

**GROUND FLOOR INTERIOR  
& EXTERIOR RENOVATIONS  
UNDER CONSTRUCTION**

**COMING THIS SUMMER**



**SYMETRA<sup>®</sup>**  
CENTER

777 108<sup>TH</sup> AVENUE NE  
BELLEVUE, WA

# IN THE HEART OF DOWNTOWN BELLEVUE

Symetra Center is a 25-story, 445,089 RSF, Class A office building offering 18,500 SF floor plates and excellent views of the city, Lake Washington and mountain ranges.

Currently under construction is a reimagination of the entire ground floor of the building, which will be completed in Summer 2024.



State-of-the-art conference center



Ground floor fitness center



All-day destination café and bar



Modern and inviting lobby experience with emphasis on hospitality



Destination dispatch elevators



All multi-tenant lobbies and restrooms recently renovated



Strategic multi-point ingress/egress via NE 8th, 108th & 106th Avenues



Electric car charging stations and valet parking



One block from Bellevue Transit Center and Future EastLink Light Rail



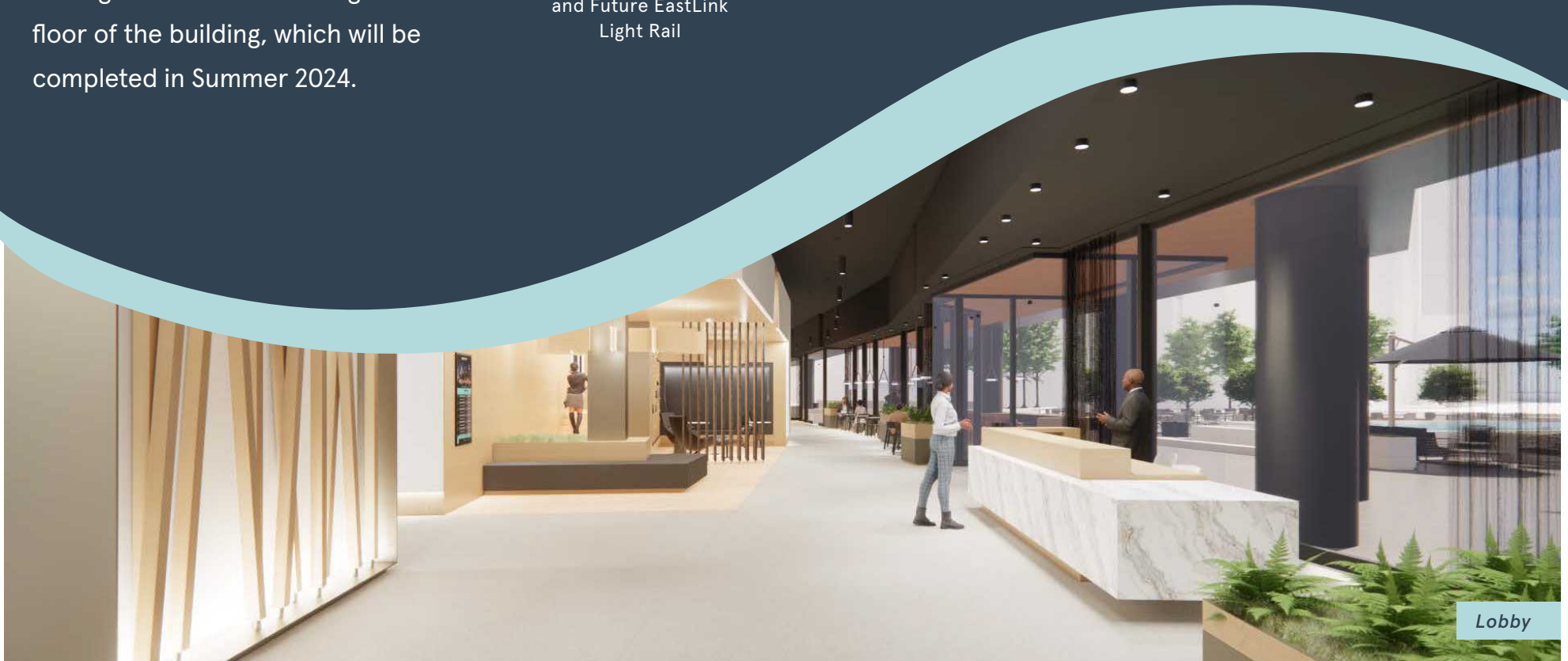
Bike storage and locker/shower facilities



24/7 on-site security and engineering



100% Electric Operated Building



Lobby



# SYMETRA<sup>®</sup>

CENTER

777 108<sup>th</sup> Avenue NE  
Bellevue, WA 98004

## AVAILABLE SPACE

FLOOR / SUITE	SQ. FT.	AVAILABILITY
<u>25 / 2500</u>	15,152 RSF	6/1/2025
Top floor of building with above standard 15' ceiling. Contiguous with Floor 24 for up to 32,255 RSF.		
<u>24 / 2400</u>	17,103 RSF	6/1/2025
Full floor opportunity. Divisible to 11,878 SF. Contiguous with Floor 25 for up to 32,255 RSF.		
<u>19 / 1900</u>	19,085 RSF	30 days' notice
Newly improved plug and play full floor with furniture and modern tech finishes.		
<u>17 / 1750</u>	7,499 RSF	Now
Newly improved plug and play suite with furniture and direct elevator lobby access. Ideal for tech users.		
<u>16 / 1650</u>	5,519 RSF	Now
Newly improved plug and play suite with furniture and direct elevator lobby access. Ideal for tech users.		
<u>7</u>	18,422 RSF	Now
<u>6</u>	18,785 RSF	Now
<u>5</u>	18,422 RSF	Now
<u>4</u>	20,587 RSF	Now
<b>Four contiguous floors for up to 76,216 RSF</b> currently for sublease through June 2025 and available directly from Landlord.		
<u>2 / 200</u>	26,143 RSF	12/1/2024
Full floor available. Direct access via building garage elevators. Efficient large floor plate with exterior private offices and open interior.		



Elevator Lobby



# SYMETRA CENTER AT A GLANCE

## BUILDING

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450,359 SF

25-story Class A Office Tower

## YEAR BUILT / RENOVATED

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1987 / 2024

## RENTAL RATES

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\$46.00 – \$49.00 / NNN

## OPERATING EXPENSES

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\$14.39/SF

## FLOOR PLATE SIZE

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~18,500 RSF

## PARKING

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1.5/1,000 parking permits per rentable square foot. All covered with valet assist.

## LOCATION

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Strategically located on the corner of NE 8th Street and 108th Avenue with direct access to I-405



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## SPACE FOR ALL TENANT TYPES

Whether a tech tenant or a professional firm, Symetra Center offers signature and distinguished office space alternatives.

Lobby



Conference Facility



Library



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All Day Café & Bar



Fitness Center



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## PRIME DOWNTOWN LOCATION

- Located on the corner of NE 8<sup>th</sup> Street and 110<sup>th</sup> Avenue NE
- Easy access to I-405 and public transportation
- Nearby conveniences include the Transit Center, Pedestrian Corridor, shopping at Bellevue Square and The Bravern, Bellevue Park, restaurants, hotels, The Bellevue Convention Center and The Bellevue Arts Museum

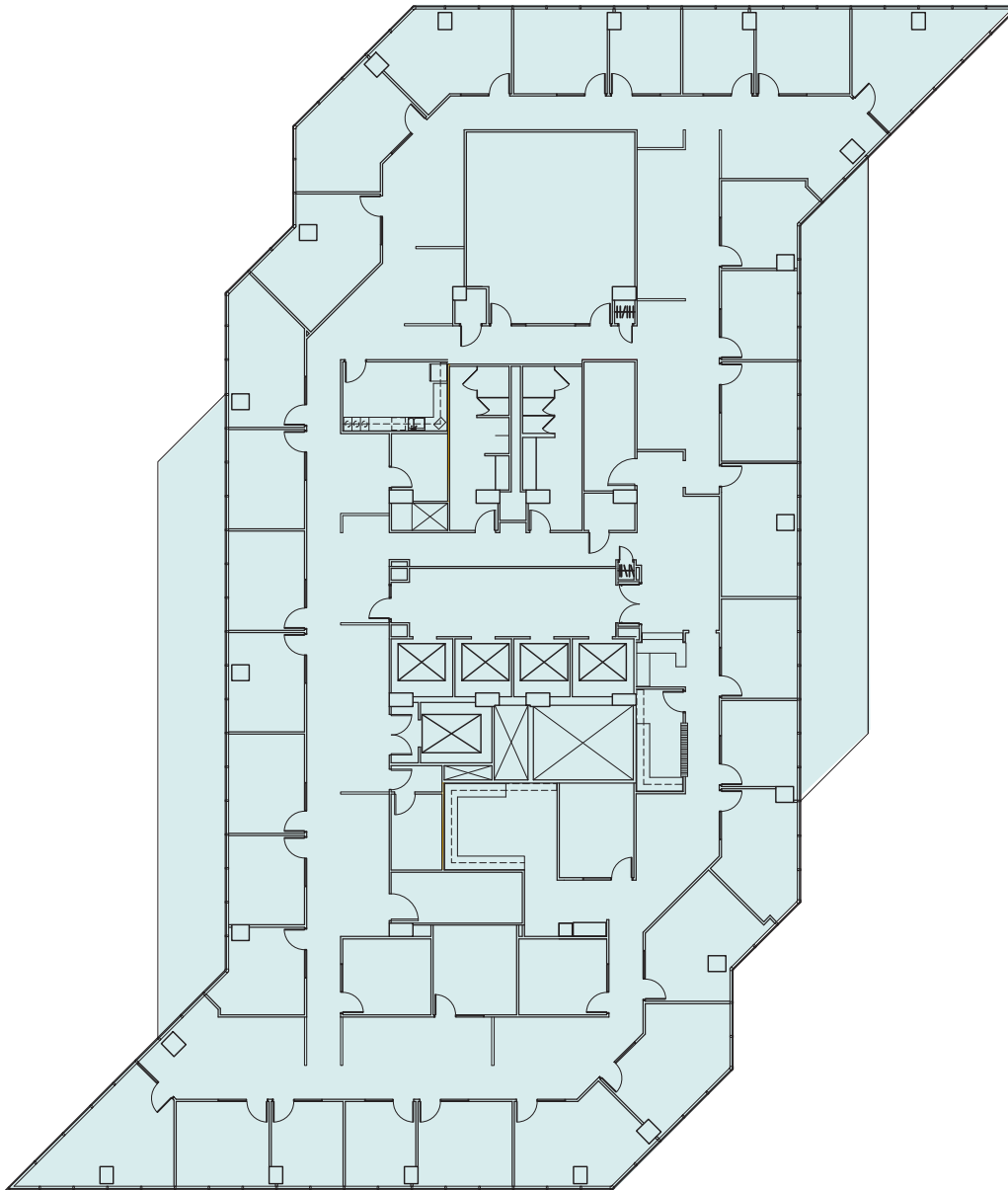




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## 25<sup>TH</sup> FLOOR

Suite 2500 • 15,152 RSF

Available 6/1/2025

- Top floor of building with above standard 15' ceiling
- **Floors 24 & 25 contiguous for up to 32,255 RSF**

**SRO**® STERLING REALTY ORGANIZATION

**BRODERICK**  
• GROUP •

GRANT YERKE

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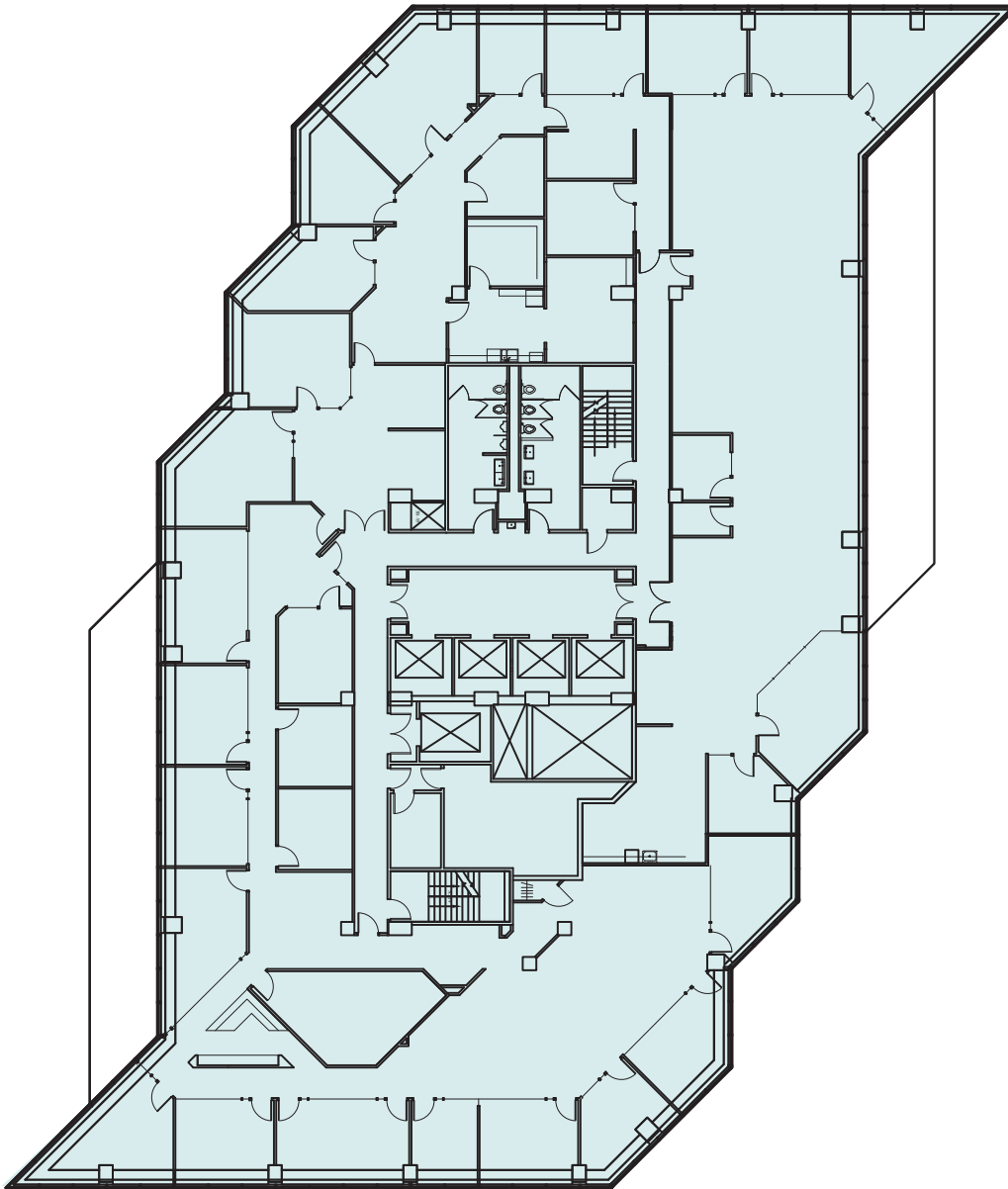




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## 24<sup>TH</sup> FLOOR

Suite 2400 • 17,103 RSF

Available 6/1/2025

- Full floor opportunity
- Divisible to 11,878 SF
- **Floors 24 & 25 contiguous for up to 32,255 RSF**

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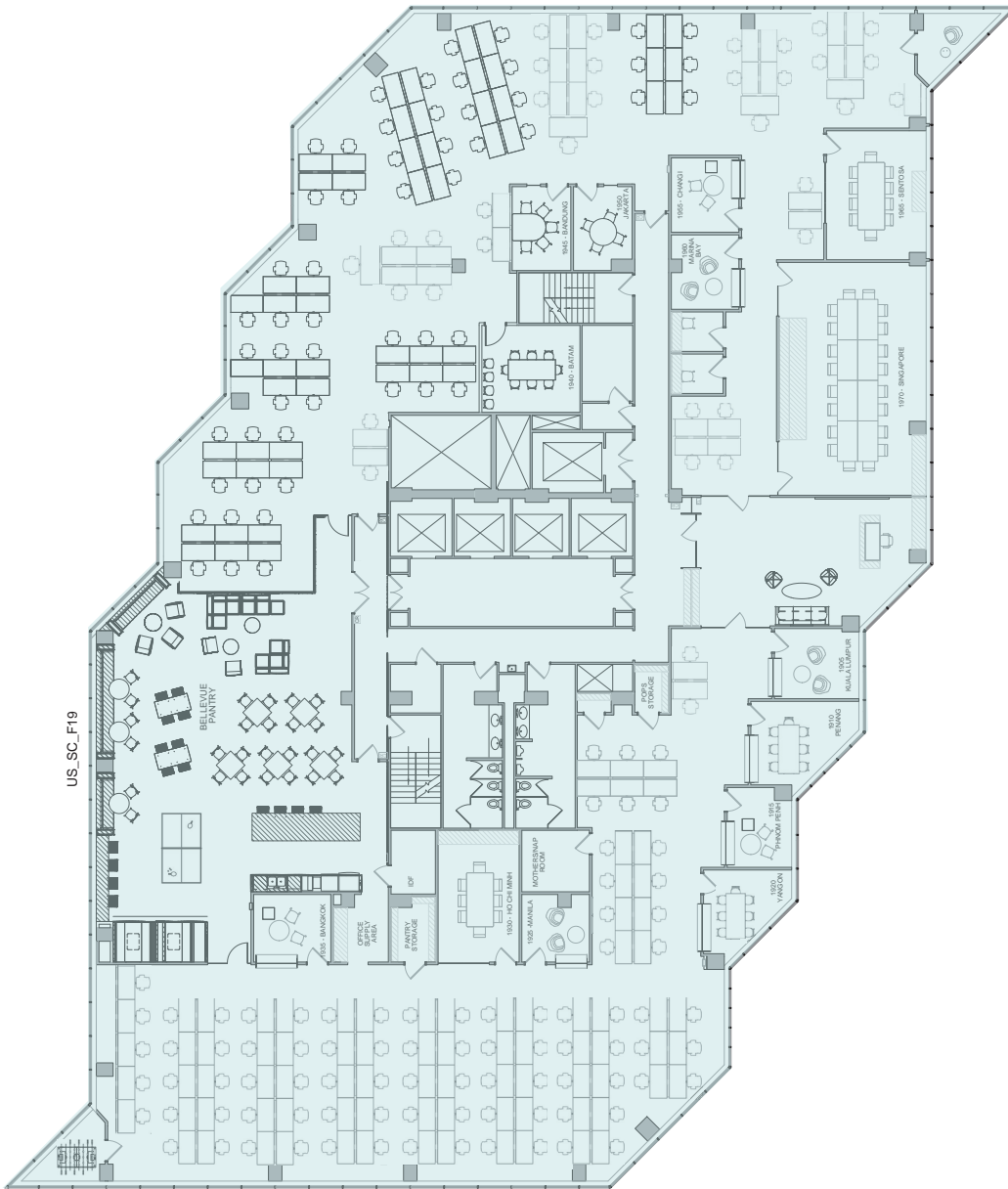
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## 19<sup>TH</sup> FLOOR

Suite 1900 • 19,085 RSF • As-Built  
Available with 30 days' notice

- Newly improved plug and play full floor with furniture and modern tech finishes

 **VIRTUAL TOUR**



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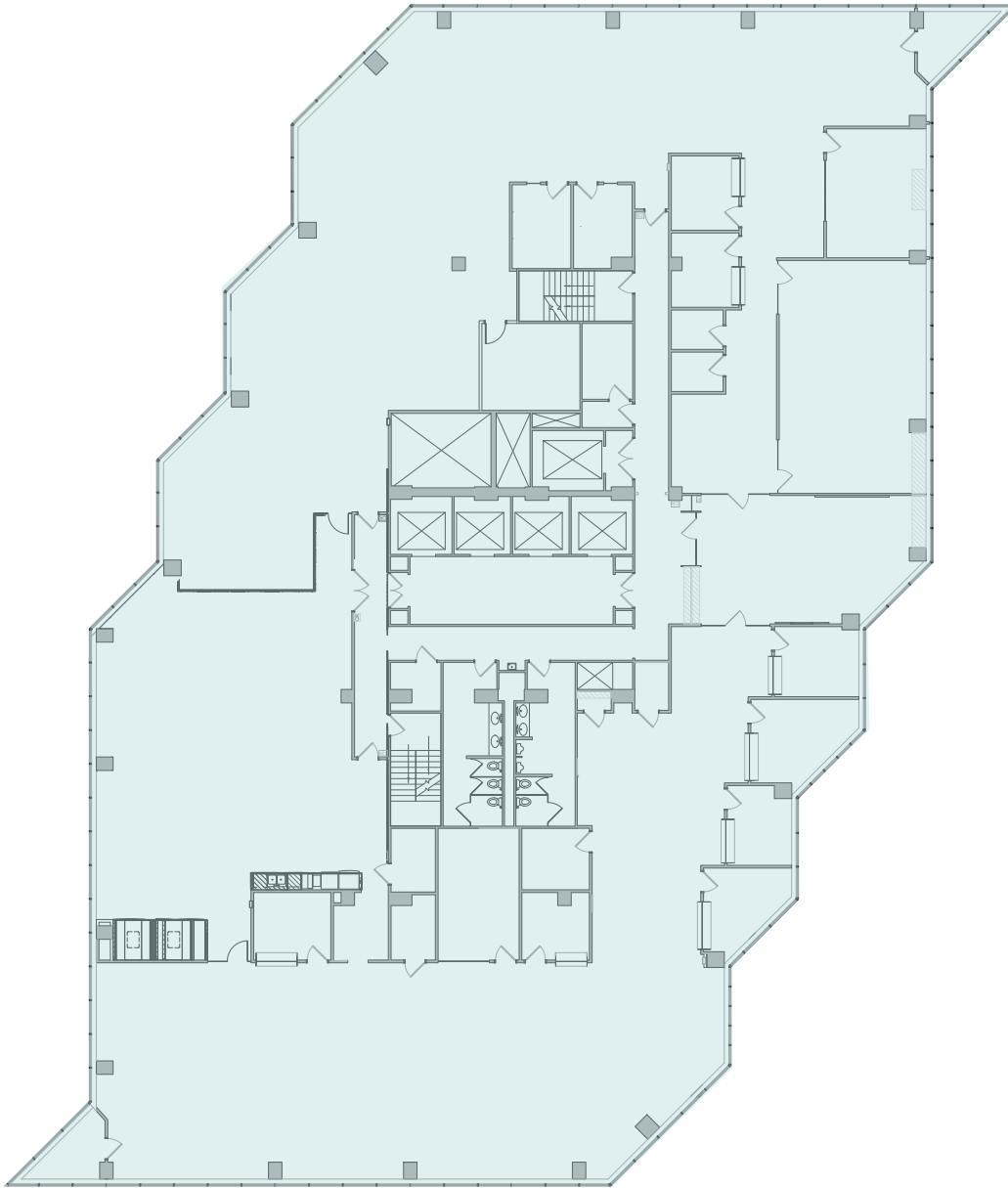




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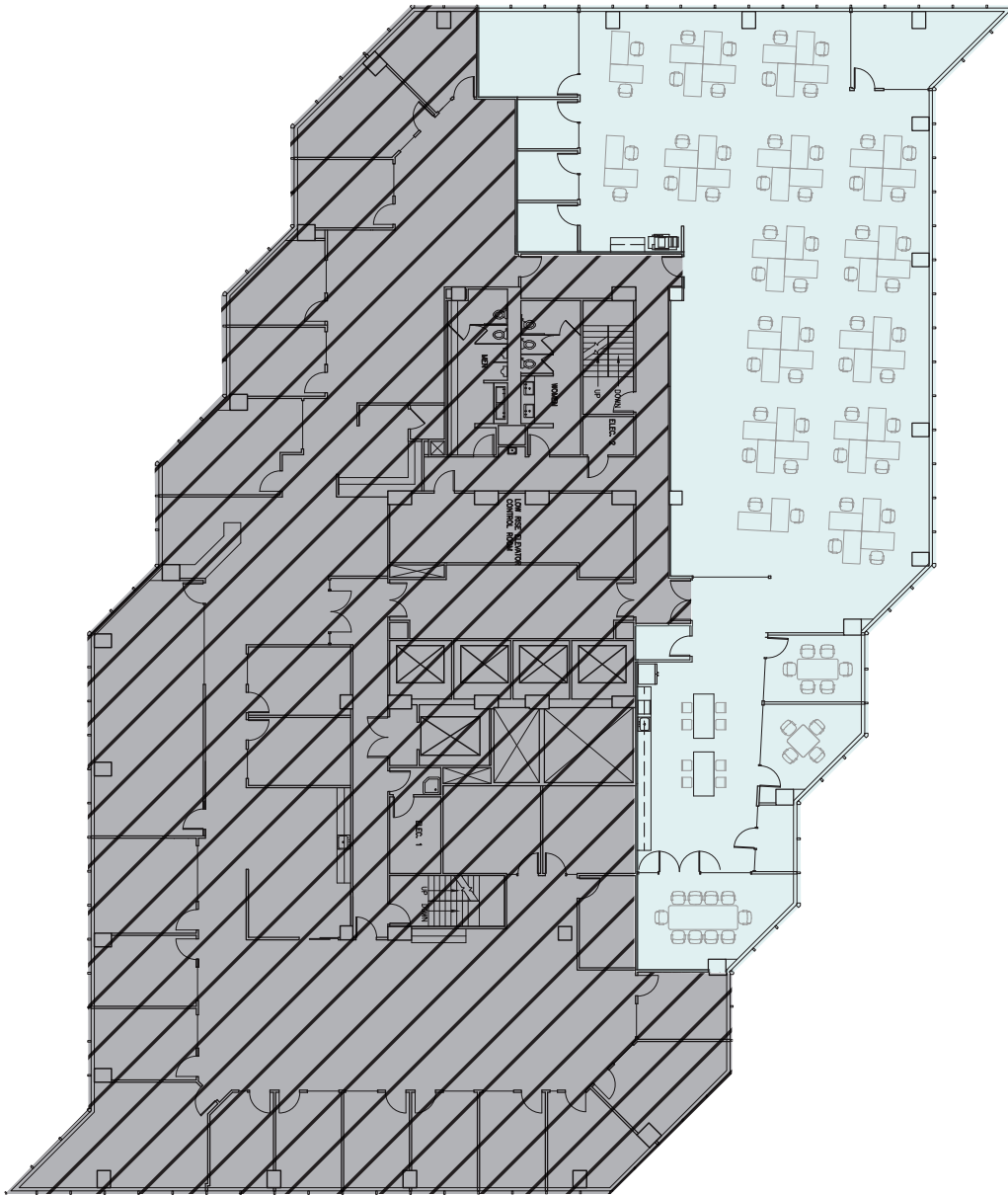
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## 17<sup>TH</sup> FLOOR

Suite 1750 • 7,499 RSF

Available Now

- Newly improved plug and play suite with furniture and direct elevator lobby access
- Ideal for tech users

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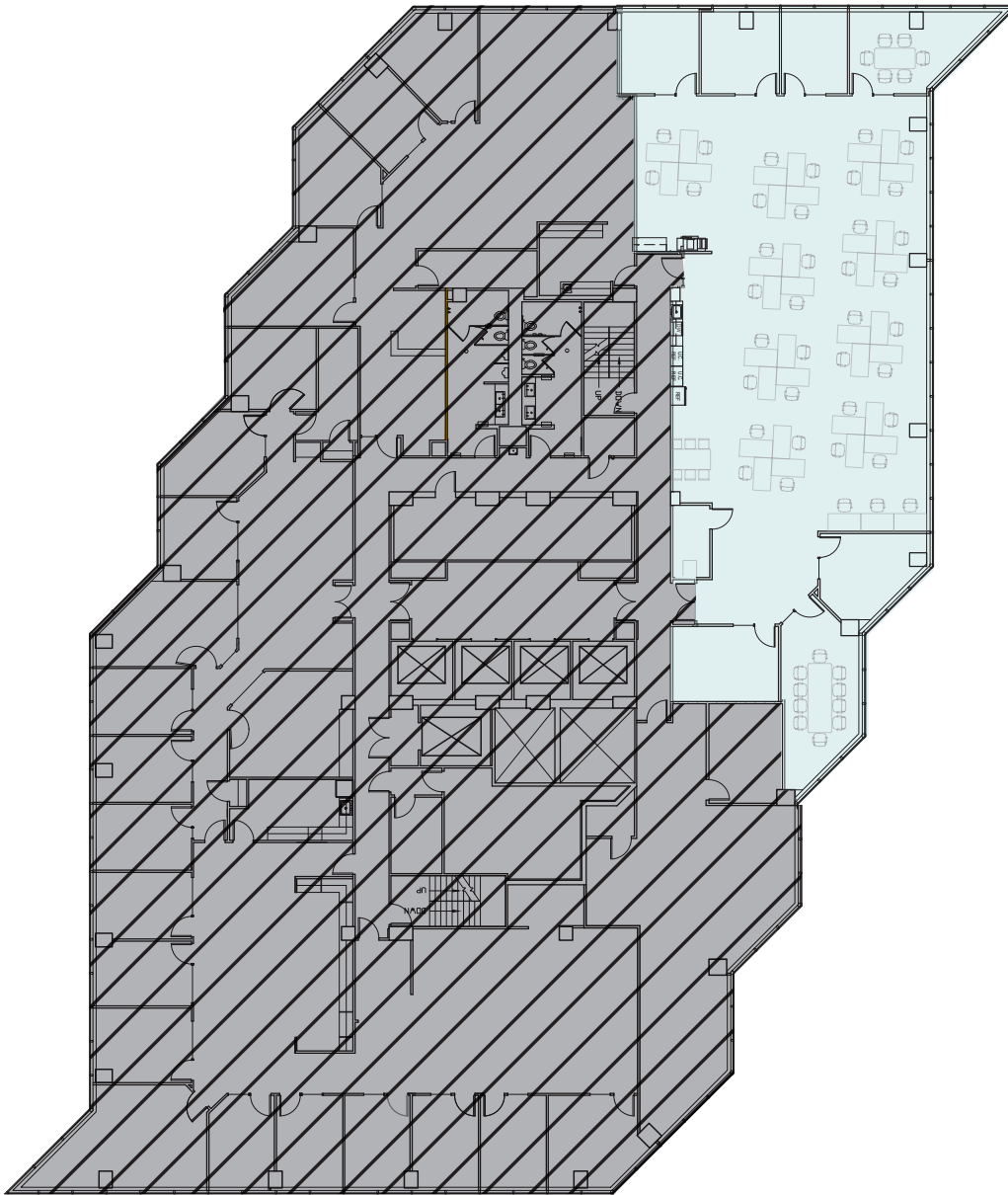




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## 16<sup>TH</sup> FLOOR

Suite 1650 • 5,519 RSF

Available Now

- Newly improved plug and play suite with furniture and direct elevator lobby access
- Ideal for tech users

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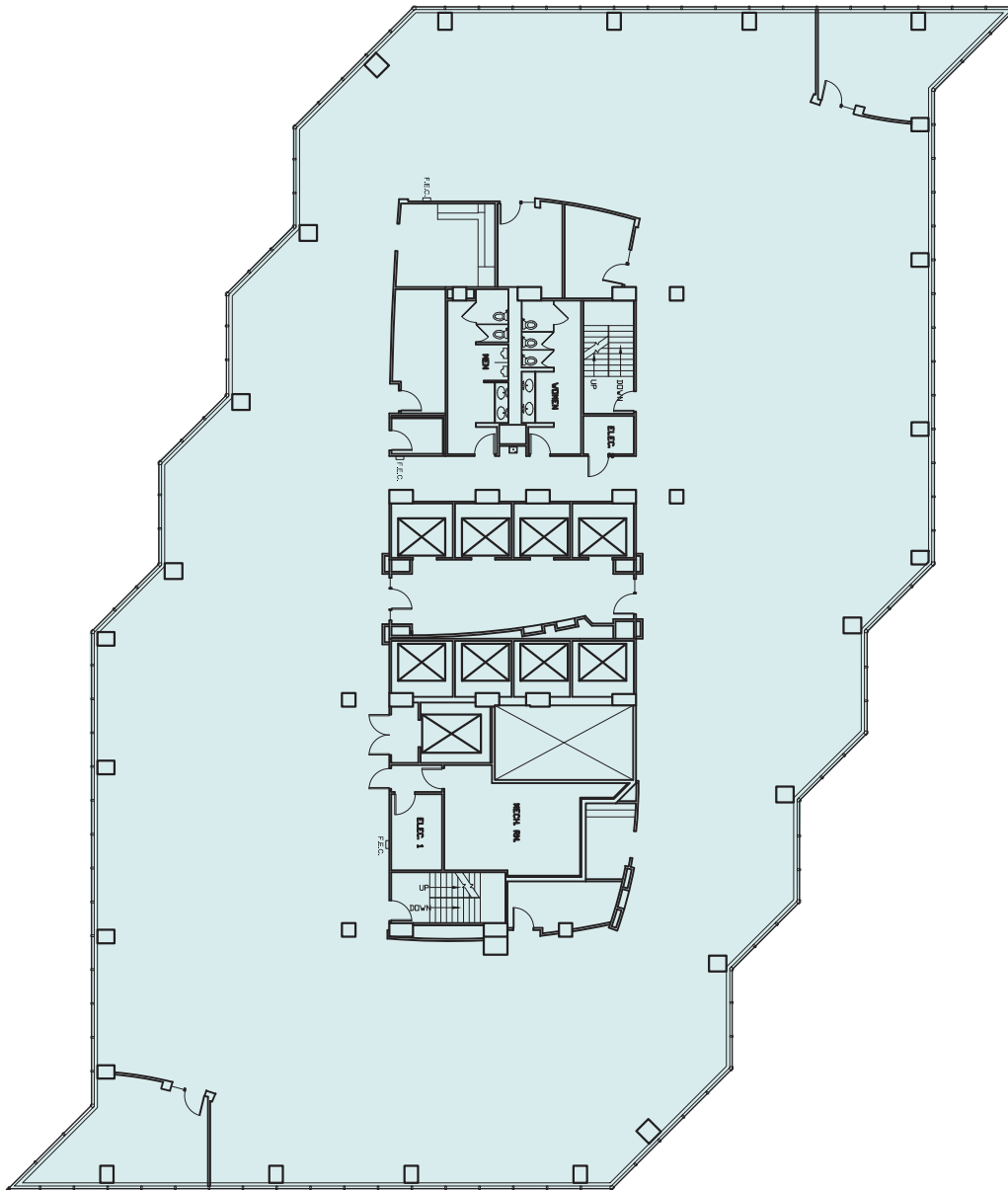
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## 7<sup>TH</sup> FLOOR

Sublease • 18,422 RSF

Available Now

- Floors 4 - 7 contiguous for up to 76,216 RSF currently for sublease and available directly from Landlord.



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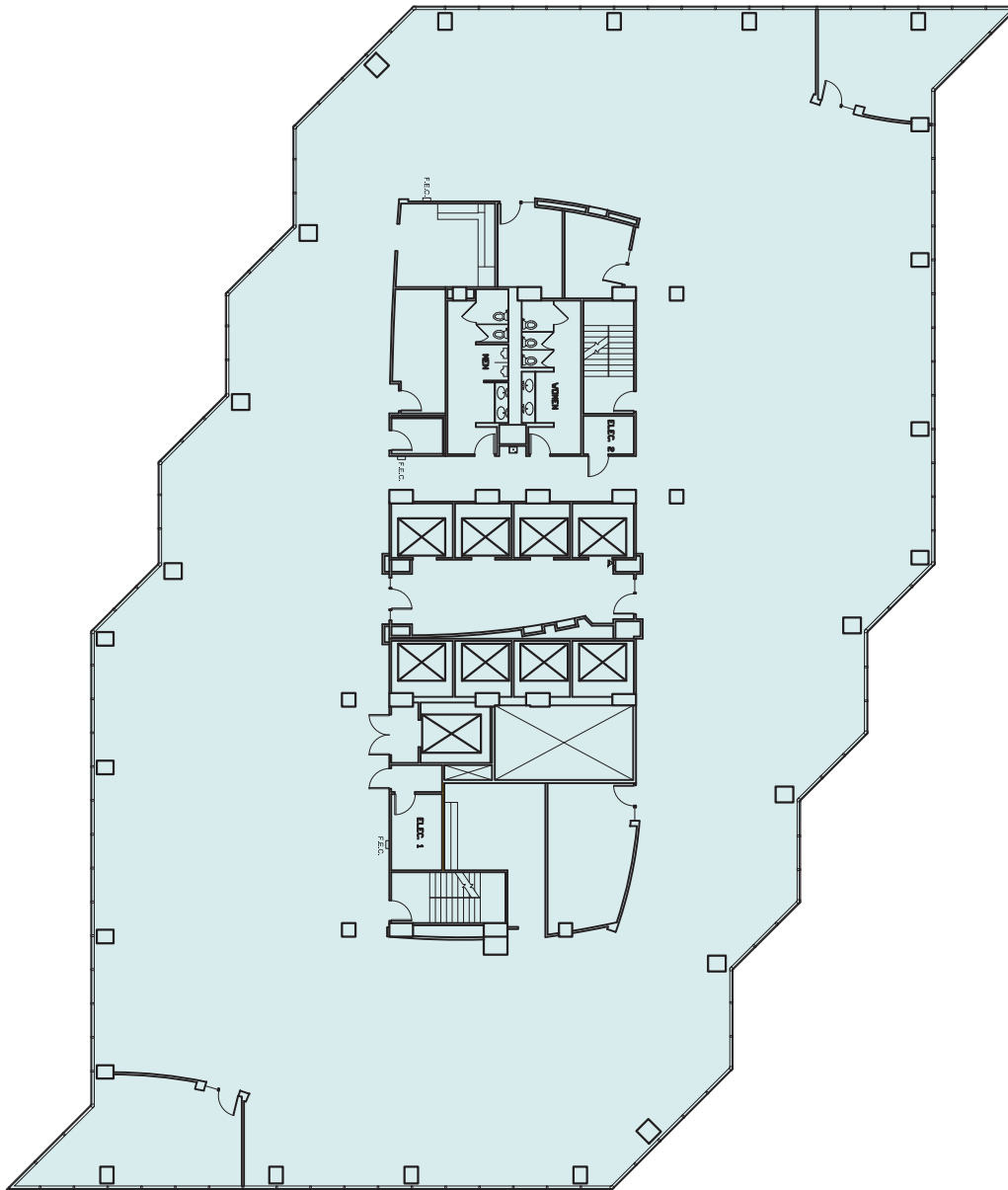




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## 6<sup>TH</sup> FLOOR

Sublease • 18,785 RSF

Available Now

- Floors 4 - 7 contiguous for up to 76,216 RSF currently for sublease and available directly from Landlord.

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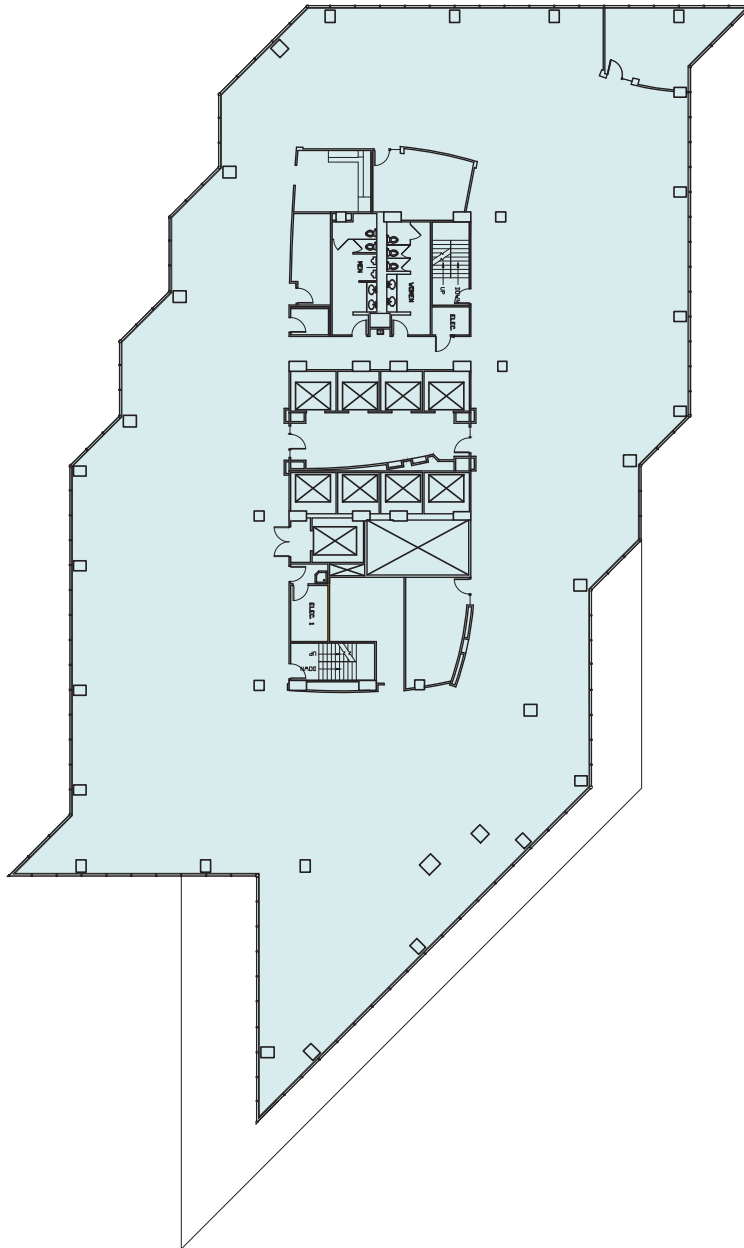




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## 4<sup>TH</sup> FLOOR

Sublease • 20,587 RSF

Available Now

- Floors 4 - 7 contiguous for up to 76,216 RSF currently for sublease and available directly from Landlord.



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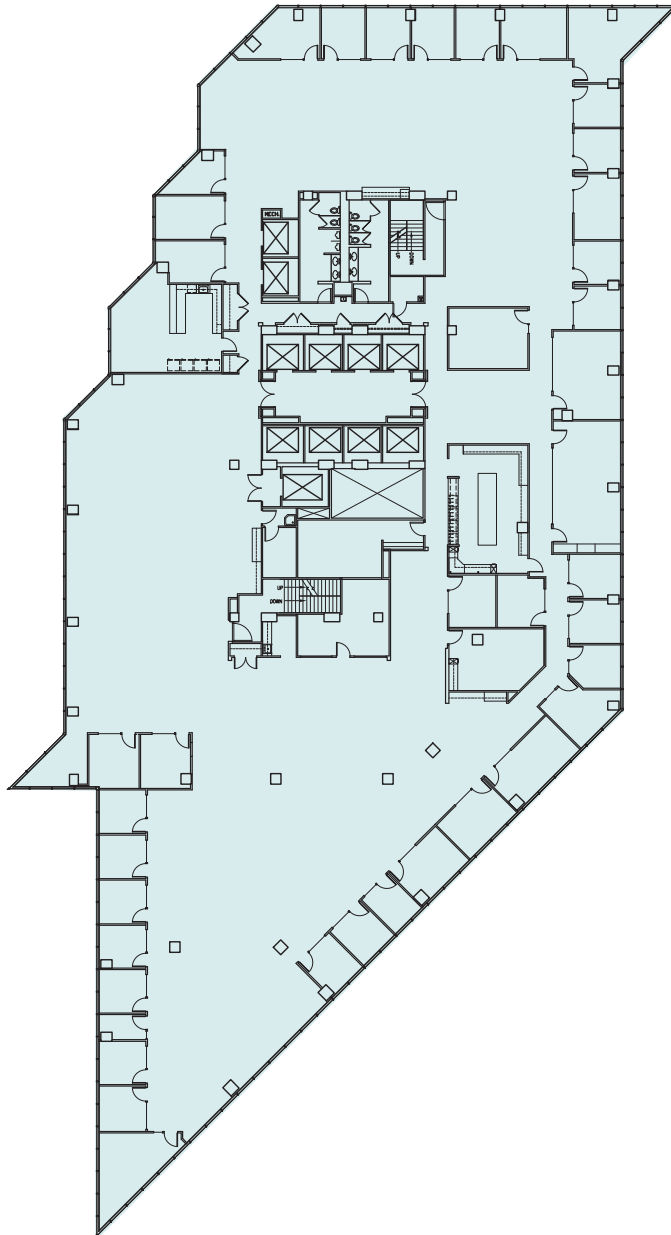
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## 2<sup>ND</sup> FLOOR

Suite 200 • 26,143 RSF

Available 12/1/2024

- Full floor available
- Direct access via building garage elevators
- Efficient large floor plate with exterior private offices and open interior

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For more information or to schedule a  
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