

A tall, modern skyscraper with a dark, reflective glass facade, featuring a stepped, geometric design. The building is set against a blue sky with scattered white clouds. Other modern buildings are visible in the background, and green trees are in the foreground.

CITY CENTER **BELLEVUE**

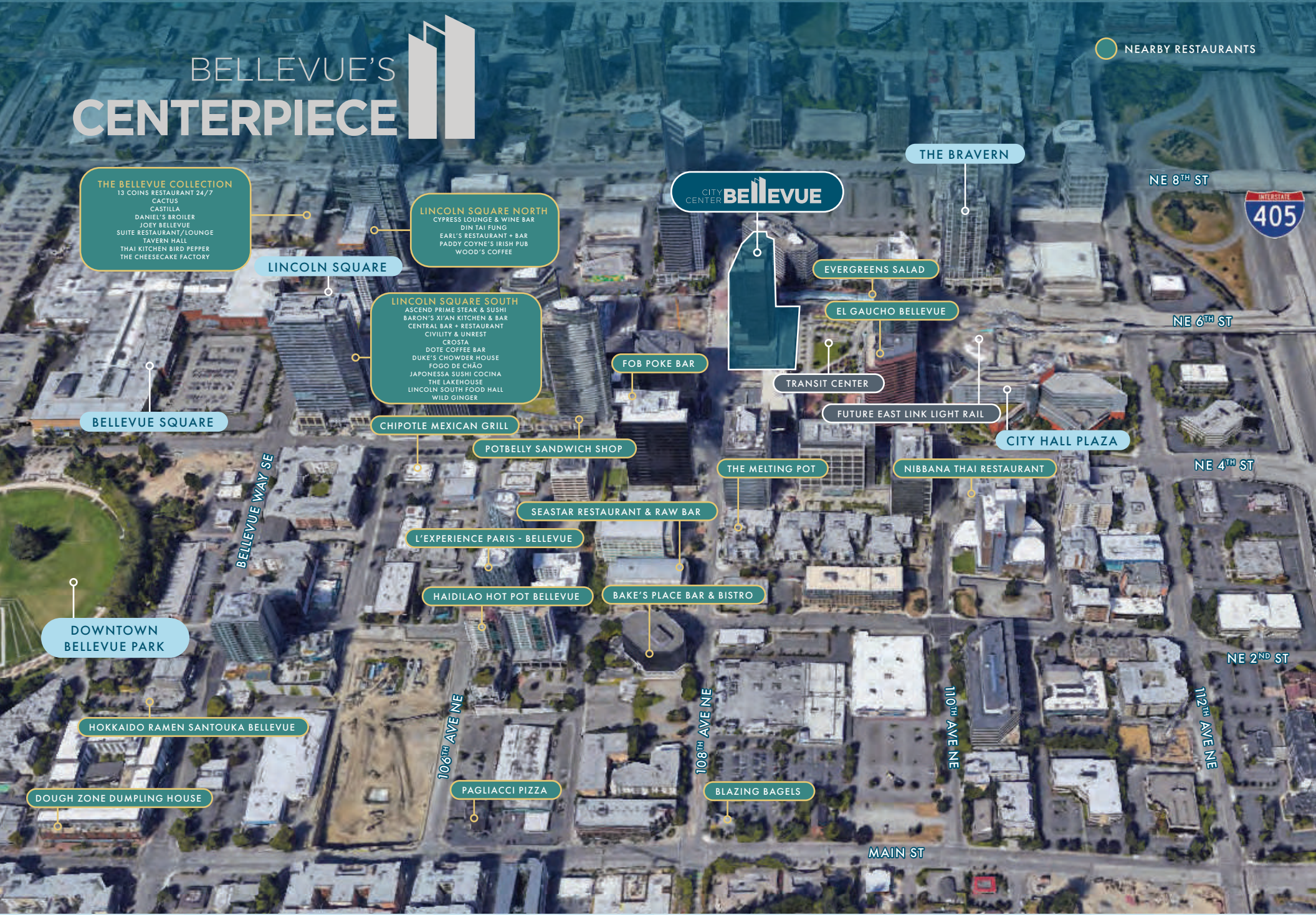
500 108th Avenue NE
Bellevue, Washington 98004

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 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

CHIPOTLE MEXICAN GRILL

POTBELLY SANDWICH SHOP

SEASTAR RESTAURANT & RAW BAR

L'EXPERIENCE PARIS - BELLEVUE

HAILILO HOT POT BELLEVUE

BAKE'S PLACE BAR & BISTRO

PAGLIACCI PIZZA

BLAZING BAGELS

THE BRAVERN

EVERGREENS SALAD

EL GAUCHO BELLEVUE

TRANSIT CENTER

FUTURE EAST LINK LIGHT RAIL

CITY HALL PLAZA

NIIBANA THAI RESTAURANT

THE MELTING POT

BELLEVUE SQUARE

DOWNTOWN BELLEVUE PARK

HOKKAIDO RAMEN SANTOUKA BELLEVUE

DOUGH ZONE DUMPLING HOUSE



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 regions 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

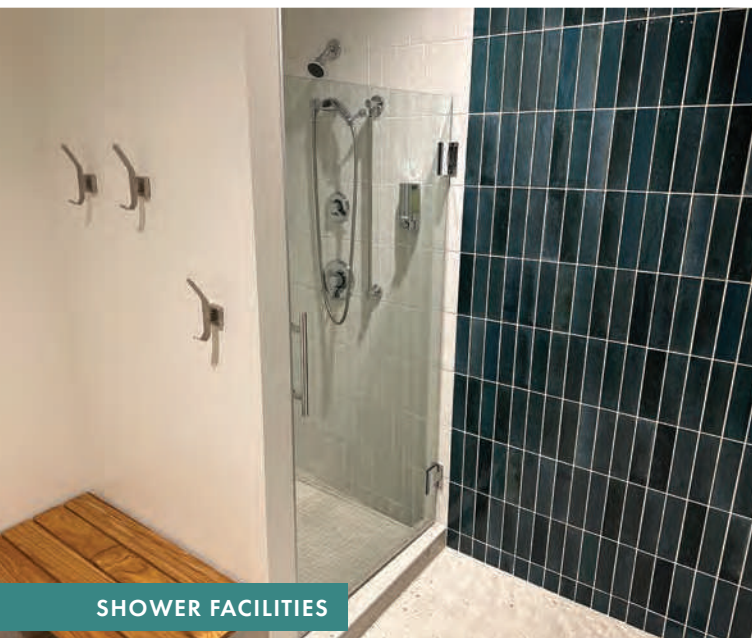
CLICK PLAY BUTTONS TO VIEW VIRTUAL TOURS



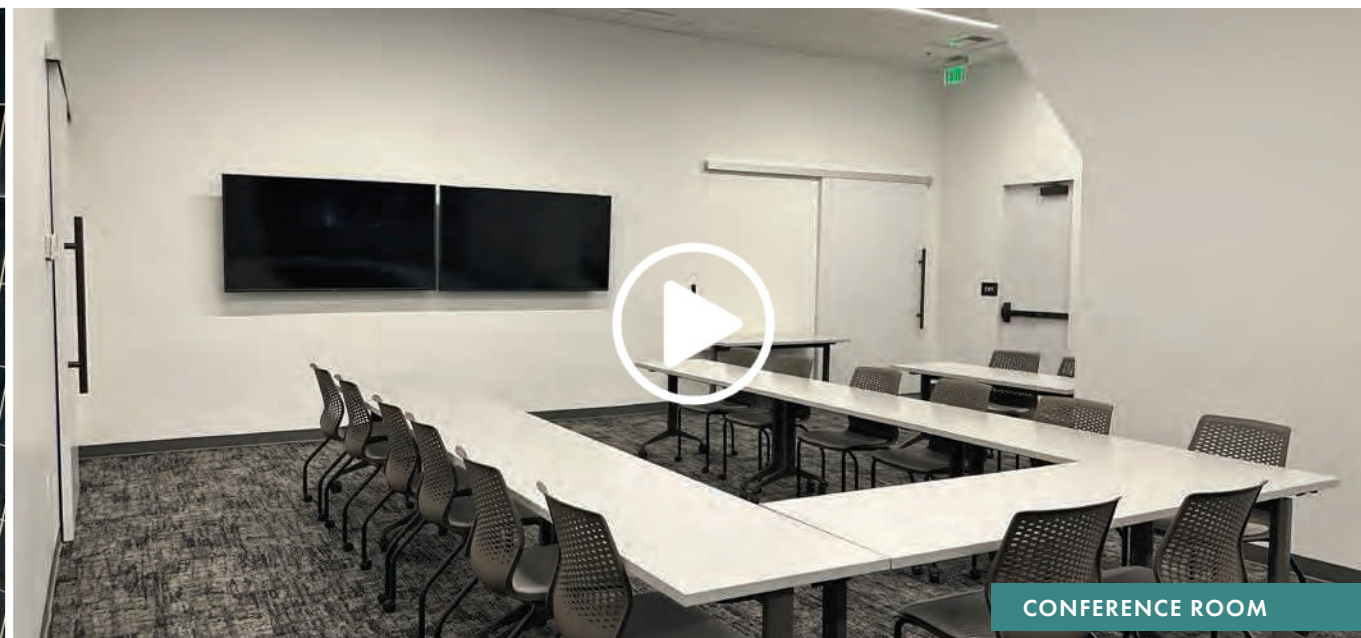
INDOOR BIKE STORAGE



FITNESS CENTER



SHOWER FACILITIES

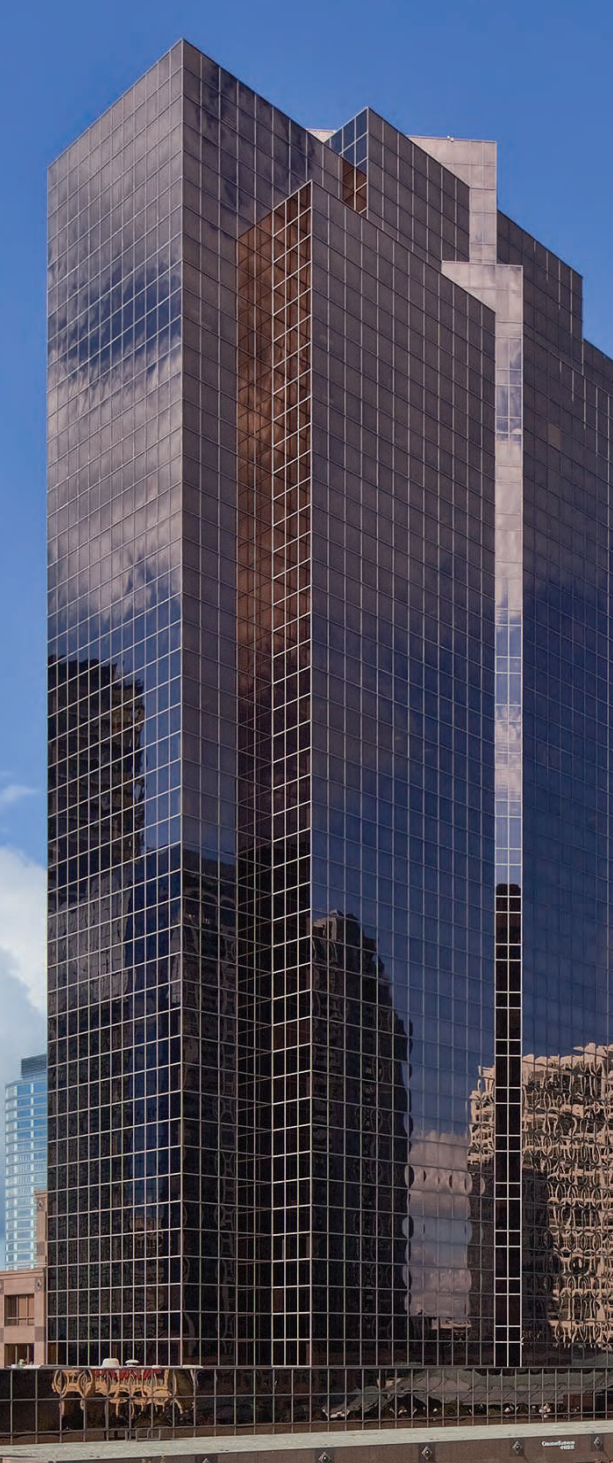







CONFERENCE ROOM

BUILDING FACTS

YEAR BUILT:	1987
RBA:	498,606 SF
BUILDING AMENITIES:	Conference center, fitness center, indoor bike storage, renovated showers and lockers
RETAIL AMENITIES:	HomeStreet Bank, El Gaucho (across the Plaza), Bowl Gogi, Pho Cyclo, Mercury Coffee, Jordan Barber Shop
LOCATION:	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.
AREA AMENITIES:	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.
RENTAL RATES	Office: \$64.00 - \$69.00 per rentable square foot, Full Service
OPERATING EXPENSES:	2024 Estimated - \$16.53 per rentable square foot
LEED CERTIFICATION:	LEED Gold
PARKING:	City Center Bellevue is equipped with a four level garage (720 covered spaces)
RATIO:	Two (2) stalls for every 1,000 square feet of rentable area.
EXTERIOR:	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.
LOBBY:	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.
ELEVATORS:	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.
VIEW:	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.
SECURITY SYSTEM:	City Center Bellevue is equipped with a high-tech computerized access control system in addition to a 24-hour security guard.
FIRE PROTECTION:	Automatic fire sprinkler system on all floors.
HVAC:	The HVAC system is designed to provide flexibility in controlling space temperatures to effectively meet individual comfort levels and special requirements.
OWNERSHIP/ PROPERTY MANAGEMENT:	American Assets Trust

CURRENT AVAILABILITIES



TOUR	FLOOR / SUITE	SQ. FT.	AVAILABLE	COMMENTS
	<u>1 / 1F1/1F3</u>	4,578 RSF	Now	Suite entrance directly off building lobby. Exterior building signage facing green plaza area.
	<u>1 / 1F3</u>	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. Can be combined with Suite 1F1 for a cumulative 4,578 RSF with visibility from building lobby.
	<u>5 / 500</u>	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.
	<u>5 / 510</u>	3,817 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. Can be combined with Suite 520 for a cumulative 8,182 RSF.
	<u>5 / 520</u>	4,365 RSF	Now	Completed Construction! 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. Can be combined with Suite 510 for a cumulative 8,182 RSF.
	<u>6 / 600</u>	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. Can be combined with Floor 5 for 39,633 RSF (starting 9/1/2024)
	<u>9 / 960</u>	5,437 RSF	Now	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.
	<u>20 / 2050</u>	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.
	<u>21 / 2150</u>	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.
	<u>2600 / 2700</u>	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. Suites 2600 & 2700 combine for a total of 17,623 RSF.



SUITE 1F1/1F3

4,578 RSF

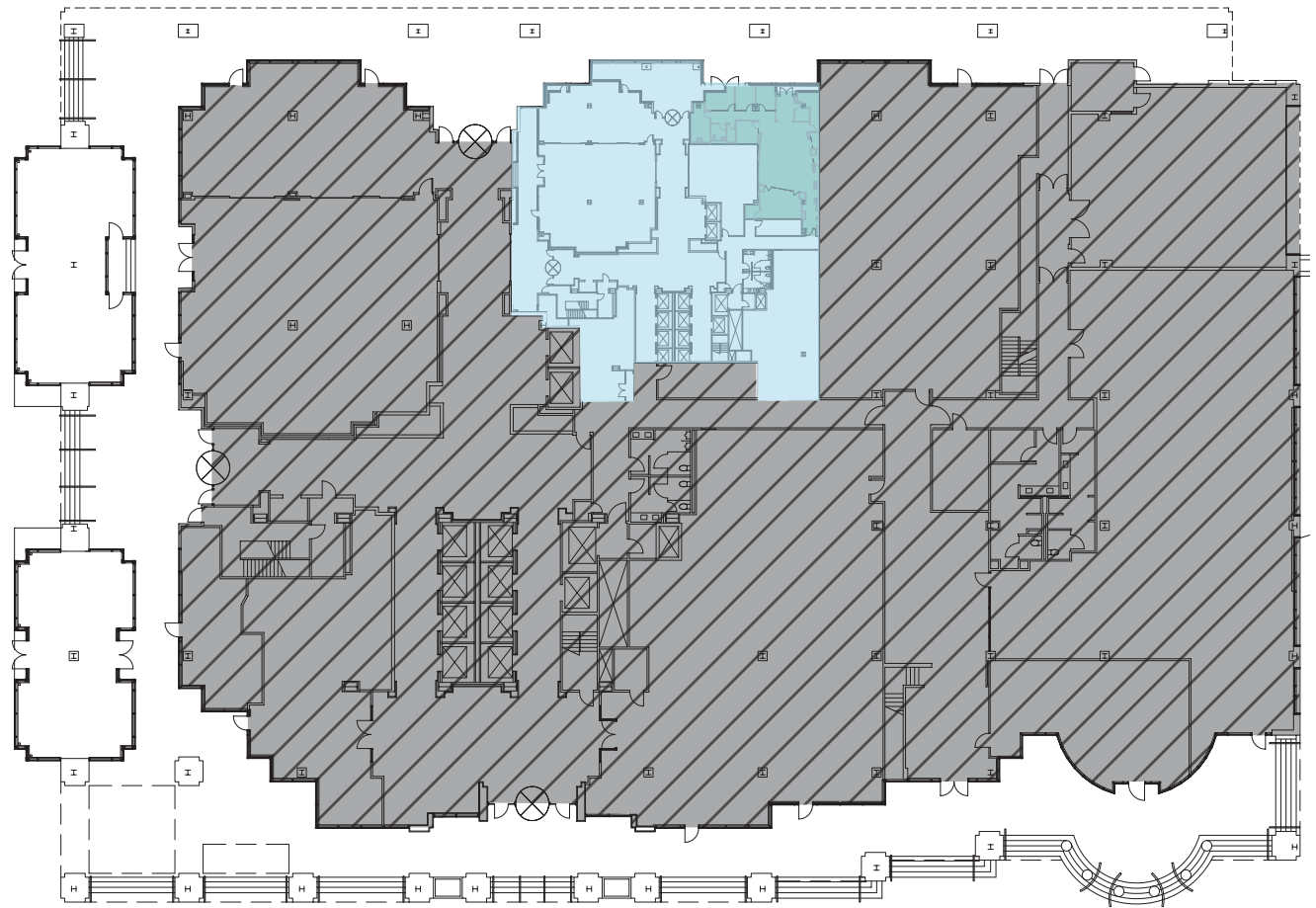
CITY CENTER **BELLEVUE**

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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SUITE 1F3

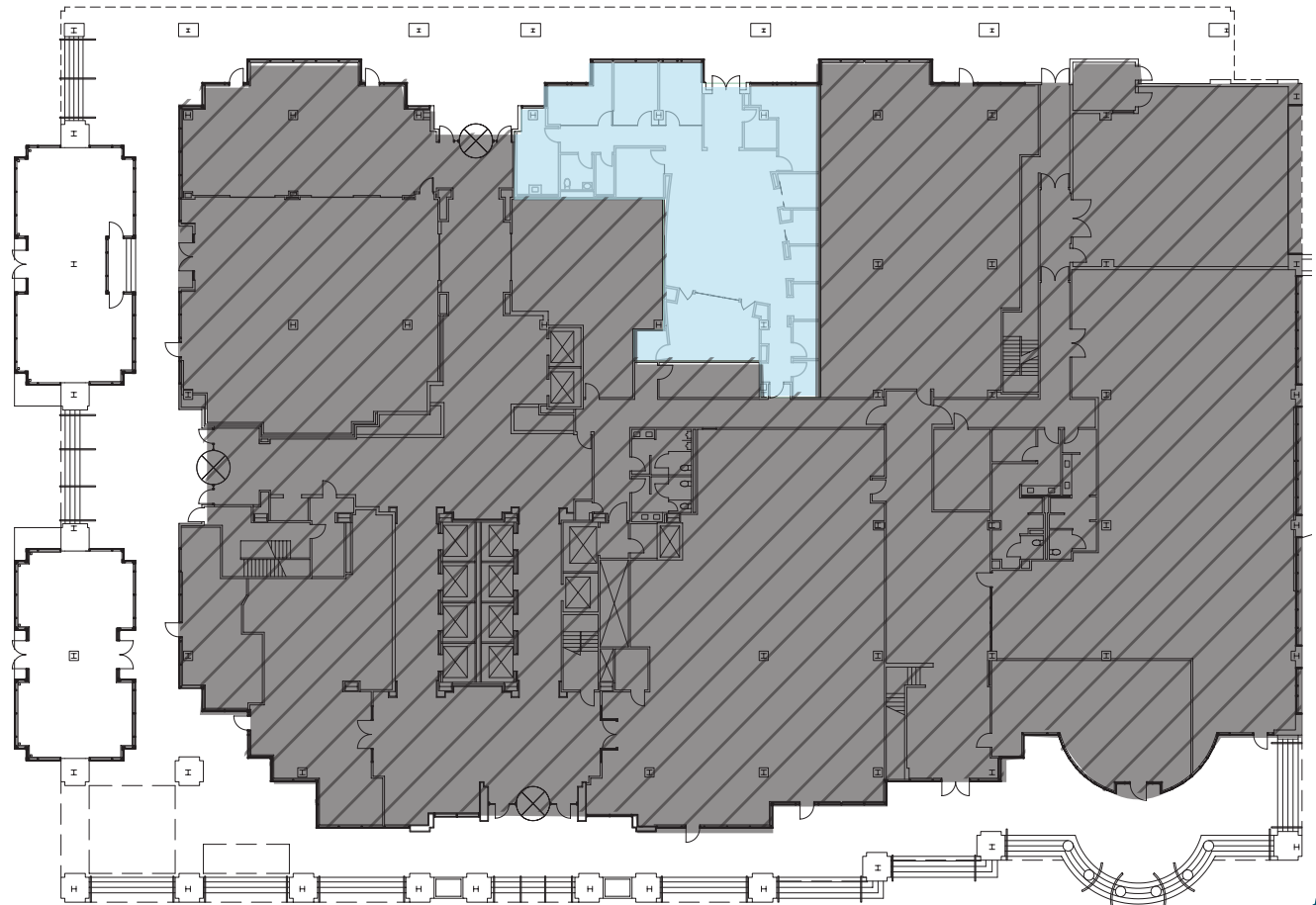
3,412 RSF

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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SUITE 500

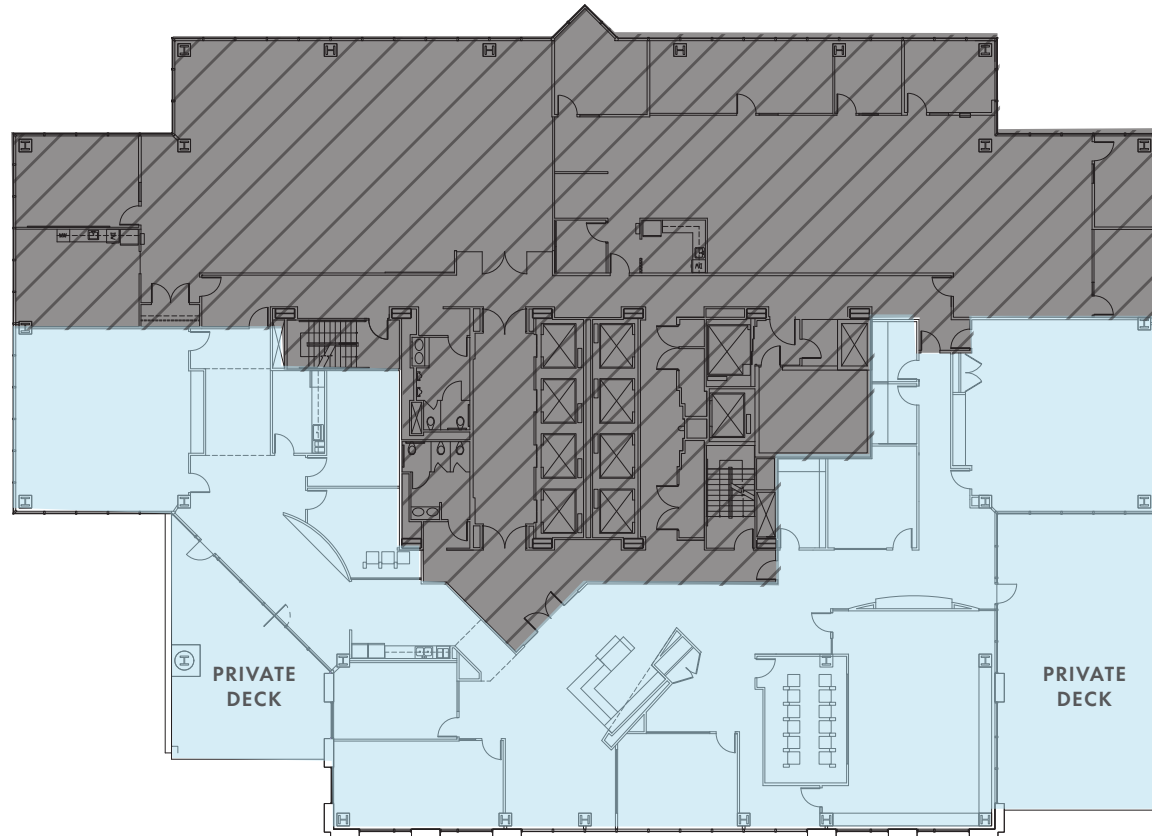
12,547 RSF

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 16,364 RSF**
- **Can be combined with Suite 520 for 16,912 RSF**
- **Can be combined with Suites 510 and 520 for a cumulative 20,729 RSF**
- **Could be combined with Suite 600 for a cumulative 31,453 RSF**



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SUITE 510

3,817 RSF

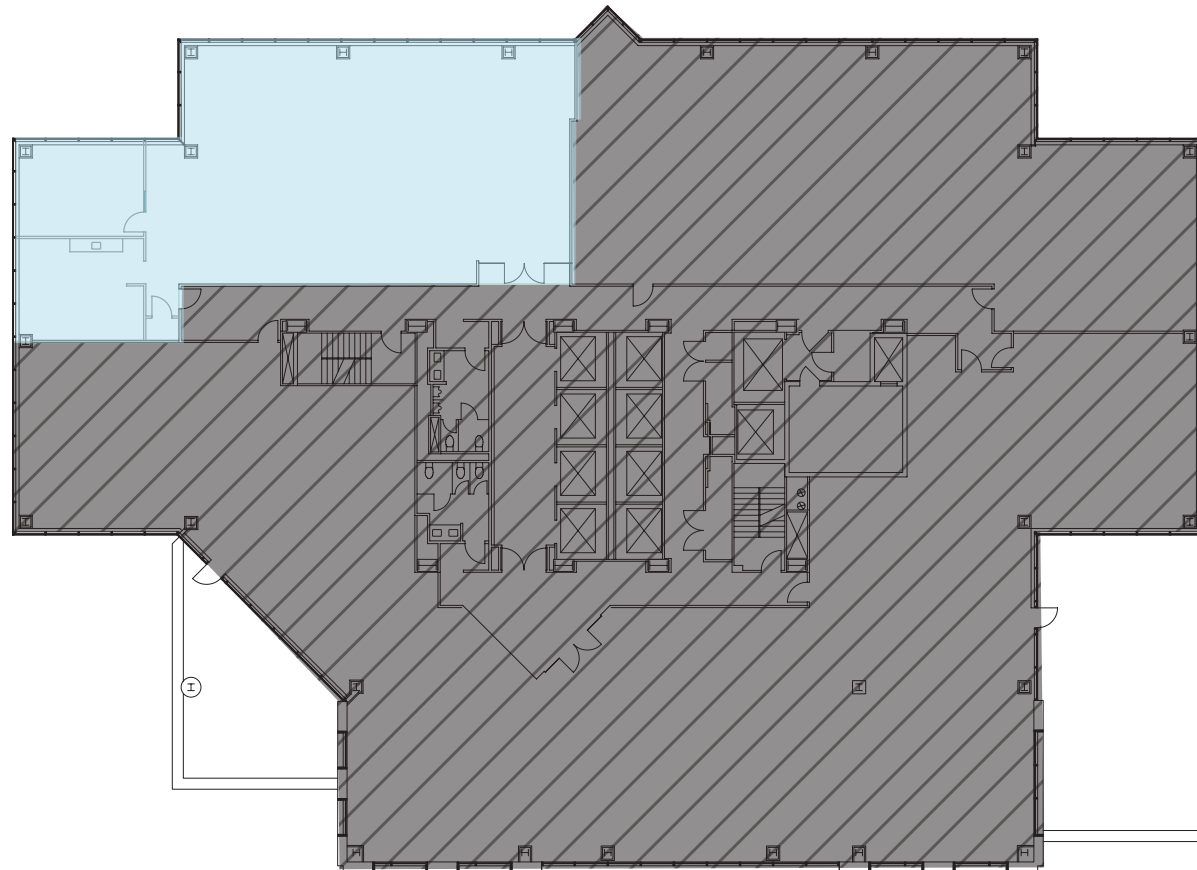
CITY CENTER **BELLEVUE**

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 16,364 RSF**
- **Can be combined with Suite 520 for 8,182 RSF**

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SUITE 520

4,365 RSF

CITY CENTER **BELLEVUE**

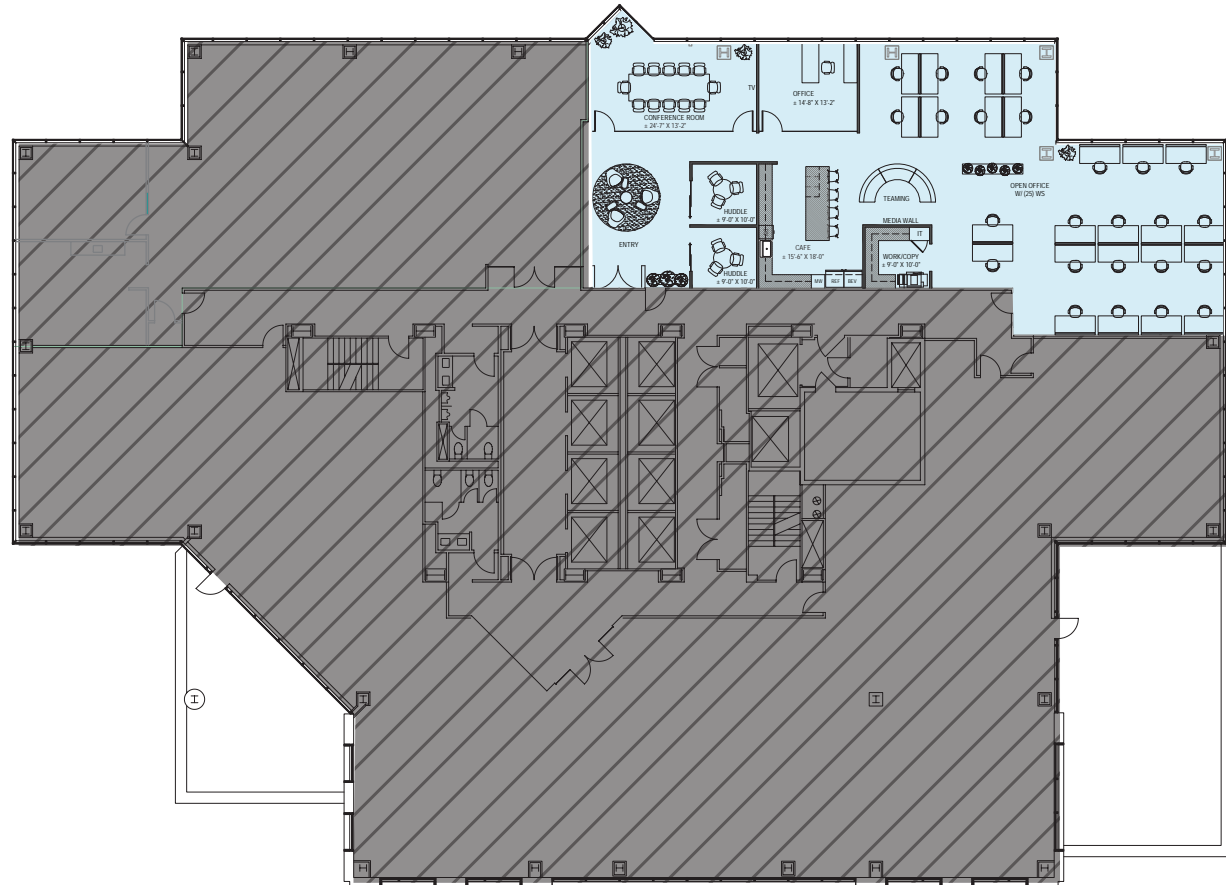
500 108th Avenue NE | Bellevue, Washington 98004

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 8,182 RSF**

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SUITE 510/520

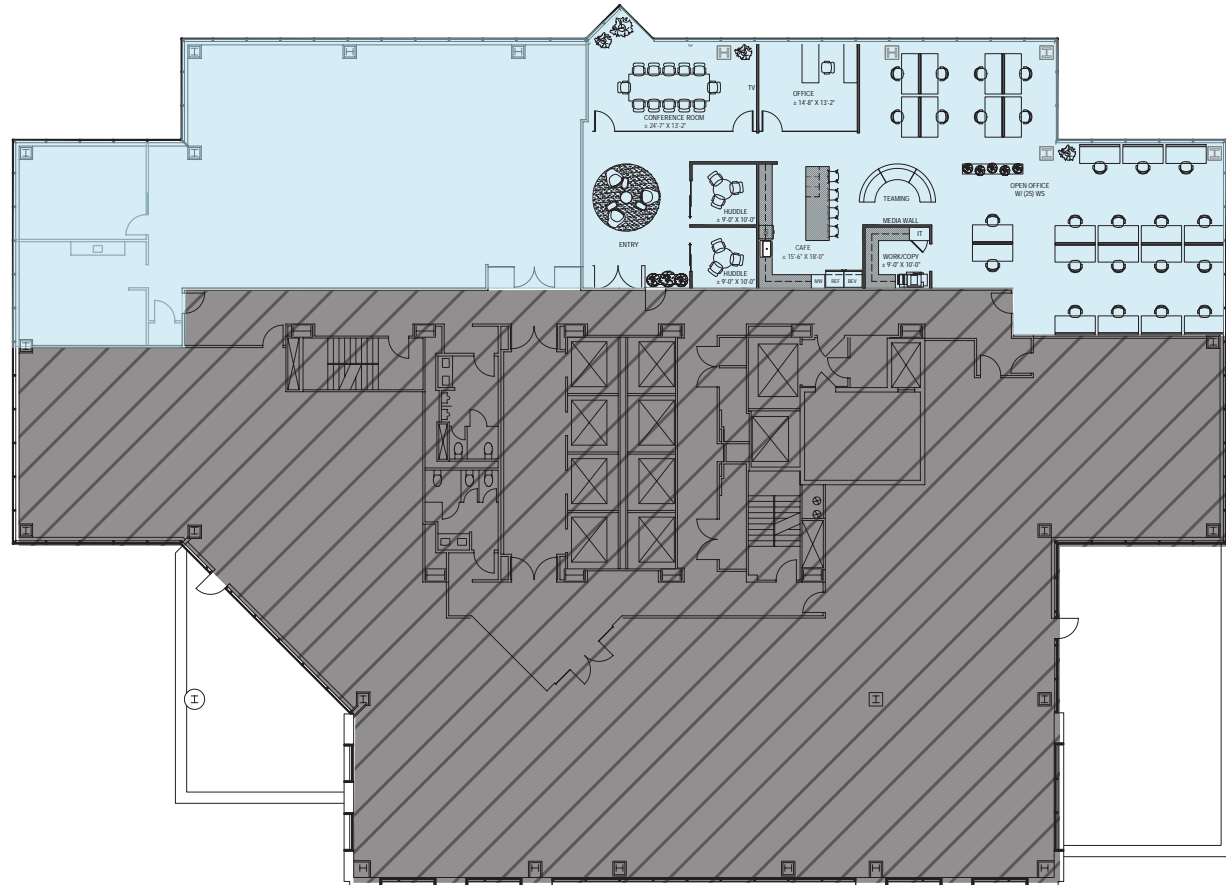
8,182 RSF

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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SUITE 600

18,906 RSF

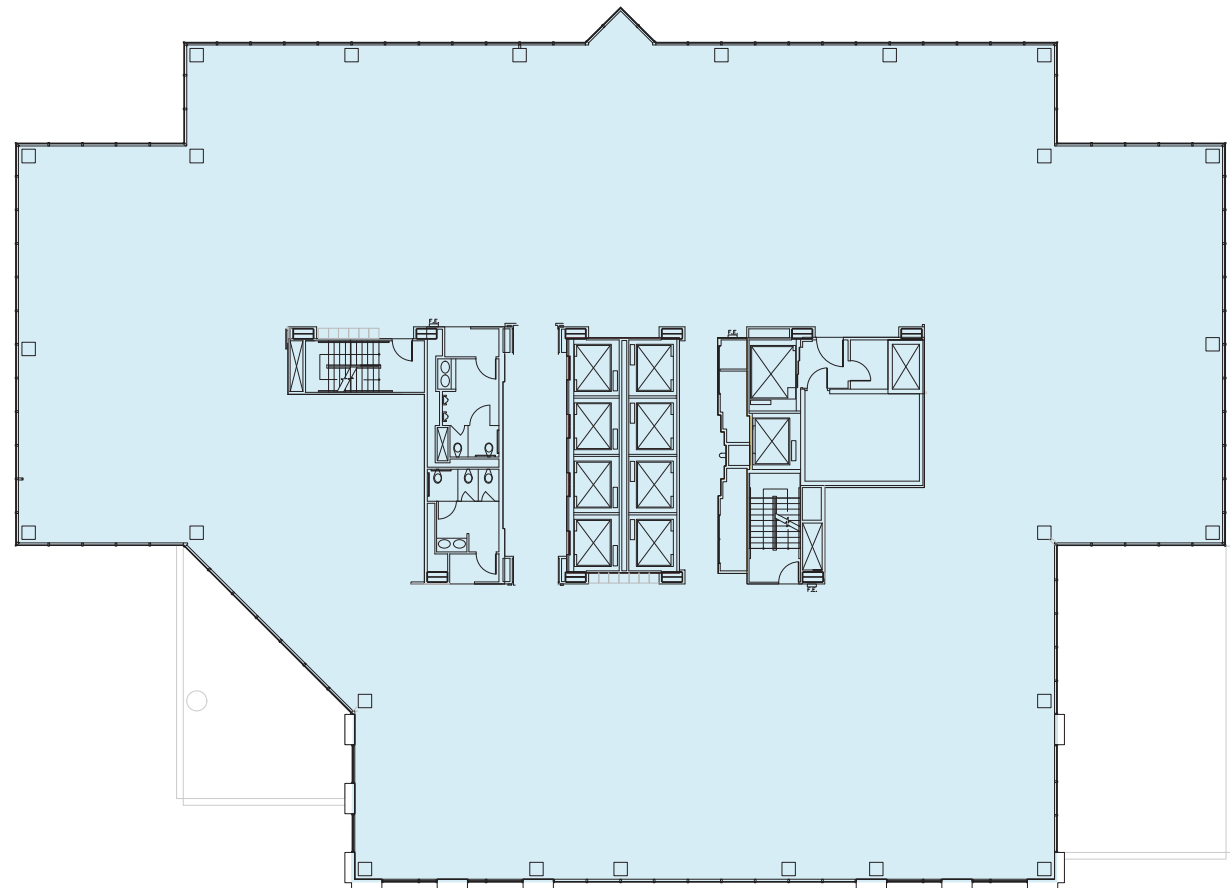
CITY CENTER **BELLEVUE**

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)**

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SUITE 600

18,906 RSF

CITY CENTER **BELLEVUE**

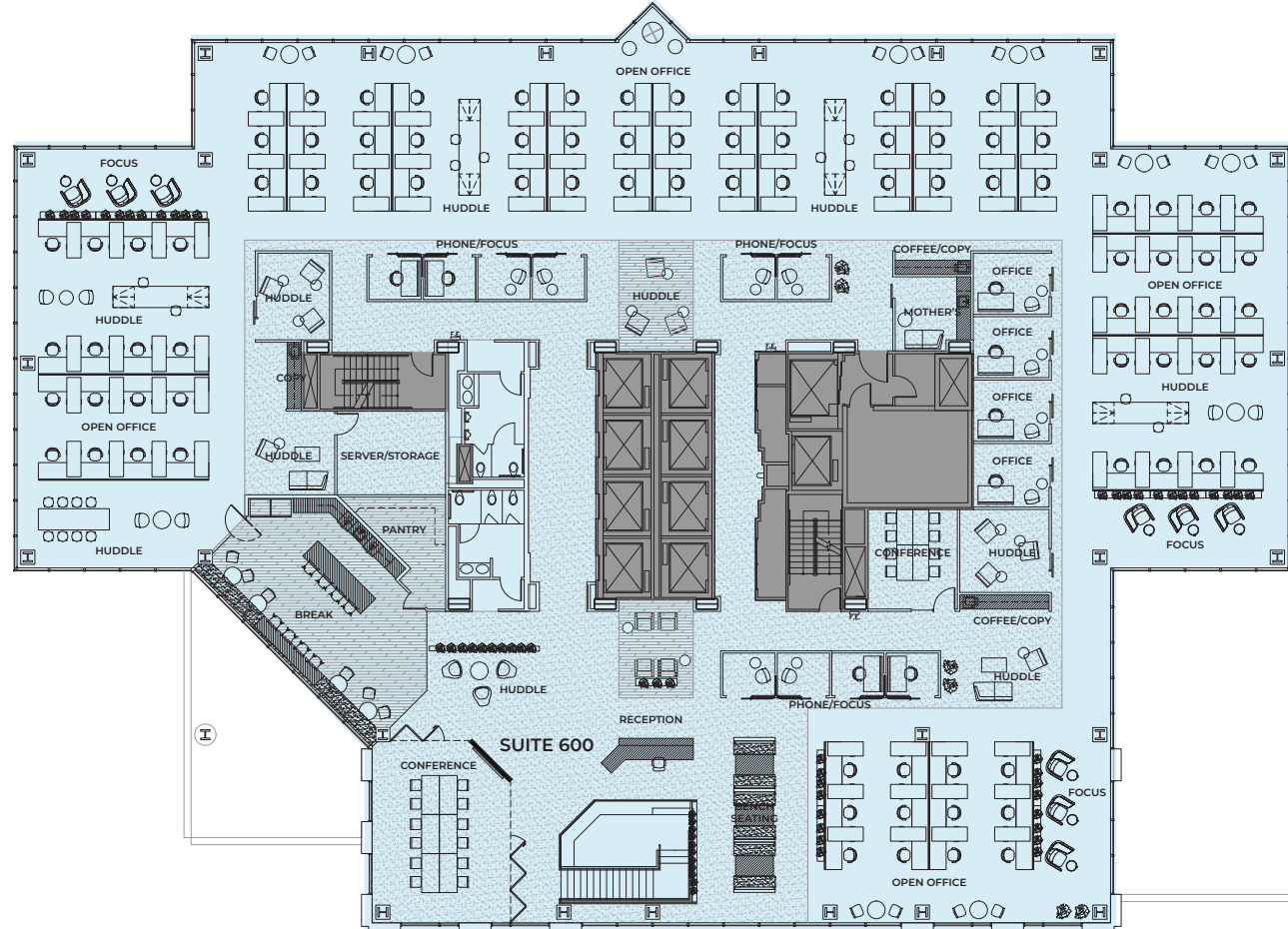
500 108th Avenue NE | Bellevue, Washington 98004

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)**

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SUITE 960

5,437 RSF

CITY CENTER **BELLEVUE**

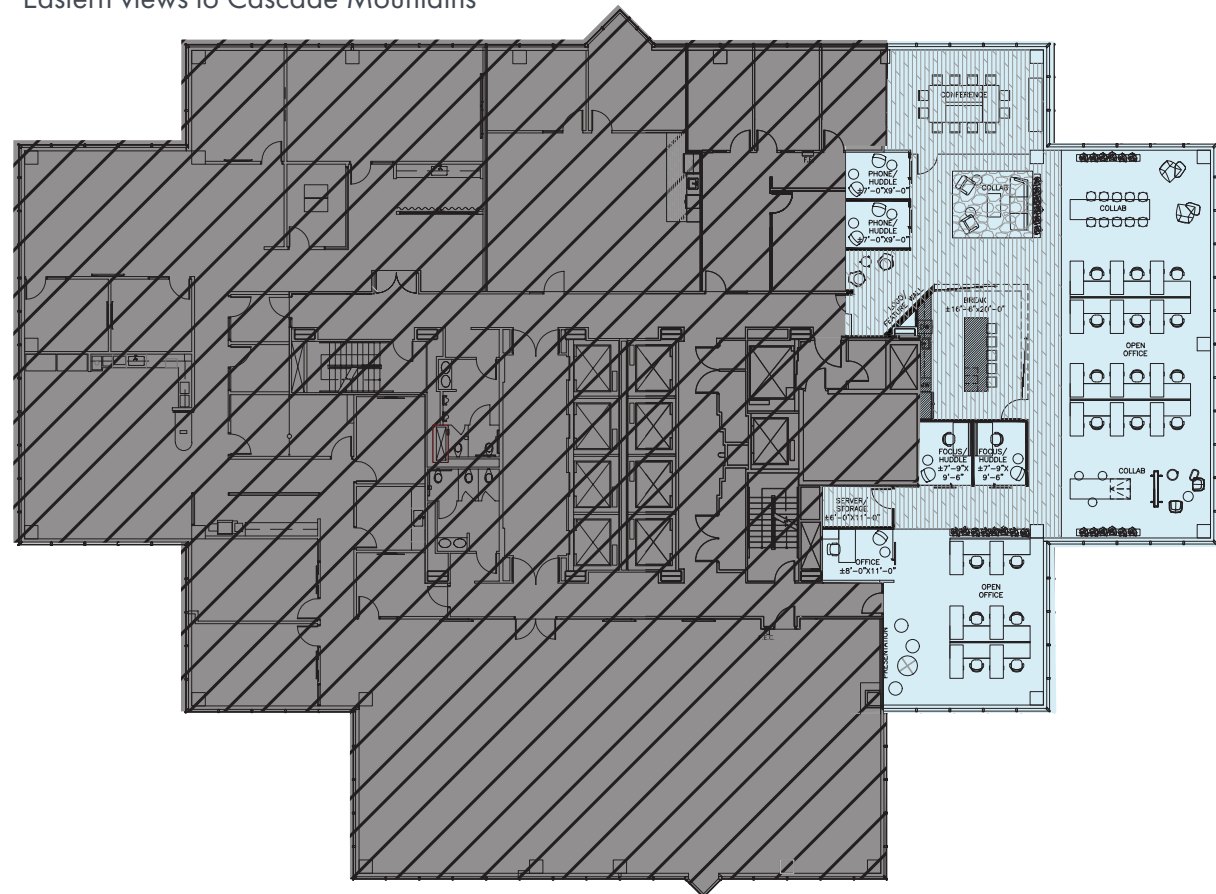
500 108th Avenue NE | Bellevue, Washington 98004

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

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SUITE 2050

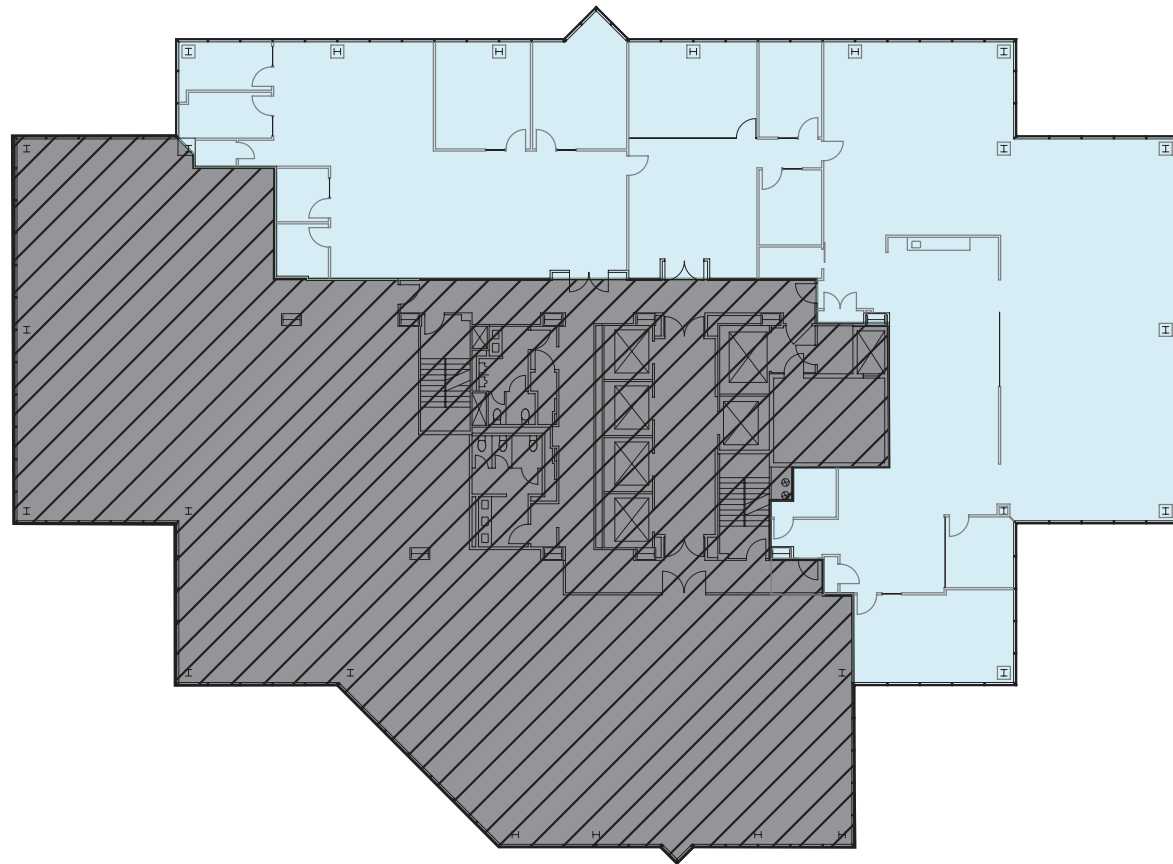
9,752 RSF

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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SUITE 2150

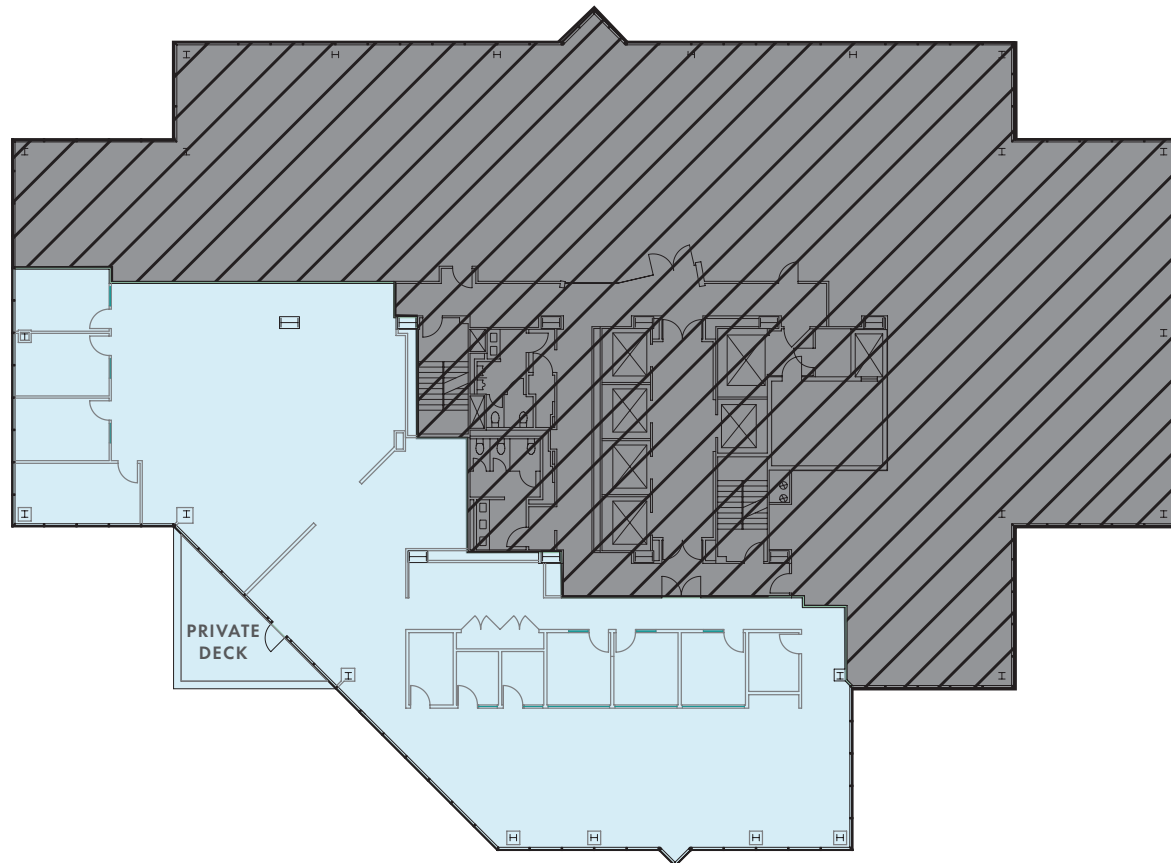
7,740 RSF

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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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**

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SUITE 2700

5,374 RSF

CITY CENTER **BELLEVUE**

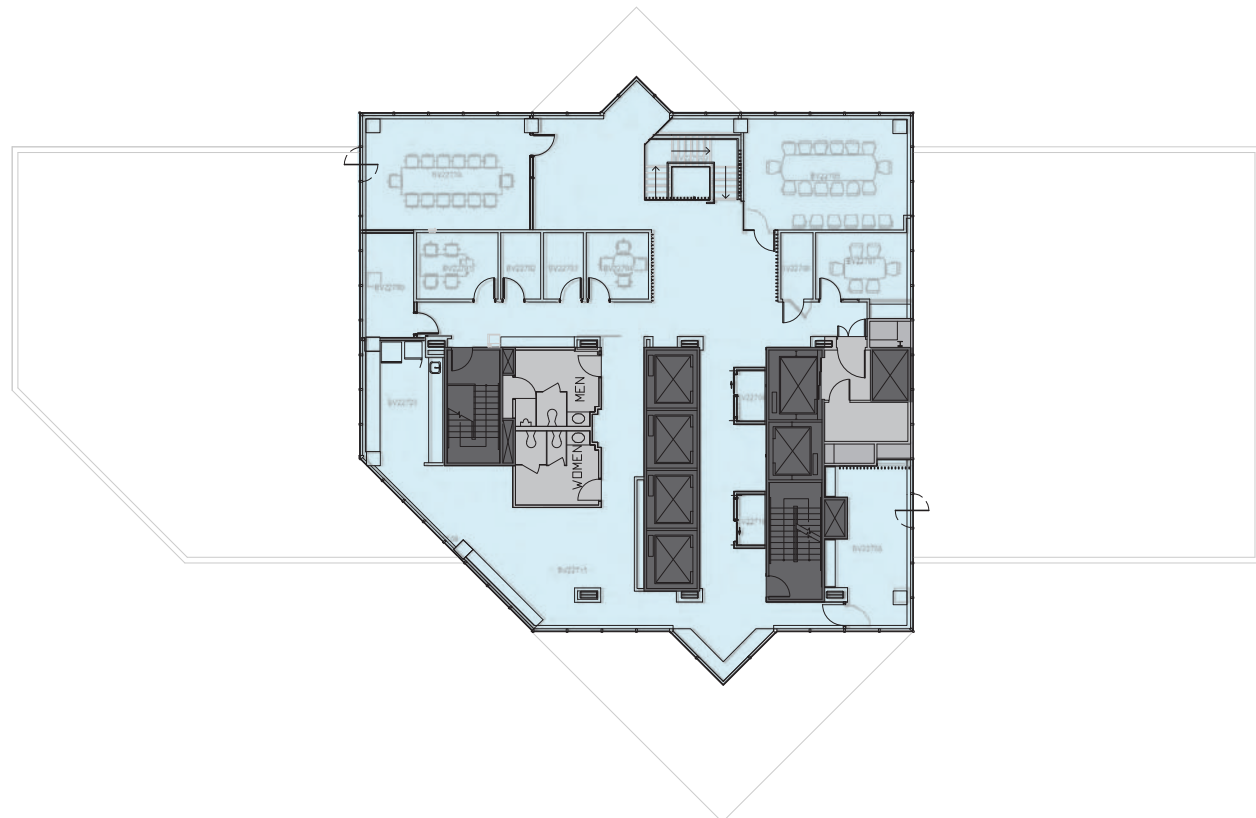
500 108th Avenue NE | Bellevue, Washington 98004

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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