

**GROUND FLOOR INTERIOR
& EXTERIOR RENOVATIONS
COMPLETED!**



SYMETRA[®]
CENTER

777 108TH 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



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777 108th Avenue NE
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AVAILABLE SPACE

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

Lobby



SYMETRA CENTER AT A GLANCE

BUILDING

450,359 SF

25-story Class A Office Tower

YEAR BUILT / RENOVATED

1987 / 2024

RENTAL RATES

\$46.00 – \$49.00 / NNN

OPERATING EXPENSES

\$14.39/SF

FLOOR PLATE SIZE

~18,500 RSF

PARKING

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

LOCATION

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

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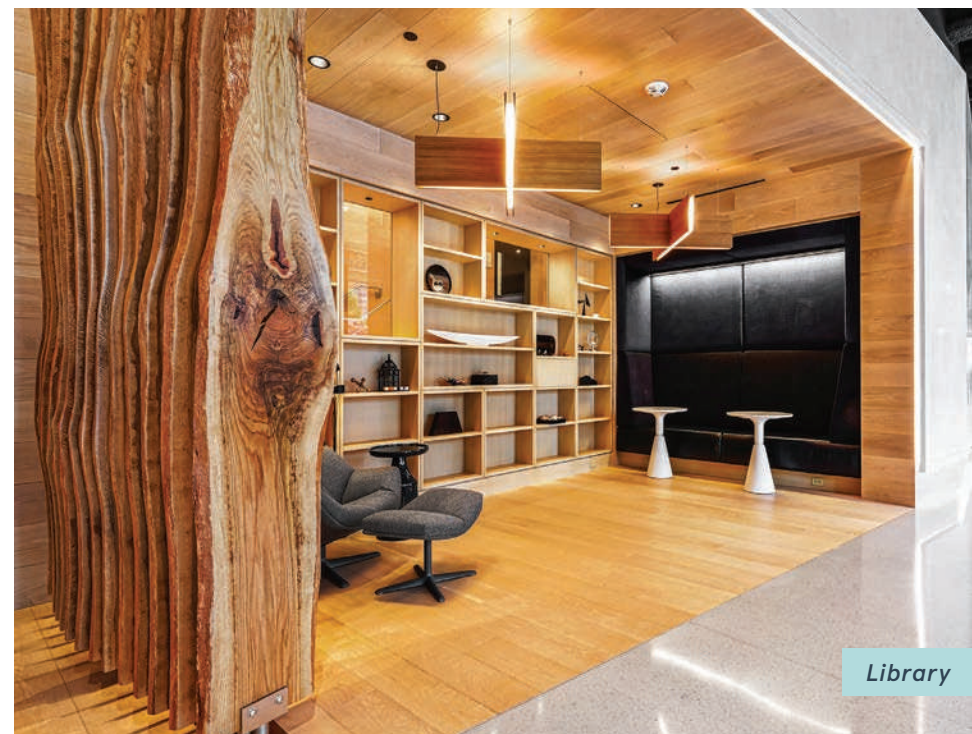
SPACE FOR ALL TENANT TYPES

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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Cafe Hagen



Fitness Center

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PRIME DOWNTOWN LOCATION

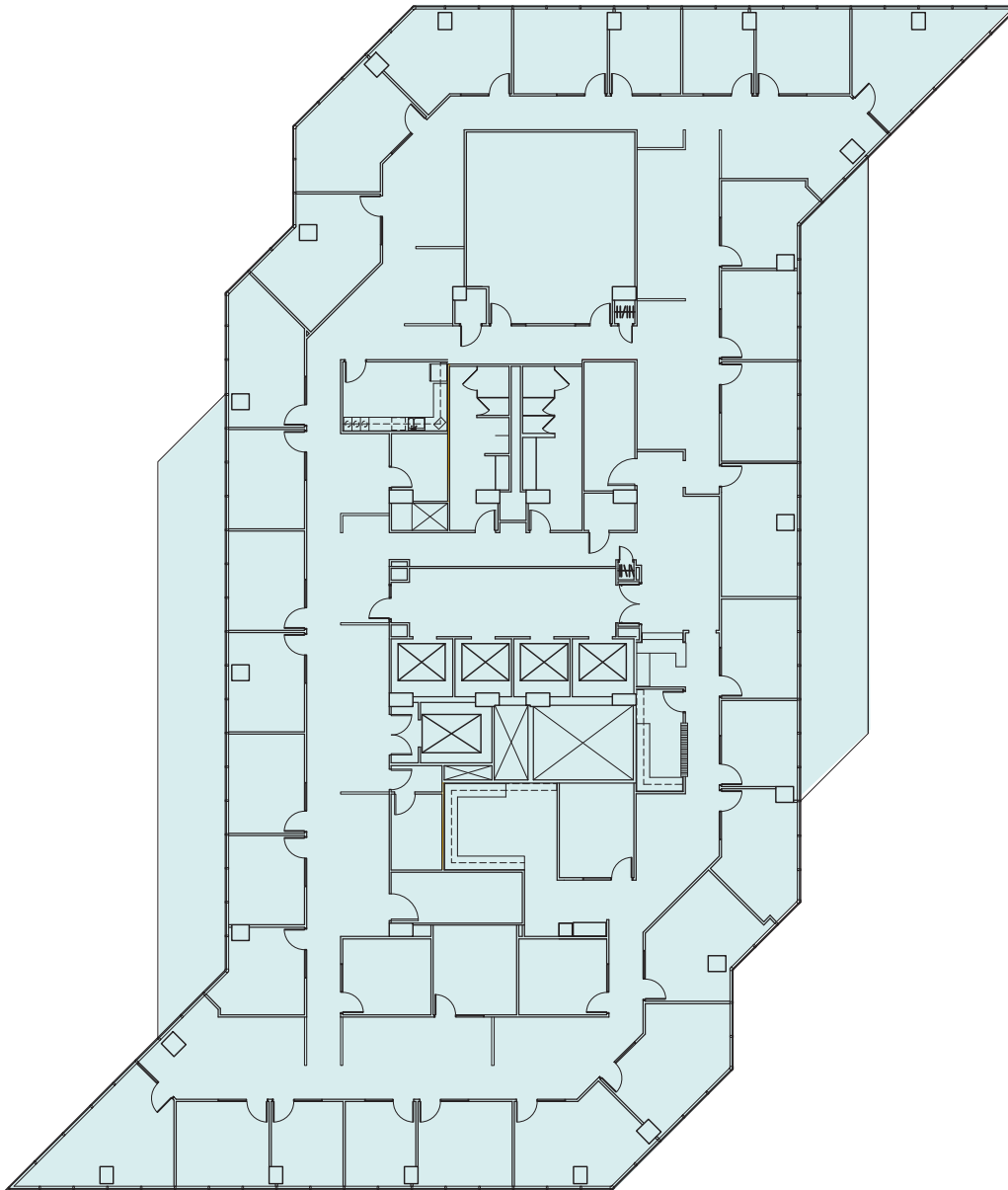
- Located on the corner of NE 8th Street and 110th Avenue NE
- Easy access to I-405 and public transportation
- Nearby conveniences include the Transit Center, Pedestrian Corridor, shopping at Bellevue Square and The Bravern, Bellevue Park, restaurants, hotels, The Bellevue Convention Center and The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



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25TH 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**



GRANT YERKE

425.646.5264

yerke@broderickgroup.com

MATT SCHRECK

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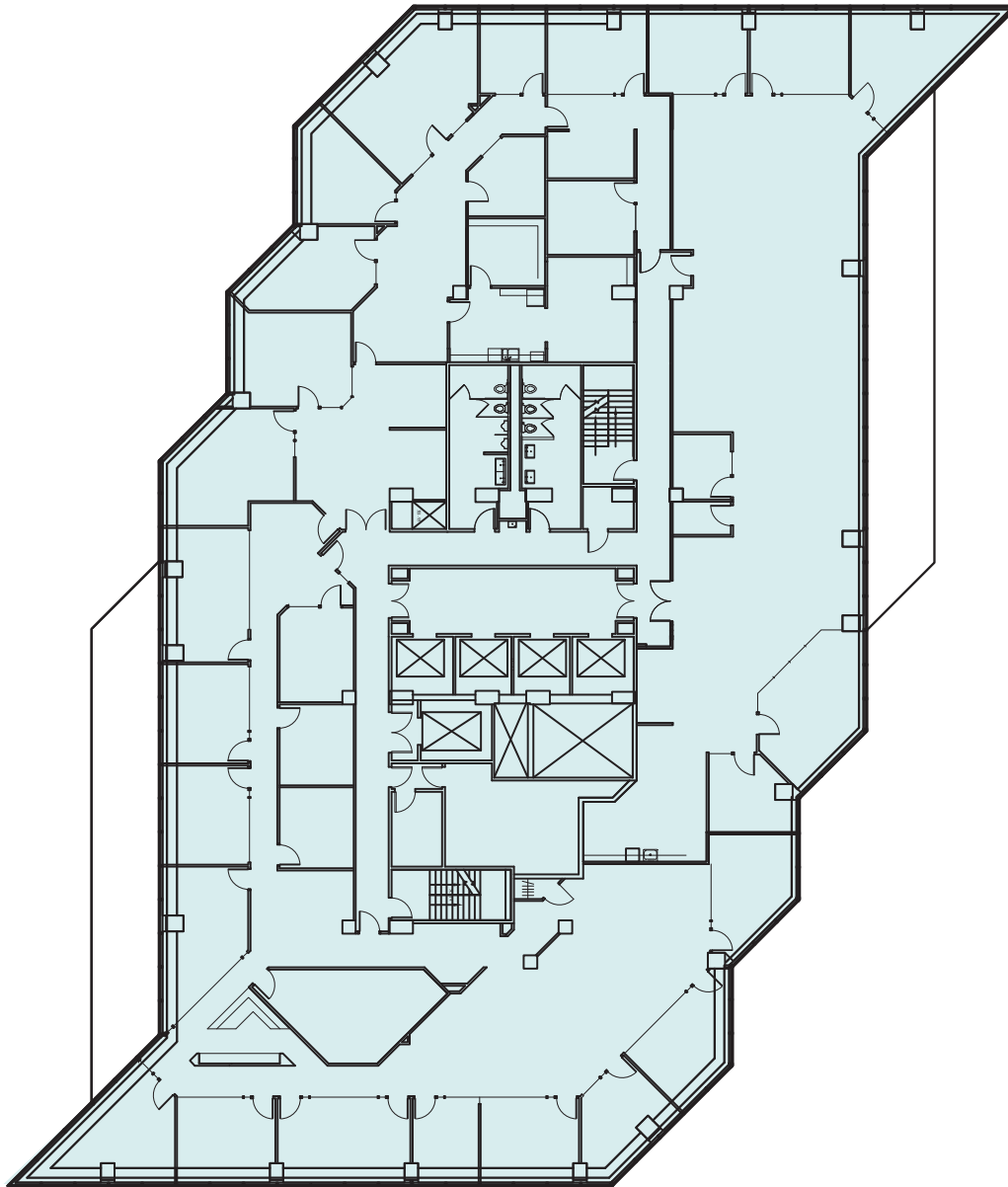
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24TH FLOOR

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**

SRO® STERLING REALTY
ORGANIZATION

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• GROUP •

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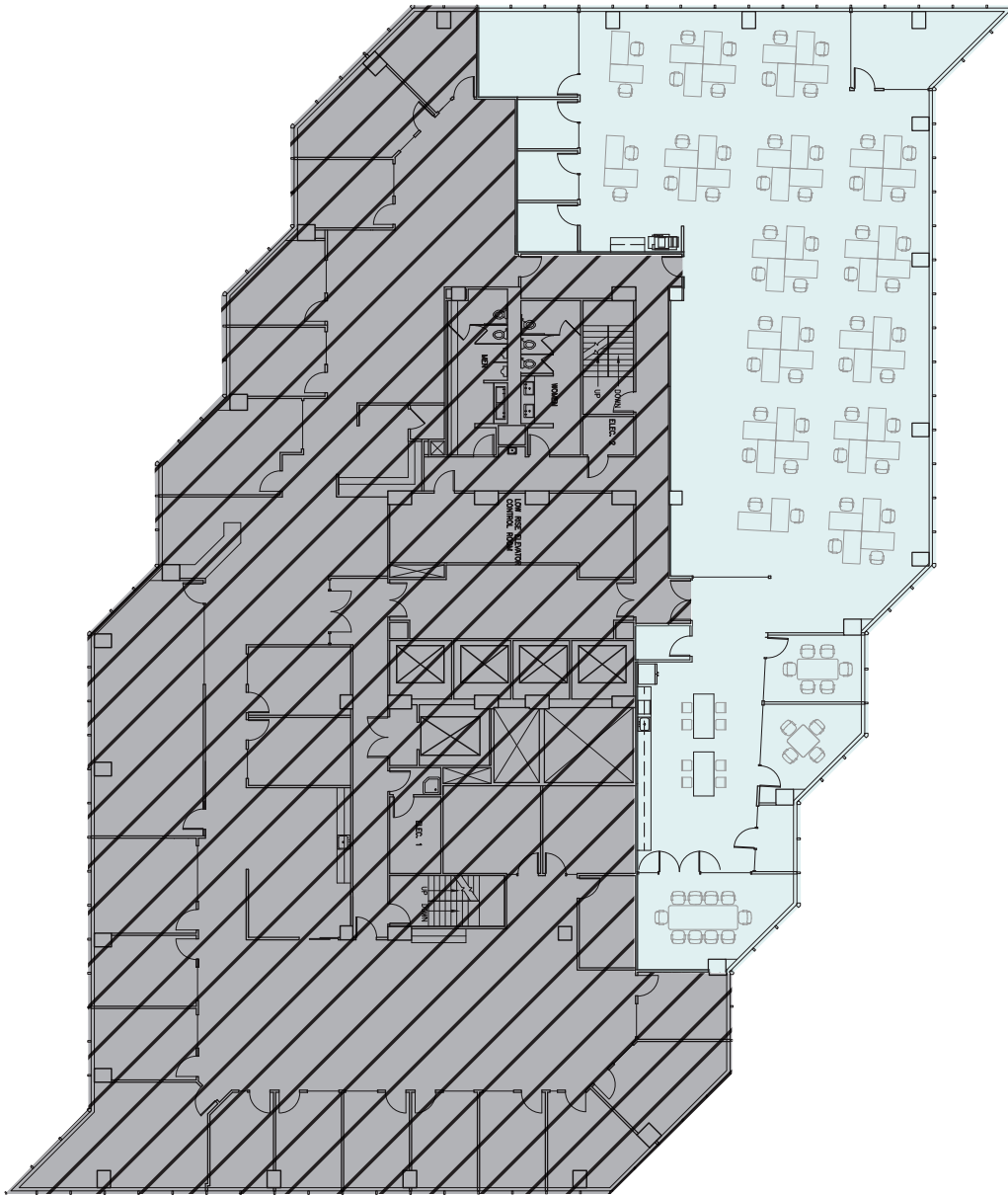
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17TH FLOOR

Suite 1750 • 7,499 RSF

Available Now

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



VIRTUAL TOUR

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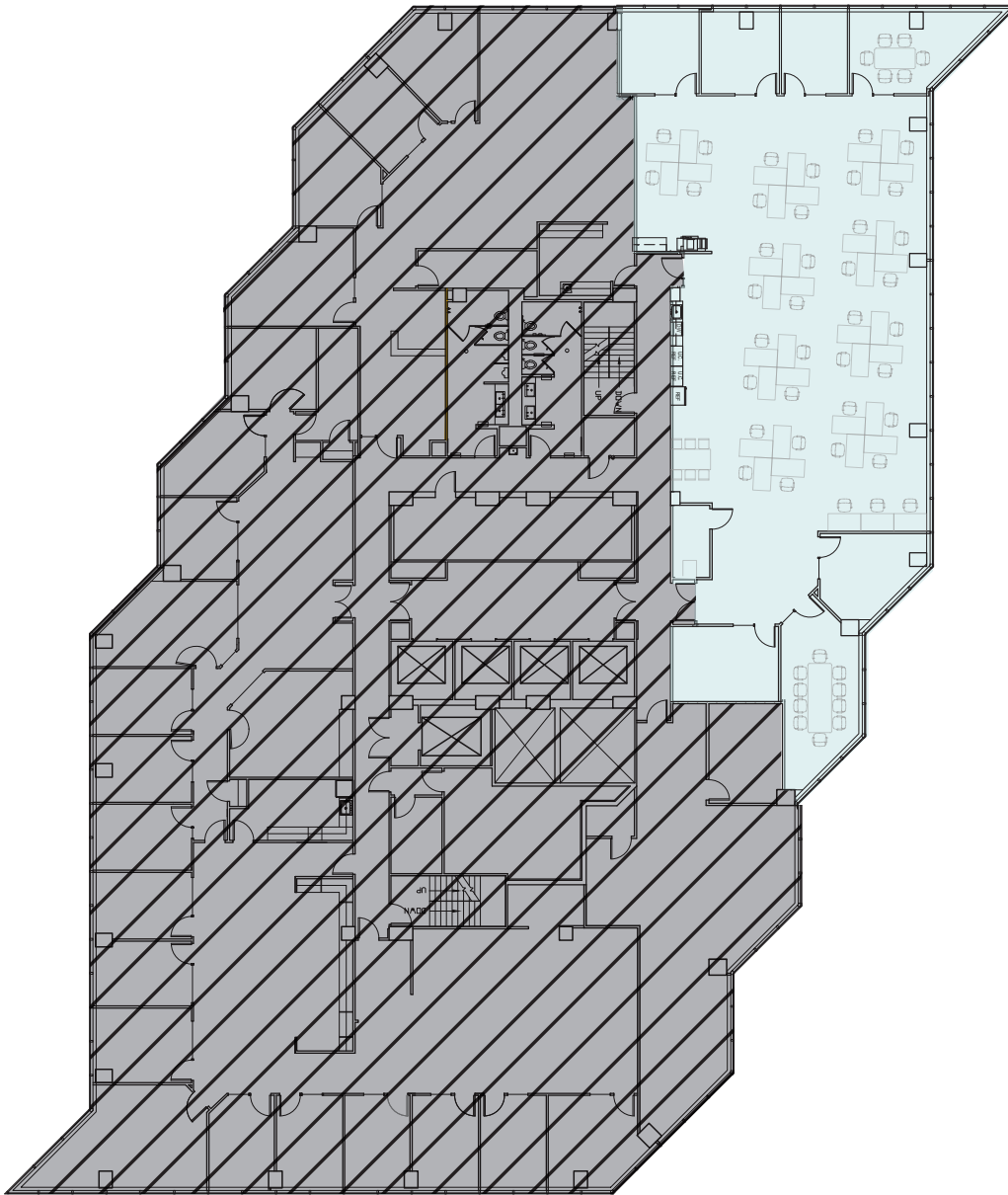
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16TH FLOOR

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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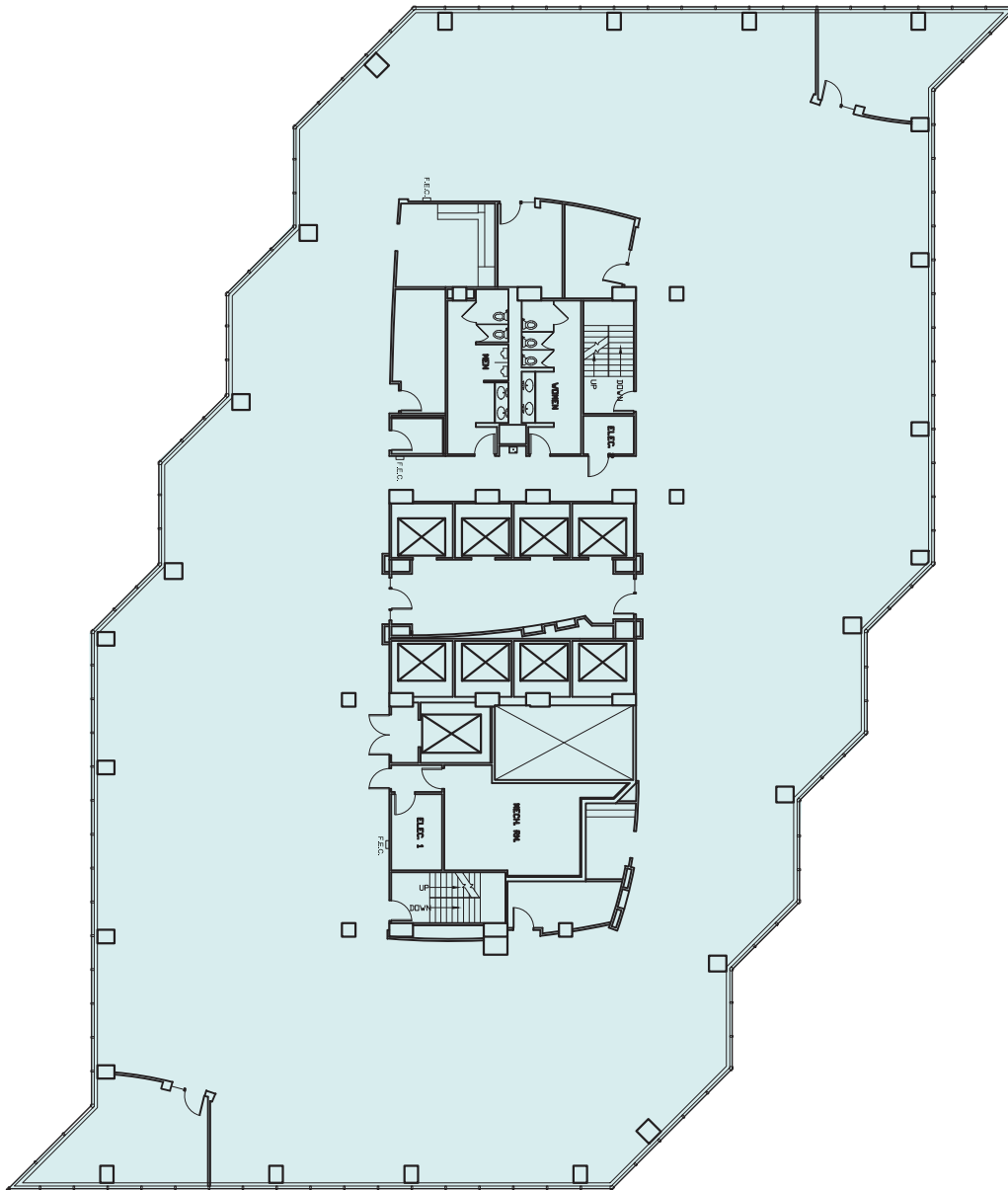
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SYMETRA[®]

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777 108th Avenue NE
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7TH 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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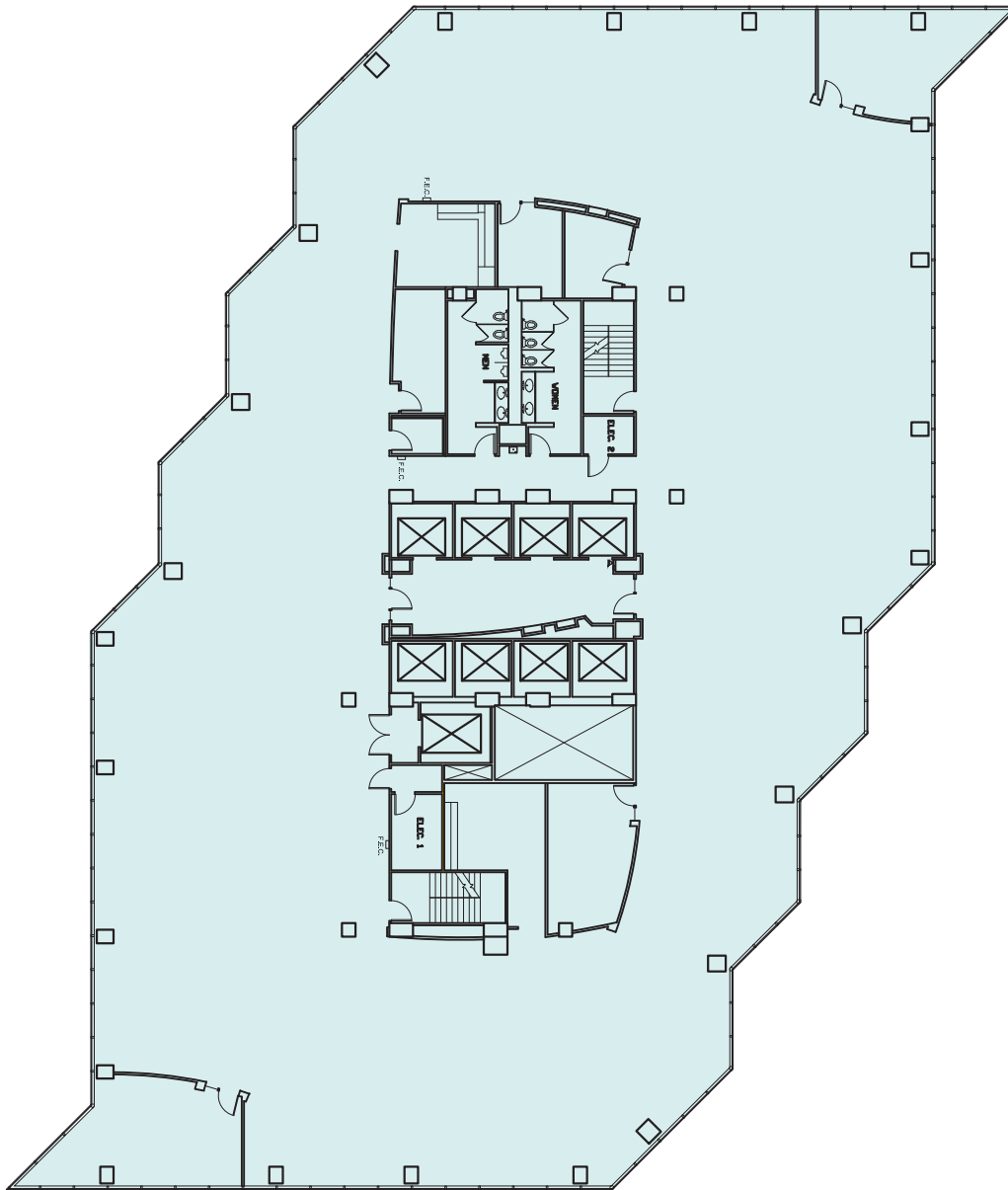

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6TH FLOOR

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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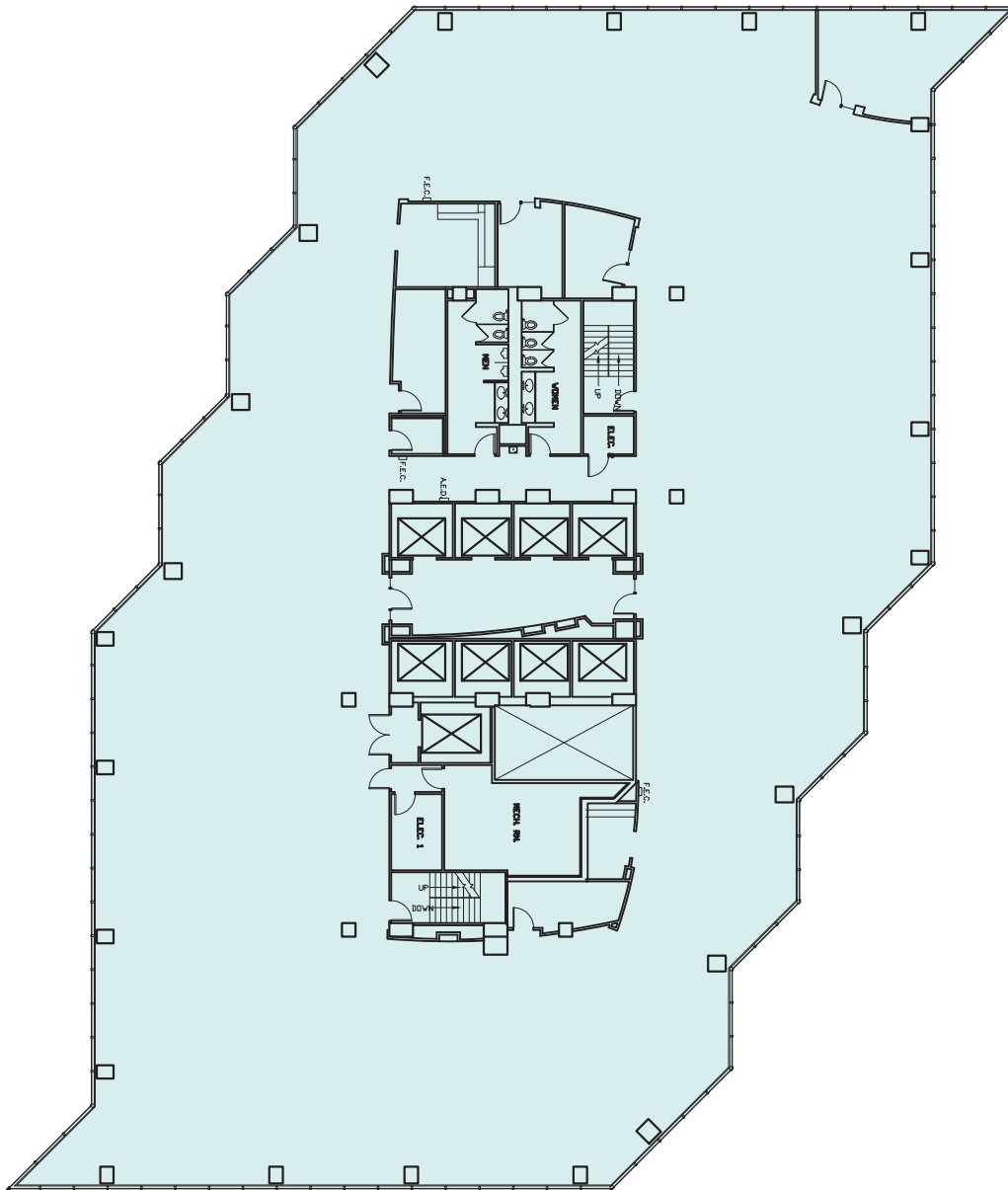
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SYMETRA[®]

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5TH 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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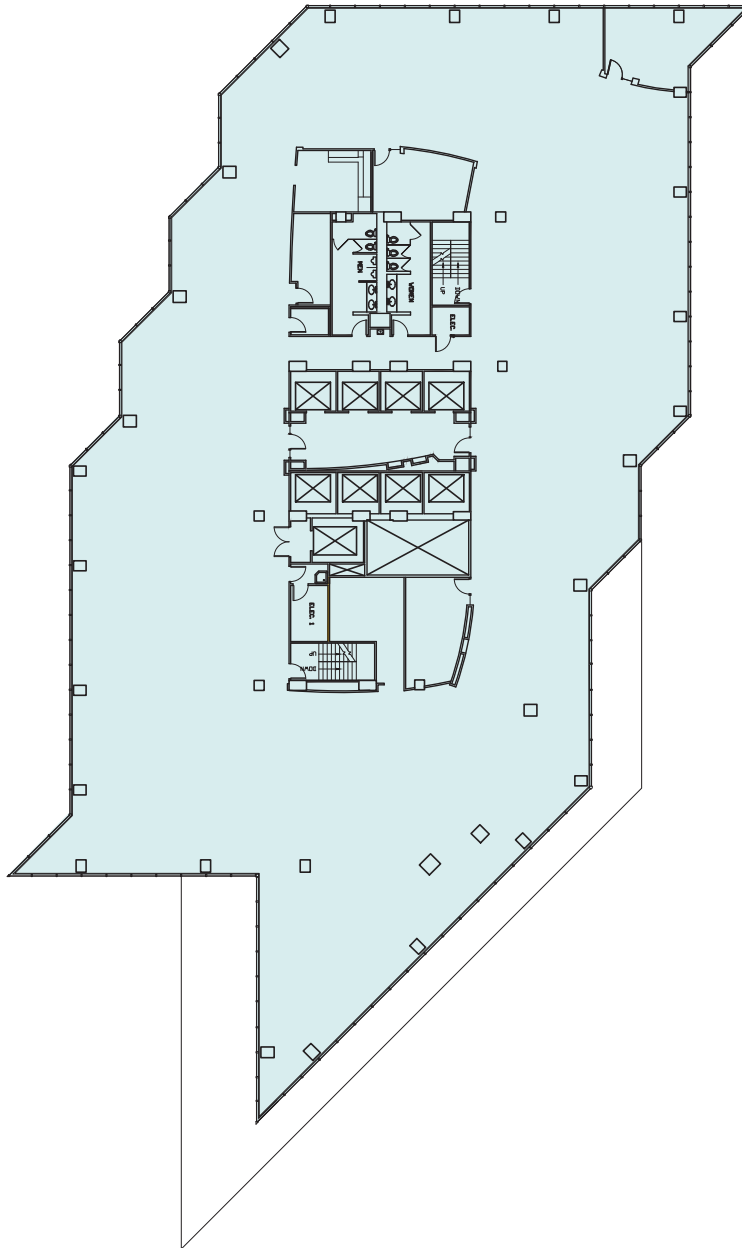
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SYMETRA[®]

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4TH 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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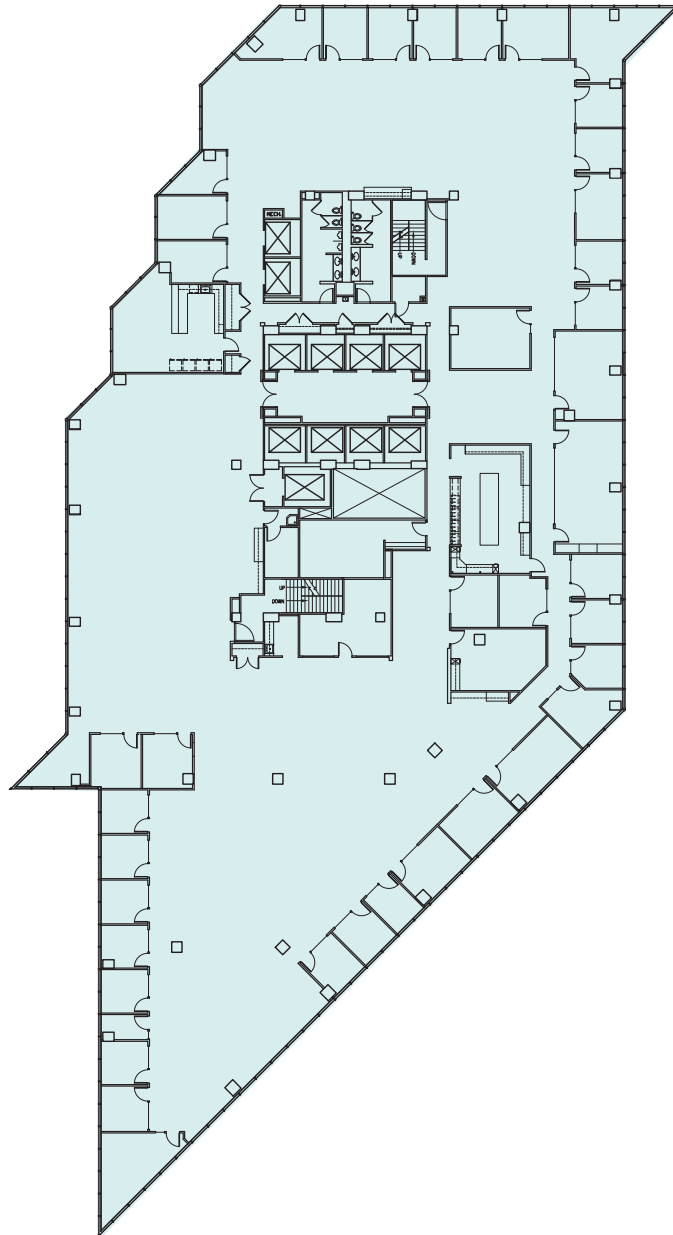
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2ND FLOOR

Suite 200 • 26,143 RSF

Available Now

- 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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