



VIEW BELLEVUE PLACE  
FLY OVER VIDEO



BELLEVUE  
PLACE



Bellevue's Premier Office Location



Kemper  
Development  
Company



THE BELLEVUE  
COLLECTION™

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• GROUP •

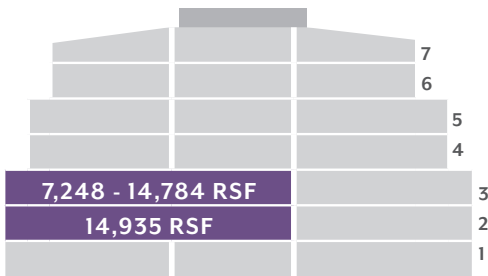




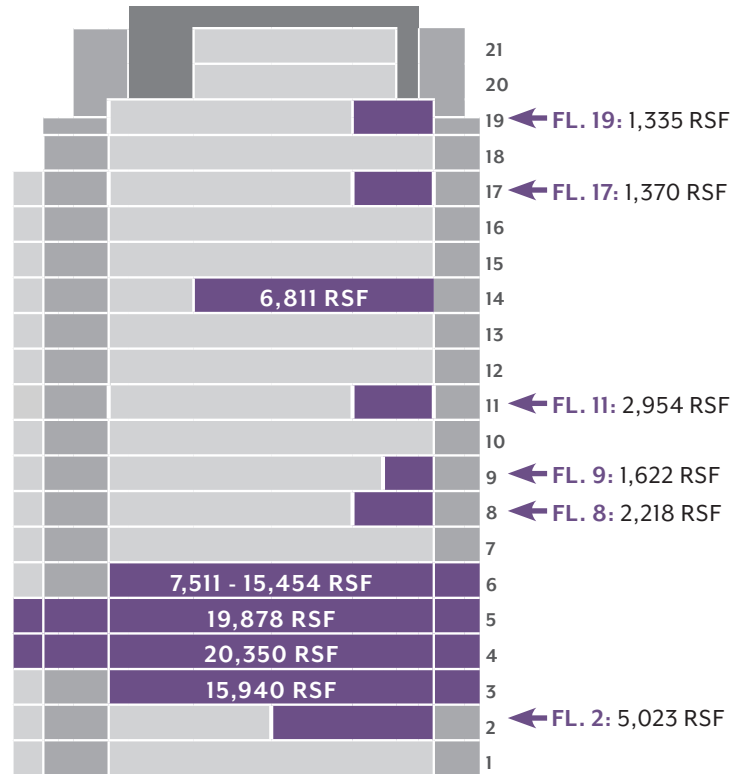
**BELLEVUE  
PLACE**

# Space Available

## BELLEVUE PLACE CORNER BUILDING



## BELLEVUE PLACE



### BELLEVUE PLACE • BELLEVUE PLACE BUILDING: 10500 NE 8<sup>TH</sup> STREET

VIRTUAL TOUR	FLOOR(S)	SUITE(S)	RSF AVAILABLE	DATE AVAILABLE	RENTAL RATE
	19	<u>1930</u>	1,335 RSF	Now	\$55.00/RSF, NNN
▶	17	<u>1775</u>	1,370 RSF	Now	\$55.00/RSF, NNN
▶	14	<u>1400</u>	6,811 RSF	Now	\$55.00/RSF, NNN
▶	11	<u>1125</u>	2,954 RSF	Now	\$55.00/RSF, NNN
	9	<u>930</u>	1,622 RSF	Now	\$55.00/RSF, NNN
	8	<u>825</u>	2,218 RSF	3/1/2025	\$55.00/RSF, NNN
▶	6	<u>600</u>	7,511 - 15,454 RSF	Now	\$55.00/RSF, NNN
▶	5	<u>500</u>	19,878 RSF	Now	\$52.00/RSF, NNN
▶	4	<u>400</u>	20,350 RSF	Now	\$52.00/RSF, NNN
▶	3	<u>300</u>	15,940 RSF	Now	\$52.00/RSF, NNN
▶	2	<u>214</u>	5,023 RSF	Now	\$54.00/RSF, NNN

### BELLEVUE PLACE • CORNER BUILDING: 800 BELLEVUE WAY NE

VIRTUAL TOUR	FLOOR(S)	SUITE(S)	RSF AVAILABLE	DATE AVAILABLE	RENTAL RATE
	2 - 3	200 + 300 + 313	7,248 - 29,719 RSF	Now	\$54.00/RSF, NNN
▶	3	<u>313</u>	7,536 RSF	Now	\$54.00/RSF, NNN
▶	3	<u>300</u>	7,248 RSF	Now	\$54.00/RSF, NNN
▶	2	<u>200</u>	14,935 RSF	Now	\$54.00/RSF, NNN

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# Fact Sheet

Addresses:	Bellevue Place Building: 10500 NE 8th Street, Bellevue, WA 98004 Corner Building: 800 Bellevue Way NE, Bellevue, WA 98004	
Square Footage:	Bellevue Place	519,549 SF
	Lincoln Square North	554,391 SF
	Lincoln Square Westin Lincoln Square South	15,345 SF 719,573 SF
	Total:	1,808,858 SF
Stories:	Bellevue Place Building: 21 Corner Building: 6	
Rental Rates:	\$52.00 – \$56.00 NNN per RSF	
Operating Expenses:	2024 Projected Operating Expenses: \$18.86 per RSF	
Load Factors:	Per 2010 BOMA standards, varies by floor	
Parking:	Three (3) stalls for every 1,000 square feet of usable area at current rate of \$247.05 per month, plus tax	
Athletic Club:	Approximately 12,000 RSF with latest equipment, full swimming pool, lockers, showers, managed by Hyatt Regency Stay-Fit	
Access:	Access into the parking garage at four points: <ul style="list-style-type: none"> <li>• NE 8<sup>th</sup> Street</li> <li>• Bellevue Way NE</li> <li>• 106<sup>th</sup> Street</li> <li>• NE 10<sup>th</sup> Street</li> </ul>	Additional access via motor court. Speed ramp directly to third level garage via NE 10 <sup>th</sup> Street.
Restaurants & Retail:	13 Coins, Daniel's Broiler, Eques, Fonte's Coffee, Joey Restaurant in addition to 75,000 square feet of retail, including Wintergarden lunch restaurants, clothing and home furnishings. Bellevue Square restaurants include Cactus, The Cheesecake Factory, Pagliacci Pizza, Starbucks & Tavern Hall. Lincoln Square restaurants include Cantina Monarca, Din Tai Fung, Drip Tea, Duke's, Earl's Kitchen & Bar, Fogo de Chao, King Leroy, Legion Sports Bar, Wagyu House - Coming Soon, Water Grill, West Coast Tacos, Woods Coffee and great retail for team events including Forum Social House and Lucky Strike	
Hotel/Conference Facilities:	The Hyatt Regency Hotel furnishes 732 guest rooms, two (2) grand ballrooms, sloped auditorium, and nine (9) conference rooms that can accommodate meetings from 5 to 900 people. The Westin Hotel and W Hotel (Lincoln Square) can be accessed by skybridge as well.	
Fiber Optics/ Telecommunications:	Five providers in the project currently provide fiber: <ul style="list-style-type: none"> <li>• AT&amp;T</li> <li>• Integra</li> <li>• Lumen (formerly CenturyLink)</li> <li>• Wave G</li> <li>• Zayo</li> </ul>	
Security System:	Programmable computer controlled card access security system, 24-hour radio-equipped security force with closed circuit TV surveillance of all public areas.	
HVAC:	Chilled water, variable air volume system with constant outside air volume for excellent interior air quality. Winner of Washington State Department of Energy "Energy Edge Award". Zone capacity averages 1 zone per 800 square feet.	
Building Construction:	The Bellevue Place Building at Bellevue Place is a concrete framed Type I Construction office building. The floor slabs are reinforced concrete and the structural frame consists of concrete columns and post-tensioned concrete beams. The exterior is clad in panelized brick and glass windows. The base of the building has precast concrete accent banding and the columns are clad with a granite wainscoting.	
Elevators:	Bellevue Place Building: Four high-speed elevators serving floors 1 – 12, four serving floors 13 –21. One freight elevator. Access to parking garage via four elevators in the Wintergarden.	
Management Ownership:	Locally owned and managed by Kemper Development Company – on site, Suite 215	
Leasing:	Broderick Group, Inc. – On site for convenient tours Bellevue Place Building, Suite 900 425.646.3444	Paul Sweeney   425.646.5225   <a href="mailto:sweeney@broderickgroup.com">sweeney@broderickgroup.com</a> Jim Kinerk   425.646.5221   <a href="mailto:kinerk@broderickgroup.com">kinerk@broderickgroup.com</a> Clayton Holm   425.274.4287   <a href="mailto:holm@broderickgroup.com">holm@broderickgroup.com</a>

# BELLEVUE PLACE

BELLEVUE PLACE BUILDING  
10500 NE 8<sup>th</sup> Street  
Bellevue, WA

## LOCATION MAP



### BRODERICK GROUP

For more information or to schedule a tour, please contact:

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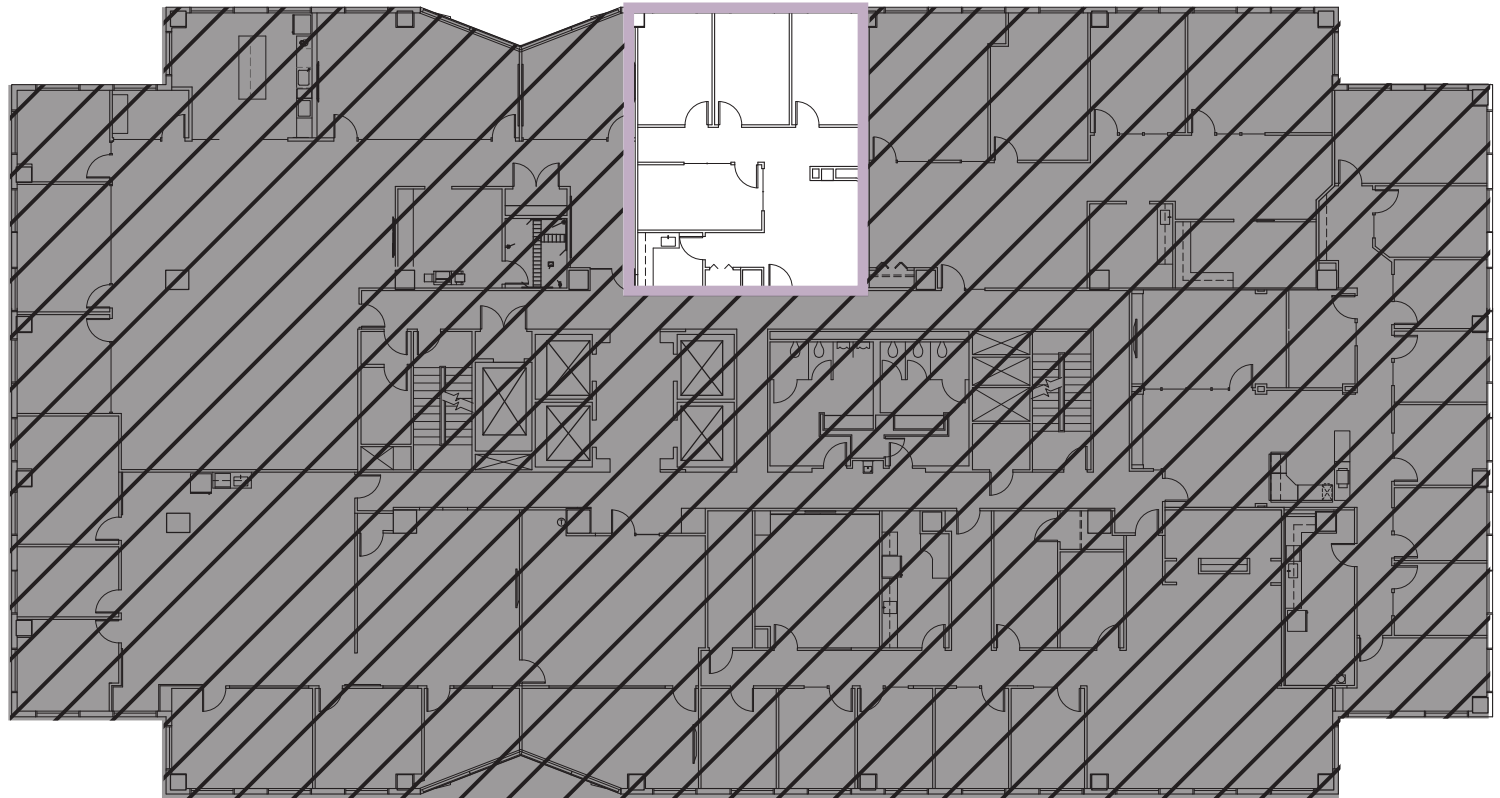
BELLEVUE PLACE BUILDING  
10500 NE 8<sup>th</sup> Street  
Bellevue, WA

# BELLEVUE PLACE BUILDING

19<sup>th</sup> Floor • **Suite 1930** • 1,335 RSF

## SPACE FEATURES

- Available Now
- Three private offices
- Conference room
- Reception entry
- Kitchenette
- Elevator lobby exposure
- East facing with Bellevue CBD skyline views



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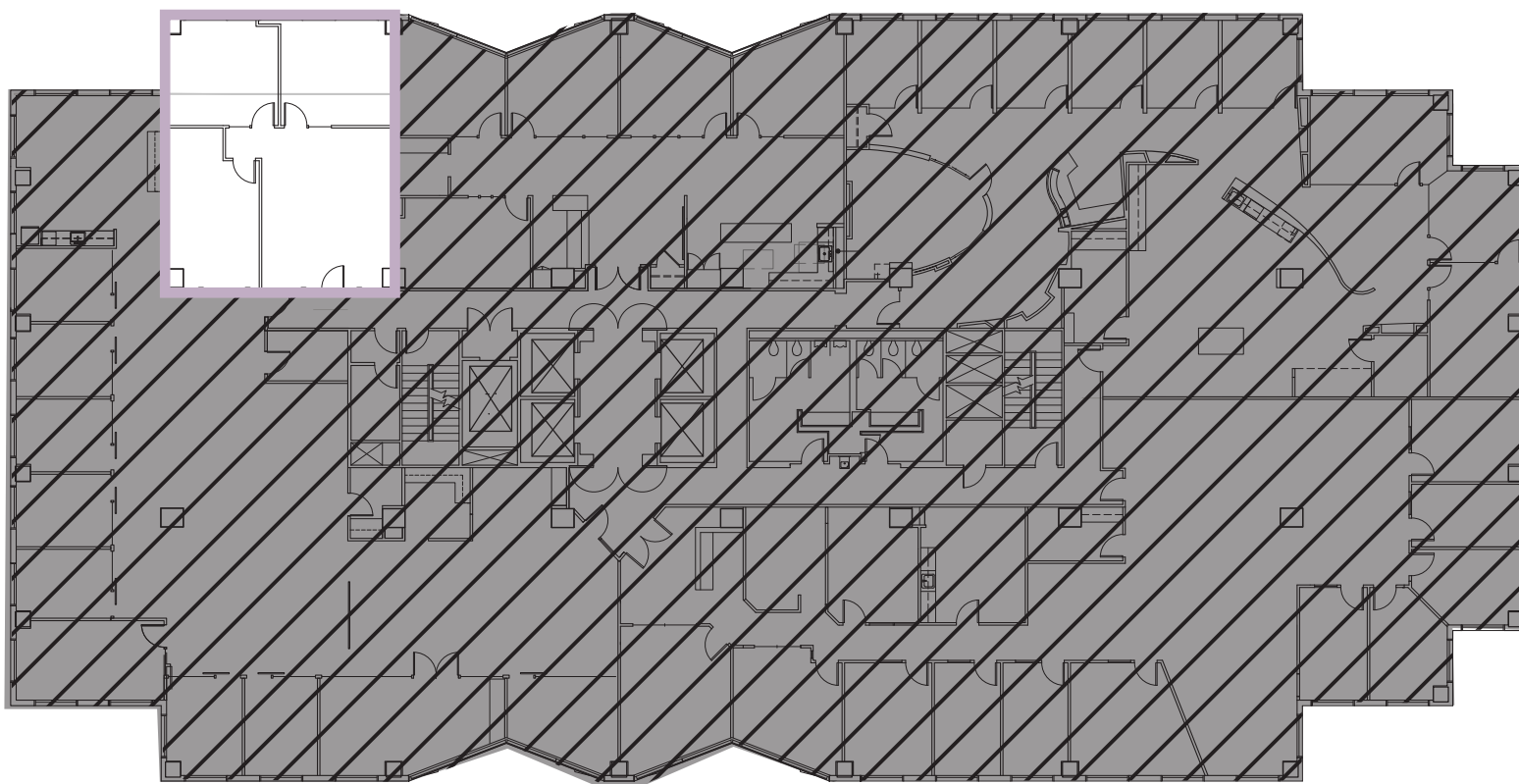
# BELLEVUE PLACE BUILDING

17<sup>th</sup> Floor • Suite 1775 • 1,370 RSF



## SPACE FEATURES

- Available Now
- Two private offices
- Open area
- Kitchen / breakroom



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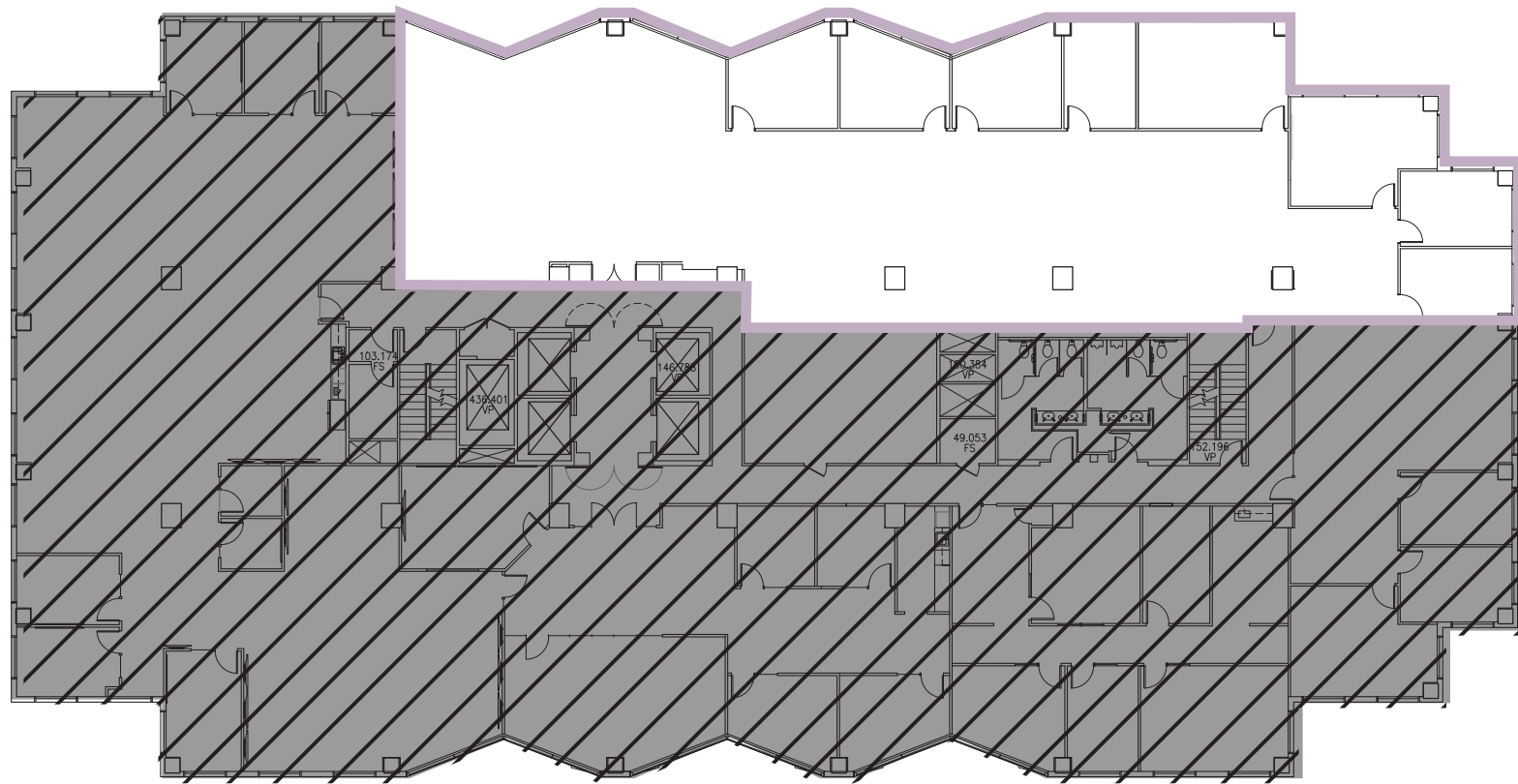
# BELLEVUE PLACE BUILDING

14<sup>th</sup> Floor • Suite 1400 • 6,811 RSF



## SPACE FEATURES

- Available Now
- Private offices
- Open area
- Open area for workstations
- Double glass door entry
- Direct elevator lobby exposure
- East facing with Bellevue CBD skyline views
- Configurable entry to fit an incoming tenant's needs



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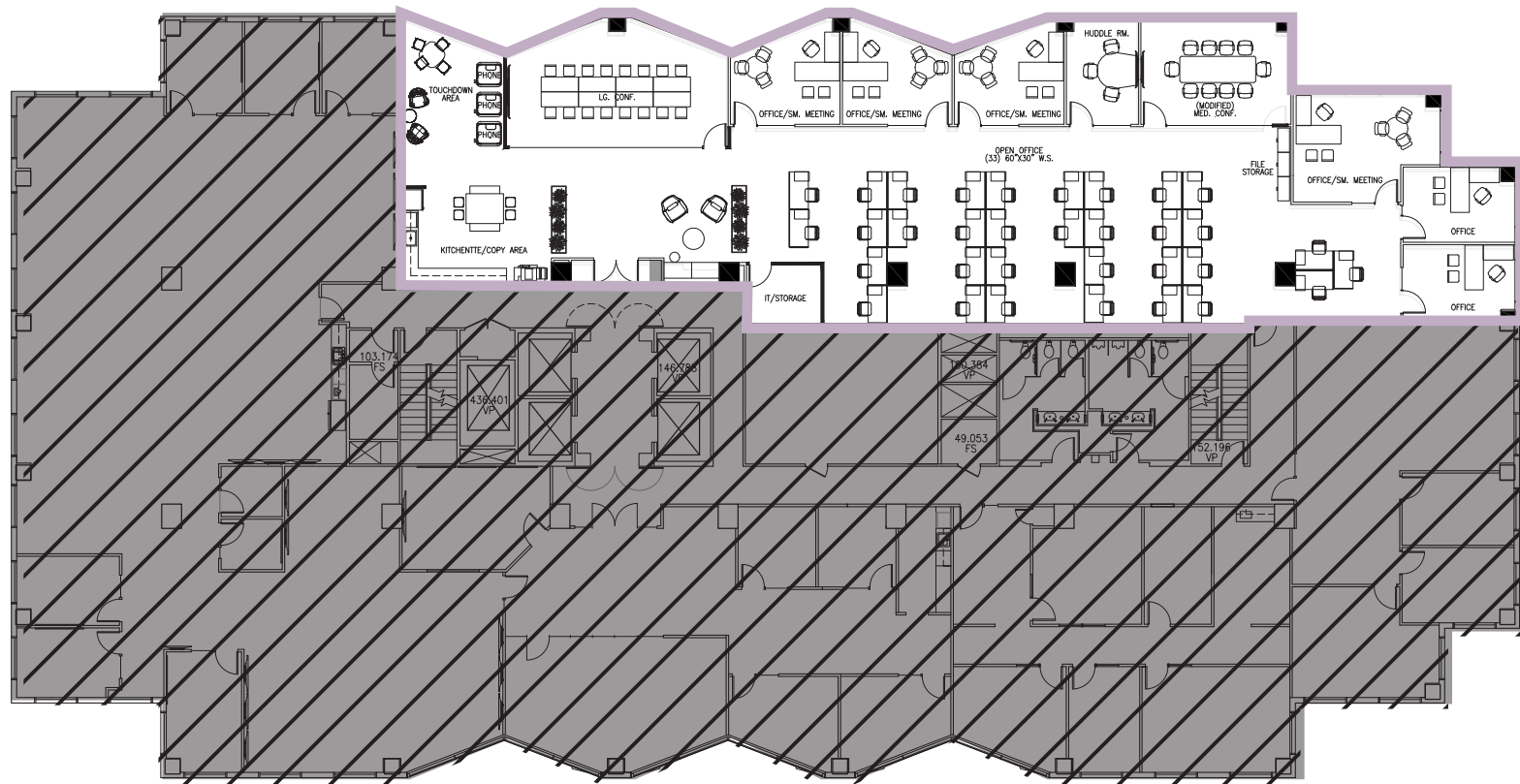
# BELLEVUE PLACE BUILDING

14<sup>th</sup> Floor • Suite 1400 SAMPLE TEST FIT • 6,811 RSF



## SPACE FEATURES

- Available Now
- 33 Workstations
- 7 office / small meeting rooms
- 1 large conference room
- 1 medium conference room
- Open concept break area
- Touchdown area with room for phone booths



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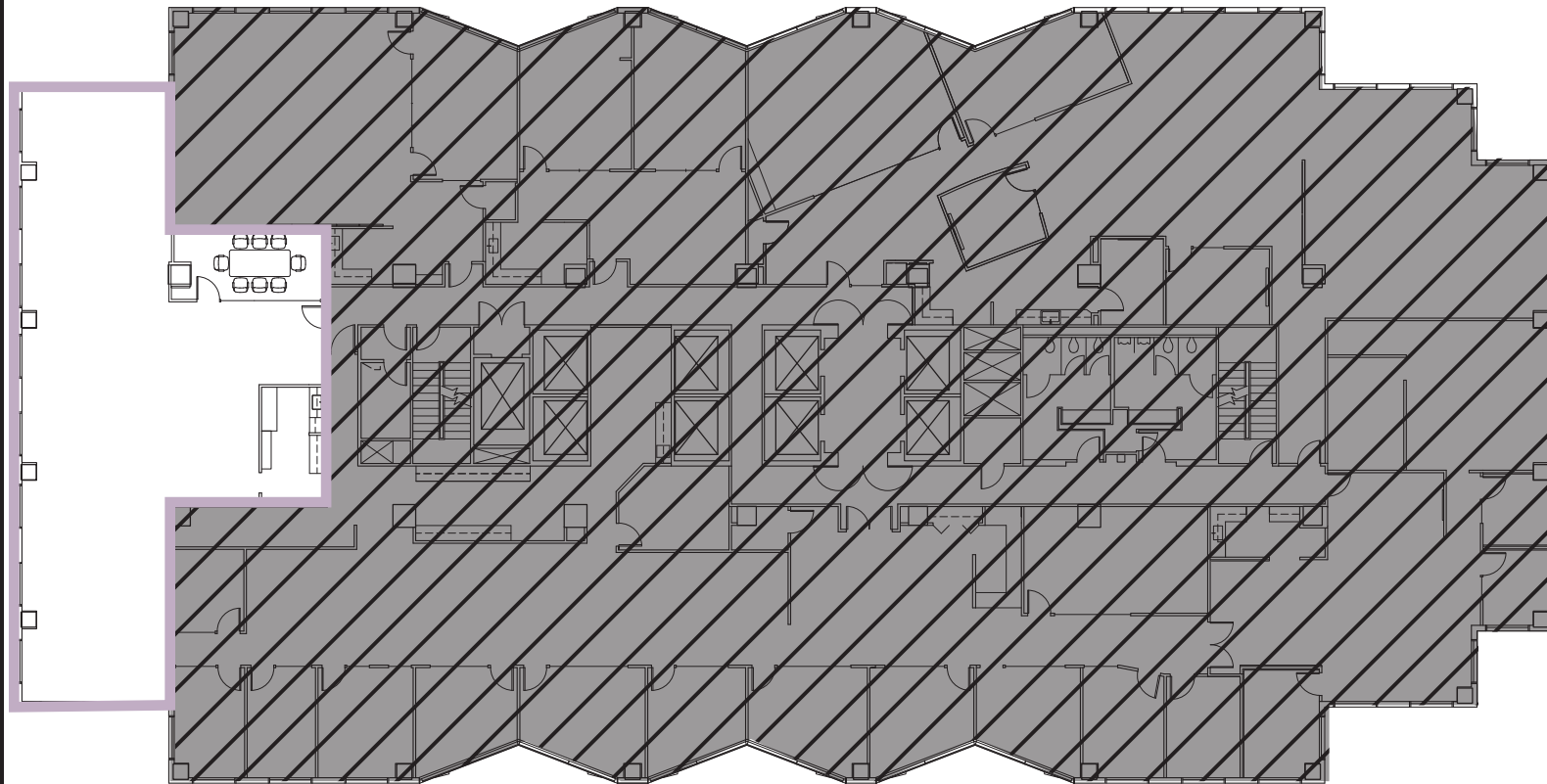
# BELLEVUE PLACE BUILDING

11<sup>th</sup> Floor • Suite 1125 • 2,954 RSF



## SPACE FEATURES

- Available Now
- Interior conference room
- Mostly open space with North, East and Western views
- Kitchenette
- Recently improved with new ceiling tile and lights



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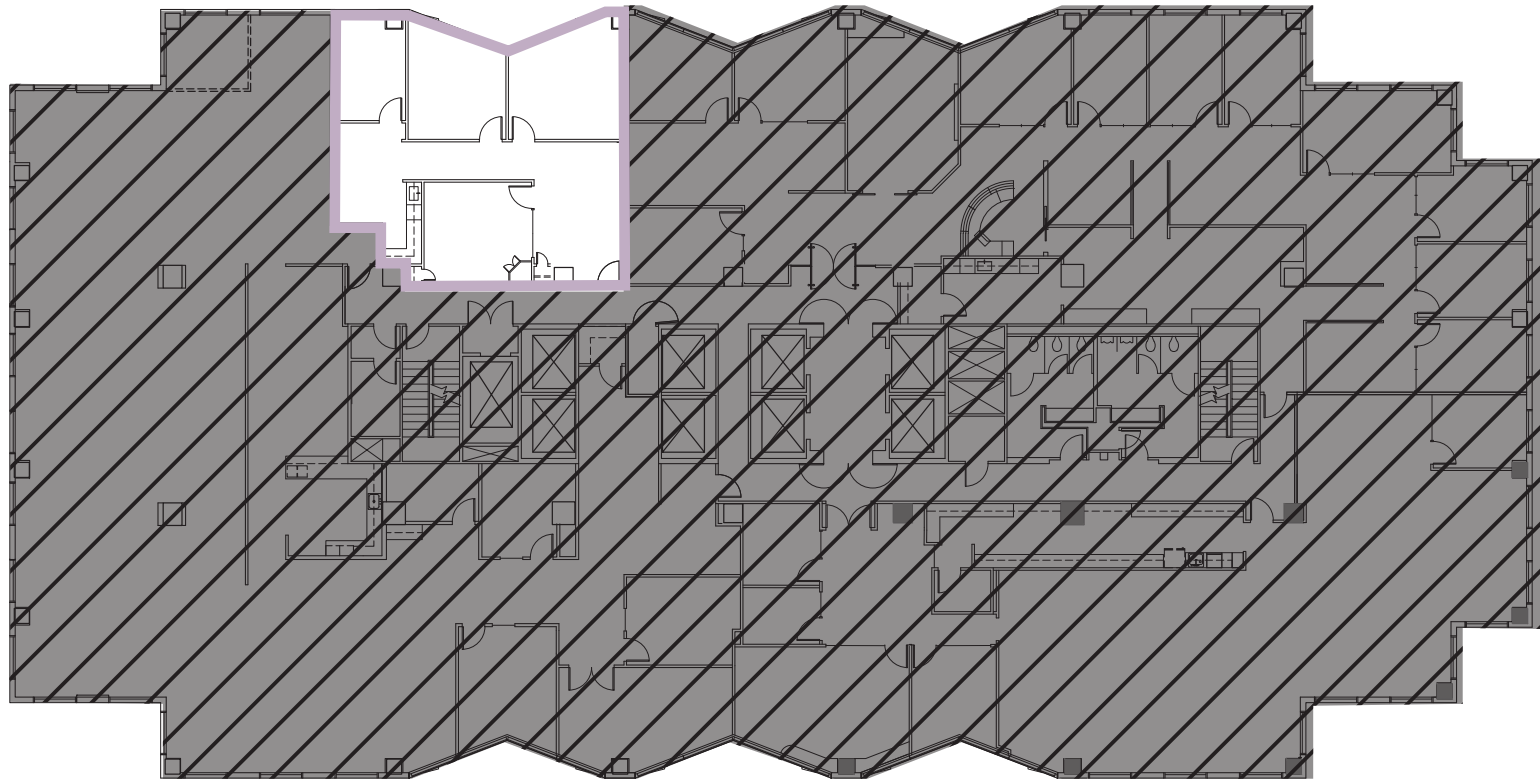
BELLEVUE PLACE BUILDING  
10500 NE 8<sup>th</sup> Street  
Bellevue, WA

## BELLEVUE PLACE BUILDING

9<sup>th</sup> Floor • **Suite 930** • 1,622 RSF

### SPACE FEATURES

- Available Now
- Three private offices
- Efficient break area with kitchenette
- Interior conference room
- Newly installed LED lighting



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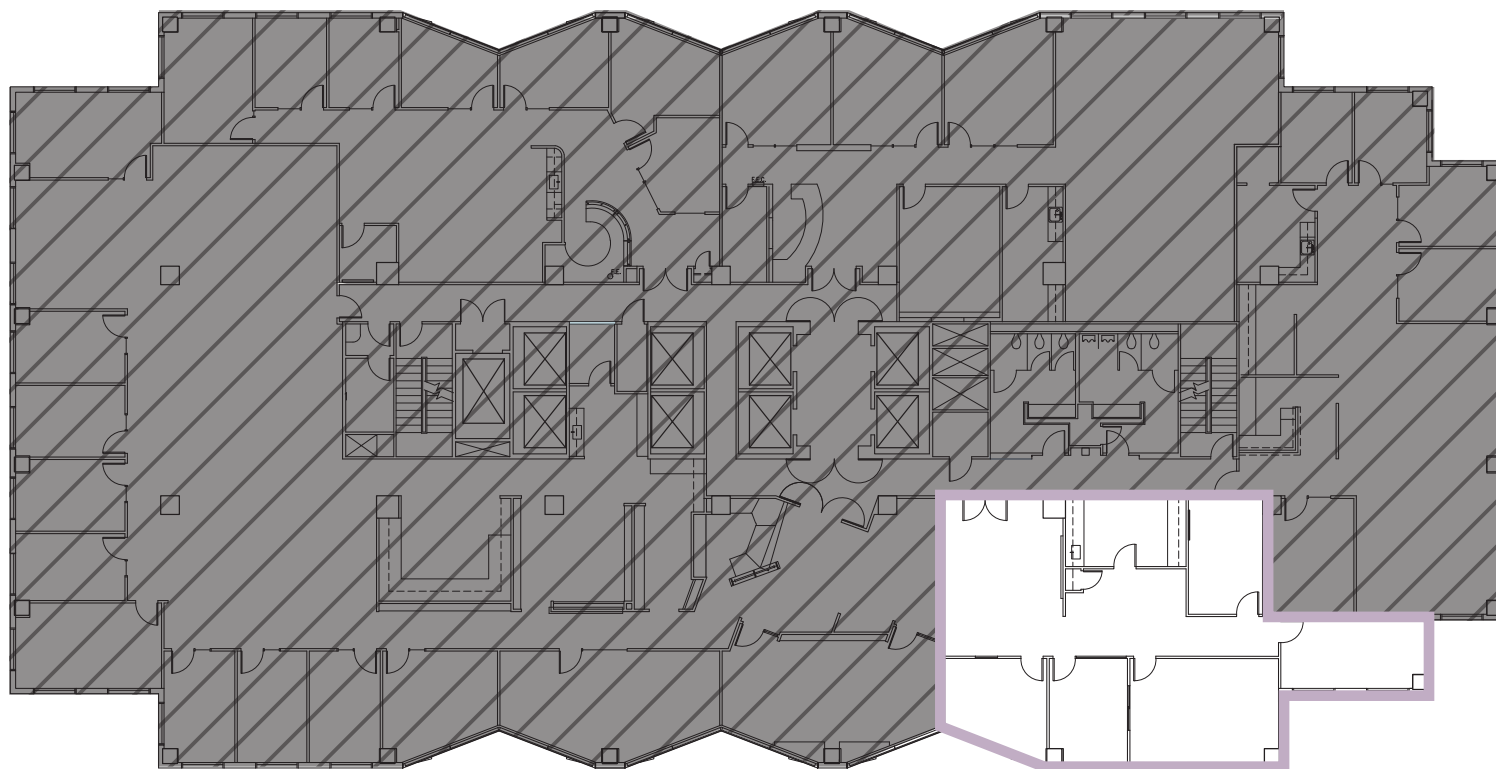
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# BELLEVUE PLACE BUILDING

8<sup>th</sup> Floor • Suite 825 • 2,218 RSF

## SPACE FEATURES

- Available March 1, 2025
- Three private offices
- 2 Conference rooms
- Kitchenette
- Western views



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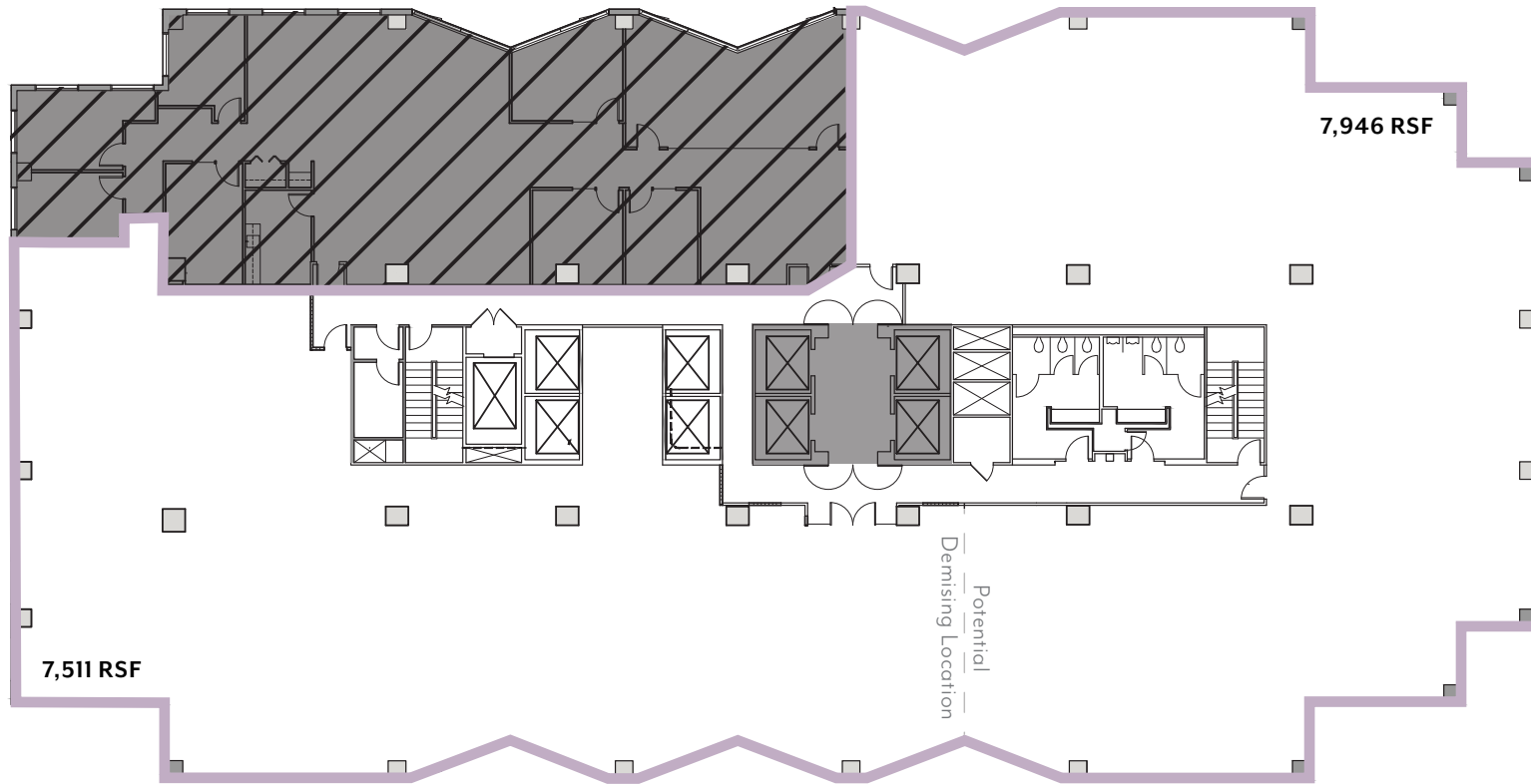
# BELLEVUE PLACE BUILDING

6<sup>th</sup> Floor • Suite 600 • 15,454 RSF



## SPACE FEATURES

- Available Now
- Currently in shell condition
- Brand new elevator lobby, common corridor renovation, and glass herculite double doors
- **Divisible for a user looking for 7,511 RSF to 15,454 RSF**



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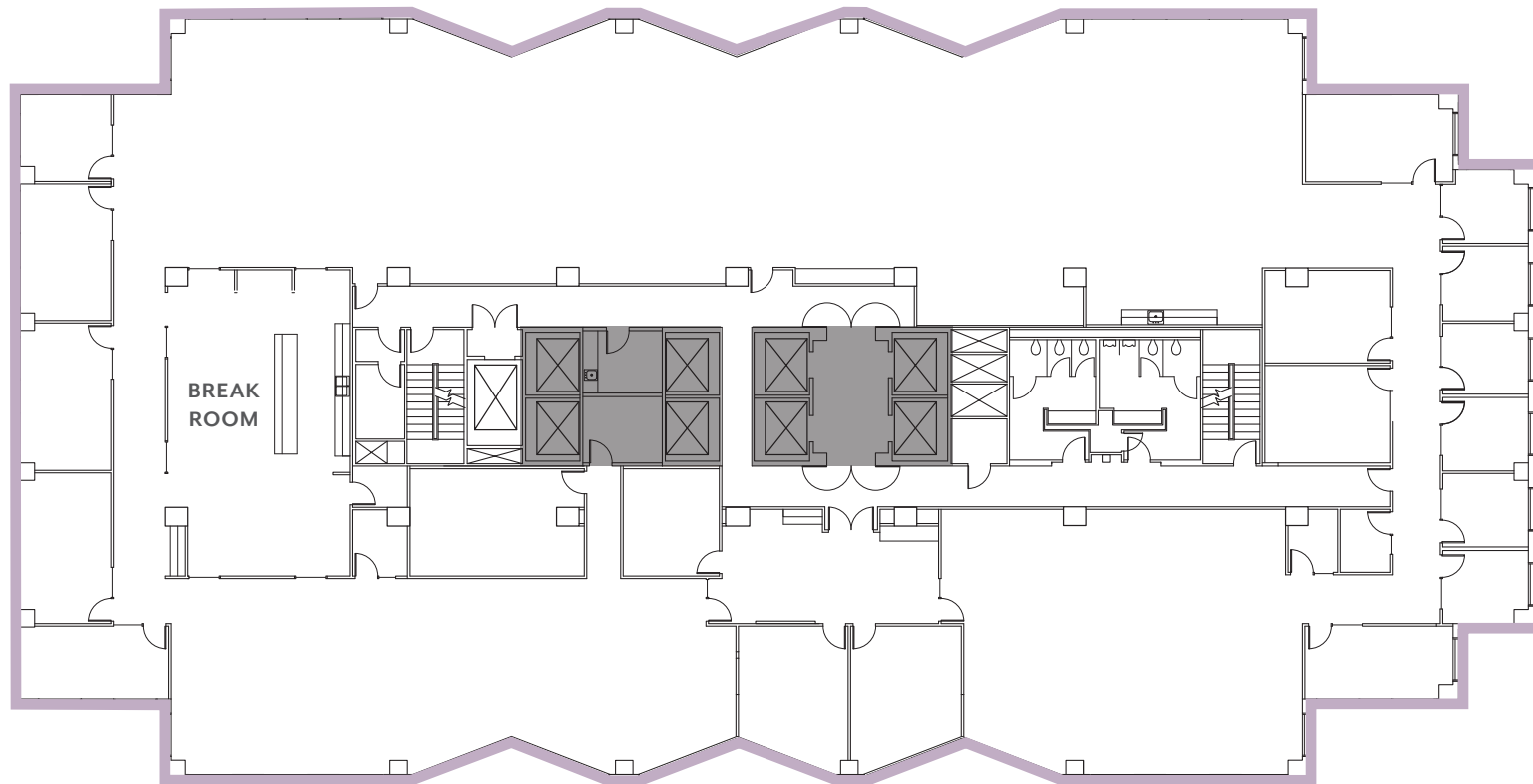
# BELLEVUE PLACE BUILDING

5<sup>th</sup> Floor • Suite 500 • 19,878 RSF



## SPACE FEATURES

- Available Now
- Full floor with modern finishes
- High-end break room
- Balance of open area for workstations and private offices



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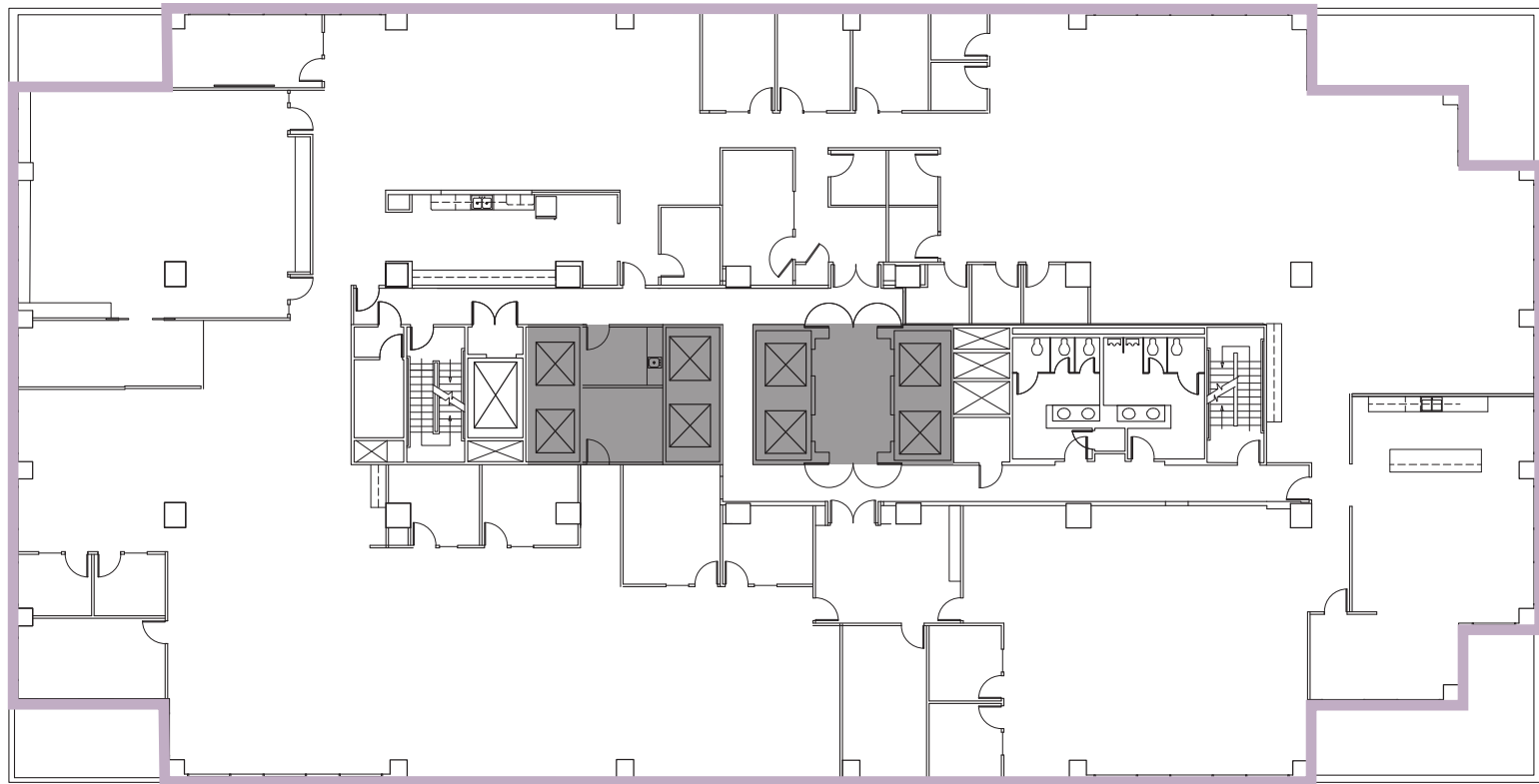
# BELLEVUE PLACE BUILDING

4<sup>th</sup> Floor • Suite 400 • 20,350 RSF



## SPACE FEATURES

- Available Now
- Full floor
- Mixture of meeting rooms, private offices and open area



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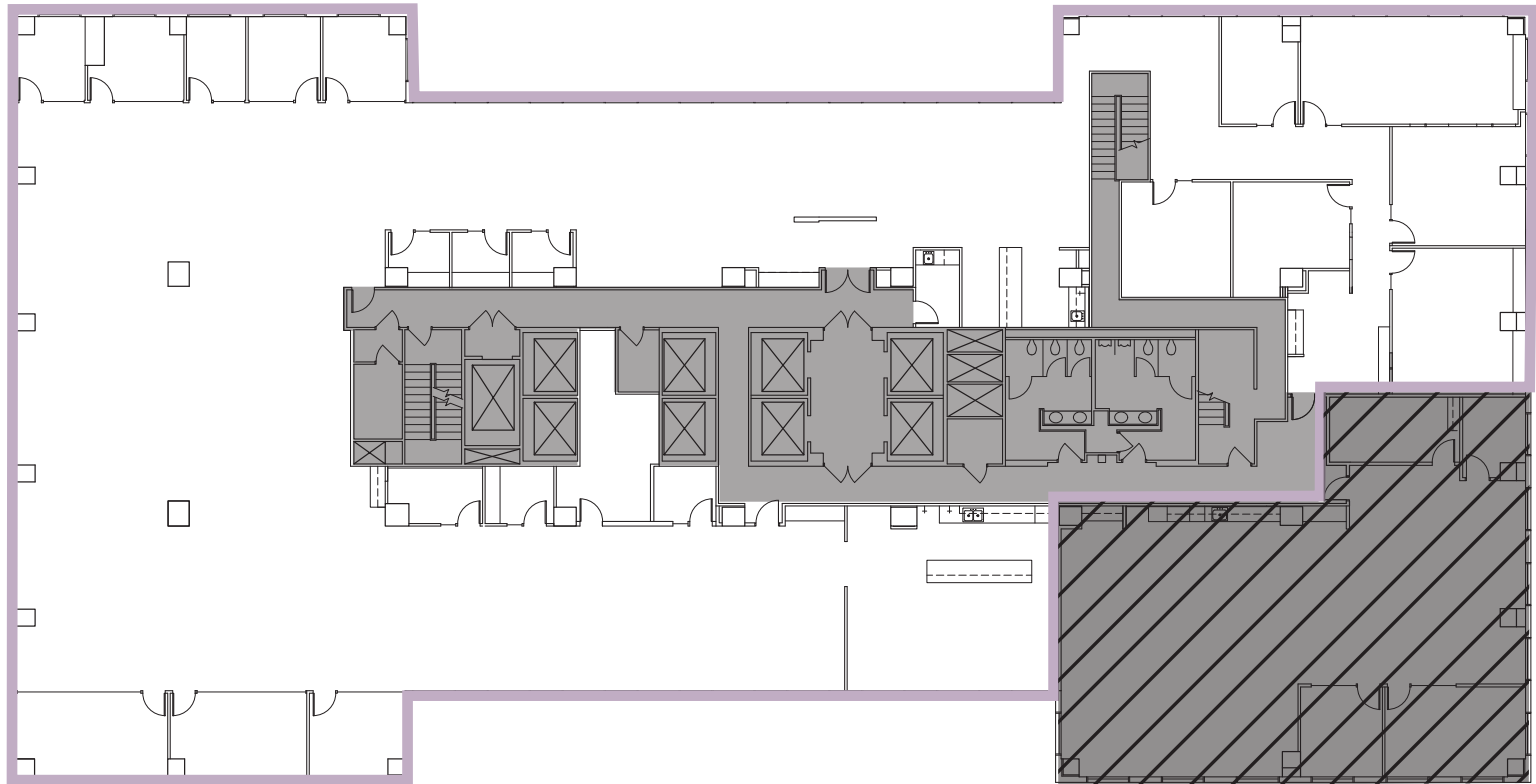
# BELLEVUE PLACE BUILDING

3<sup>rd</sup> Floor • Suite 300 • 15,940 RSF



## SPACE FEATURES

- Available Now
- Renovated break area
- Balance of open area and private offices



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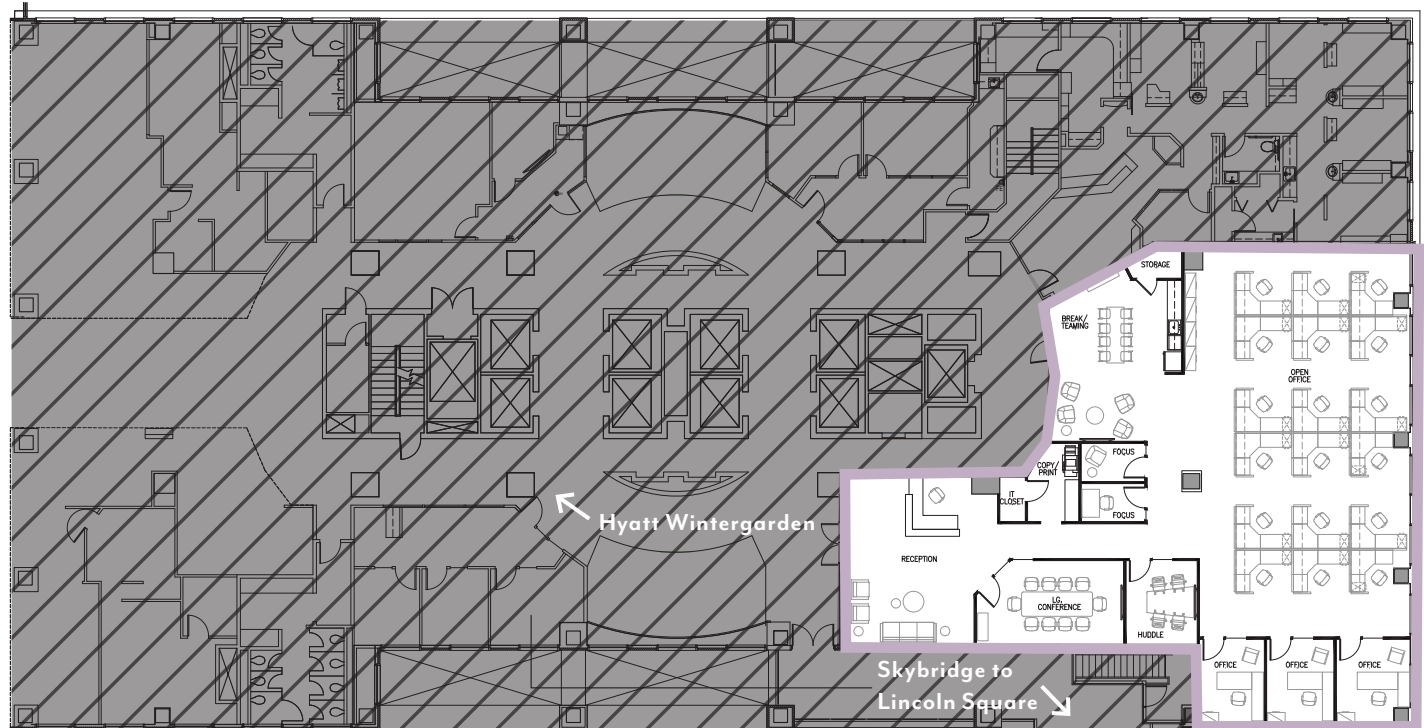
# BELLEVUE PLACE BUILDING

2<sup>nd</sup> Floor • Suite 214 • 5,023 RSF



## SPACE FEATURES

- Available Now
- Double door entry with substantial foot traffic and direct access to Bellevue Place / Lincoln Square North skybridge
- Easy to find; great for client-facing companies
- Exterior ceiling heights of 13.5'
- Overlooks NE 8th Street
- Immediate access to the Hyatt Wintergarden and skybridge to Lincoln Square North
- **Currently in shell condition, market plan shown below**



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CORNER BUILDING  
800 Bellevue Way NE  
Bellevue, WA

## CORNER BUILDING

2<sup>nd</sup> Floor • Suite 200 • 14,935 RSF



CLICK TO TAKE A  
VIRTUAL TOUR

### SPACE FEATURES

- Available Now
- Vaulted ceilings
- High-end glass private office buildout
- Break area with seating and exposed ceilings
- Internal staircase to the 3<sup>rd</sup> floor
- Connected to Suite 313 with an interstitial stairwell for a total of 22,471 RSF
- Ability to combine Suites 200, 300 & 313 for 29,719 RSF



INTERNAL  
STARICASE TO  
SUITE 300

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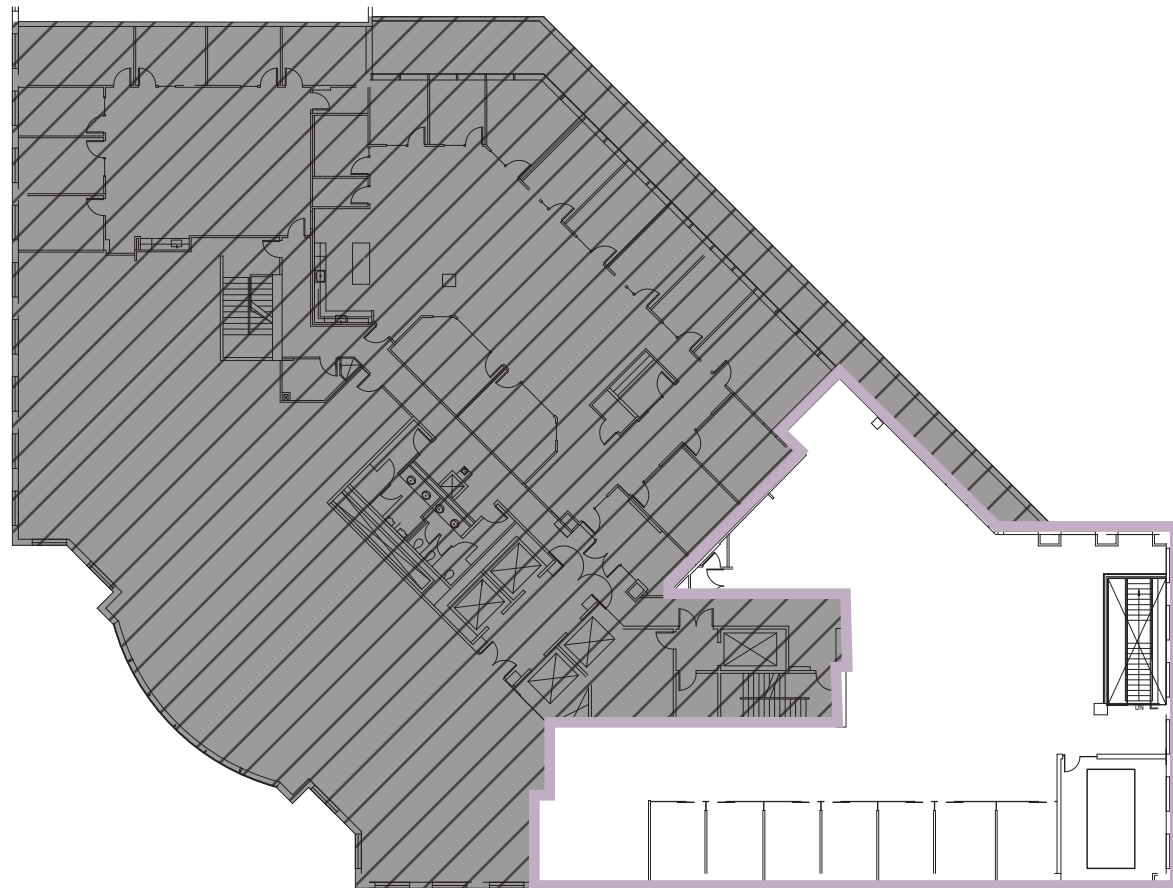
# CORNER BUILDING

3<sup>rd</sup> Floor • **Suite 313** • 7,536 RSF



## SPACE FEATURES

- Available Now
- Internal staircase to second floor
- High-end glass private offices
- **Connected to Suite 200 with an interstitial stairwell for a total of 22,471 RSF**
- **Ability to combine Suites 200, 300 & 313 for 29,719 RSF**



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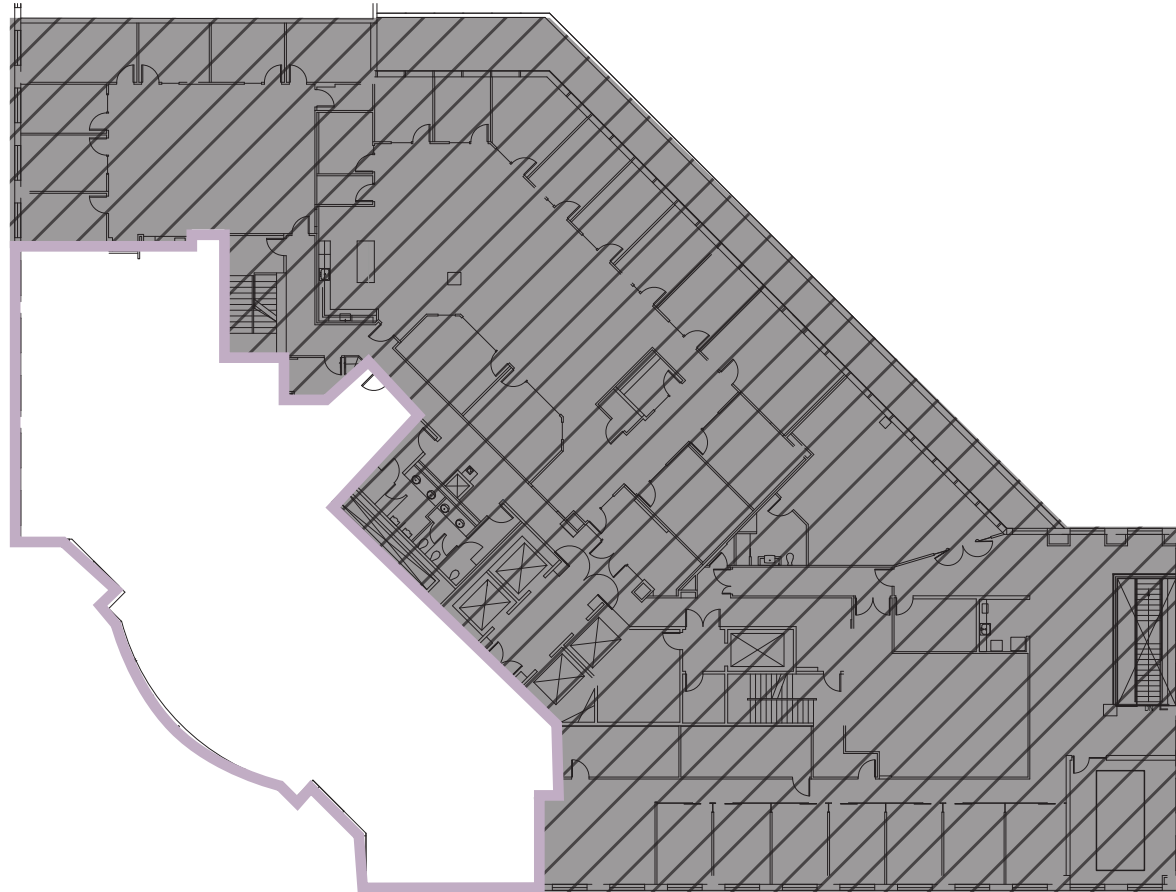
3<sup>rd</sup> Floor • Suite 300 • 7,248 RSF



CLICK TO TAKE A  
VIRTUAL TOUR

### SPACE FEATURES

- Available Now
- Shell condition
- New double-door glass entrance
- New elevator lobby and corridor renovation
- **Ability to combine Suites 200, 300 & 313 for 29,719 RSF**



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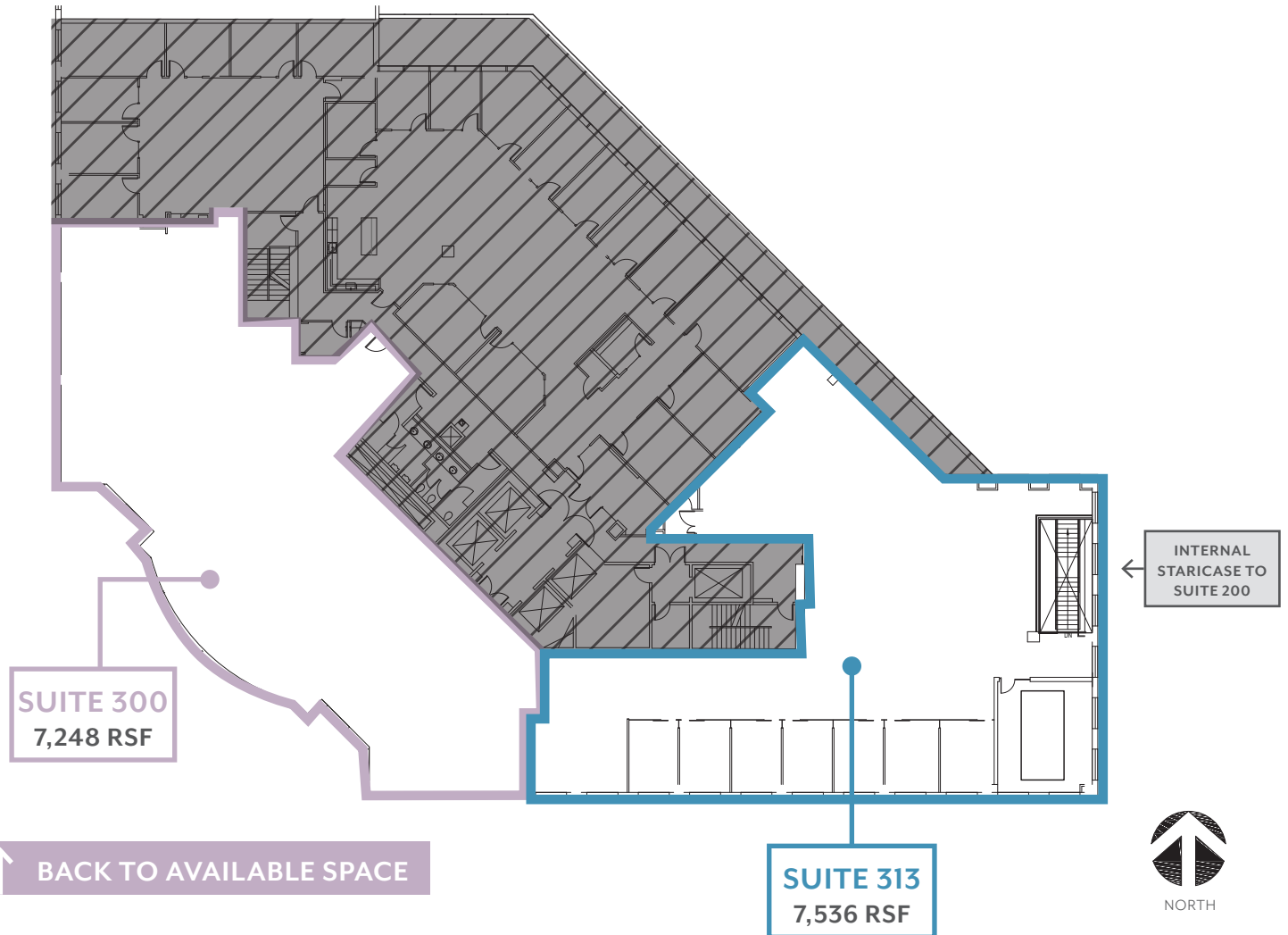
# CORNER BUILDING

3<sup>rd</sup> Floor • **Suite 300 (7,248 RSF) + Suite 313 (7,563 RSF) = 14,784 RSF**

 [CLICK TO TAKE A VIRTUAL TOUR](#)

## SPACE FEATURES

- Available Now
- Suite 300 in shell condition
- Suite 313 selective demo completed with a conference room and 7 private offices remaining
- Suite 300 and 313 are currently combined
- Suite 313 is connected to Suite 200 with an internal staircase
- High-end glass private offices
- New double-door glass entrance
- New elevator lobby and corridor renovation



NORTH



For more information or to schedule a tour, please contact:

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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.