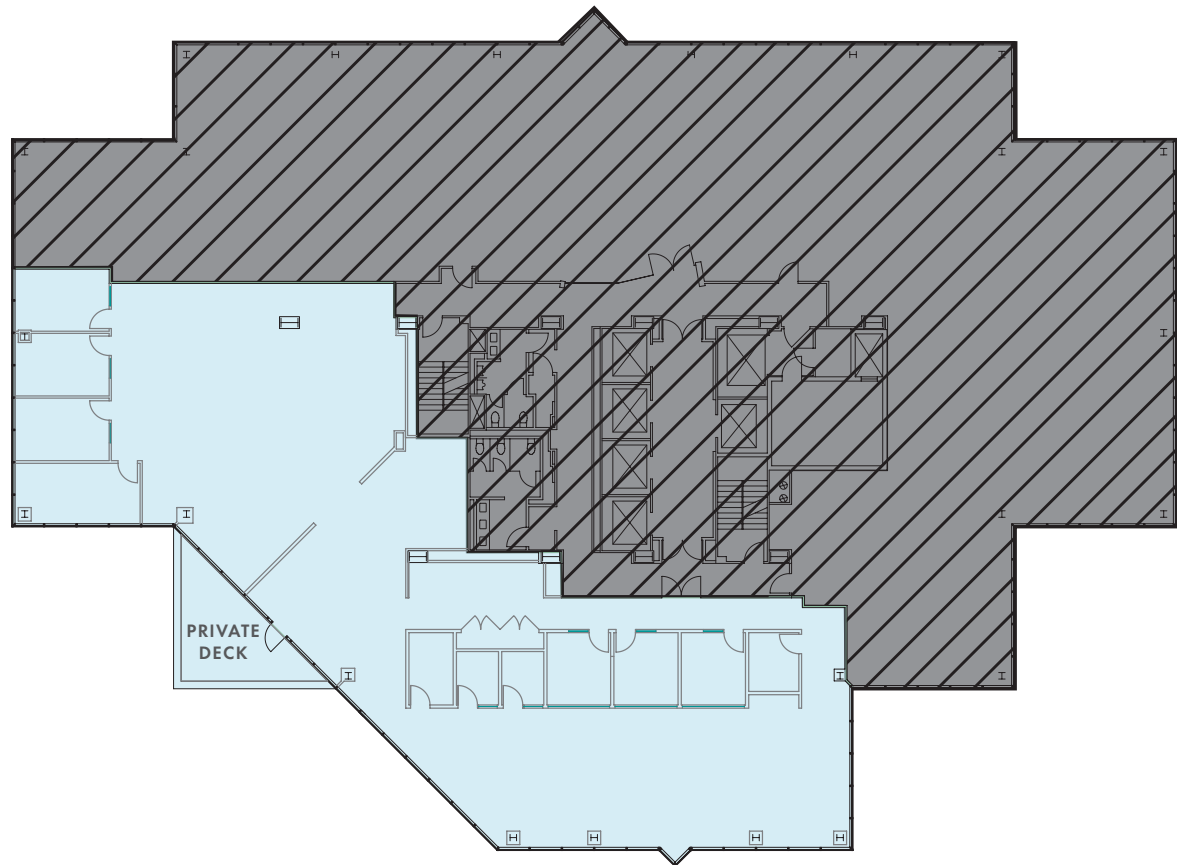
## 7,740 RSF

CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available 10/1/2024

- Modern tech space with open ceiling concept
- Elevator Lobby Exposure
- Mix of open space, private offices and small conference rooms
- Private deck for exclusive use



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**BRODERICK**  
GROUP

JASON FURR  
(425) 646-5220

[furr@broderickgroup.com](mailto:furr@broderickgroup.com)

ERIC HAEHL  
(425) 646-5266

[haehl@broderickgroup.com](mailto:haehl@broderickgroup.com)

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# SUITE 2600

## 12,249 RSF

CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available Now

### SAMPLE FURNITURE PLAN SHOWN

- Full floor availability
- 360 degree views of downtown Bellevue, Mt. Rainier, Lake Washington, Cascade and Olympic Mountains
- Private balcony
- Open work space, conference rooms, and kitchenette
- Interior stairwell connecting Suites 2600 and 2700
- **Must be leased with Suite 2700 for a total of 17,623 RSF**

 **VIEW VIRTUAL TOUR**



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GROUP

JASON FURR  
(425) 646-5220

[furr@broderickgroup.com](mailto:furr@broderickgroup.com)

ERIC HAEHL  
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# SUITE 2700

## 5,374 RSF

CITY CENTER **BELLEVUE**

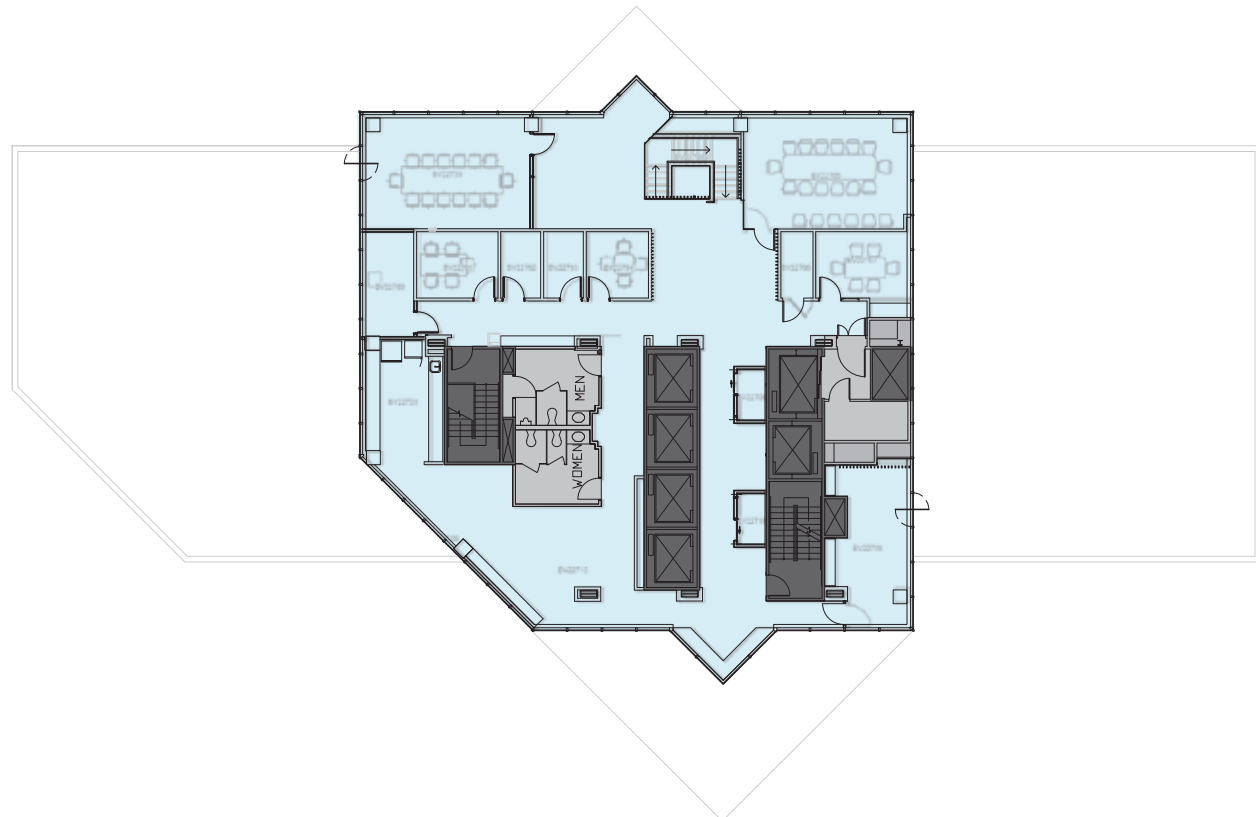
500 108th Avenue NE | Bellevue, Washington 98004

Available Now

### SAMPLE FURNITURE PLAN SHOWN

- Small full floor availability
- 360 degree views of downtown Bellevue, Mt. Rainier, Lake Washington, Cascade and Olympic Mountains
- Open work space, conference rooms, and kitchenette
- Interior stairwell connecting Suites 2600 and 2700
- **Must be leased with Suite 2600 for a total of 17,623 RSF**

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**BRODERICK**  
GROUP

JASON FURR  
(425) 646-5220

[furr@broderickgroup.com](mailto:furr@broderickgroup.com)

ERIC HAEHL  
(425) 646-5266

[haehl@broderickgroup.com](mailto:haehl@broderickgroup.com)

BRODERICK GROUP  
10500 NE 8th Street, Suite 900  
Bellevue, Washington 98004  
[broderickgroup.com](http://broderickgroup.com)

The information contained herein has been given to us by the owner or sources which 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.

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