



ONE BELLEVUE

ONE  
BELLEVUE

411 108TH AVENUE NE, BELLEVUE, WA

368,000 RSF • CLASS A OFFICE

**CBRE**

 LaSalle™

1BELLEVUECENTER.COM



# IN THE HEART OF DOWNTOWN BELLEVUE

- » 368,000 RSF Class A Office
- » 18,000 – 19,000 SF Floor Plates
- » 2024 Operating Expenses: \$15.77/Sq. Ft.
- » Covered Parking: 1/850 RSF
- » On-site Property Management







# THE ELEVATED TENANT EXPERIENCE



## SPACIOUS CONFERENCE FACILITIES

Large room: 71 occupants

Small room: 51 occupants

Combined rooms: 122 occupants



Outdoor seating space for tenants  
to connect and recharge



Future retail



High-end fitness center



Fully secured bike spa



Electric car charging stations



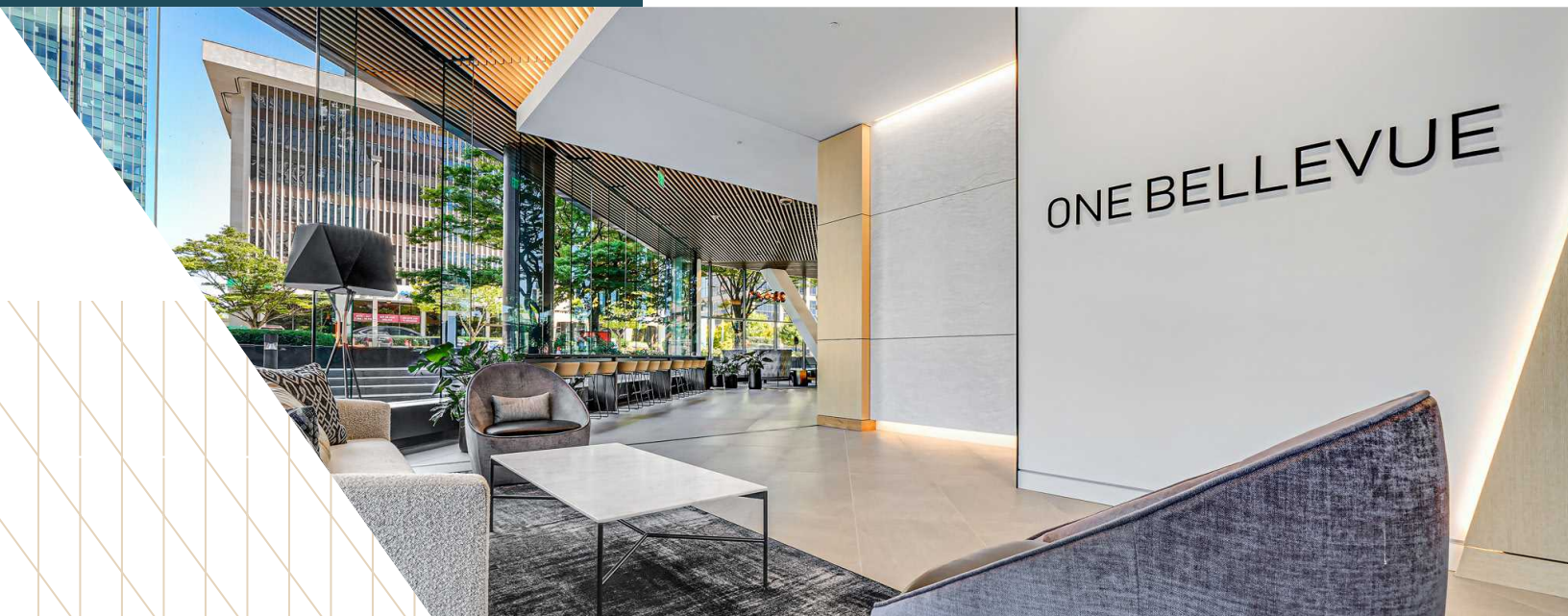
Indoor / outdoor tenant lounge



New destination dispatch elevators



Common area Wi-Fi





# EXCEPTIONAL VIEWS AVAILABLE SPACE

36,609 SF  
CONTIGUOUS  
AVAILABLE

Floor 15

Floor 14

Floor 11








10-1050


Floor 9


7-700

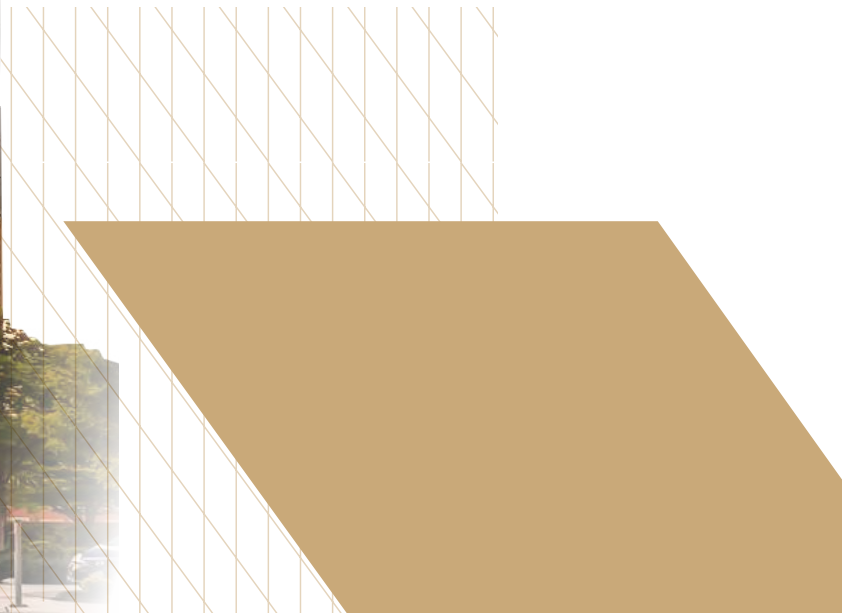
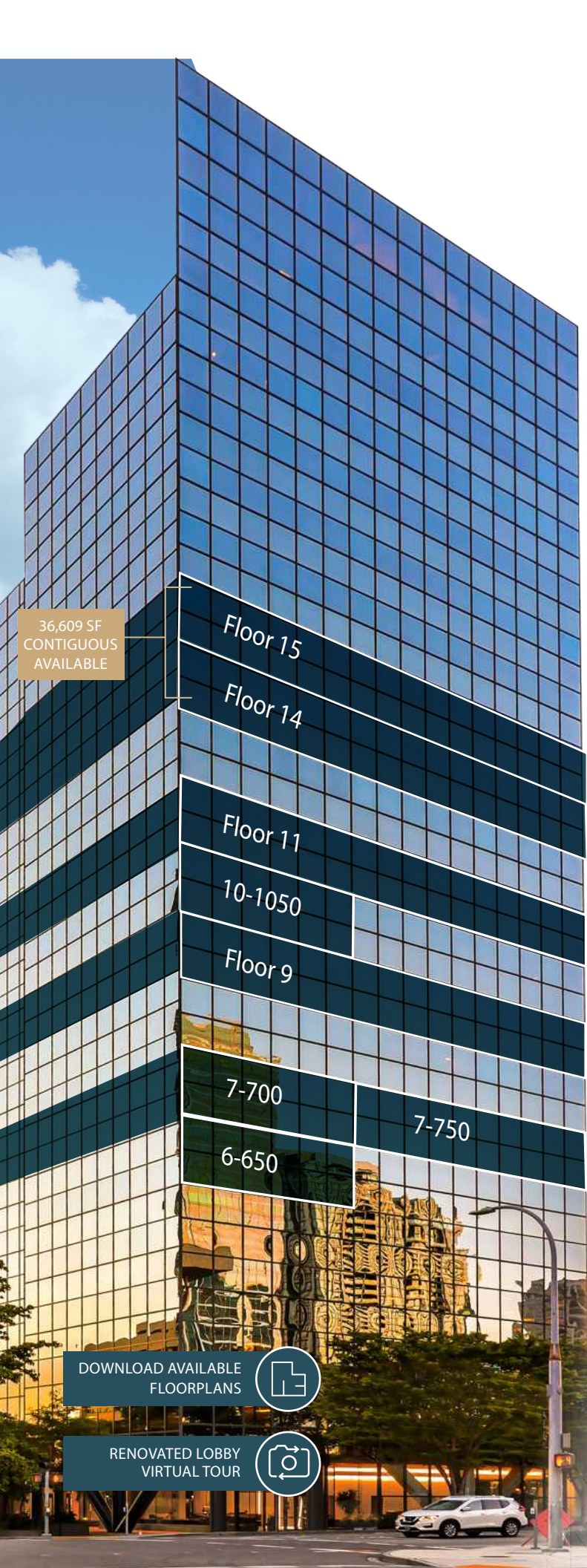
6-650

7-750

Floor/Suite	Size/SF	Virtual Tour
Floor 15	18,307	
Floor 14	18,302	
Floor 11	18,318	
Suite 1050	5,488	
Floor 9	18,308	
Floor 7	18,318	
Suite 700	5,356	
Suite 750	12,962	
Suite 650 (Market Ready Condition)	5,260	

DOWNLOAD AVAILABLE  
FLOORPLANS 

RENOVATED LOBBY  
VIRTUAL TOUR 



# GROUND FLOOR SITE PLAN

CONFERENCE FACILITIES WITH  
RETRACTABLE WALL FOR 122 MAXI-  
MUM OCCUPANT FACILITY

ON-SITE PROPERTY  
MANAGEMENT

RENOVATED RESTROOMS

FUTURE RETAIL KIOSK

FUTURE RETAIL

SECURITY & CONCIERGE

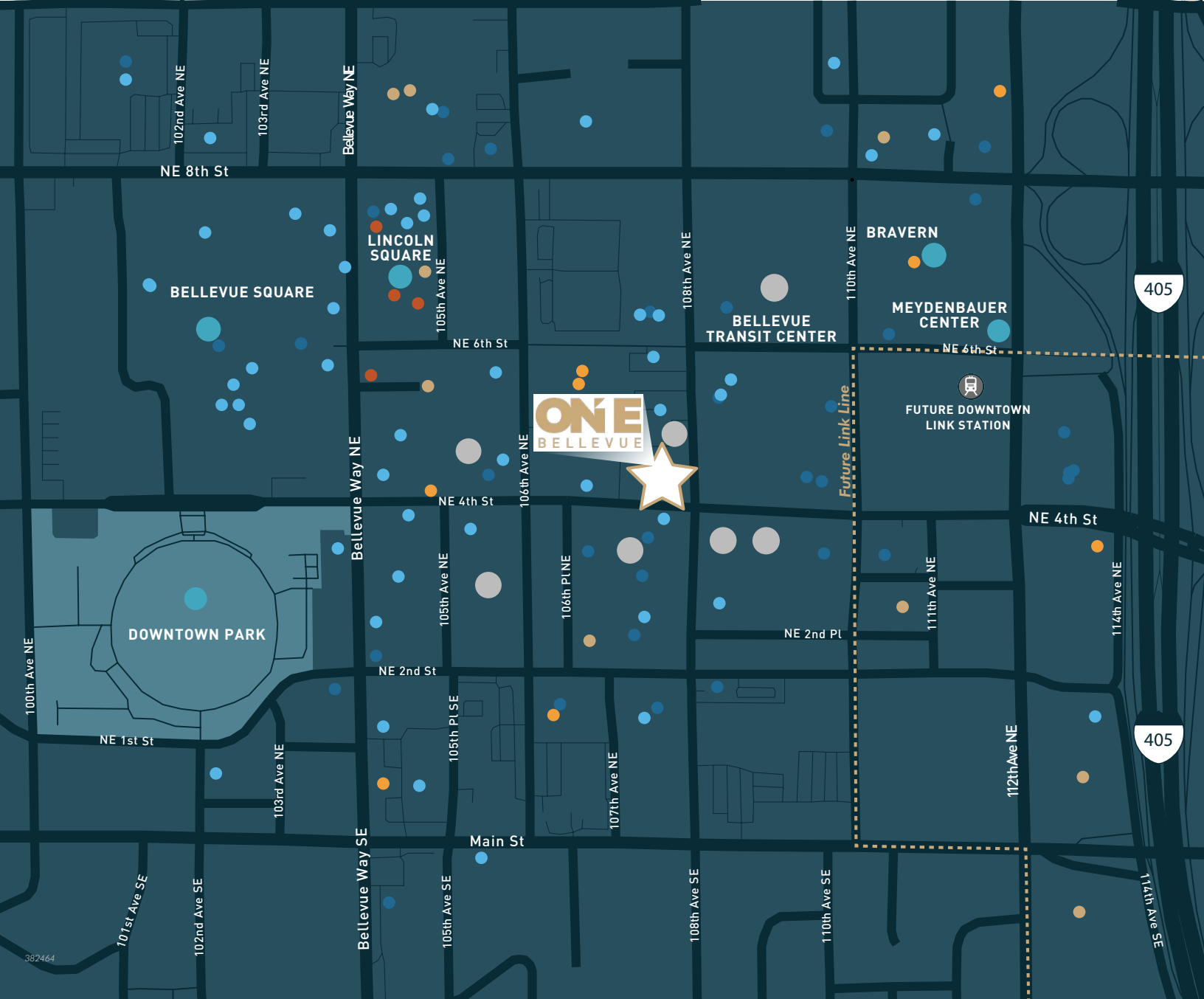
FULL LOBBY RENOVATION

COMMON AREA KITCHEN  
& GATHERING SPACE



ONE BELLEVUE

PLEASE USE REVOLVING DOOR



AMENITY MAP KEY

- Food & Drink
- Fitness
- Banks
- Entertainment
- Hotels

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- Landmarks
- Amazon Buildings



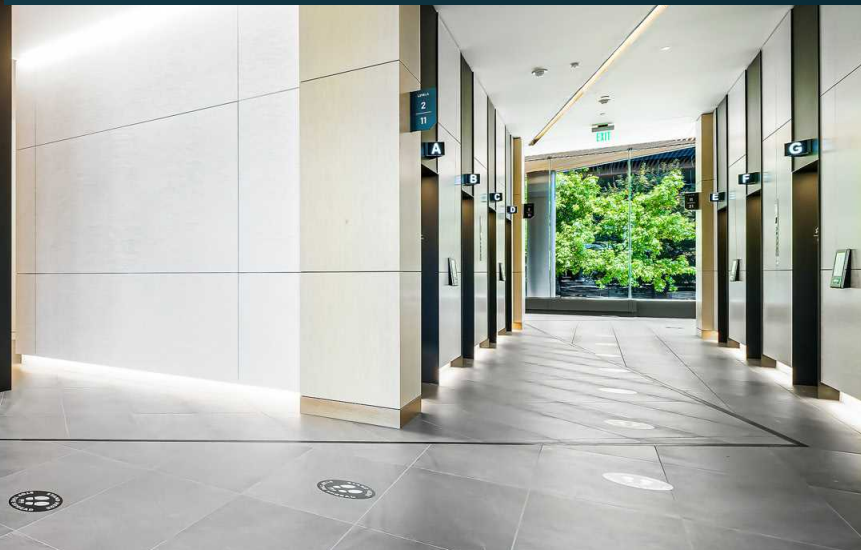




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## HAS WELLNESS IN MIND

- ✓ Enhanced cleaning protocols in common areas beyond CDC recommendations
- ✓ MERV 13 air filters for cleaner air
- ✓ Hand sanitizing stations throughout common area
- ✓ Destination dispatch elevators and spacing markers keep social distancing top of mind
- ✓ Contact-less visitor management systems
- ✓ Upgraded restrooms equipped with touchless faucets and dispensers
- ✓ Take a break while getting fresh air in the outdoor common space







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FOR MORE INFORMATION, PLEASE CONTACT

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