

FOR LEASE

155 BELLEVUE

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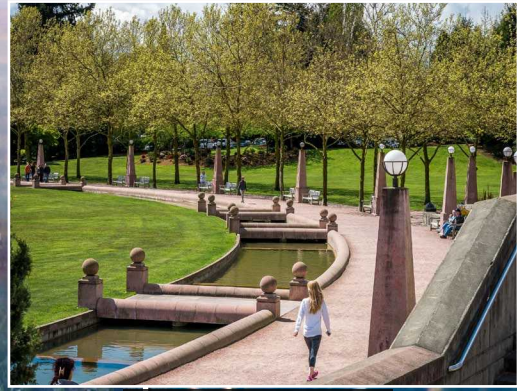
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NEWMARK

155 108TH AVENUE NE



Old Main District



Downtown Park

THE BELLEVUE COLLECTION™
Bellevue Square
Lincoln Center I & II
Bellevue Place

AT THE HEART OF EVERYTHING

155 Bellevue is located in Downtown Bellevue's amenity rich core, within walking distance of numerous restaurants, high-end retail destinations and future light rail. Corporate neighbors include Amazon, Microsoft and Facebook, to name just a few as Bellevue is quickly evolving into a global scale technology hub-city.



Microsoft

facebook

amazon

amazon

amazon

THE SHOPS AT THE BRAVERN

Microsoft

Microsoft

Google

amazon

155 BELLEVUE

amazon

Bellevue Transit Center

Future East Link Station

Future East Link Light Rail

INTERSTATE 405

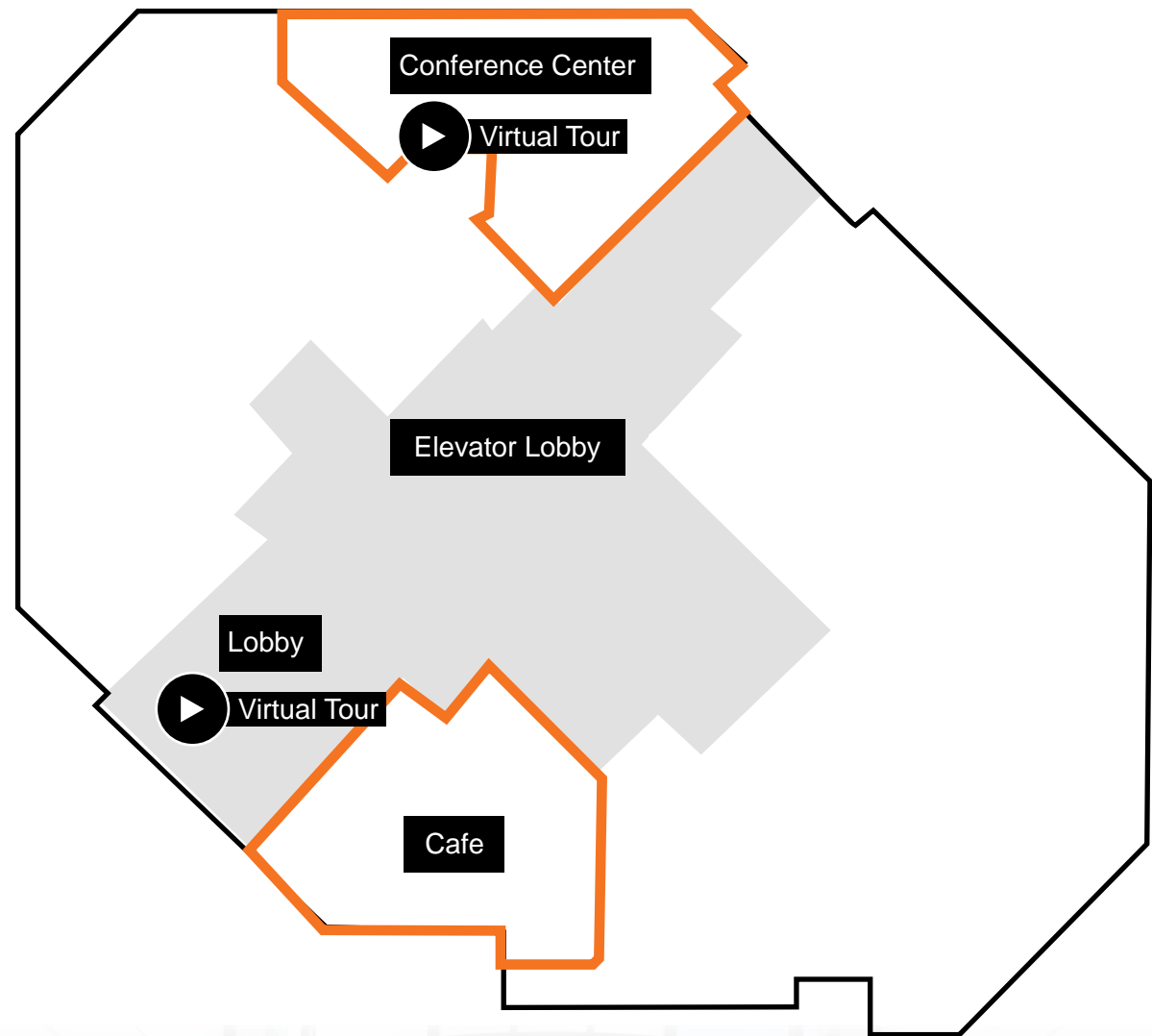
EST. 1997
BAKE'S PLACE
BAR & BISTRO



Future East Main Station

155 BELLEVUE

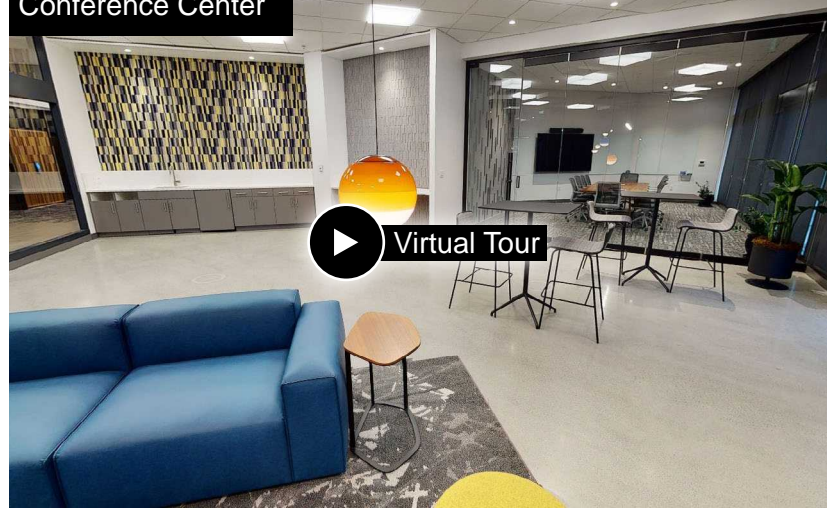
108th Ave



NE 2nd St



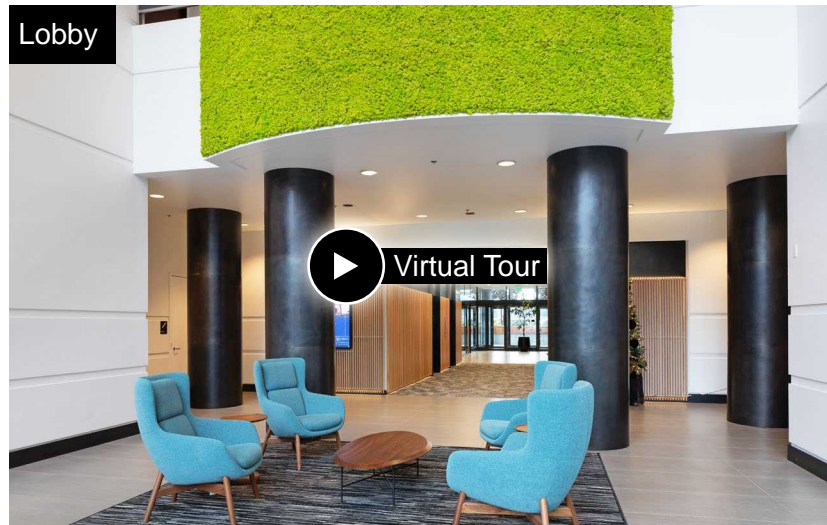
Conference Center



Cafe



Lobby



Elevators



- 8 story Class A mid-rise office building totaling 149,882 square feet with secure garage parking offered at a ratio of 2.0 stalls per 1,000 square feet of leased space
- Finishing summer 2021, all of the building common areas will be updated with a northwest contemporary theme; including new building conference center, lobby, outdoor amenity space and street frontage
- Centrally located with immediate access to mass transit, future light rail and pedestrian thoroughfares, as well as equal access to all major regional freeways offering quick and convenient commute and travel times
- Neighborhood amenities within walking distance including; Bellevue Square Mall, Lincoln Square, The Shops at the Bravern and Bellevue's Old Main district
- Unobstructed views of Seattle Skyline, Lake Washington and the Cascade mountain range
- Owned and professionally managed by Swift Real Estate Partners with onsite personnel for quick and reliable response times

WORK/LIFE BALANCE

155 Bellevue offers tenants a modern full service environment that provides spaces for impromptu meetings and a balance between work and play. A newly refreshed landscaped terrace with outdoor seating is an ideal spot for taking work or lunch outdoors in the summer months, and Bake's Place is an on-site full service restaurant and popular happy hour destination.

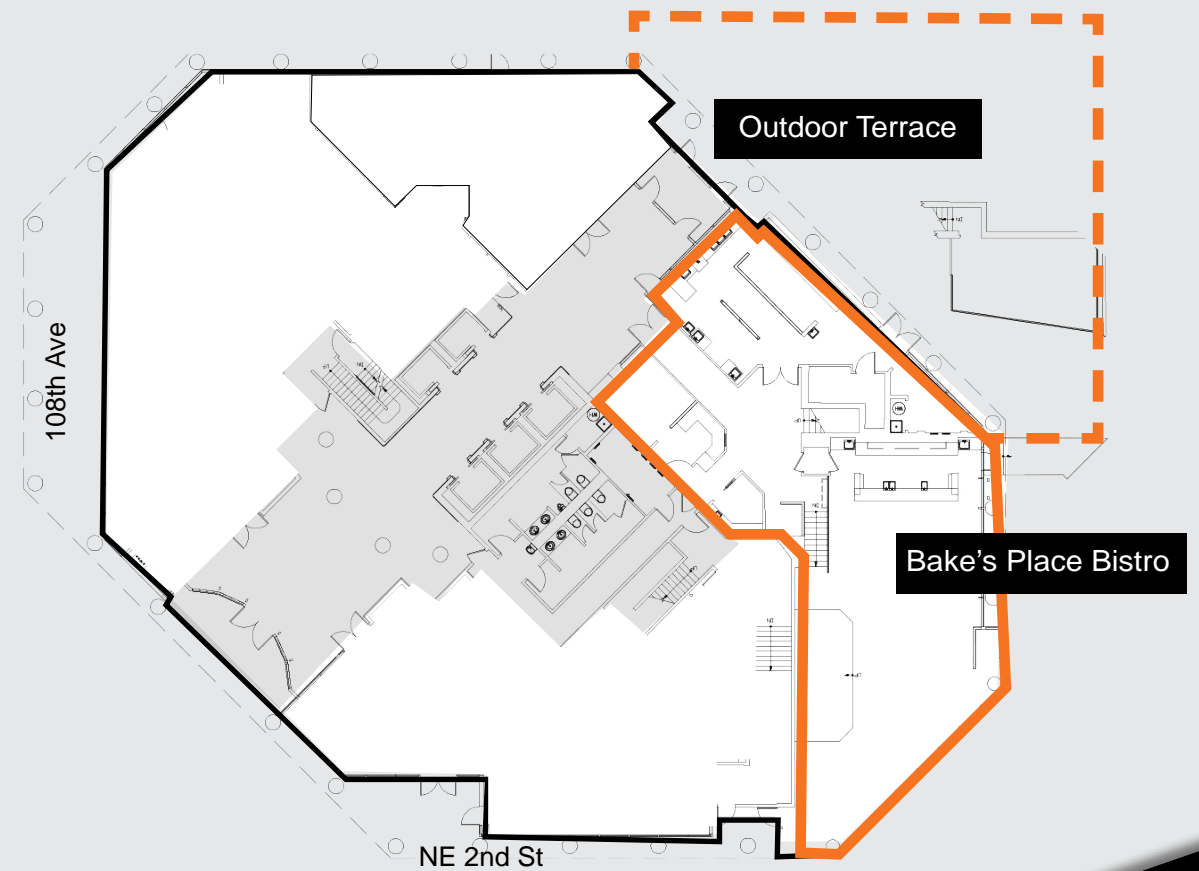
Bake's Place Bistro Patio



Updated Facade



New Outdoor Seating Terrace











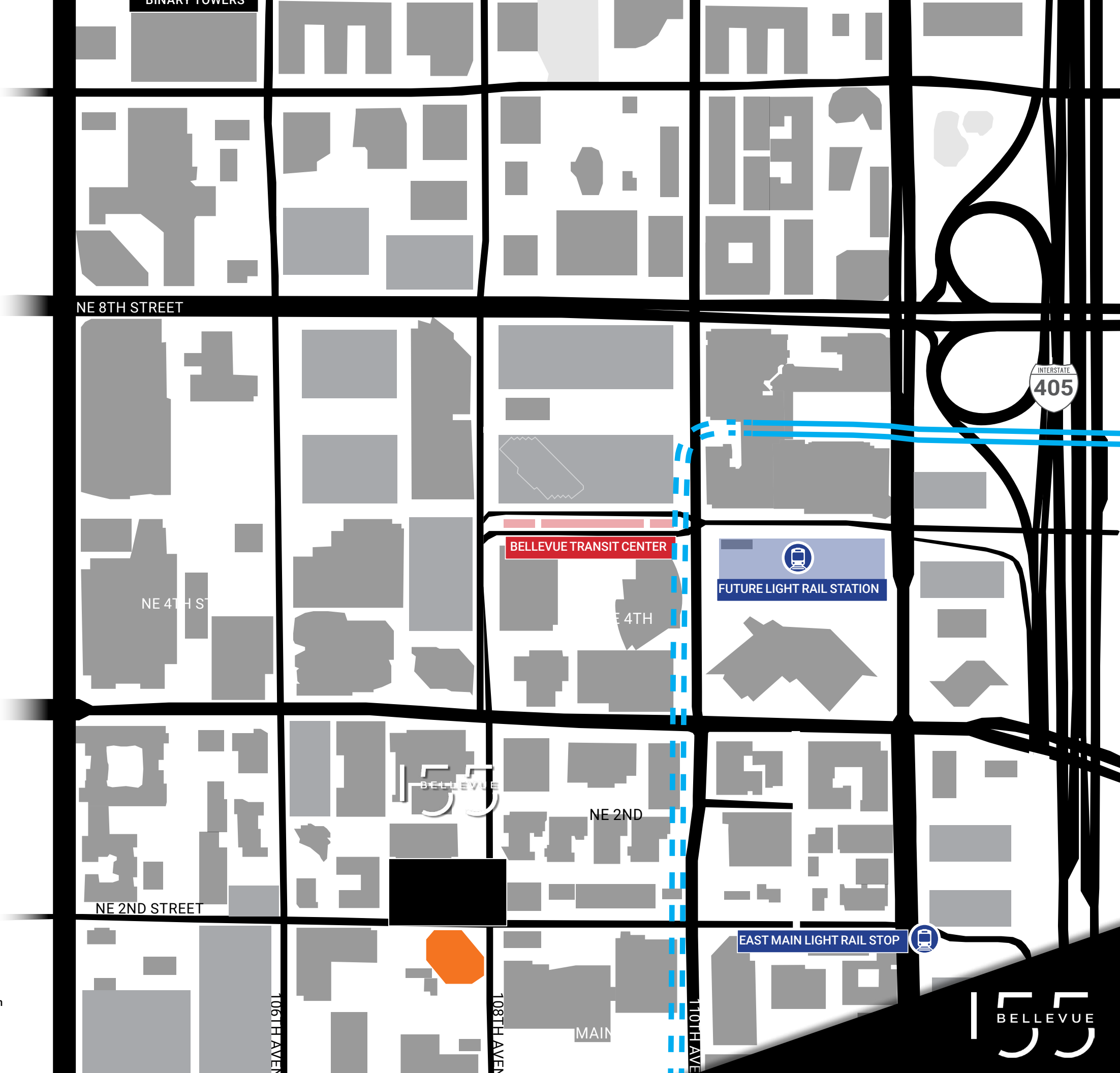
SOUND TRANSIT EAST LINK

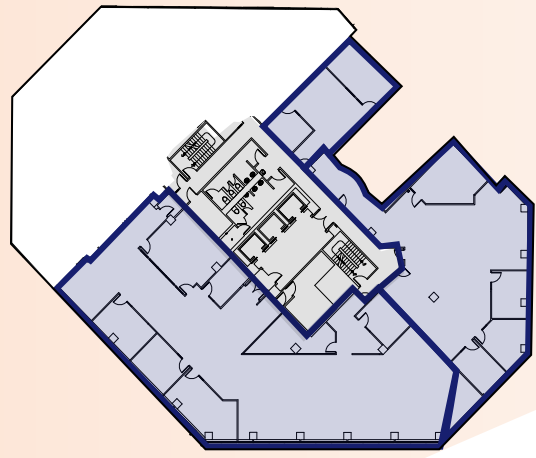
Sound Transit's East Link light rail connection is scheduled to open in 2023 and will operate every 6 minutes during peak hours, providing a rapid new commute option for employees between Bellevue, Seattle and Redmond. The trip from Redmond to Bellevue is expected to take just 10 minutes.

The line that will eventually carry passengers between Bellevue and Seattle will be the first of its kind constructed on a floating bridge. Sound Transit projects ridership of approximately 50,000 riders a day by 2026.

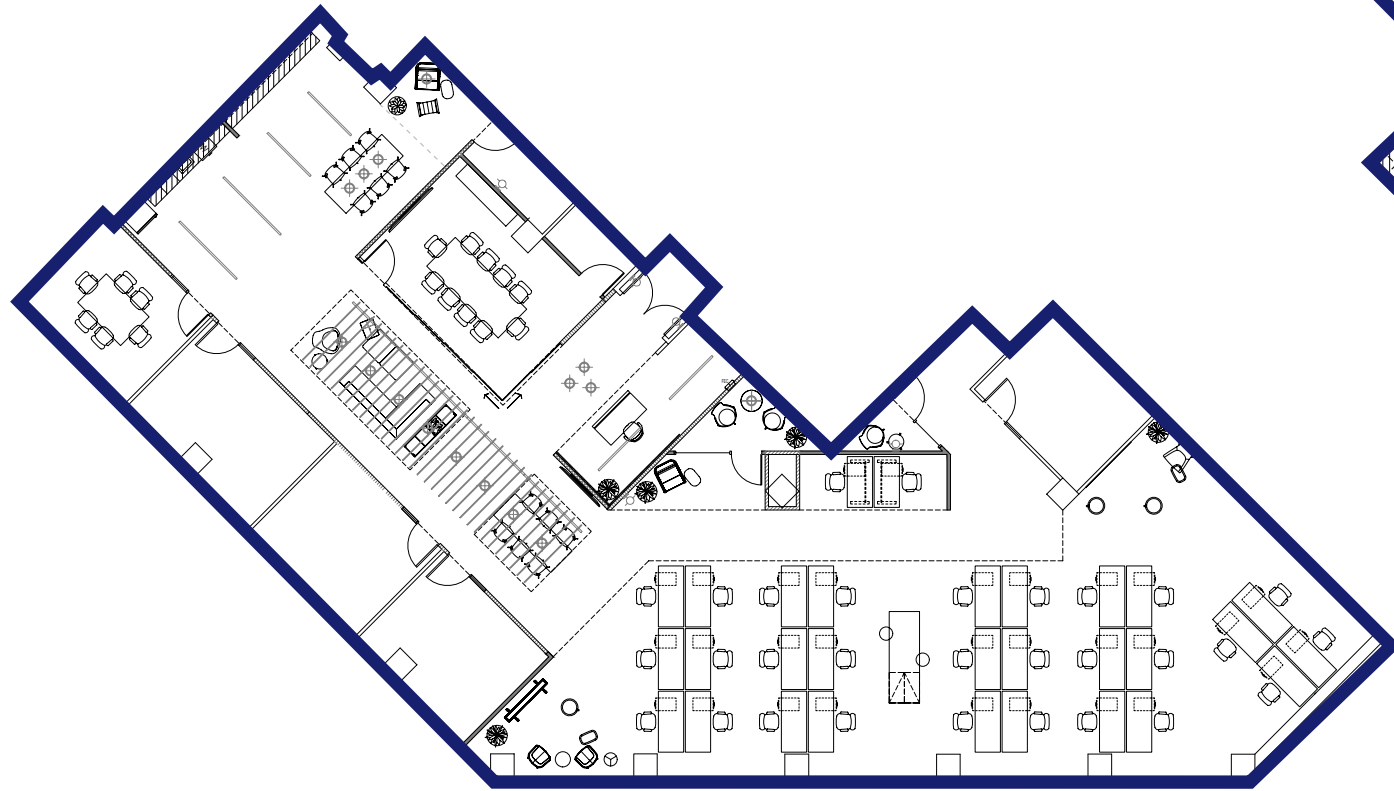
When East Link light rail service begins, eastbound trains will enter a newly excavated tunnel which runs under the city streets, north of the East Main station at 112th Avenue SE and Main Street and travel approximately one-third of a mile, under 110th Avenue Northeast turning east near NE 6th Street to emerge at the future Bellevue Downtown Station.

-  18 minutes to Downtown Seattle
-  20 minutes to SeaTac Airport
-  18 minutes to University of Washington
-  10 minutes to Redmond Microsoft Campus
-  8 minutes to The Spring District
-  30 minutes to Kirkland
-  50 minutes to Redmond
-  50 minutes to Seattle CBD

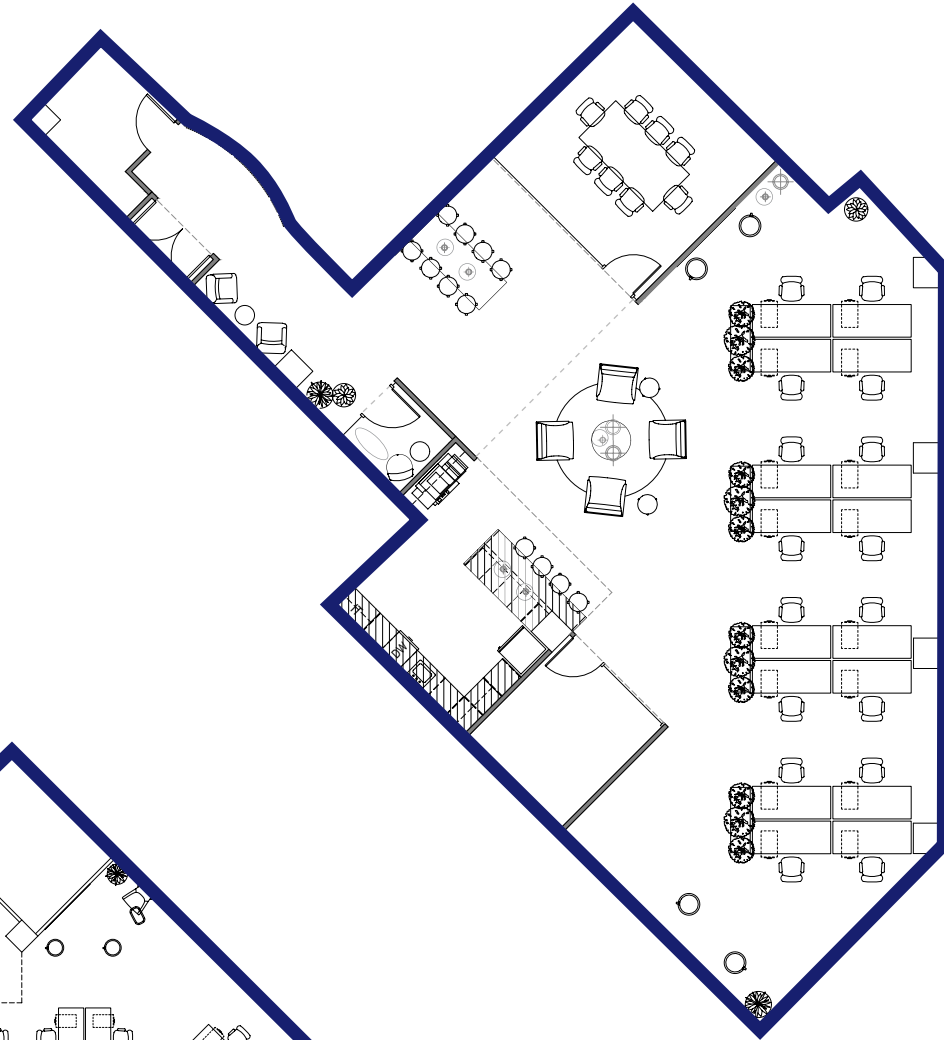




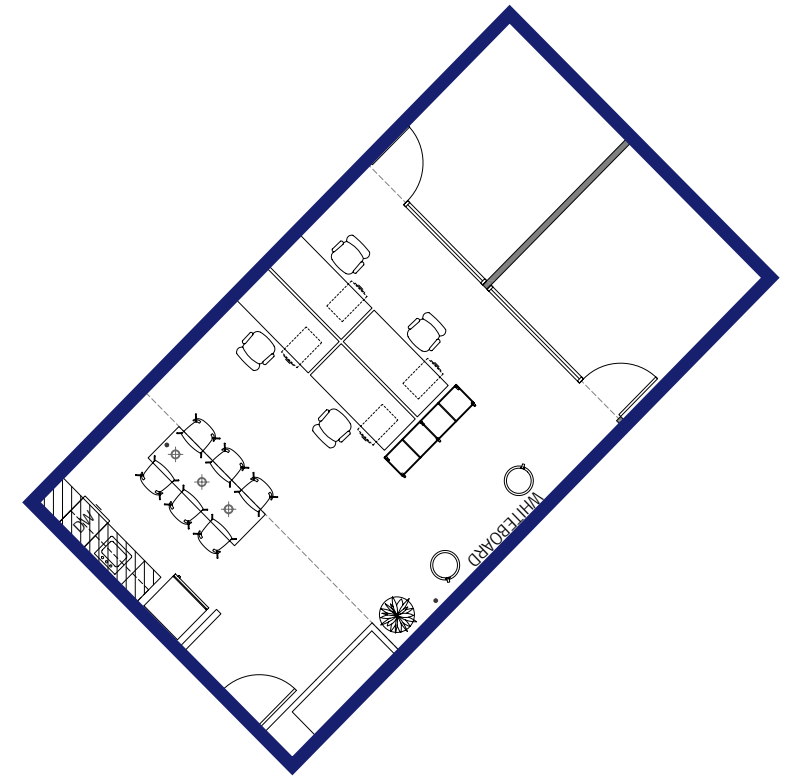
AS-BUILT PLAN



Suite 350: 6,825 RSF



Suite 340: 3,441 RSF



Suite 330: 961 SF

*Suites can be combined for up to 11,227 SF



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NEWMARK