



VIEW BELLEVUE PLACE
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BELLEVUE
PLACE



Bellevue's Premier Office Location



Kemper
Development
Company



THE BELLEVUE
COLLECTION™

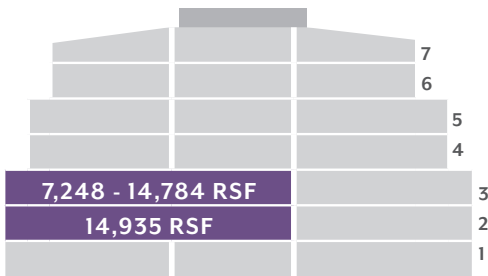
BRODERICK
• GROUP •



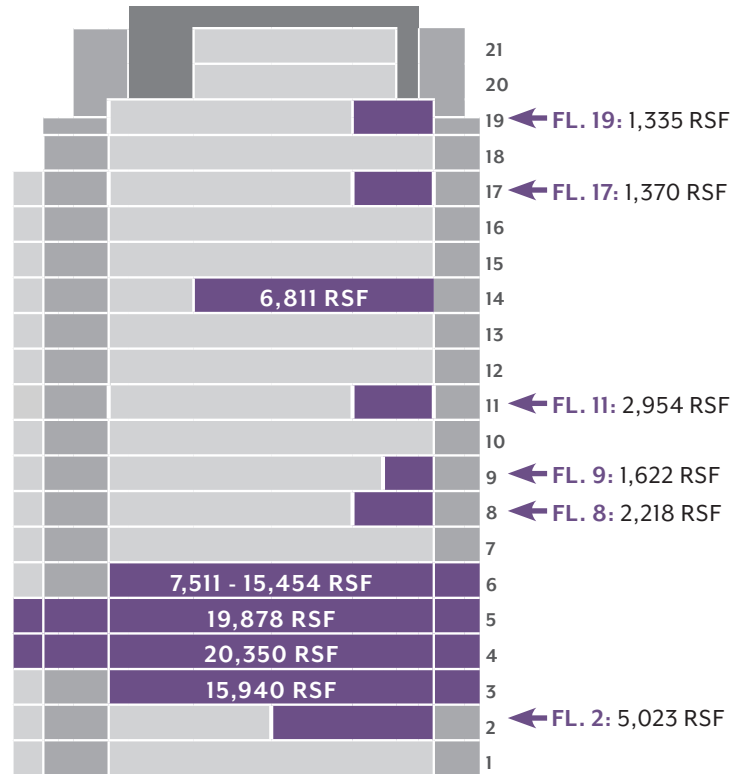
**BELLEVUE
PLACE**

Space Available

BELLEVUE PLACE CORNER BUILDING



BELLEVUE PLACE



BELLEVUE PLACE • BELLEVUE PLACE BUILDING: 10500 NE 8TH 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	15,345 SF
	Lincoln Square South	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:	<p>Access into the parking garage at four points:</p> <ul style="list-style-type: none"> • NE 8th Street • Bellevue Way NE • 106th Street • NE 10th Street 	Additional access via motor court. Speed ramp directly to third level garage via NE 10 th Street.
Restaurants & Retail:	<p>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.</p> <p>Bellevue Square restaurants include Cactus, The Cheesecake Factory, Pagliacci Pizza, Starbucks & Tavern Hall.</p> <p>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</p>	
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:	<p>Five providers in the project currently provide fiber:</p> <ul style="list-style-type: none"> • AT&T • Integra • Lumen (formerly CenturyLink) • Wave G • Zayo 	
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	<p>Paul Sweeney 425.646.5225 sweeney@broderickgroup.com</p> <p>Jim Kinerk 425.646.5221 kinerk@broderickgroup.com</p> <p>Clayton Holm 425.274.4287 holm@broderickgroup.com</p>

BELLEVUE PLACE

BELLEVUE PLACE BUILDING
 10500 NE 8th Street
 Bellevue, WA

LOCATION MAP



BRODERICK GROUP

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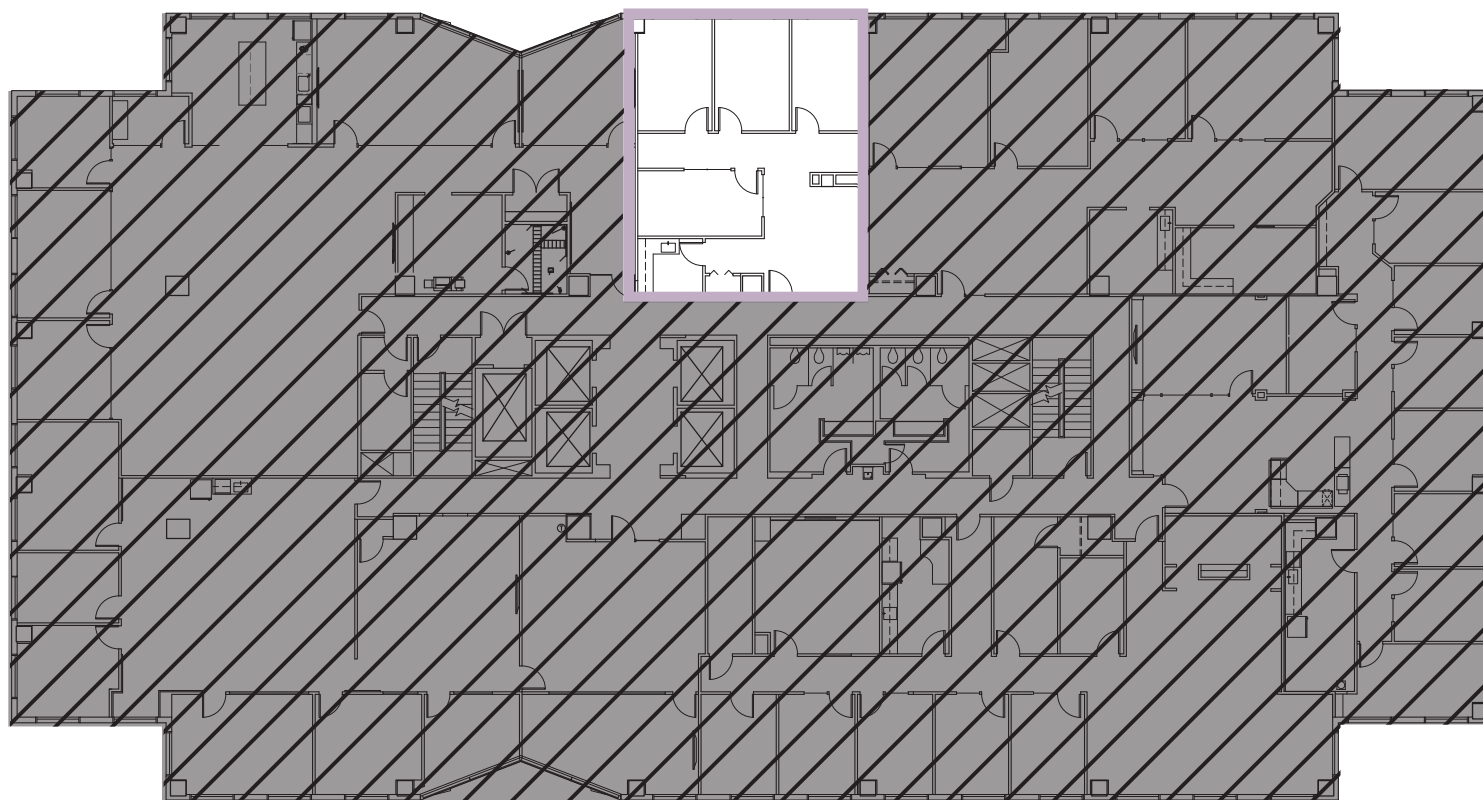
BELLEVUE PLACE BUILDING
10500 NE 8th Street
Bellevue, WA

BELLEVUE PLACE BUILDING

19th 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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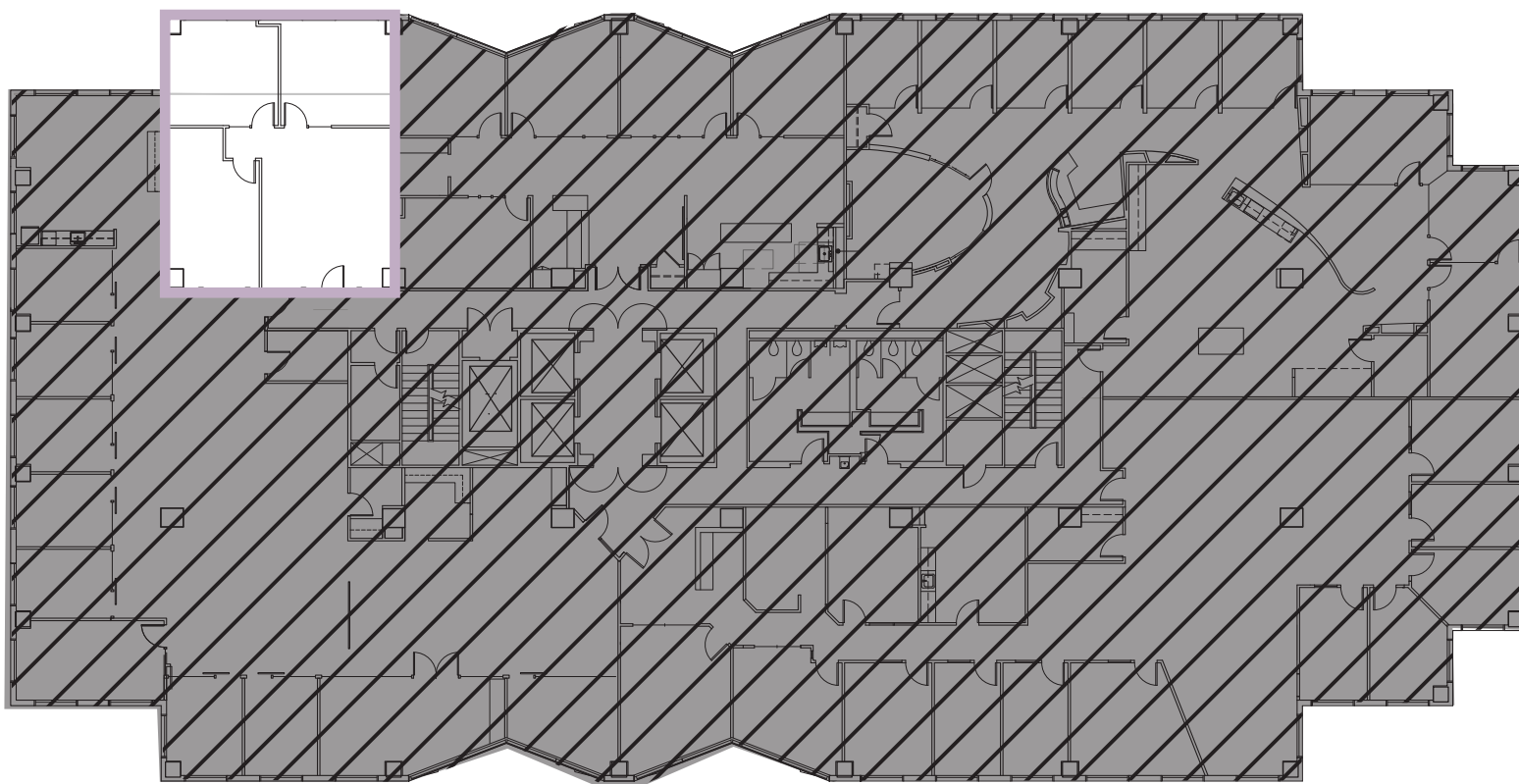
BELLEVUE PLACE BUILDING

17th Floor • Suite 1775 • 1,370 RSF



SPACE FEATURES

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



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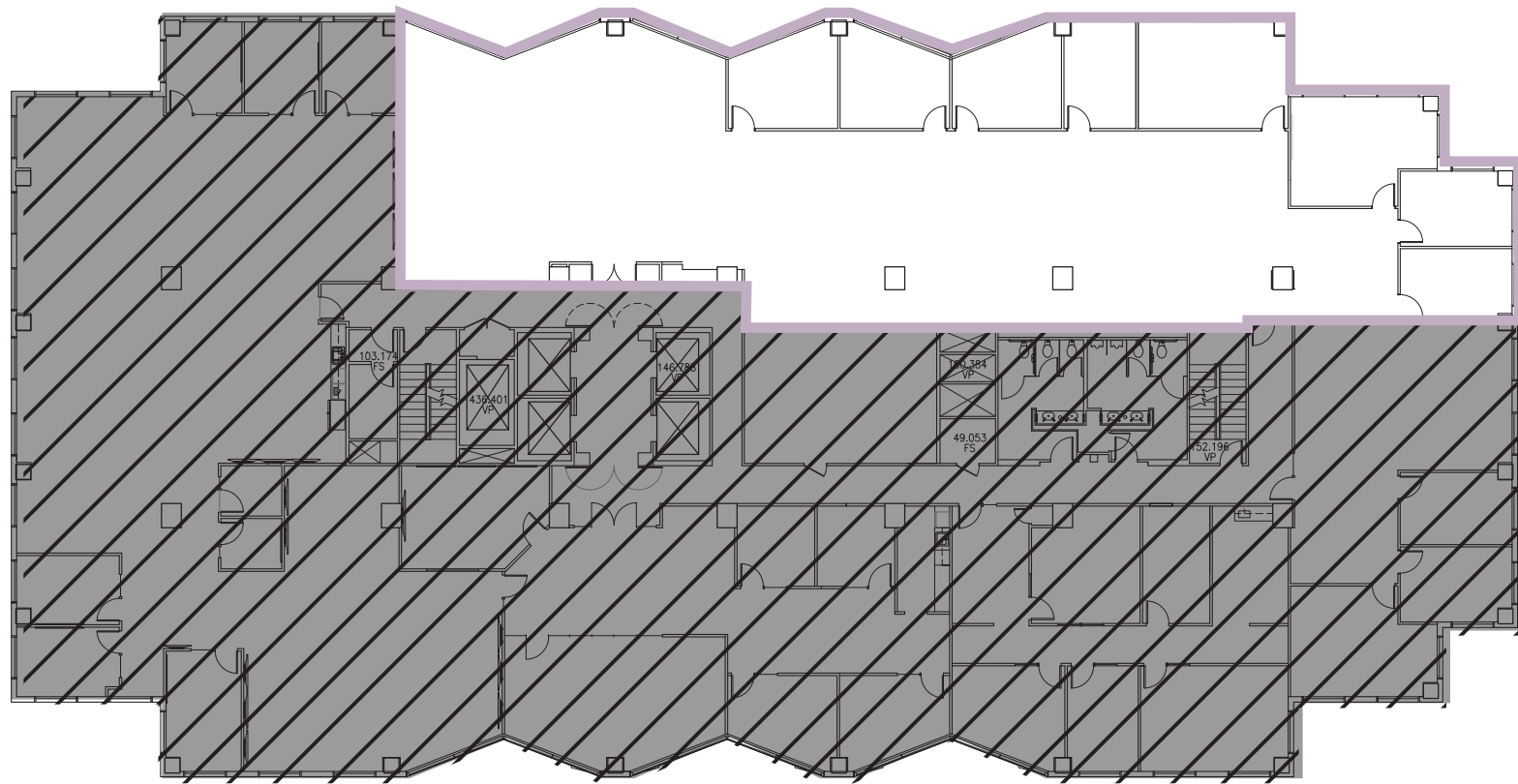
BELLEVUE PLACE BUILDING

14th 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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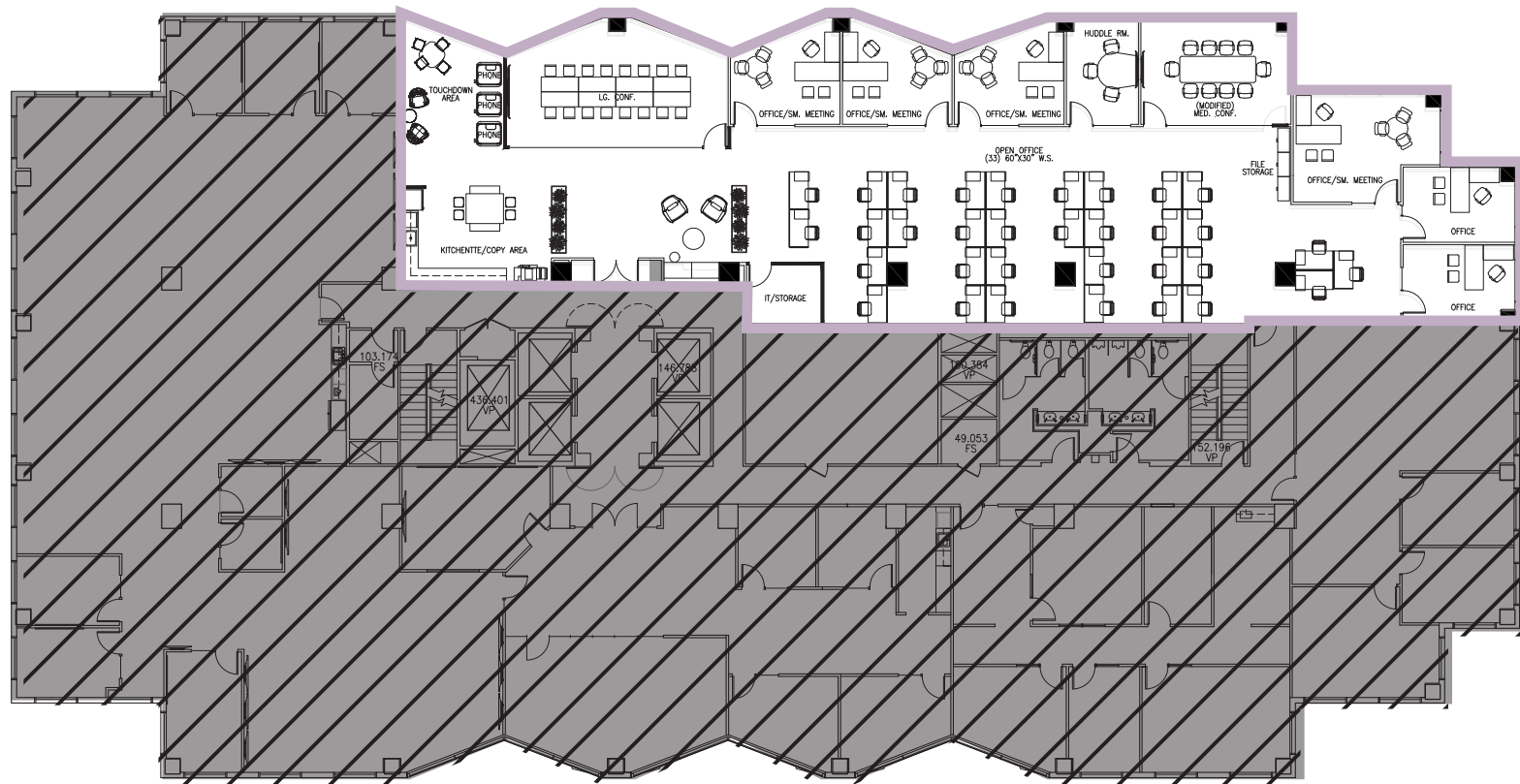
BELLEVUE PLACE BUILDING

14th 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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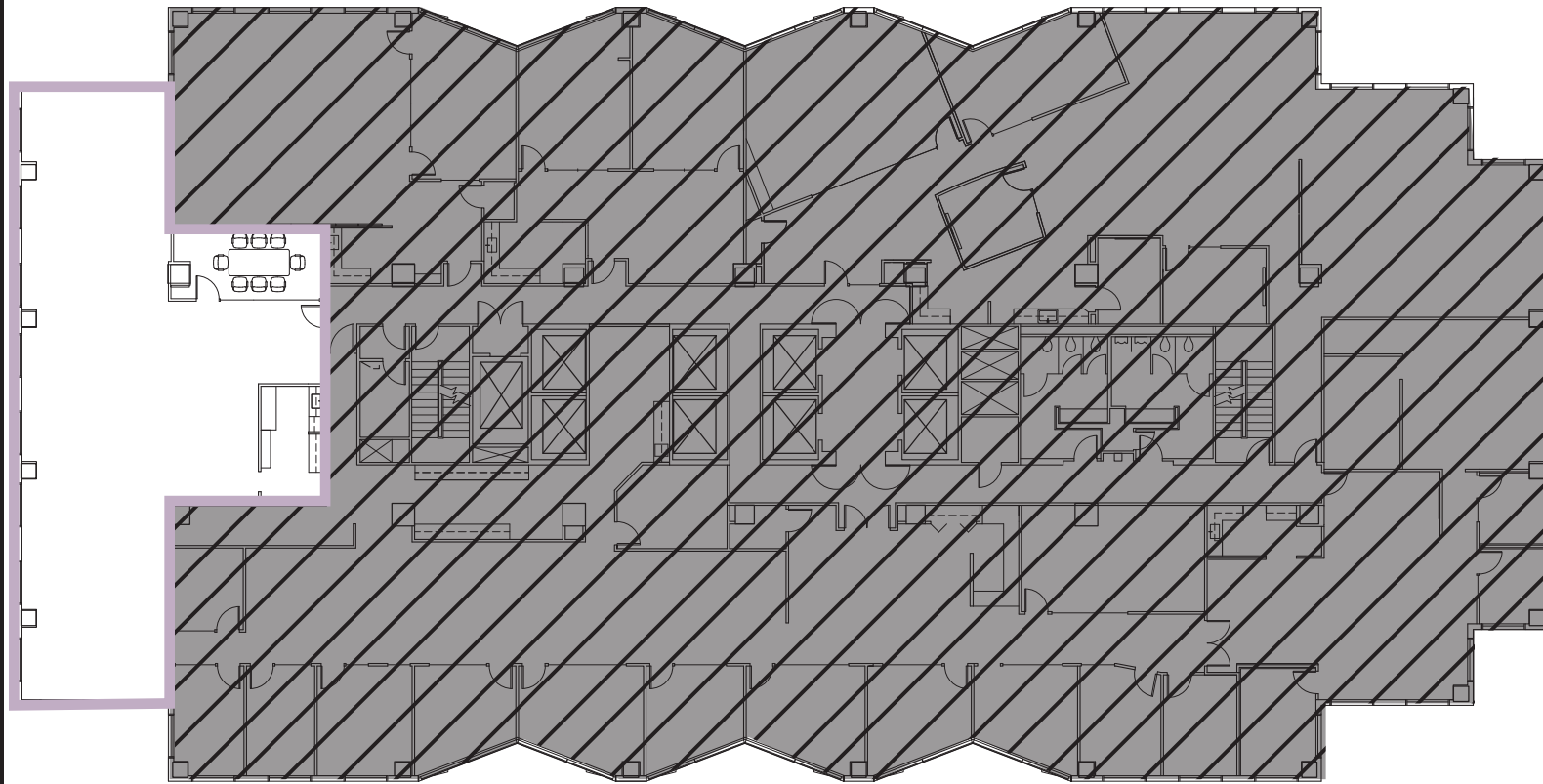
BELLEVUE PLACE BUILDING

11th 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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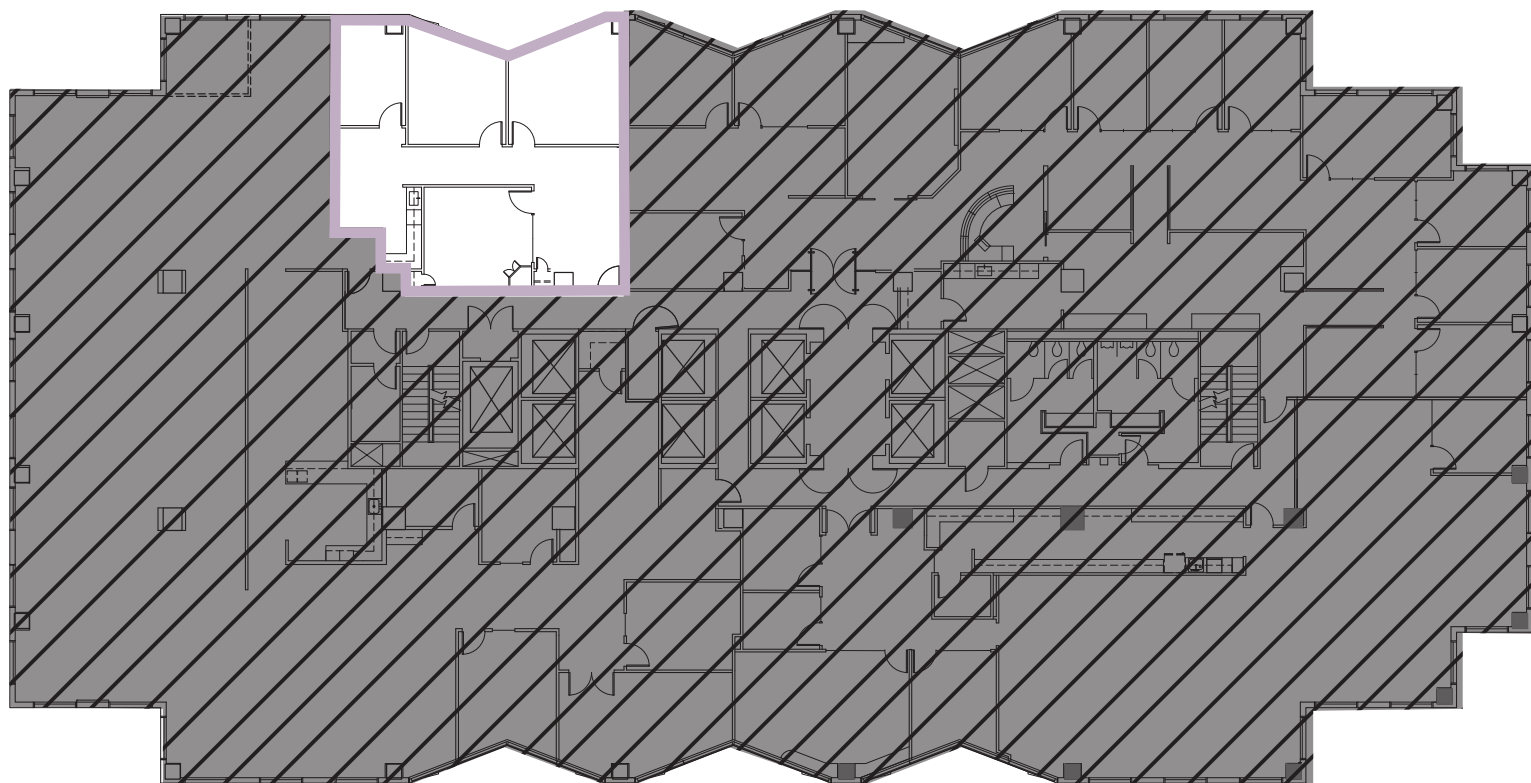
BELLEVUE PLACE BUILDING
10500 NE 8th Street
Bellevue, WA

BELLEVUE PLACE BUILDING

9th 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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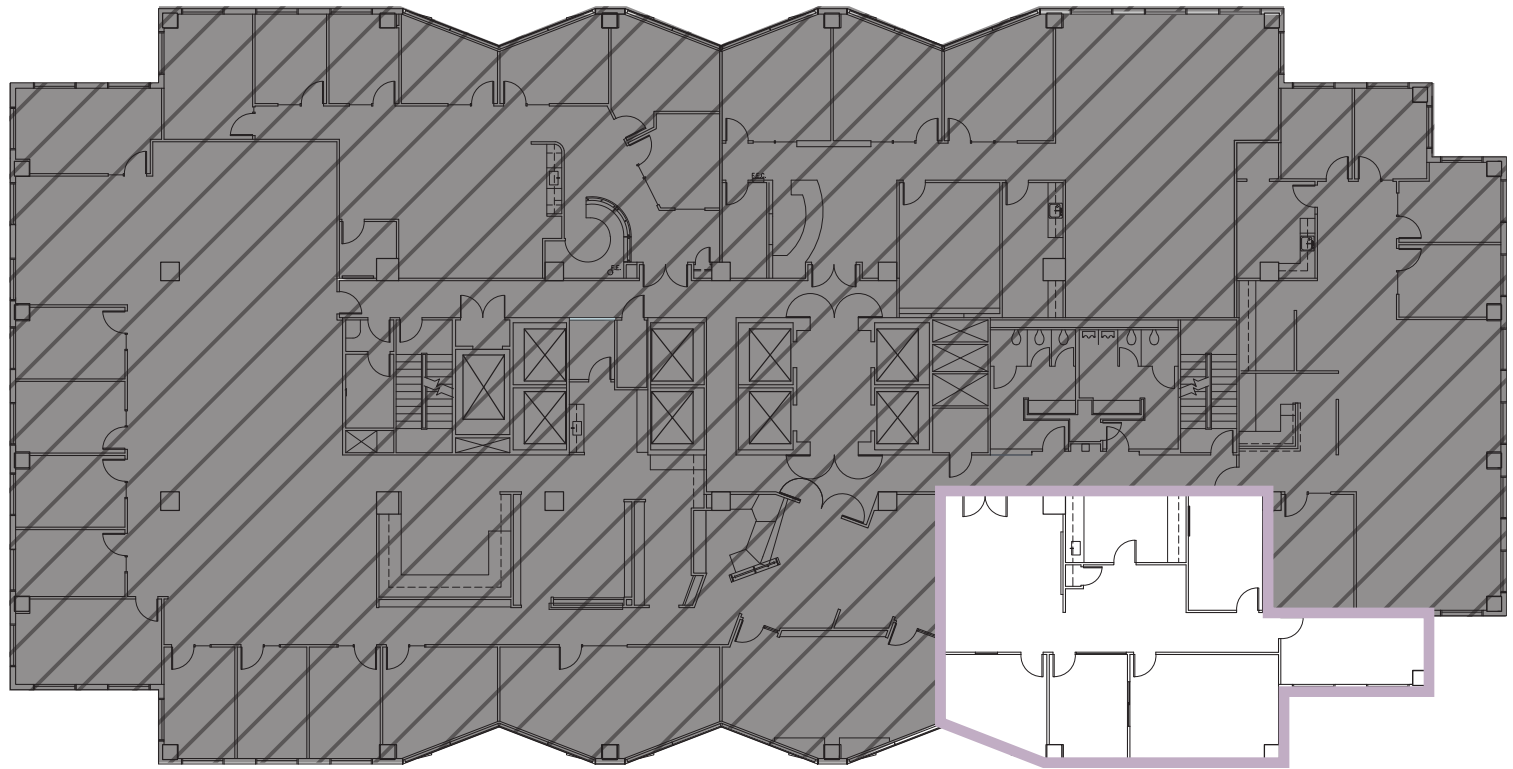
BELLEVUE PLACE BUILDING
 10500 NE 8th Street
 Bellevue, WA

BELLEVUE PLACE BUILDING

8th 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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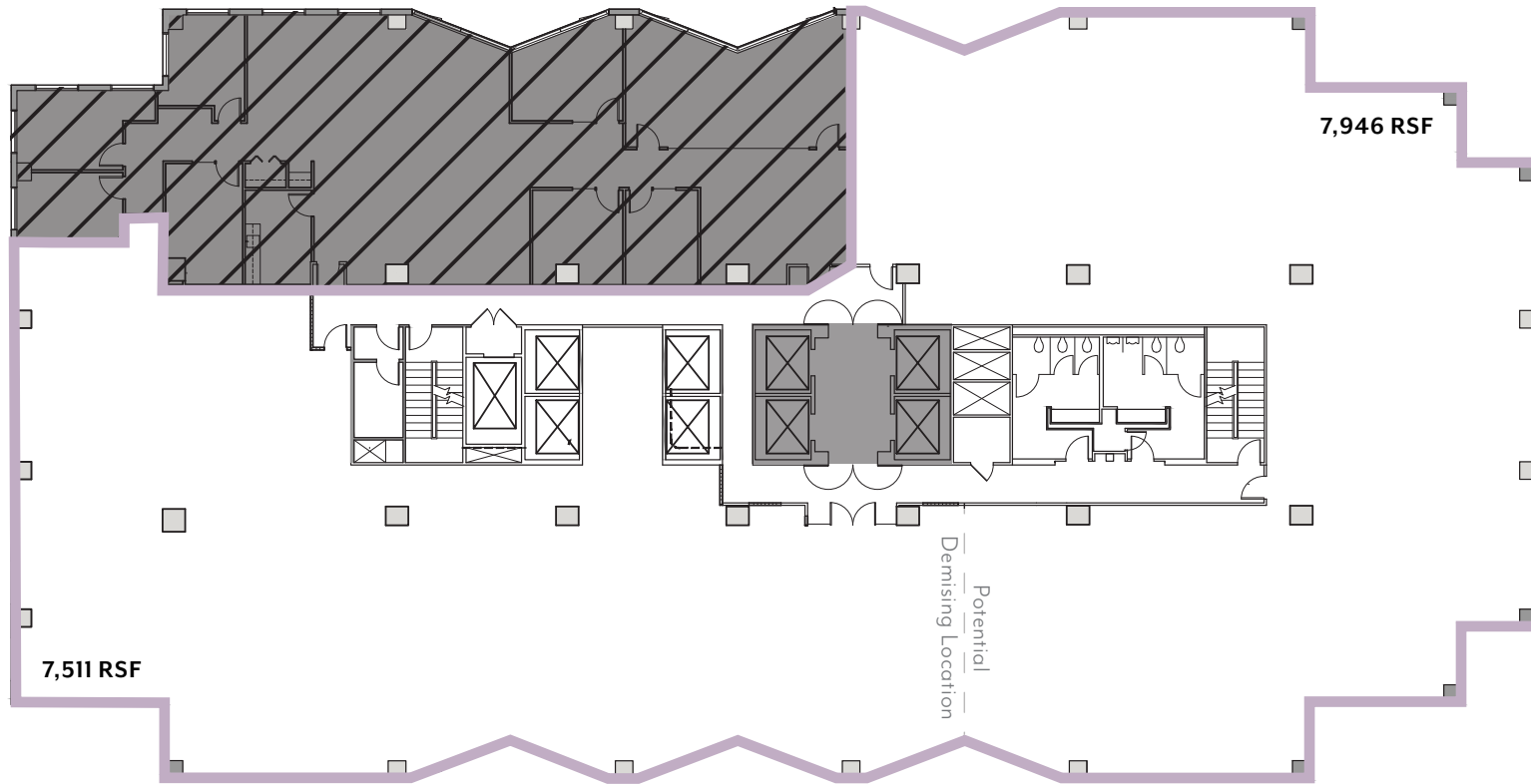
BELLEVUE PLACE BUILDING

6th 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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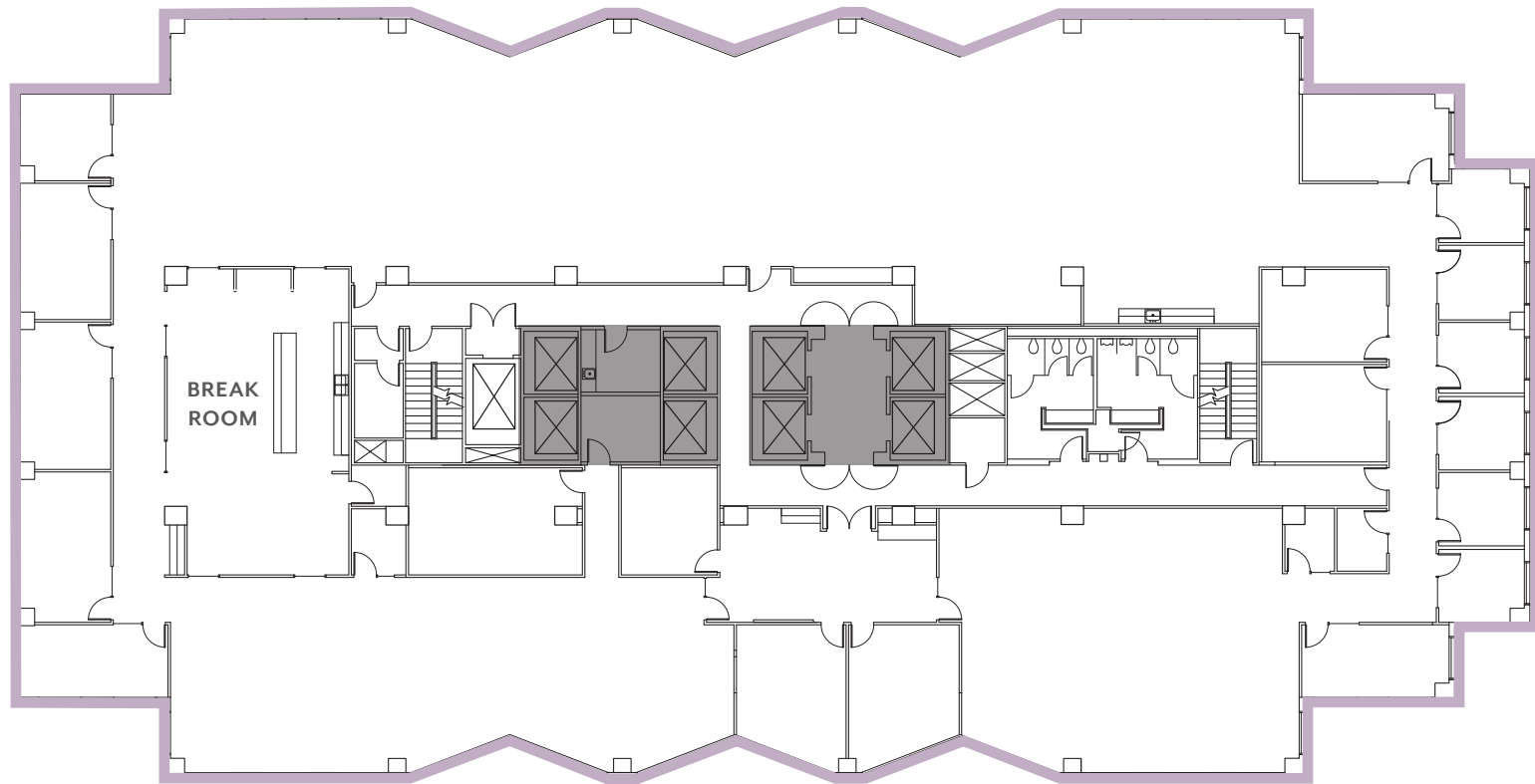
BELLEVUE PLACE BUILDING

5th Floor • Suite 500 • 19,878 RSF

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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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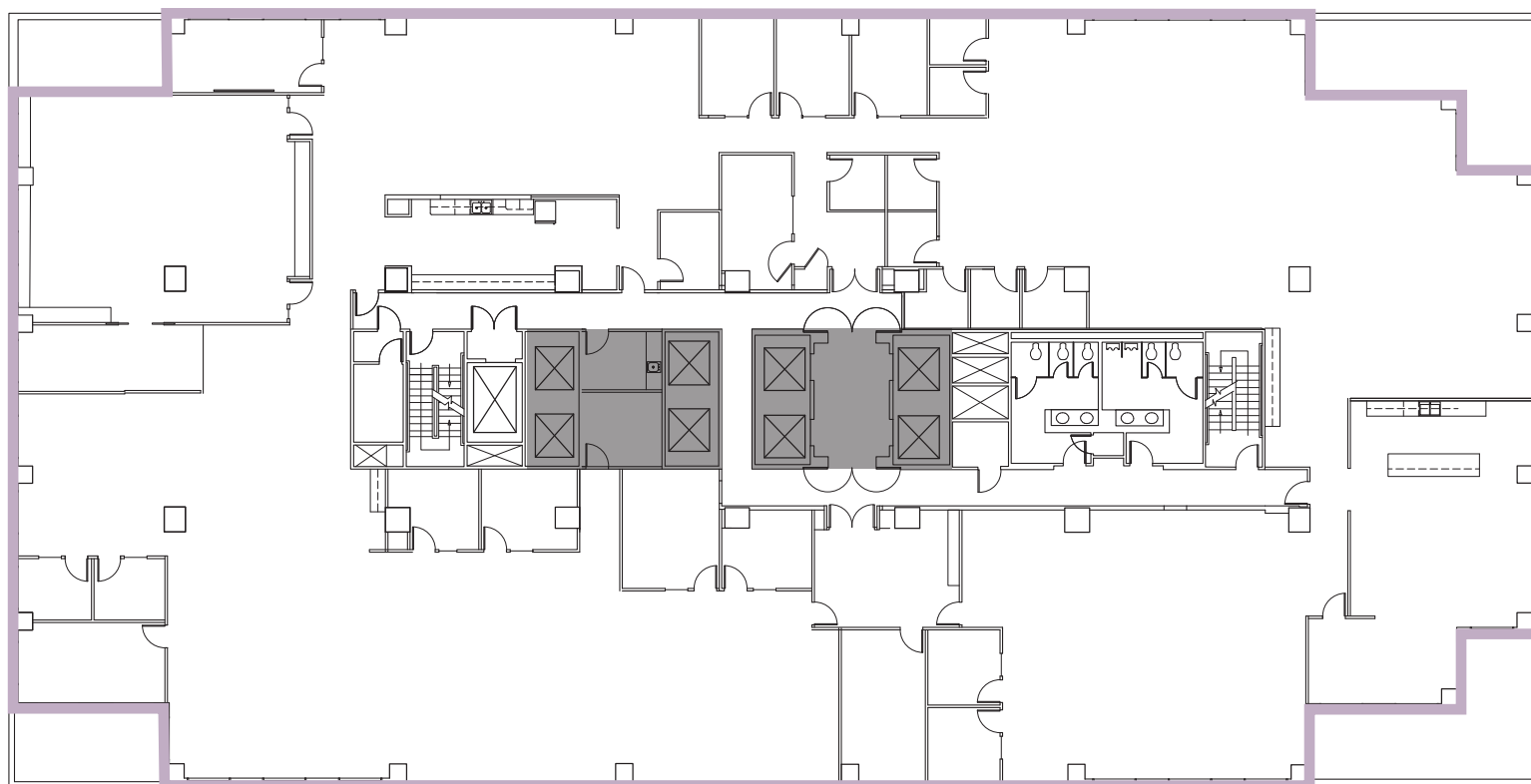
BELLEVUE PLACE BUILDING

4th 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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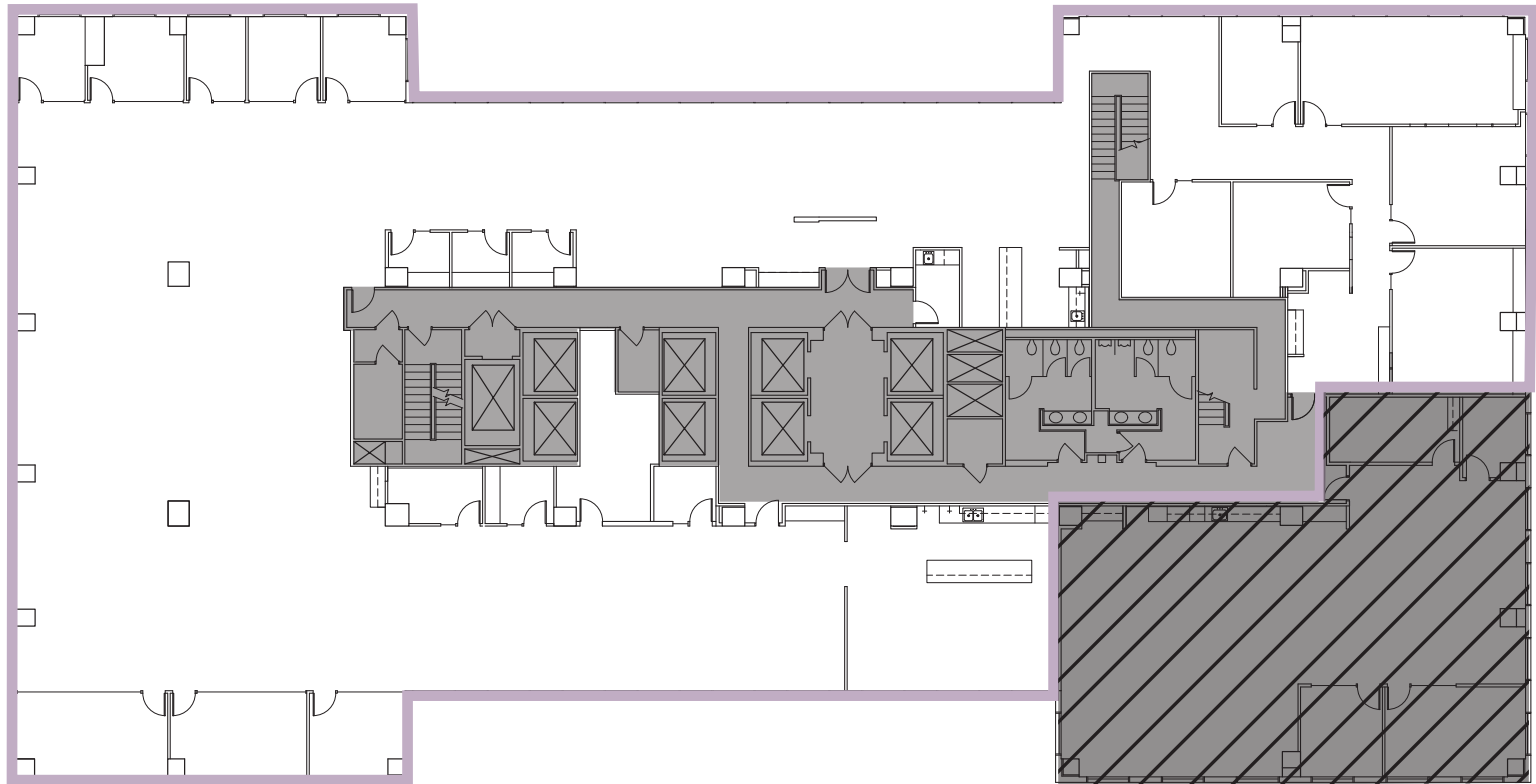
BELLEVUE PLACE BUILDING

3rd Floor • Suite 300 • 15,940 RSF



SPACE FEATURES

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



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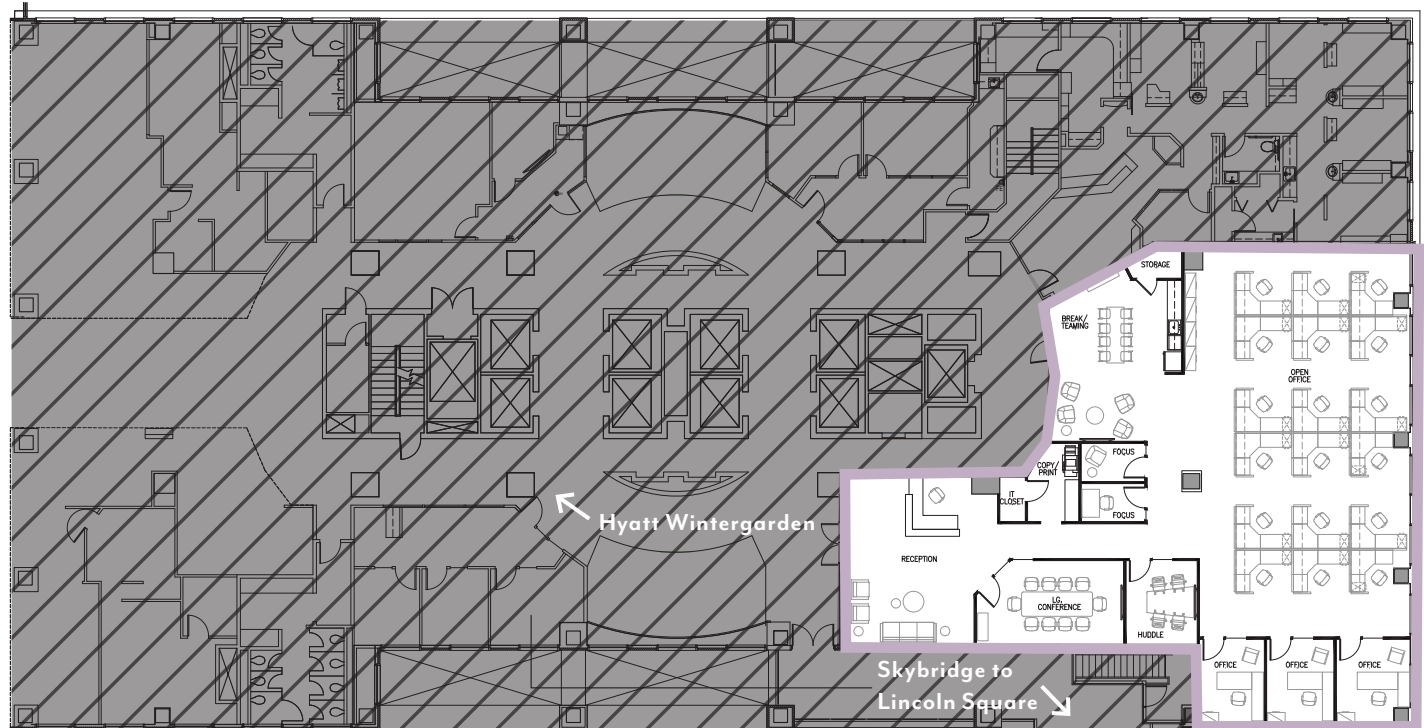
BELLEVUE PLACE BUILDING

2nd 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

2nd Floor • **Suite 200** • 14,935 RSF



SPACE FEATURES

- Available Now
- Vaulted ceilings
- High-end glass private office buildout
- Break area with seating and exposed ceilings
- Internal staircase to the 3rd 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 STAIRCASE TO SUITE 300



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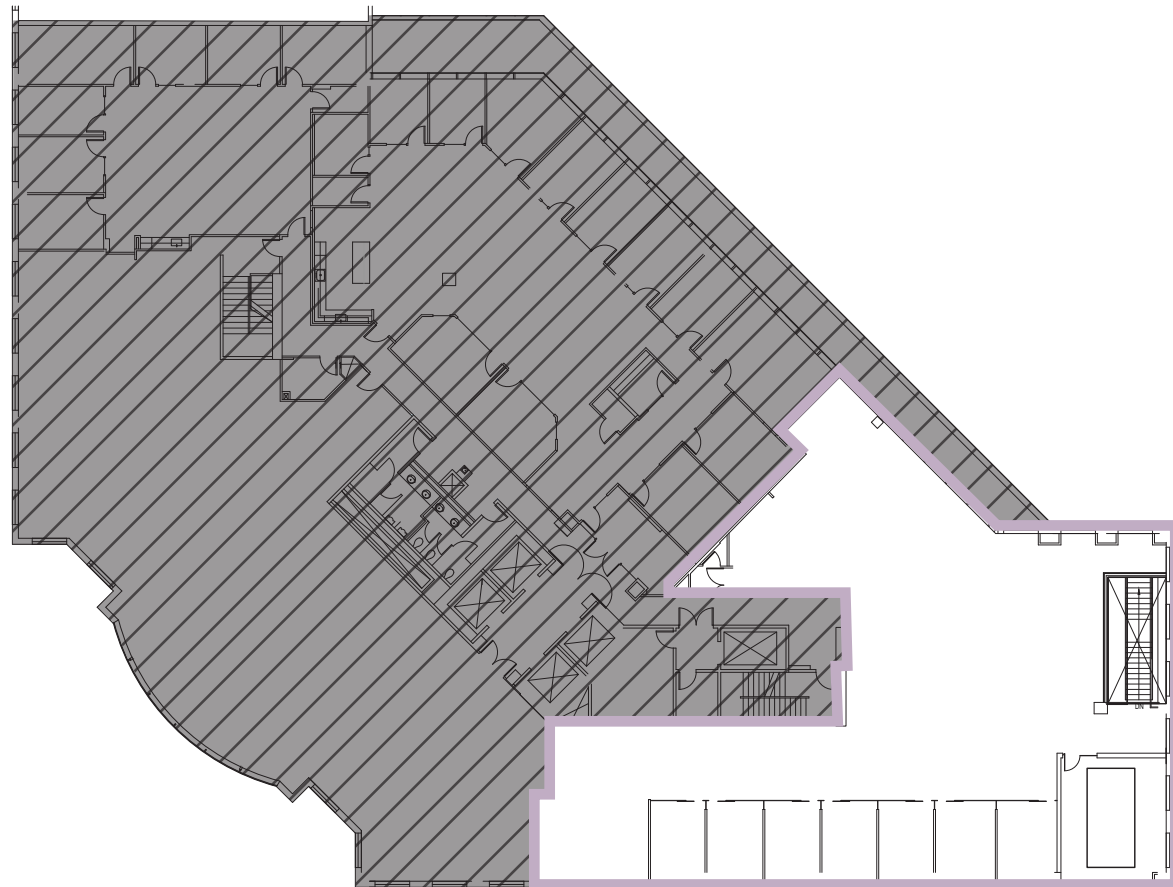
CORNER BUILDING

3rd 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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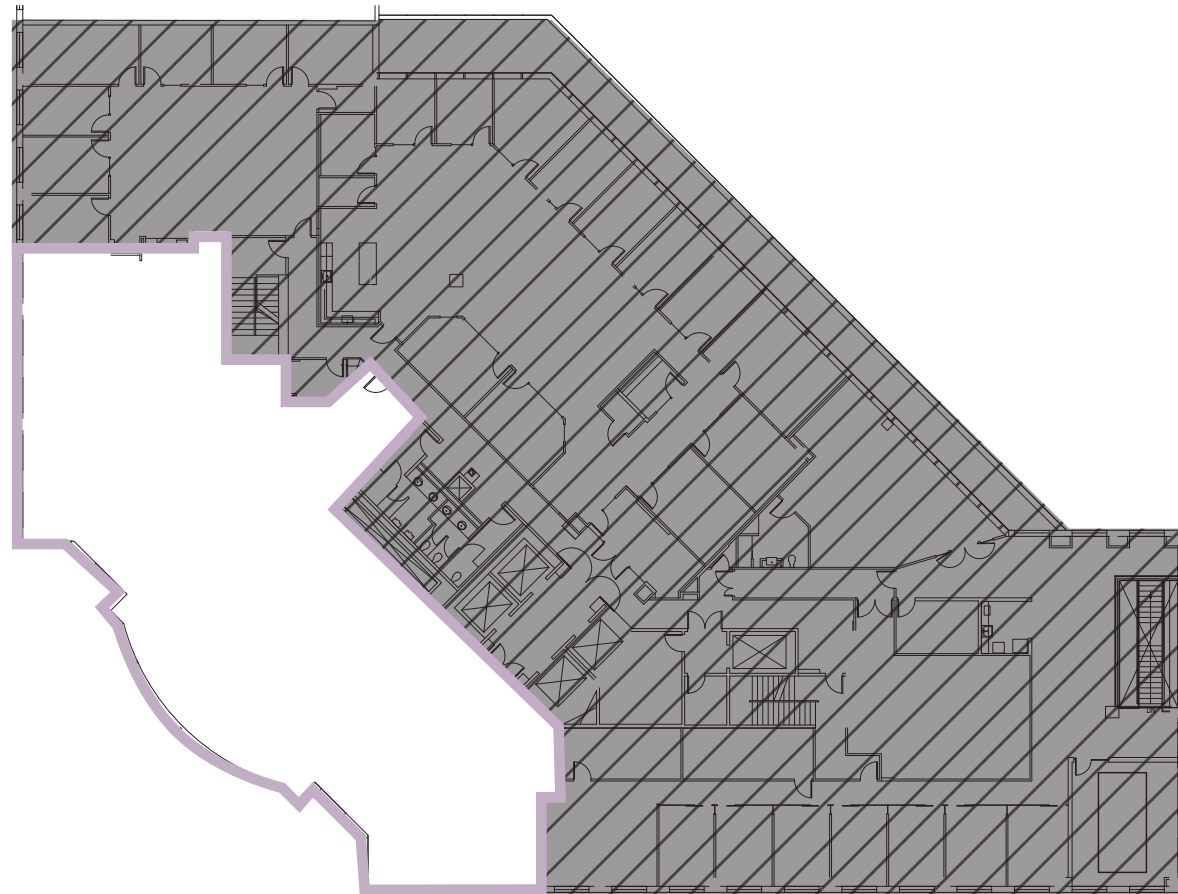
3rd Floor • Suite 300 • 7,248 RSF



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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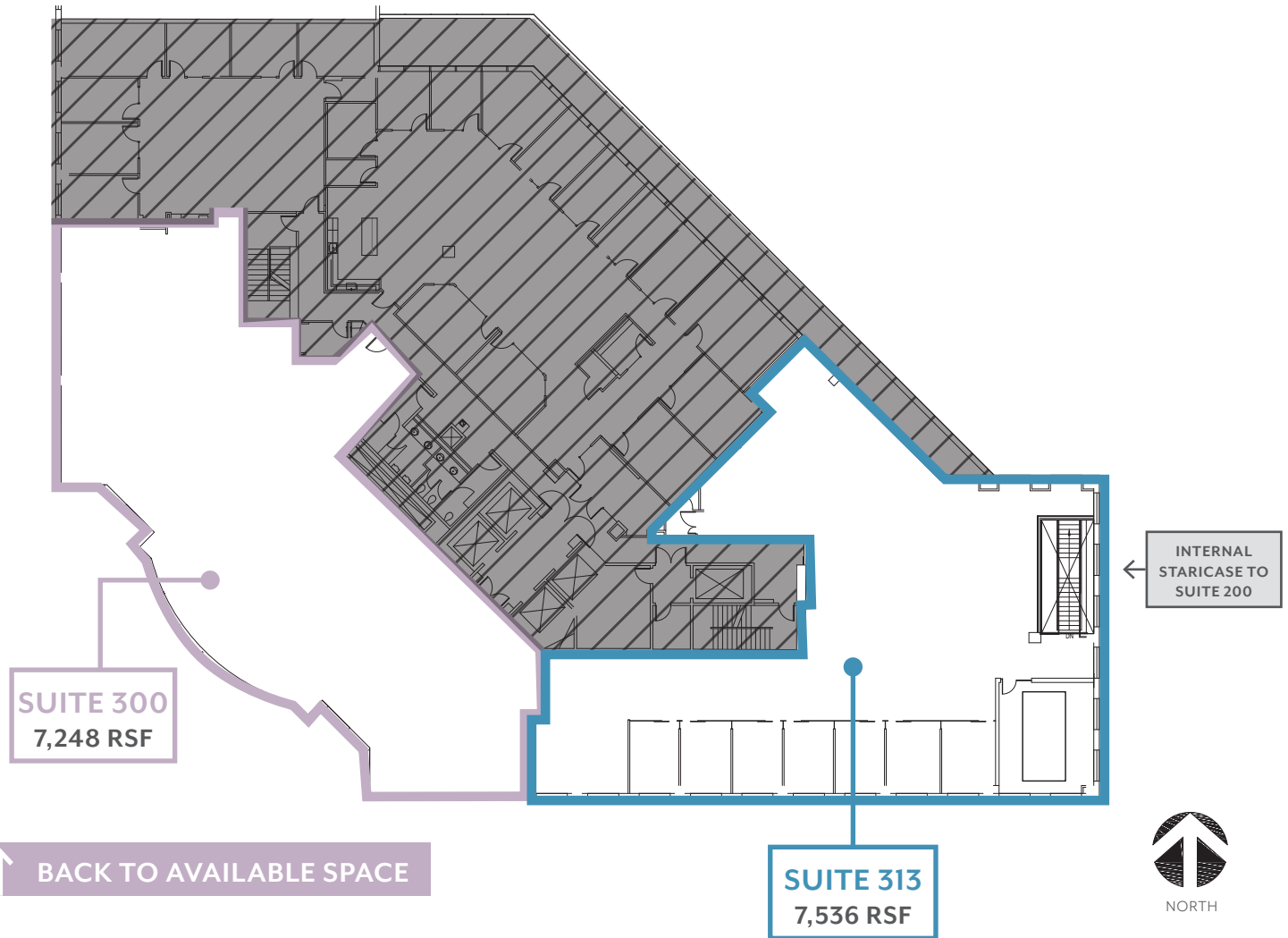
CORNER BUILDING

3rd 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



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