

BRODERICK
• GROUP •

 **URBAN
RENAISSANCE
GROUP**

the SUMMIT

Summit 1: 355 110th Avenue NE
Summit 2: 10885 NE 4th Street
Summit 3: 320 108th Avenue NE
BELLEVUE, WASHINGTON





THE SUMMIT IS COMPRISED OF THREE CLASS A+ OFFICE BUILDINGS WITH MODERN CONSTRUCTION IN AN URBAN CAMPUS SETTING. THE COMPLEX IS LEED GOLD CERTIFIED AND FEATURES CONTEMPORARY ARCHITECTURE WITH HIGH EFFICIENCY GLASS, WHICH ALLOWS FOR A LARGE ABUNDANCE OF NATURAL LIGHT AND SPECTACULAR VIEWS OF DOWNTOWN SEATTLE, THE OLYMPIC AND CASCADE MOUNTAINS, AND MT. RAINIER.

AMENITIES FOR A CLASS A COMMUNITY



GREAT ROOM

Double height vaulted ceilings with recent major renovations including a game room, multi-use furniture, and new cosmetic finishes throughout



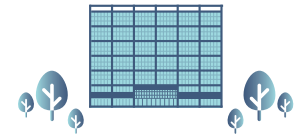
ON-SITE FOOD SERVICE

Cafe Pogacha, offering breakfast, lunch, & catering



CORPORATE CONFERENCE CENTER

Seating capacity up to 100
Wifi & single touch screen panel to control in-house computer system, video conferencing



COURTYARD

South Facing Central Courtyard with outdoor seating, water features, & green space



ON-SITE FITNESS CENTER

3,800 SF state-of-the-art fitness center access to showers, lockers & towel service



PARKING

Secure & covered parking with access at 110th Ave NE and 108th Ave NE



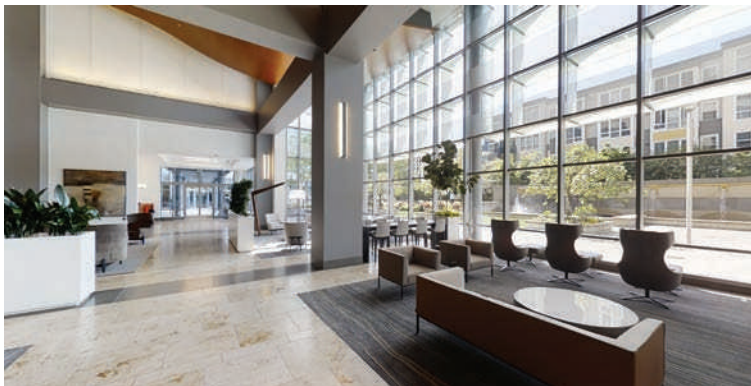
TRANSIT/ACCESS

Half a block to the Transit Center, near the future East Link Light Rail



WALKING DISTANCE

Walking distance to all of Downtown Bellevue's major attractions, including restaurants, retail & parks



[CLICK TO TOUR THE LOBBY AREA](#)



[CLICK TO TOUR THE CONFERENCE ROOM](#)




[CLICK TO TOUR THE FITNESS CENTER](#)

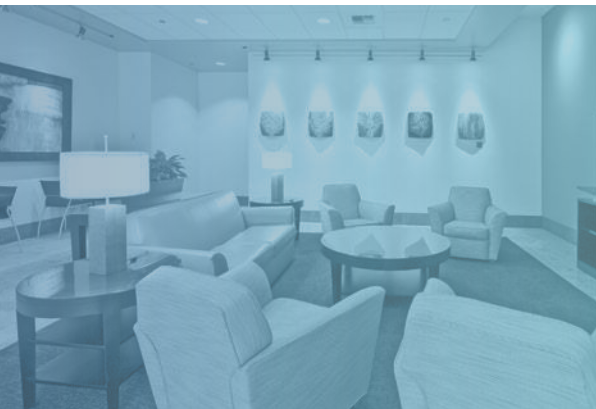
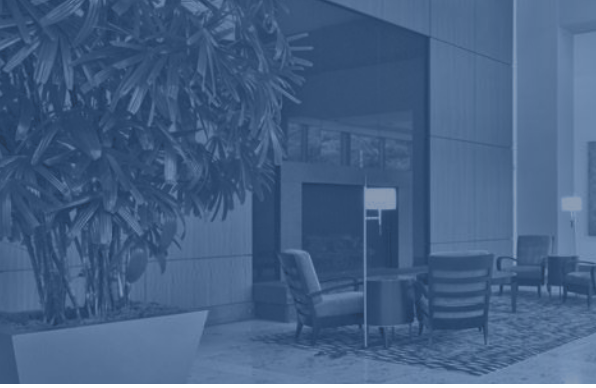
— NEW RENOVATIONS COMING FOR ONSITE FITNESS CENTER —





AVAILABLE SPACE

VIRTUAL TOUR	FLOOR / SUITE	RSF	AVAILABLE DATE
	<u>Floor 12 / Suite 1200</u>	23,905	5/1/2025
	<u>Floor 11 / Suite 1100</u>	23,964	5/1/2025
	<u>Floor 10 / Suite 1000</u>	23,997	5/1/2025
	<u>Floor 9 / Suite 900</u>	24,026	5/1/2025
	<u>Floor 8 / Suite 800</u>	24,042	5/1/2025
	<u>Floor 6 / Suite 680</u>	7,442	1/1/2025
	<u>Floor 6 / Suite 600</u>	14,667	5/1/2025
	<u>Floor 5 / Suite 550</u>	10,171	Now
	<u>Floor 4 / Suite 400</u>	24,153	Now
	<u>Floor 3 / Suite 310</u>	3,248	Now
	<u>Floor 3 / Suite 300</u>	20,925	Now



BUILDING FACTS

ADDRESS	Summit 1: 355 110th Avenue NE, Bellevue, WA 98004 Summit 2: 10885 NE 4th Street, Bellevue, WA 98004 Summit 3: 320 108th Avenue NE, Bellevue, WA 98004
SIZE	Three Class A buildings totaling approx. 915,000 square feet on 3.5 acres Summit 1: 11 stories / 248,902 SF Summit 2: 13 stories / 290,674 SF Summit 3: 17 stories / 375,000 SF
LEED / EFFICIENCY	LEED Gold Certification & implementation of the Honeywell Tridium Energy Management System
FLOOR PLATE	Summit 1: Approximately 22,000 square foot floor plates Summit 2: Approximately 24,000 square foot floor plates Summit 3: Approximately 24,250 square foot floor plates
LOCATION	Corner of 108th Ave and NE 4th Street, the heart of Bellevue's thriving Central Business District
ACCESS	Convenient access to I-405, I-90, and SR-520
PARKING	2.6 permits per 1,000 rentable square feet with 2 garage access points
AMENITY RICH ENVIRONMENT	Amenities include the award winning Cafe Pogacha, Bright Horizons on-site child care, and a beautifully landscaped terrace with outdoor seating for the summer months.
HEALTH CLUB	3,800 square foot on-site Health Club including cardio machines and free weights, as well as showers, towel service and lockers available to tenants' employees.
HVAC	Low-temperature variable-volume fan terminal system utilizing a supply air system served by roof-top mounted air conditioning units. One VAV box (zone) per 1,200 SF.
PROPERTY MANAGEMENT	Top of class on-site property management and engineering provided by Urban Renaissance Group.
CONFERENCE FACILITY	Fully Automated Corporate Conference Center complete with wifi and single touch screen panel to control in-house computer system, video conferencing, projector, and surround sound; with seating capacity of up to 100 and separate board room.
SECURITY	24/7 on-site security monitoring
OPERATING EXPENSES	2024 estimated operating expenses are \$17.03 / RSF including electrical.
CEILING HEIGHT	12'8" Slab-to-Slab Height 9' Finished Ceiling Height
CONSTRUCTION	Post-tension, concrete slab system
ELECTRICAL	Overall capacity is 3.5 watts per square foot with a maximum of up to 6.0 watts per square foot.
TELECOMM	Fiber services are provided by Comcast, Time Warner Telecomm, Level 3 & CenturyLink.
ELEVATORS	The Summit is served by a total of twelve passenger elevators - Building I (5) and Building II (7). Each bank is equipped with two parking shuttle elevators operating between the lobby and the garage. Each building has a single 3,500 pound freight elevator with stainless steel paneled walls and 10' ceilings, which serves all tower floors as well as levels P1 and P2 of the parking garage.
LOADING DOCK	An eight-bay loading dock with 14'0" clearance is accessible from 110th Avenue NE.

The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.



From the Summit garage to I-405 North or South bound, the average time is 5 minutes or less by car. The building is half a block away from the Bellevue Transit Center and the future EastLink Light Rail



- HOTELS
- RESTAURANTS & DINING

BELLEVUE SQUARE

- Nordstrom
- Crate & Barrel
- Apple
- Microsoft
- Ruth Chris
- Macy's

SHOPS AT BRAVERN

- Jimmy Choo
- Gucci
- Louis Vuitton
- Neiman Marcus
- Prada
- Salvatore Ferragamo

LINCOLN SOUTH FOOD HALL

- DOTE Coffee Bar
- Drip Tea
- Seoul Bowl
- West Coast Tacos
- Wonderbowl
- Burbs Burgers - Coming Soon

SUMMIT 2 SUITE 300

20,925 RSF

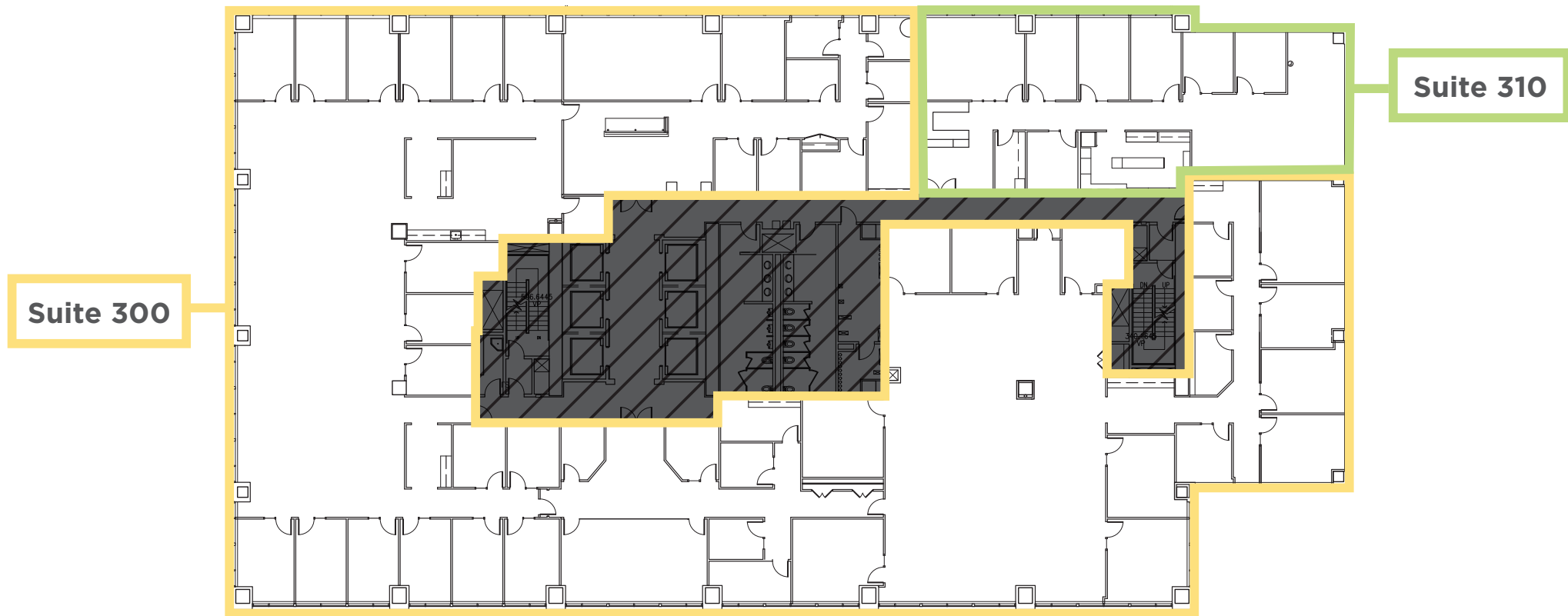
- » Double glass door entry immediately off 3rd floor lobby
- » Efficient mix of offices, open space, conference rooms, and a kitchen/breakroom

Contiguous for a Full Floor of 24,173 RSF

SUMMIT 2 SUITE 310

3,248 RSF

- » Small, move-in ready suite with mix of private offices, open space for cubicles, conference room, reception, kitchen, and workroom



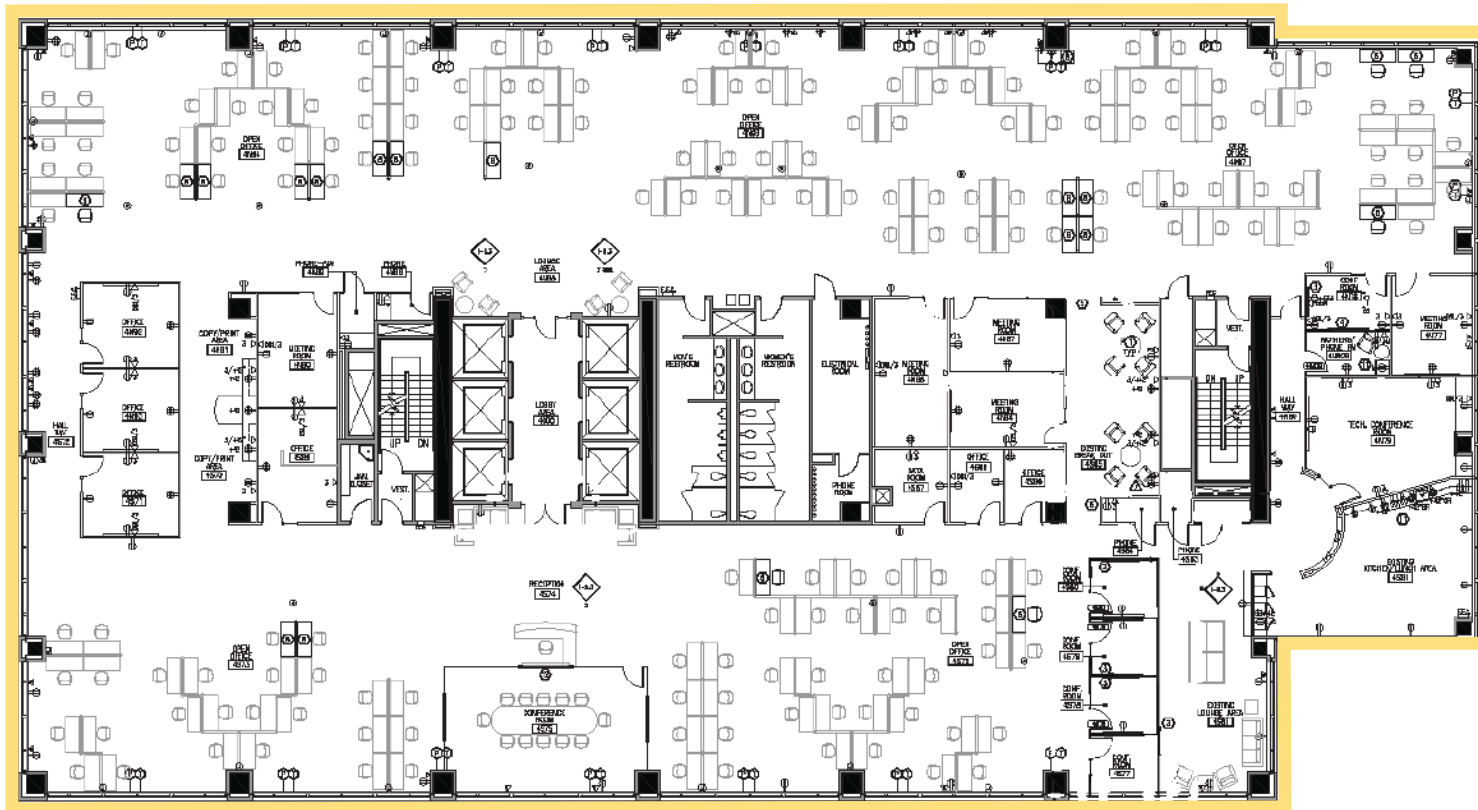
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SUMMIT 2 | SUITE 400

24,153 RSF

- » Move-in ready full floor availability
- » Interior conference/meeting rooms and open space for cubicles with lots of natural light

Contiguous with Floor 3
for up to 48,326 RSF



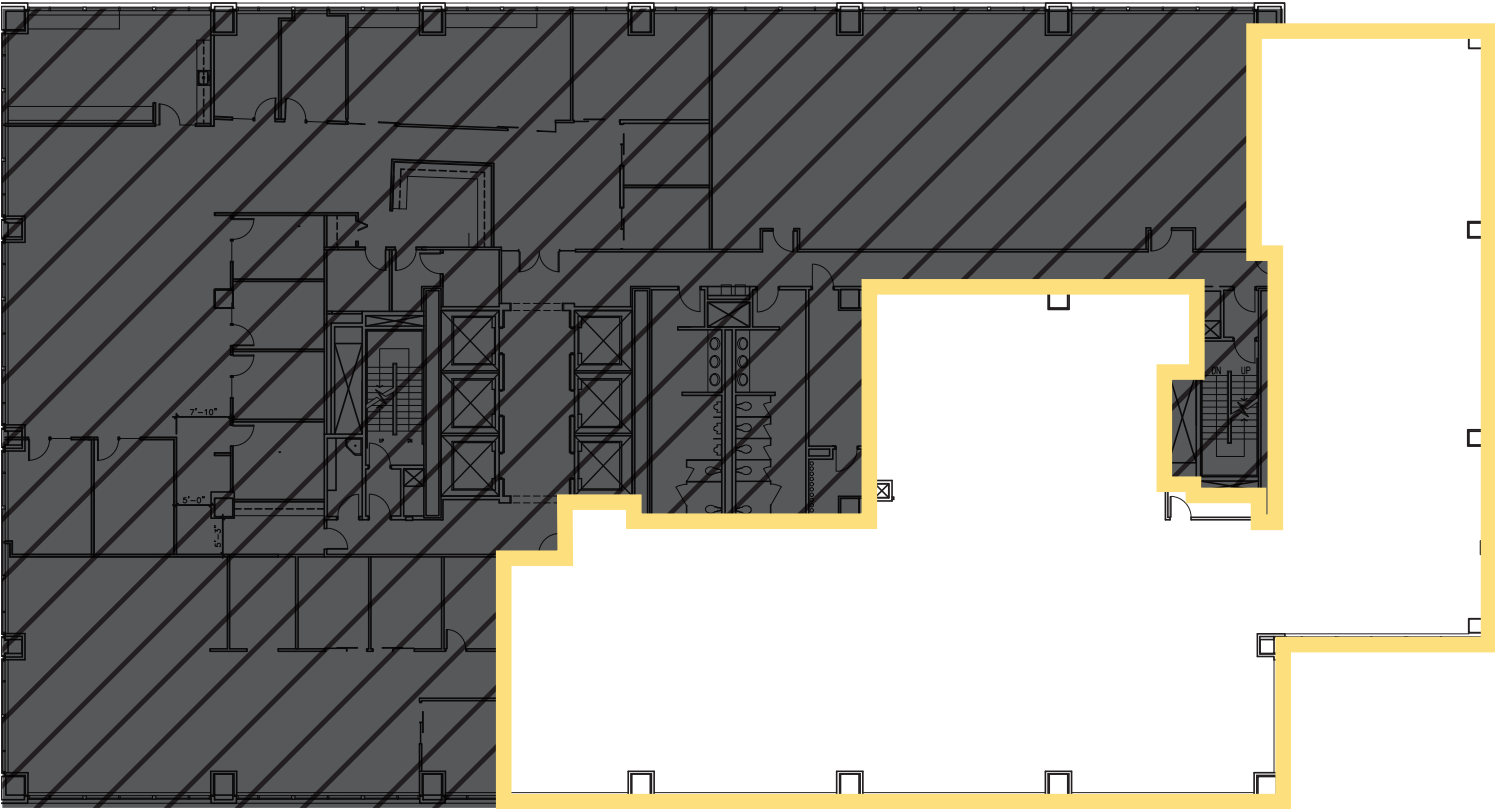
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SUMMIT 2 | SUITE 550

10,171 RSF

 [CLICK TO TAKE A VIRTUAL TOUR](#)

- » Double glass door entry immediately off 5th floor elevators
- » Abundant natural light with views of Mt. Rainier



**SOUTH VIEWS
OF MT. RAINIER**



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SUMMIT 2 SUITE 680

7,442 RSF

- » Efficient mix of private offices and conference rooms
- » Elevator lobby exposure

SUMMIT 2 SUITE 600

14,667 RSF

- » Double door lobby exposure
- » Former WeWork space
- » Exposed ceiling with highend tech finishes

Contiguous for
22,109 RSF



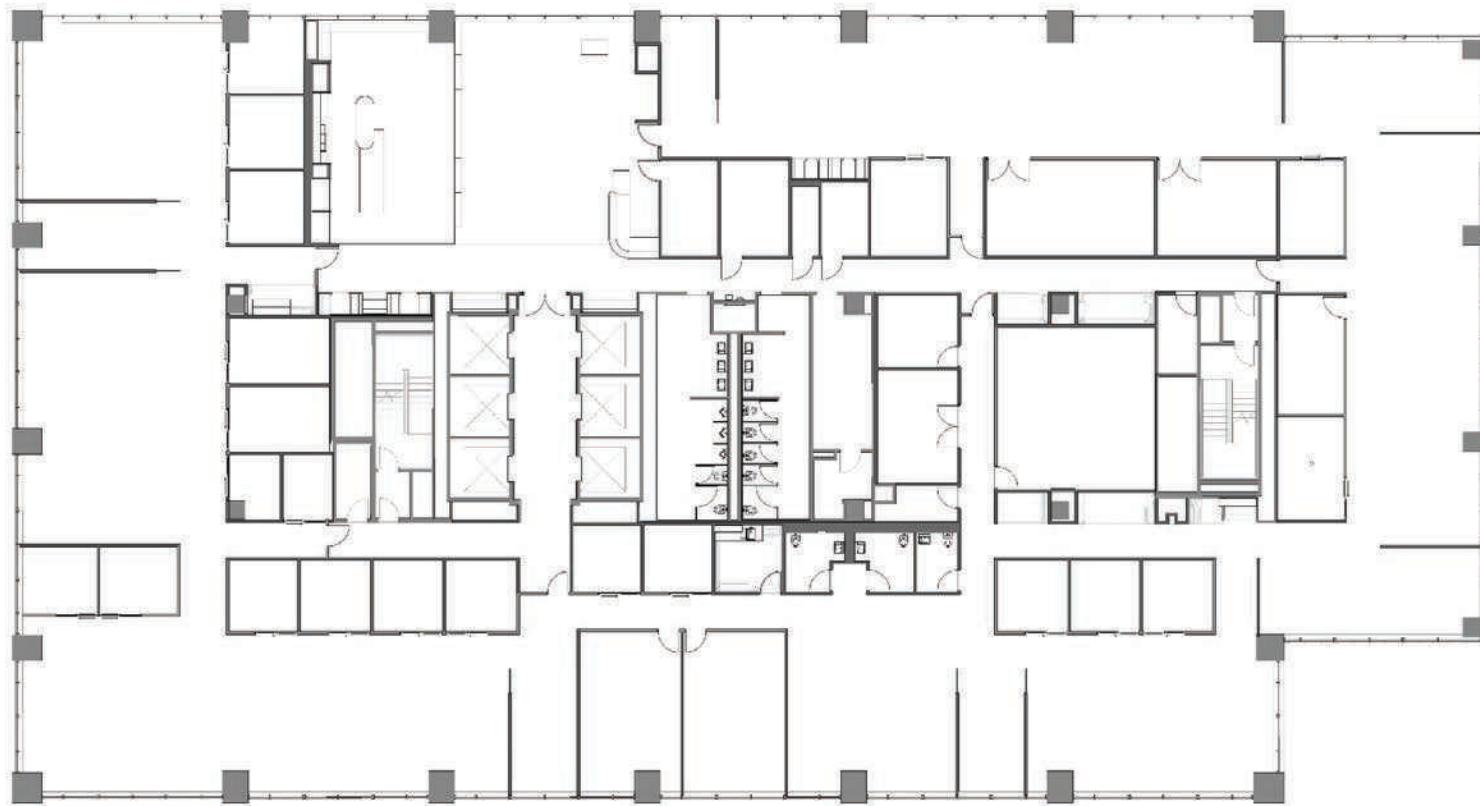
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SUMMIT 2 | SUITE 800

24,042 RSF

- » Former WeWork space
- » Exposed ceiling with high end tech finishes
- » Mix of conference rooms, private offices, and open space for work stations
- » Extremely efficient floor plan allowing for high density

**Contiguous with Floors
8-12 for up to 119,934 RSF**



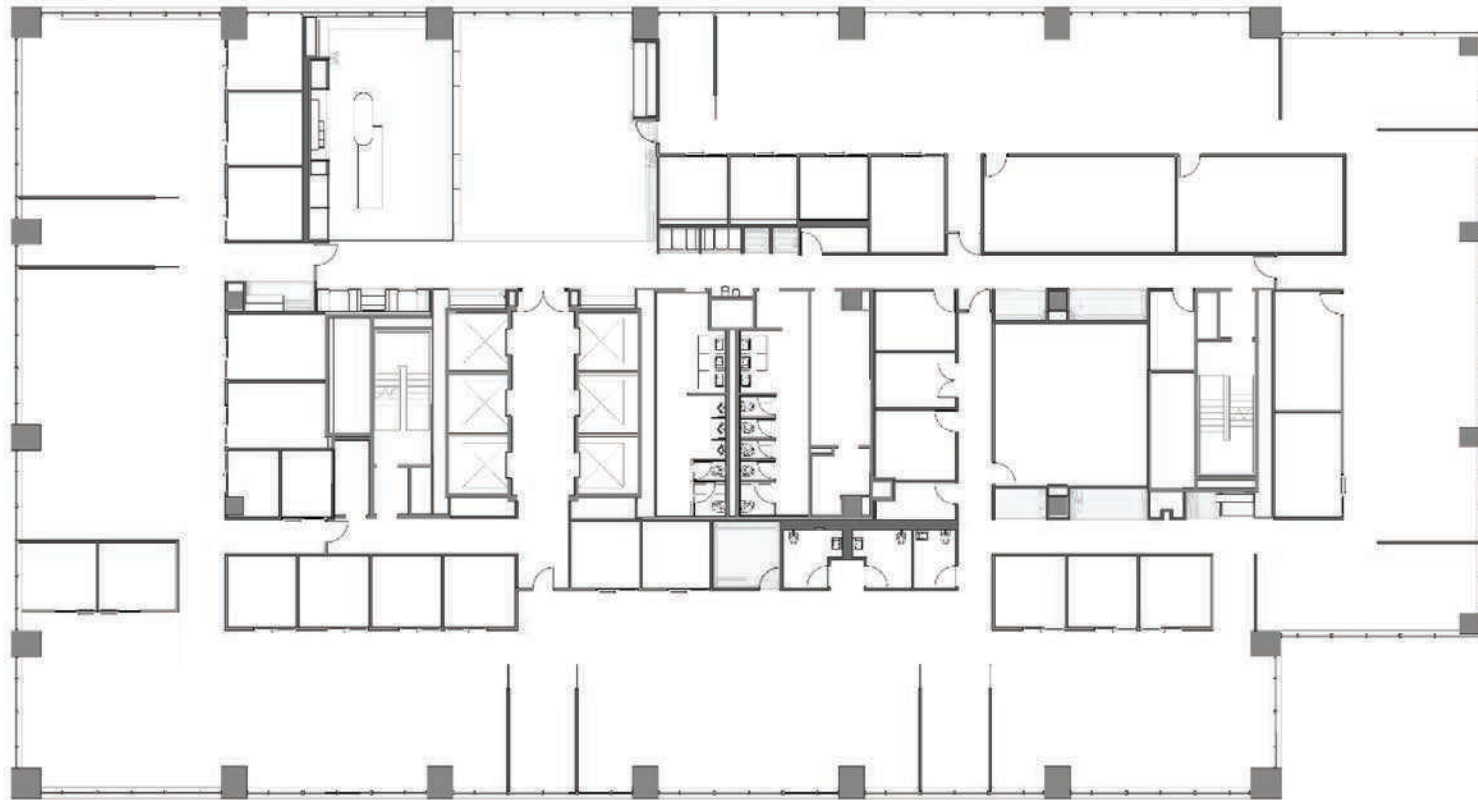
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SUMMIT 2 | SUITE 900

24,026 RSF

- » Former WeWork space
- » Exposed ceiling with high end tech finishes
- » Mix of conference rooms, private offices, and open space for work stations
- » Extremely efficient floor plan allowing for high density

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8-12 for up to 119,934 RSF**



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TONY ULACIA | (425) 646-5244 | ulacia@broderickgroup.com
ERIC HAEHL | (425) 646-5266 | haehl@broderickgroup.com

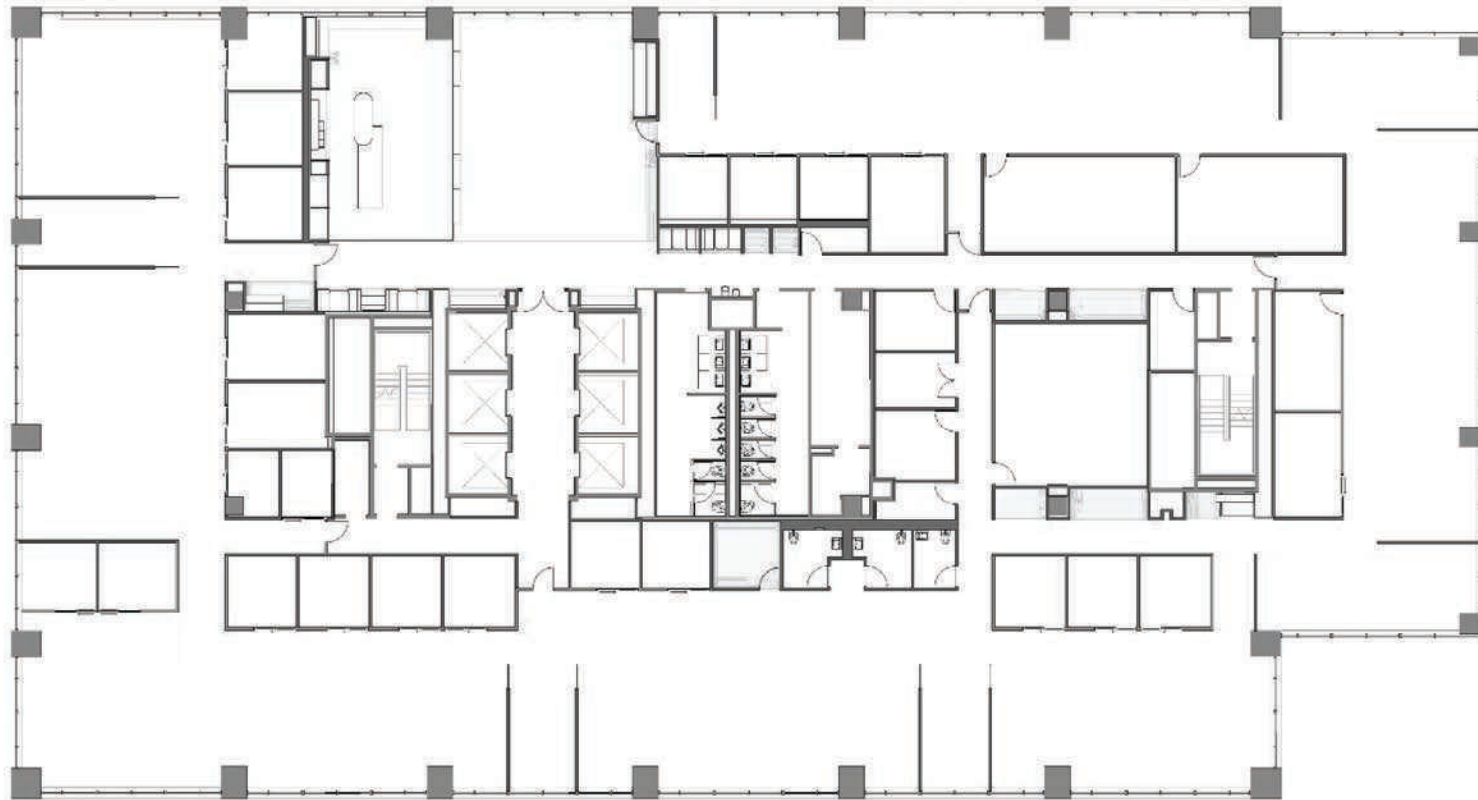


SUMMIT 2 | SUITE 1000

23,997 RSF

- » Former WeWork space
- » Exposed ceiling with high end tech finishes
- » Mix of conference rooms, private offices, and open space for work stations
- » Extremely efficient floor plan allowing for high density
- » Interconnected staircase between Floors 10-12

Contiguous with Floors
8-12 for up to 119,934 RSF



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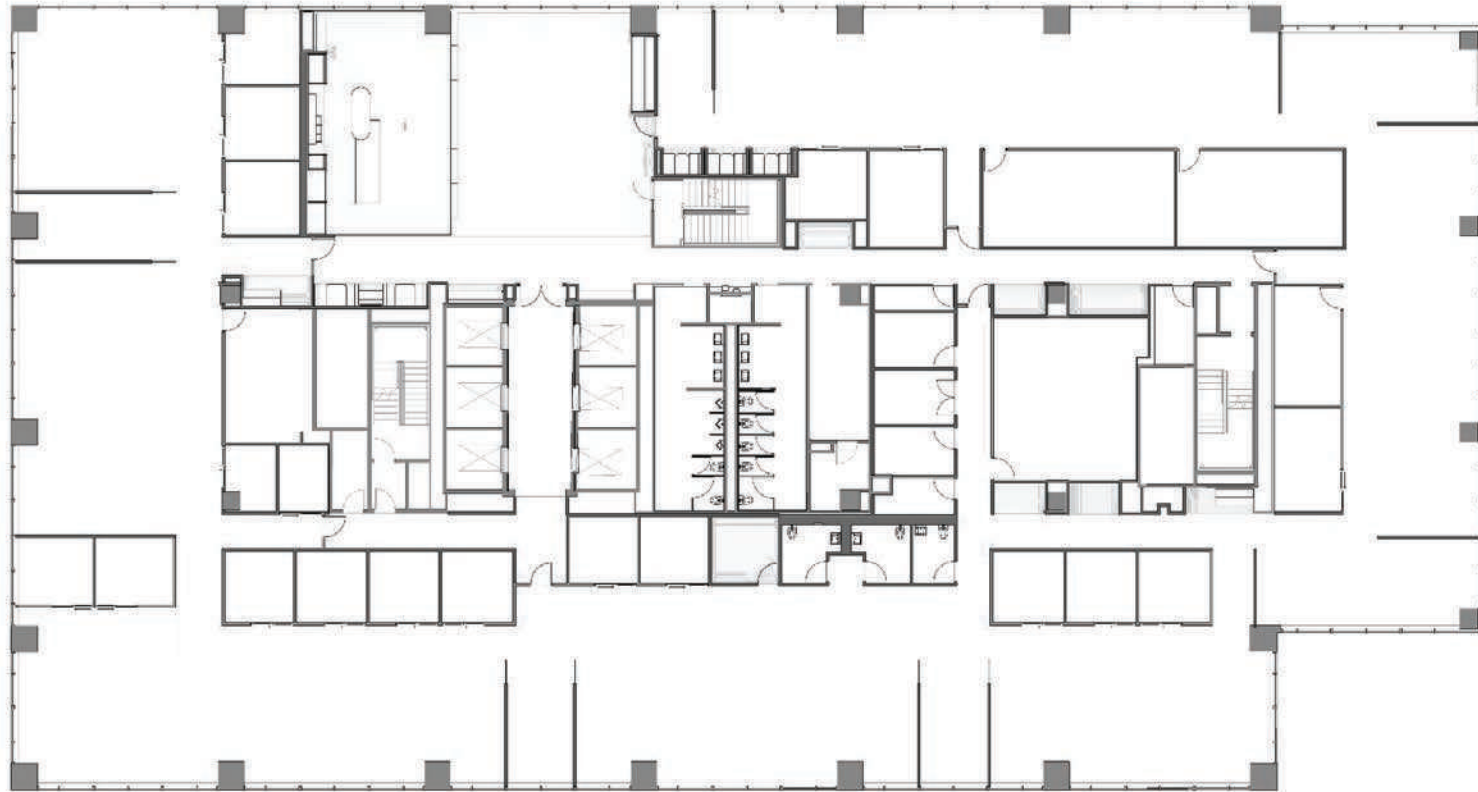
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SUMMIT 2 | SUITE 1100

23,964 RSF

- » Former WeWork space
- » Exposed ceiling with high end tech finishes
- » Mix of conference rooms, private offices, and open space for work stations
- » Extremely efficient floor plan allowing for high density
- » Interconnected staircase between Floors 10-12

**Contiguous with Floors
8-12 for up to 119,934 RSF**



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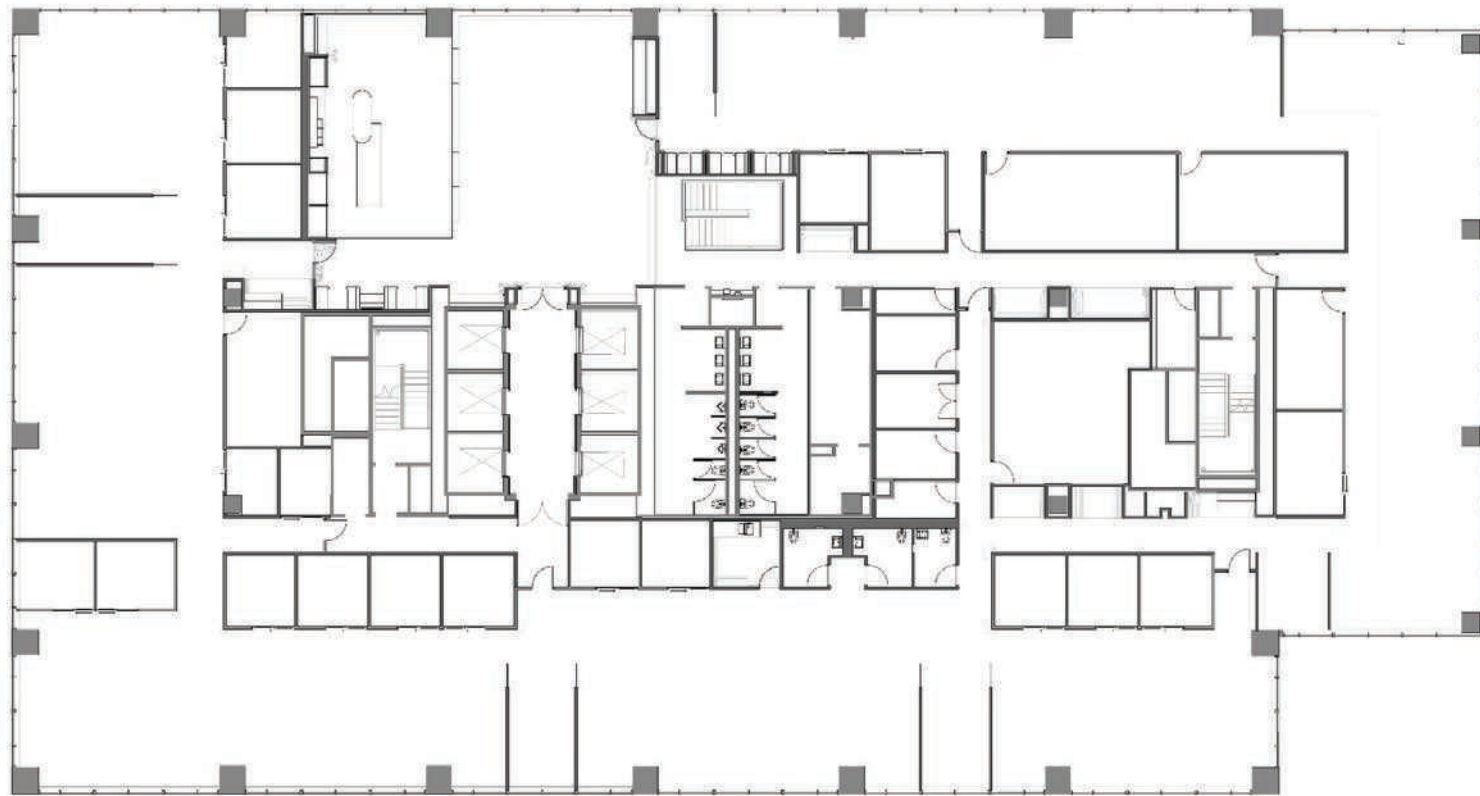
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SUMMIT 2 | SUITE 1200

23,905 RSF

- » Former WeWork space
- » Exposed ceiling with high end tech finishes
- » Mix of conference rooms, private offices, and open space for work stations
- » Extremely efficient floor plan allowing for high density
- » Interconnected staircase between Floors 10-12

Contiguous with Floors
8-12 for up to 119,934 RSF



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For further information or to schedule
a tour, please contact exclusive leasing
agents:

TONY ULACIA

(425) 646-5244

ulacia@broderickgroup.com

ERIC HAEHL

(425) 646-5266

haehl@broderickgroup.com

**Broderick Group
Bellevue Office
10500 NE 8th Street, Suite 900
Bellevue, WA 98004**

Main: (425) 646-3444

Fax: (425) 646-3443

broderickgroup.com

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