



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
- » 2024 Operating Expenses: \$15.77/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	Virtual Tour	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		Now
Suite 700	5,356		Now
Suite 750	12,962		Now
Suite 650 <i>(Market Ready Condition)</i>	5,260		Now

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

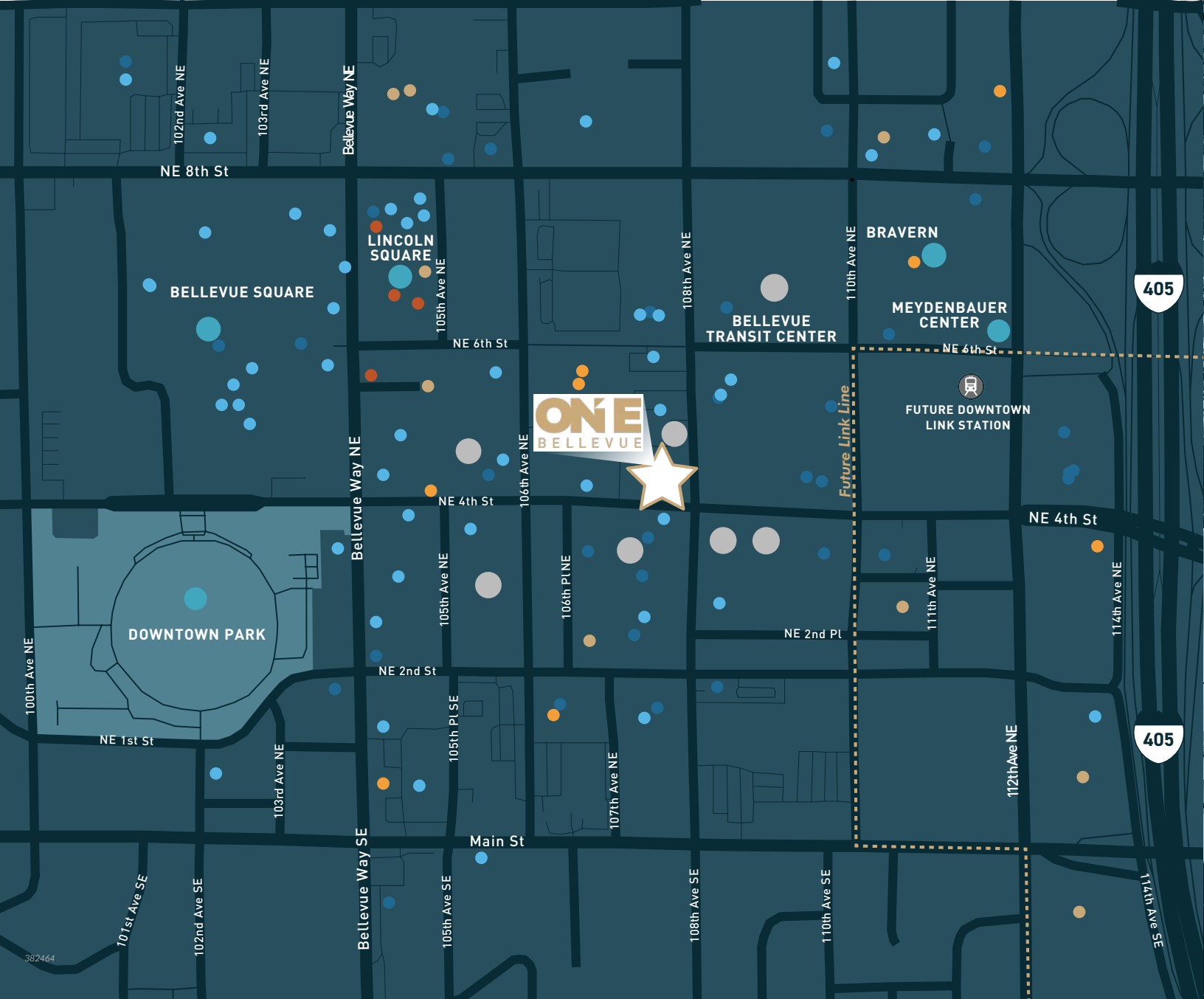
FULL LOBBY RENOVATION

COMMON AREA KITCHEN  
& GATHERING SPACE



ONE BELLEVUE

PLEASE USE REVOLVING DOOR



## AMENITY MAP KEY

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

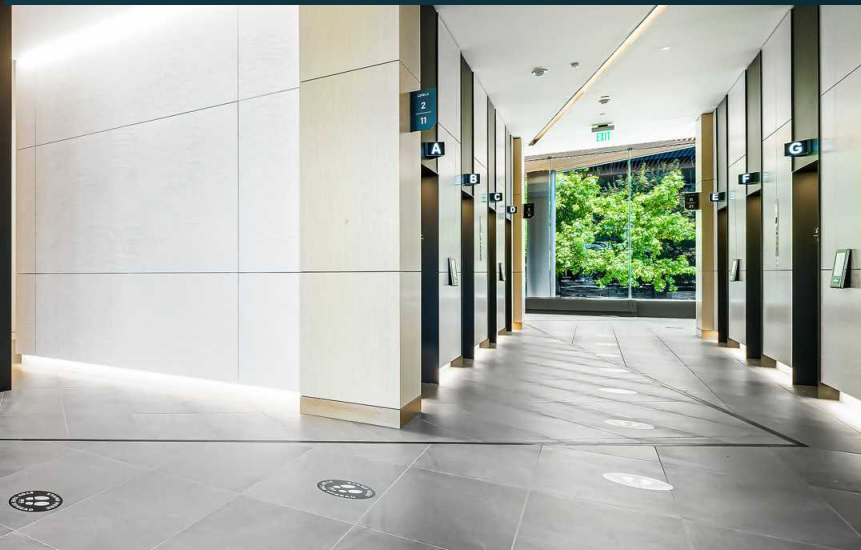




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## HAS WELLNESS IN MIND

- ✓ 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

### TIM OWENS

Senior Vice President  
+1 425 462 6913  
tim.owens@cbre.com

### LENNON ATTEBERRY

First Vice President  
+1 425 462 6991  
lennon.attedberry@cbre.com

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