

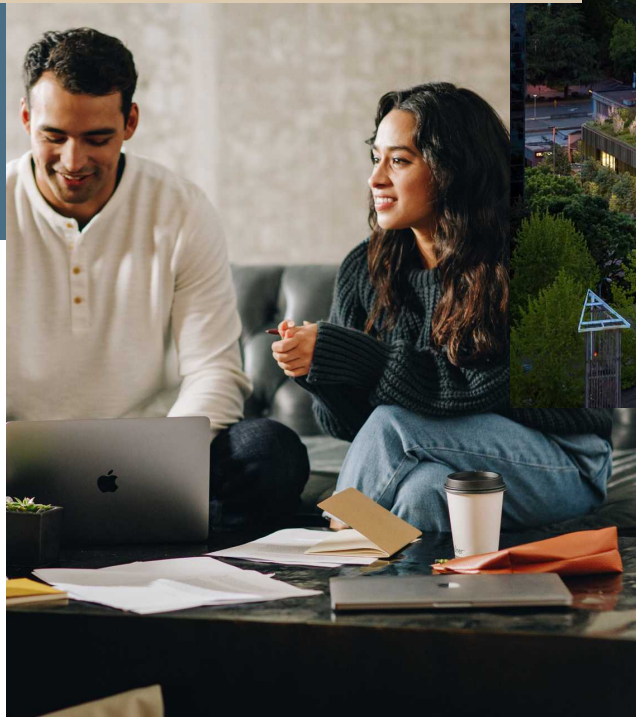
THE



EIGHT

Office building times infinity

NE 8th and 108th, Bellevue, WA 98004



The new building on the block



What's amazing about The Eight is so much of its life and so much of its personality come from the expression of the structure and the fact that you see how the building is constructed.

Tony Markese
Pickard Chilton



High design, done just right

| | |
|------------------|---|
| LOCATION | NE 8th and 108th, Bellevue, WA 98004 |
| SIZE | 540,000 SF |
| STORIES | 25 with 7 private tenant decks |
| RETAIL AREA | 9,147 SF of ground-level retail and 1,853 SF stand-alone pavilion |
| CEILING HEIGHT | 14' floor-to-floor height, 10" drop |
| AVG. FLOOR PLATE | 23,000 SF |
| PARKING RATIO | Up to 2 per 1,000 SF |
| GROUND PLANE | Retail & living room open onto landscaped plaza |
| EST. DELIVERY | July 2024 |

A dedicated team approach

| | |
|------------------------|------------------------------------|
| DEVELOPER & CONTRACTOR | Skanska USA |
| ARCHITECT | Pickard Chilton |
| LANDSCAPE DESIGN | Hargreaves Jones |
| INTERIOR DESIGN | Michael Hsu Office of Architecture |
| RETAIL DESIGN | Graham Baba Architects |

Estimated project timeline



Demolition
Q1 2021



Mat Slab
Pour
Q3 2021



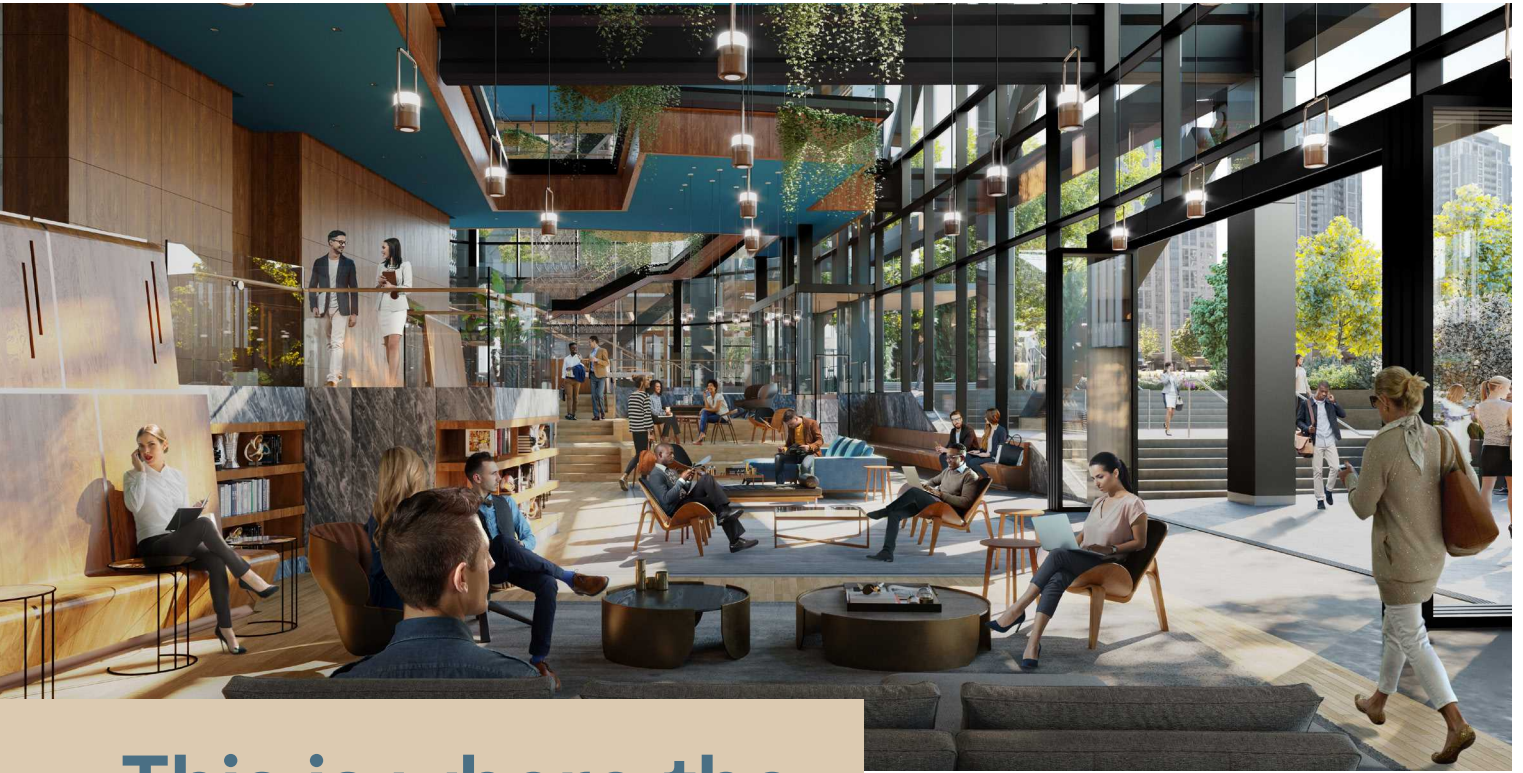
Garage
Complete
Q1 2022



Top Out
Q2 2023



Delivering
July 2024



This is where the magic hangs out

Project highlights



Access to the outdoors including seven decks and a ground level open plaza.



Indoor/outdoor tenant amenity floor featuring a flexible event space, fitness center, informal gathering space and terrace



Health & wellness focused project featuring clean air, touchless systems, and natural light everywhere; targeting Fitwel certification



Central Bellevue CBD location within arms reach of world-class shopping, dining, museums and more



Mindful commuting, just minutes to buses, light rail and freeway on-ramps



Sustainable design, renewal inspiration; targeting LEED® Gold certification

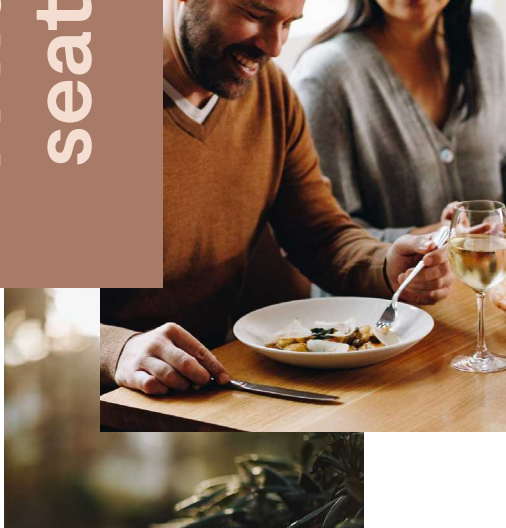


Side-core design allows for flexible floor plates with abundant natural light



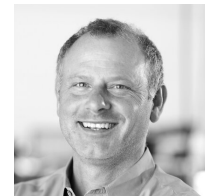
9,147 SF of ground-level retail and 1,853 SF stand-alone pavilion with onsite food and beverage options

Always open seating



There is absolutely inherent value in the placemaking energy that local tenants can provide as an amenity to the building and office users.

Jim Graham
Graham Baba Architects



Ground Plane Plan

OUTDOOR PLAZA
Landscaping representative of Pacific Northwest ecosystems



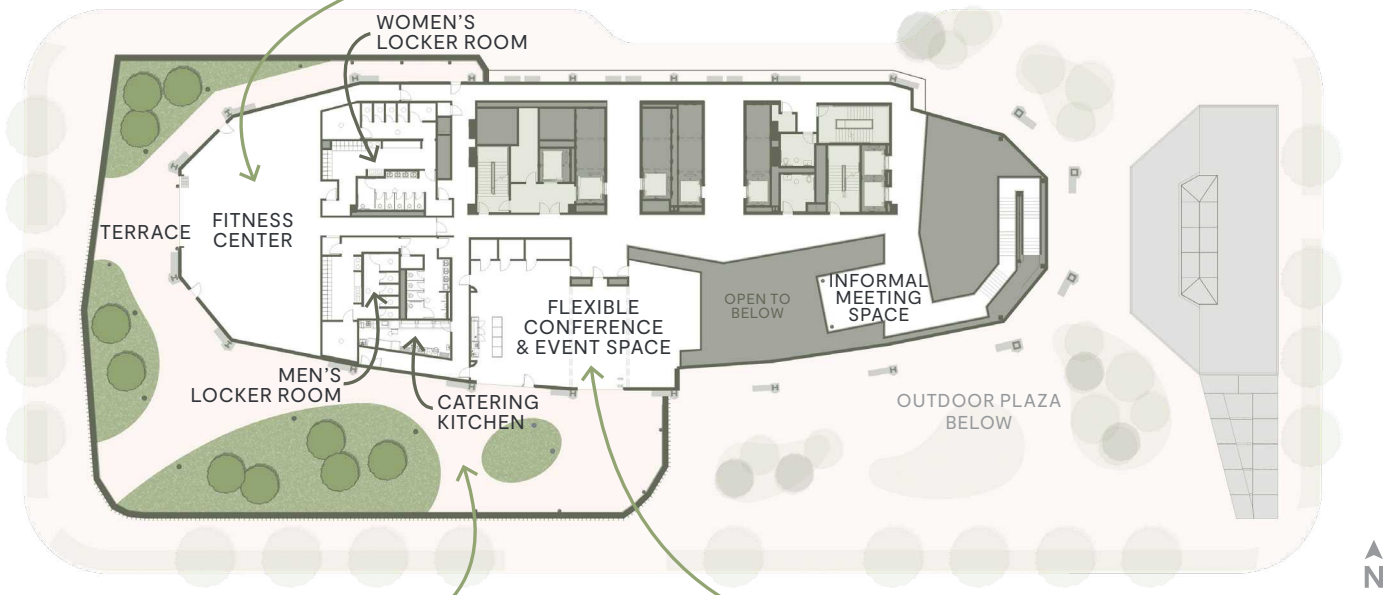
LIVING ROOM
Meet with a friend or a client—the living room is an informal, relaxing space that keeps you connected to the outdoors

10,000 SF OF RETAIL SPACE
Breakfast and lunch options, artisan coffee, and a top flight restaurant for taking the clients out to dinner

Second Floor Plan

FITNESS CENTER

Towel service, saunas and 4,750 SF of indoor/outdoor fitness space. Take yoga outside.



DECK FOR ENTERTAINING

5,550 SF of deck rising above NE 8th and nestled with native plantings to give you peace of mind but keep you connected.

FLEXIBLE TENANT EVENT SPACE

3,390 SF divisible into three meeting spaces or one large space with indoor/outdoor flow.

Room to grow



The tenant experience at The Eight is first and foremost about hospitality. By keeping the idea of a 'third place' at the forefront of the design process, we were able to craft a community space where people can relax, encounter familiar faces and make new acquaintances.

Tracie Gesch
Michael Hsu
Office of
Architecture



The newest green



The landscape design of The Eight is based on the principle of Wild Urbanism – a hybrid landscape where the natural and the built cohabit to create a new type of public space.

The Eight's design extends beyond its walls. Robust landscaping mirrors Washington's unique ecosystems while functional design choices highlight a natural harmony with the environment—making the building feel less like a building and more like... something green.



Meghen
Quinn
Hargreaves
Jones



7 three-story decks, second floor tenant amenity deck + ground level plaza



Thoughtful landscape design by globally renowned firm Hargreaves Jones

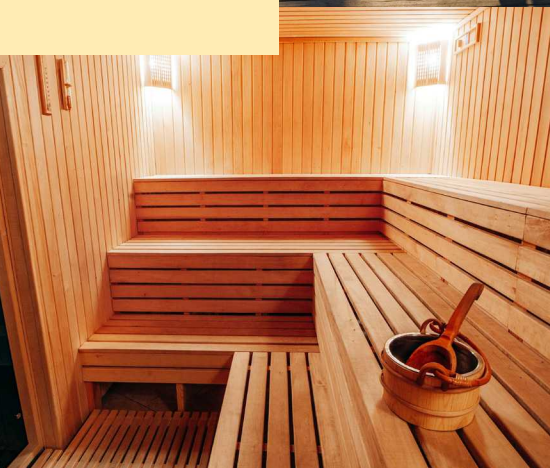


Walking distance to additional greenspace and parks providing even more ways to get outside



Cutting-edge energy efficient building systems

We believe in taking
care of your people



At The Eight you can go
beyond the standard checklist
and offer your employees a
healthier, empowered lifestyle.



All air ventilated and filtered from exterior

- Bipolar ionization
- MERV 13 air filters
- No air recirculation



Touchless from entrance to exit

- Motion detectors for all doors
- Antimicrobial coating on handles and grab bars
- Touchless water bottle fillers on each floor



Natural light everywhere

- Floor-to-ceiling glass, including elevator lobbies + stairwell
- 14' slab-to-slab
- 7 private tenant decks



Fitness + activity options abound

- Indoor/outdoor fitness center with sauna and spa-like showers
- Second story tenant amenity deck
- Landscaped outdoor plaza

Minutes away



Transportation Highlights



Located 24 minutes from downtown Seattle and only a five minute walk to a light rail station



Live where you want, quick access to SR-520 + I-405



Walk to the Downtown Bellevue Transit Center in minutes: offering 30 bus routes in every direction



Four levels of parking with valet service; parking ratio up to 2 per 1,000 SF



Located on the 108th Avenue bikeway running through downtown Bellevue; 175-stall bike room + service station



Walkable to restaurants, retail, parks and more

Welcome to the neighborhood

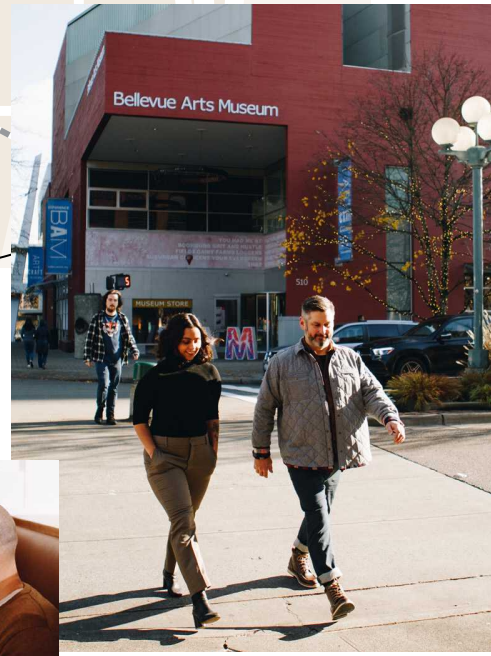
BELLEVUE ARTS MUSEUM
A 5 minute walk to a curated art experience fit for families and friends

- Food + Beverage
- Hospitality
- Shopping
- Groceries + Supplies
- Daily Errands
- Fitness + Wellness
- Community + Culture
- ◆ 5 minute walk
- ◆ 10 minute walk
- ◆ 15 minute walk
- Light Rail

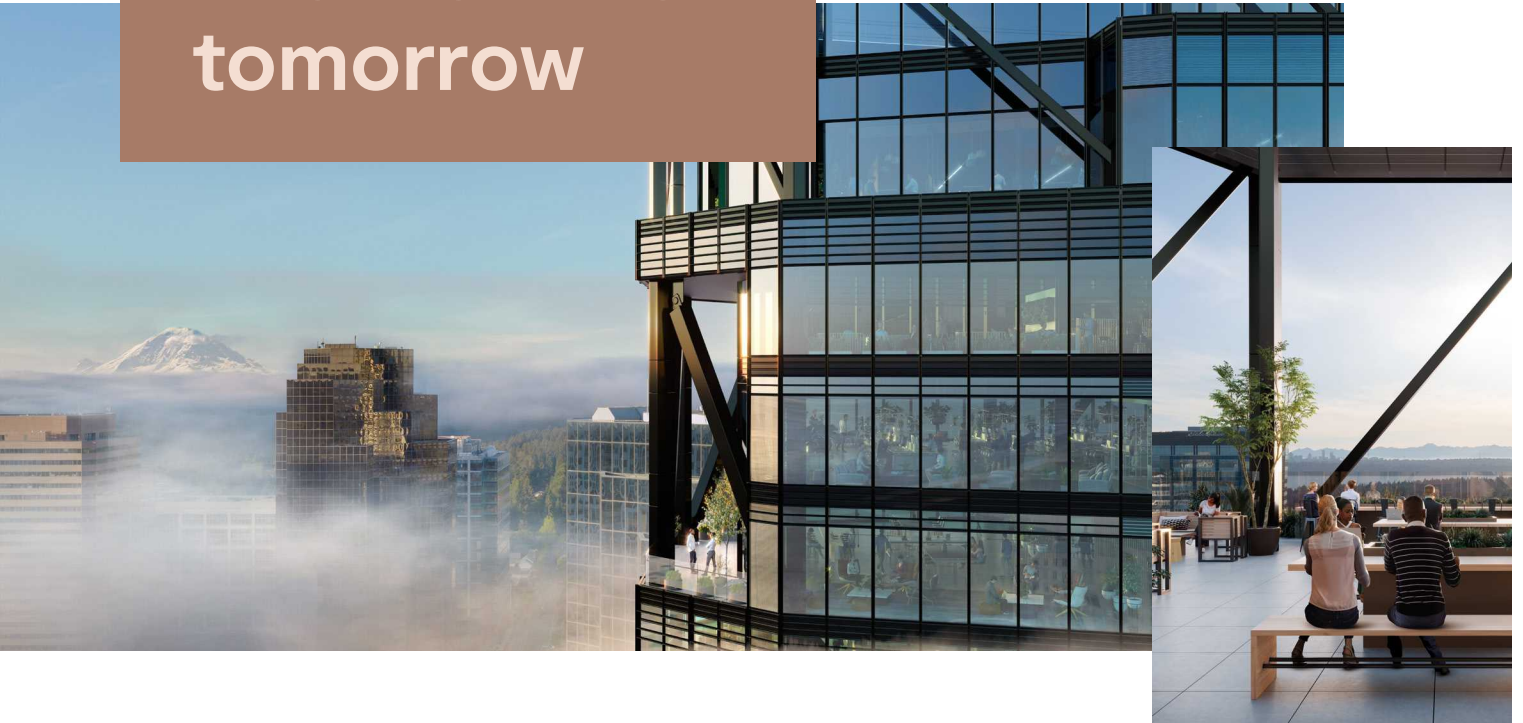


BELLEVUE SQUARE
A 7 minute walk puts you right in the center of the action

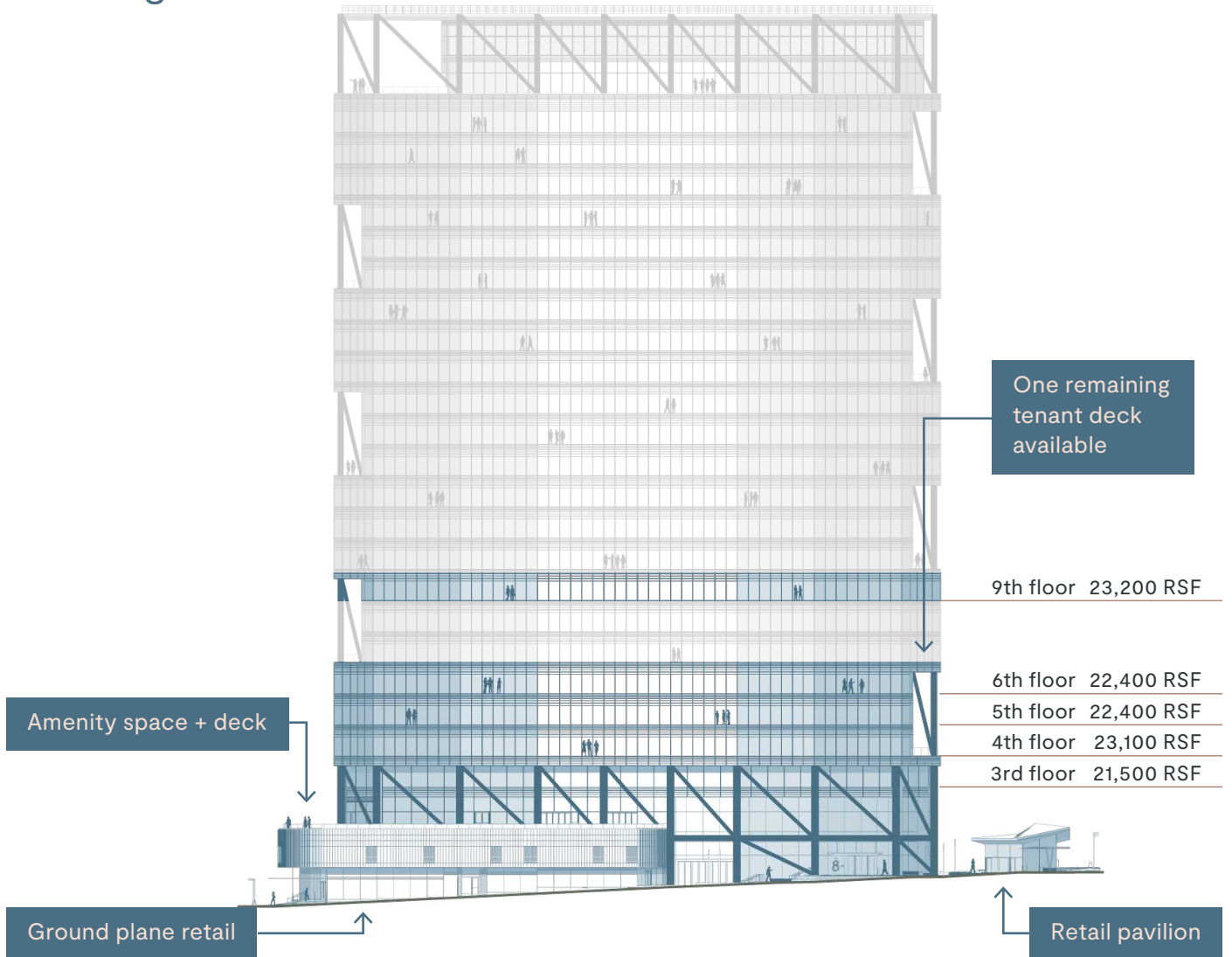
DOWNTOWN PARK
A 15 minute walk takes you to a 21-acre oasis of green



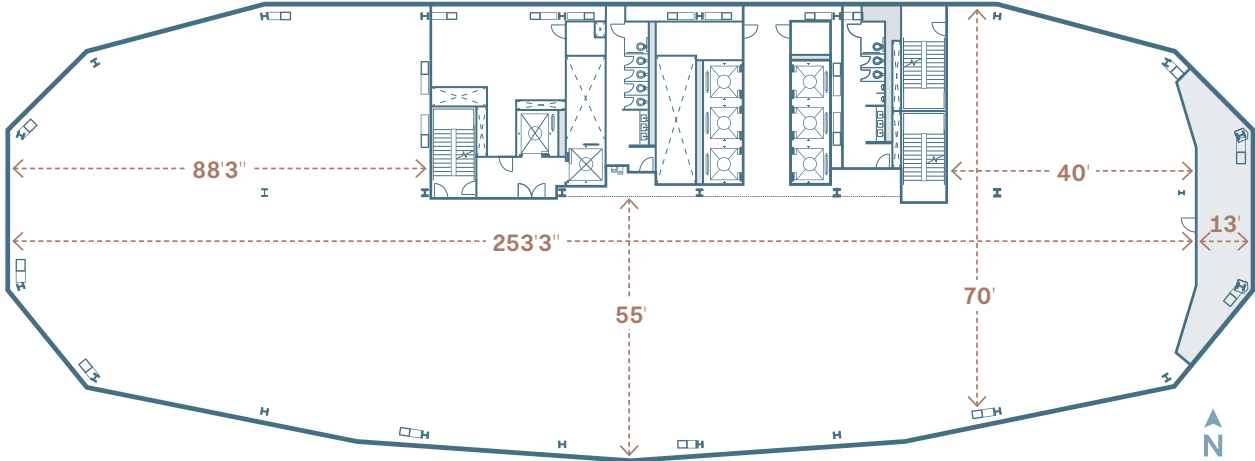
The view from tomorrow



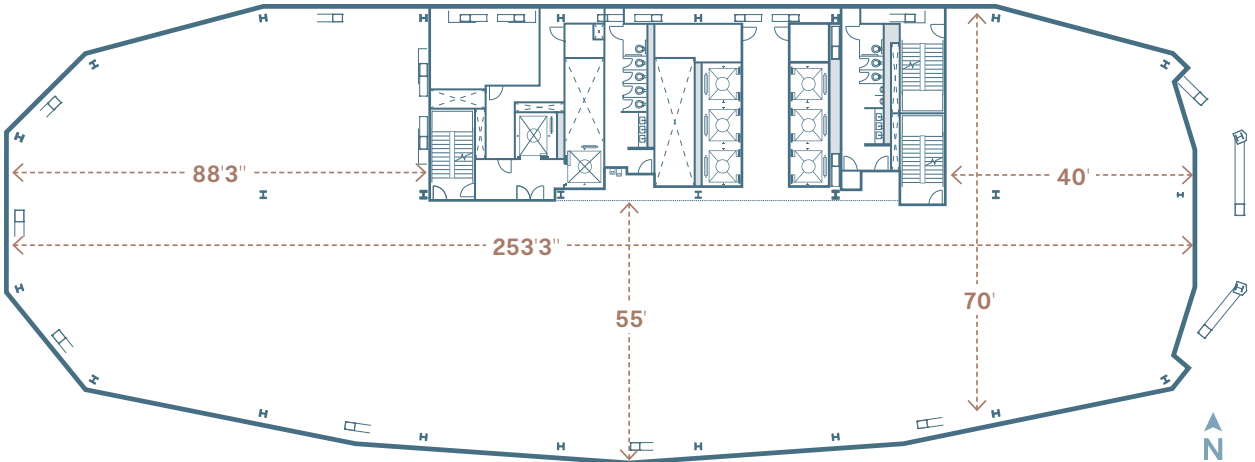
Stacking Plan



Typical Floor with Balcony



Typical Floor without Balcony



A window seat for the entire office

THE



EIGHT



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CBRE

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