




# CIVICA

## Office Commons

205 - 225 108<sup>th</sup> Ave NE  
Bellevue, Washington

Top Two Full Floors for a total of  
47,770 RSF Available December 1, 2025  
in Civica South Tower







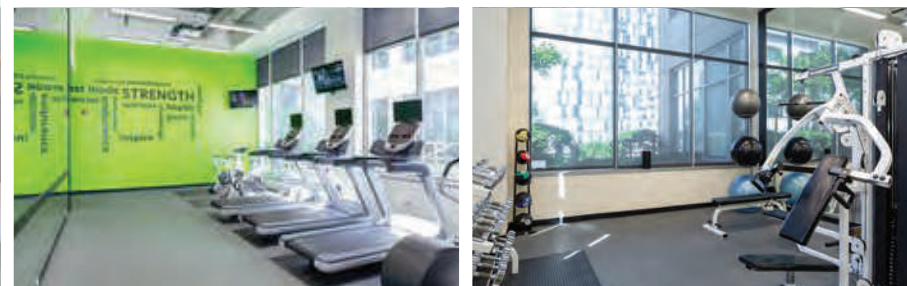
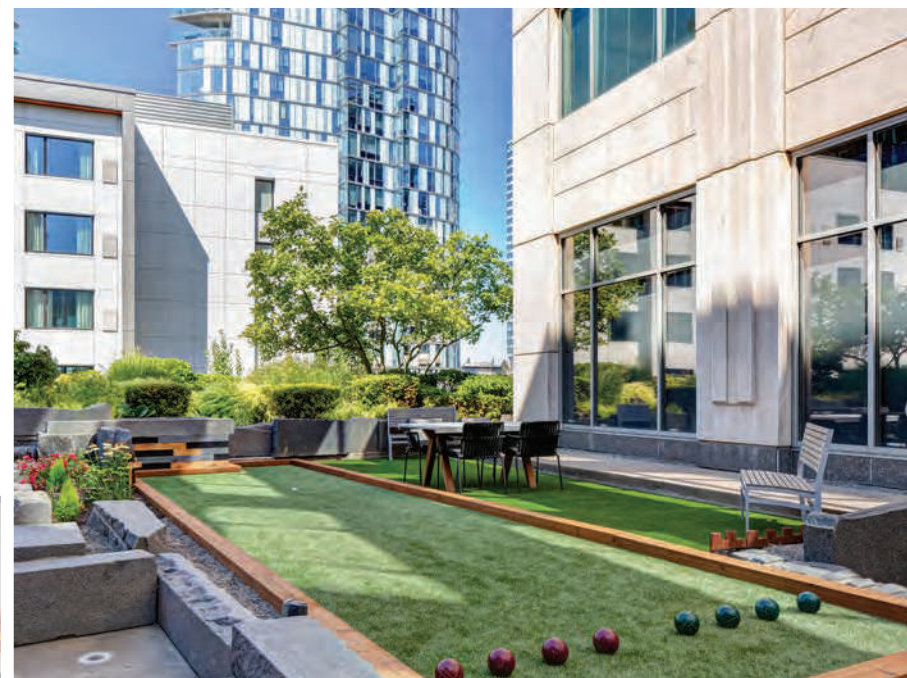
Civica Office Commons is comprised of two Class A+ office buildings connected by a striking 45-foot high glass enclosed lobby and Great Room. Located in the vibrant heart of the Bellevue Central Business District, the project is within close walking distance to many retail, restaurant and service amenities.



## Best In Class Amenities

- + On-site security overnight during the week and 24 hours on weekends.
- + On-site retail services, including the famed Seastar Restaurant and Raw Bar, Fonté Coffee, and Wells Fargo Bank.
- + Abundant 3.4/1,000 SF parking.
- + Direct elevator access from every floor of the generous garage to every office floor, saving valuable transit time.
- + Complimentary fitness facility equipped with locker rooms, shower facilities and towel service.
- + The Great Room offers collaborative seating around a show-piece fireplace as well as intimate conversation areas.
- + Conference and training center accommodating up to 65 people and equipped with AV technology and WiFi.
- + Lushly landscaped plaza offers an outdoor gathering place for company functions.
- + Higher ceilings, larger windows, and plenty of natural light create a more productive work environment.







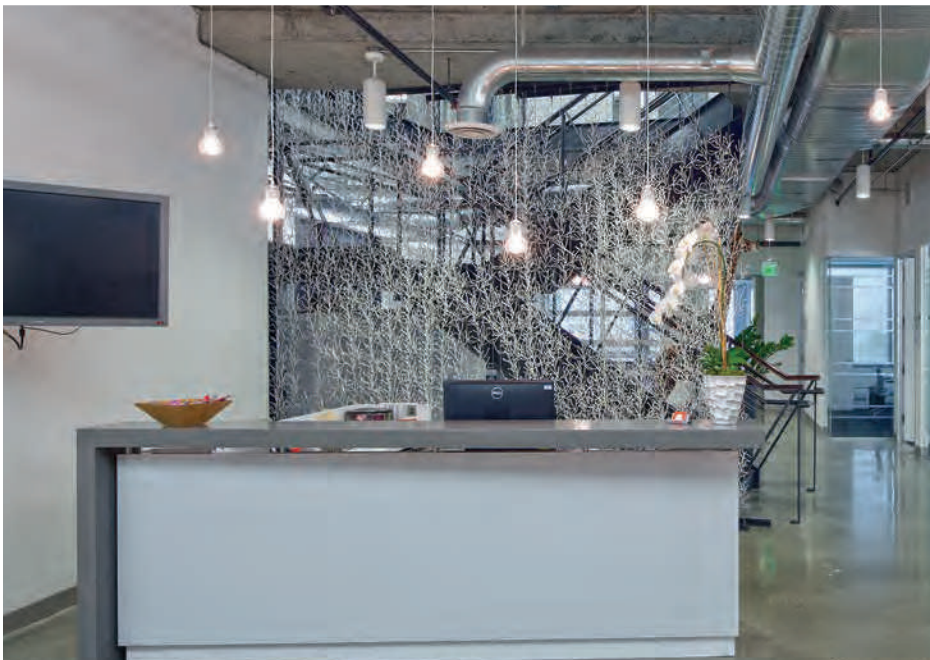
# A GRAND IMPRESSION

The facts at your fingertips

<b>Address</b>	Civica Office Commons 205-225 108 <sup>th</sup> Ave NE, Bellevue, WA 98004
<b>Size</b>	Two Class A buildings totaling 323,562 square feet North Building: 8 stories / 183,587 SF South Building: 6 stories / 139,975 SF
<b>Design</b>	Timeless design and quality construction from LMN Architects
<b>Floor Plate</b>	Approximately 22,500 - 24,000 square foot floor plates
<b>Location</b>	Corner of 108th Ave and NE 2nd Street, the heart of Bellevue's thriving Central Business District
<b>Access</b>	Convenient access to I-405, I-90, and SR-520
<b>Parking</b>	3.4 permits per 1,000 rentable square feet with 2 garage access points
<b>Amenity Rich Environment</b>	Amenities include the award winning Seastar Restaurant and Raw Bar, Fonté Coffee, Wells Fargo bank branch, Capelli's Barbershop, and a beautifully landscaped terrace with outdoor seating and Bocce Ball Court for the summer months.
<b>HVAC</b>	Floor-by-floor vertical, self-contained variable air volume system with digitally controlled series fan terminal boxes. Approx. 58 tons of cooling per floor. One VAV box (zone) per 1,500 SF.








<b>Health Club</b>	1,800 square foot on-site fitness facility including cardio machines and free weights, as well as showers and lockers available to tenants.
<b>Property Management</b>	Unico Properties provides top of class on-site property management and engineering.
<b>Conference Facility</b>	On-site conference and training center accommodating up to 65 people as well as an intimate board room style configuration. Conference facility comes equipped with presentation equipment and adjacent catering kitchen.
<b>Security</b>	Security is on-site from 4 pm - 8 am, Monday to Friday, and 24 hours on Saturday and Sunday.
<b>Operating Expenses</b>	2024 estimated operating expenses are \$16.89/RSF plus electrical.
<b>Ceiling Height</b>	12'6" Slab-to-Slab Height 9' Finished Ceiling Height
<b>Construction</b>	Post-tension, concrete slab system
<b>Electrical</b>	Overall capacity up to approx. 19.4 watts per square foot.
<b>Telecommunications</b>	Fiber services are provided by Comcast, Time Warner, Level 3 & CenturyLink.
<b>Elevators</b>	Finely appointed elevator cabs provided in the North Building (5) and South Building (4) - total 9 cabs, which provide direct access from every garage level to each office floor, saving valuable transit time. Elevators are ADA compliant.

# AVAILABLE SPACE

Please see below for current available spaces

## NORTH TOWER

Virtual Tour	Floor / Suite	RSF	Available	Rental Rate	Comments
	Floor 1 / Suite 100	6,000	Immediate	Negotiable	Office / Retail space with street front access and exterior building signage. 6000 SF divisible to 3,969 SF and 2,031 SF.
	Floor 5 / Suite 500	11,896	Immediate	\$48.00 - \$50.00	Recently improved suite with direct elevator exposure, abundant exterior private offices, and open interior. Divisible to 3,687 and 6,910 RSF per attached spec plan.

## SOUTH TOWER

	Floor 5 / Suite 500	23,992	December 1, 2025	\$48.00 - \$50.00	Full floor availability. Can be combined with Floor 6 for 47,770 SF.
	Floor 6 / Suite 600	23,778	December 1, 2025	\$48.00 - \$50.00	Full floor availability. Can be combined with Floor 5 for 47,770 SF.

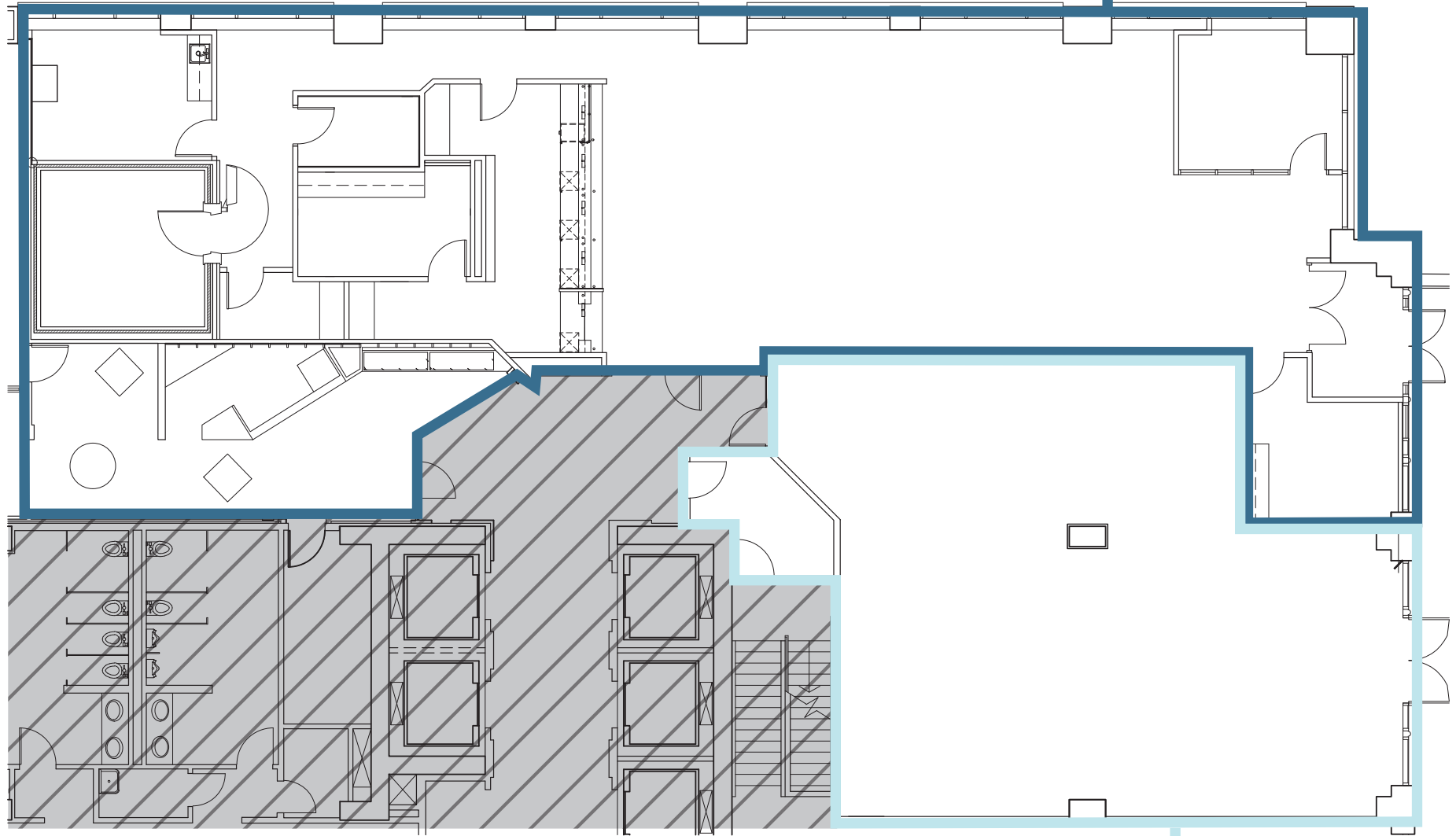




# NORTH TOWER | SUITE 100 | 6,000 RSF



3,969 RSF



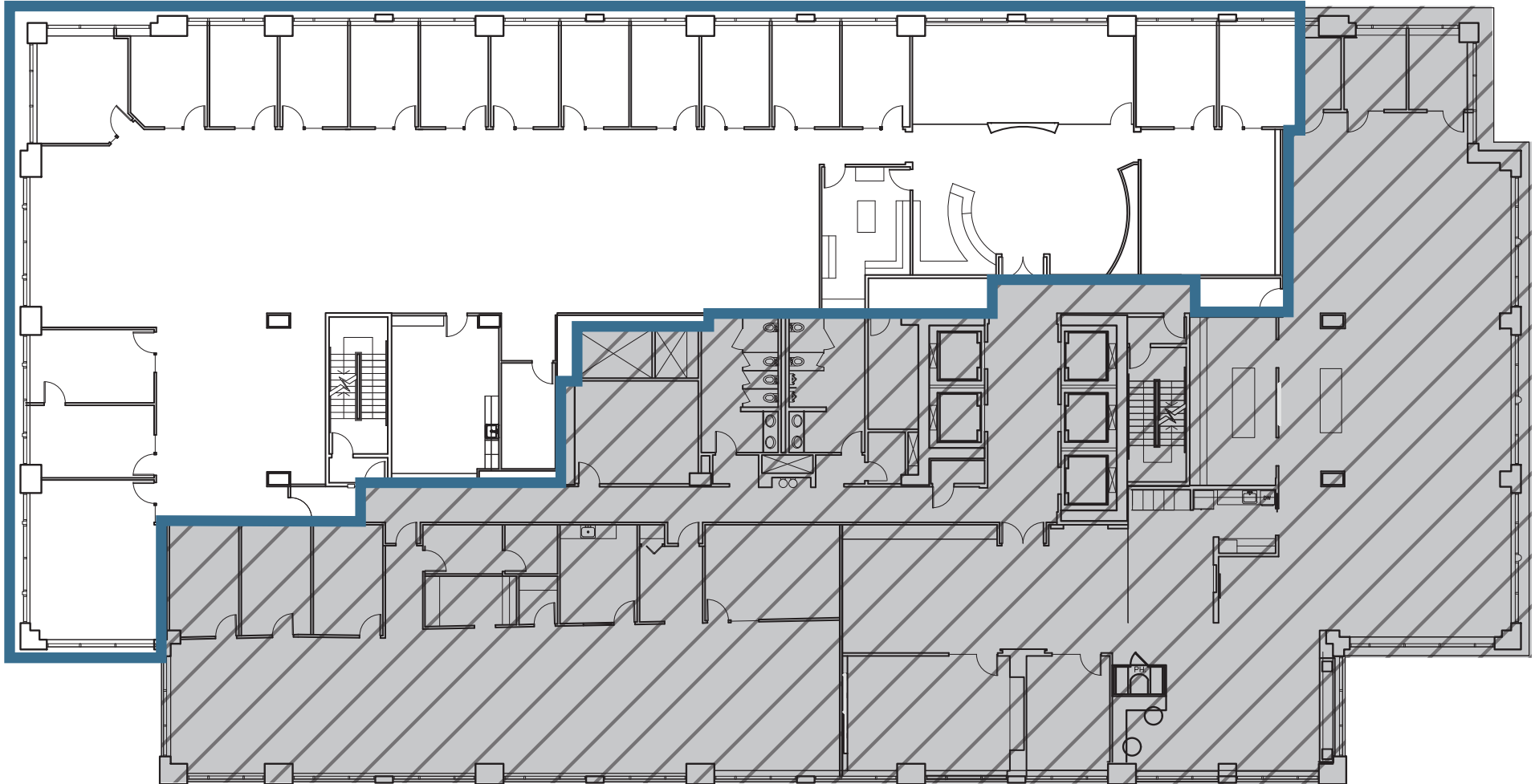
2,031 RSF



# NORTH TOWER | SUITE 500 | 11,896 RSF



 [CLICK TO VIEW VIRTUAL TOUR](#)





# NORTH TOWER | SUITE 500 | 11,896 RSF

## SPEC PLAN



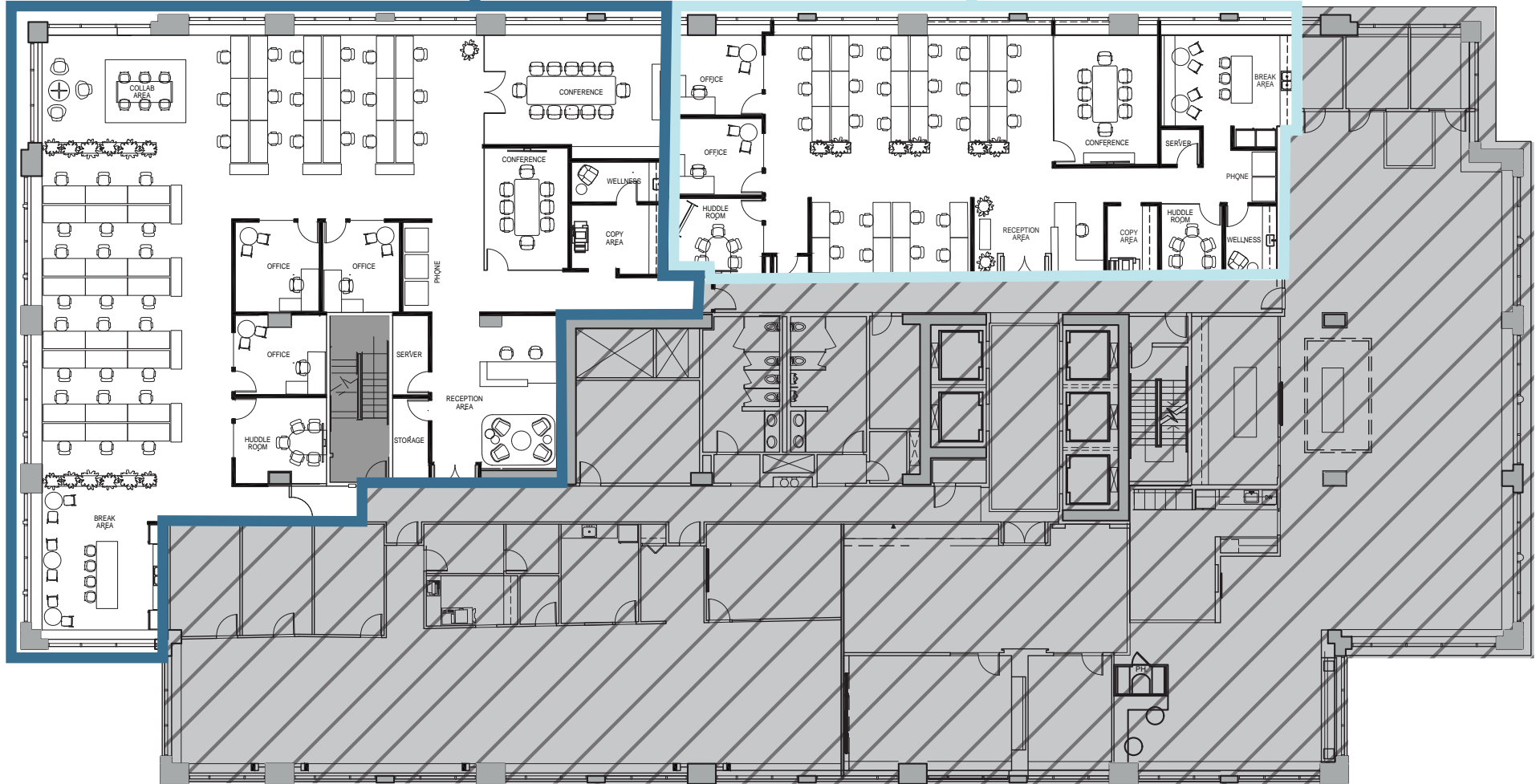


# NORTH TOWER | SUITE 500 | 3,687-6,910 RSF

## SPEC PLAN

6,910 RSF

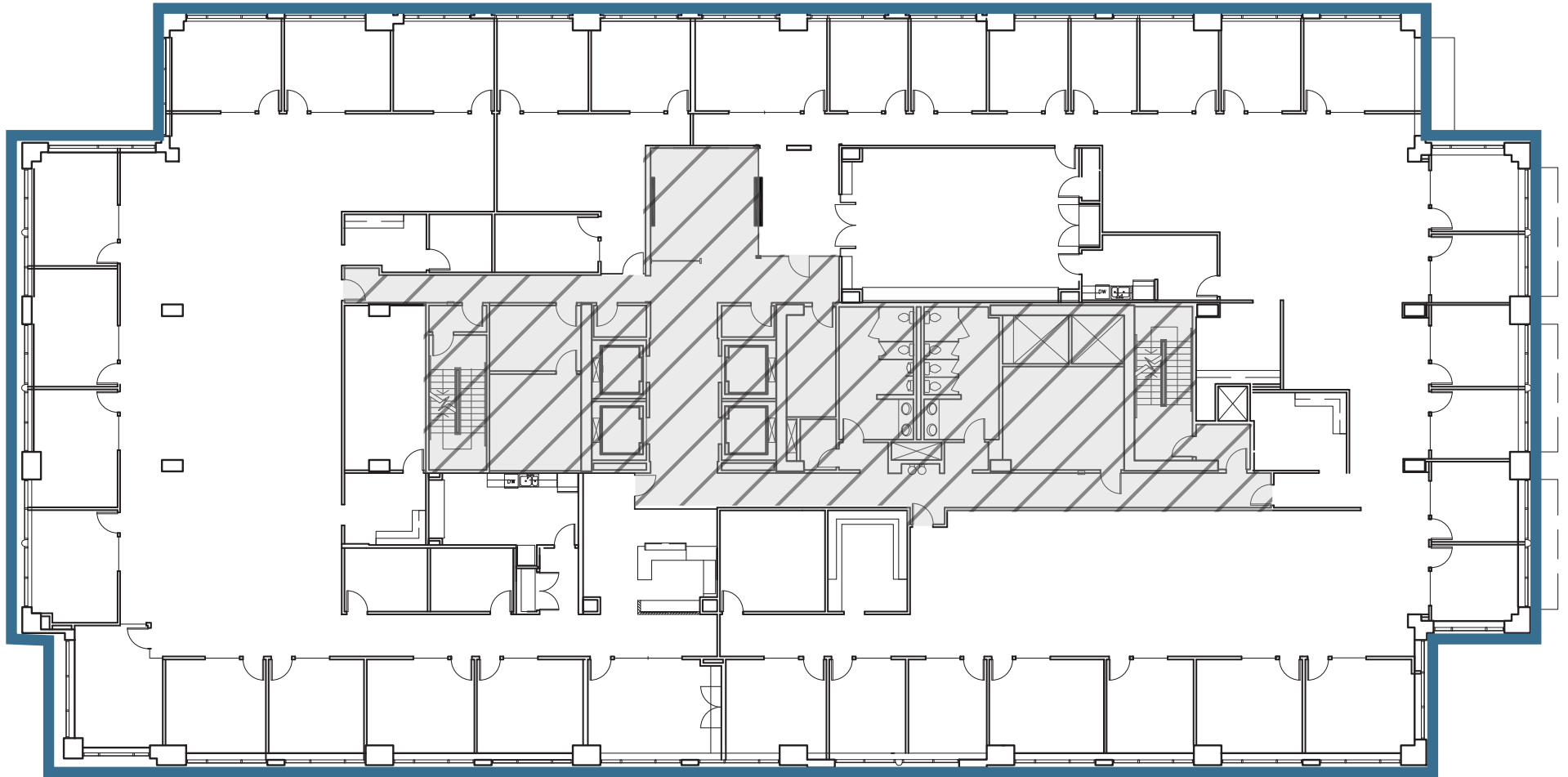
3,687 RSF





# SOUTH TOWER | SUITE 500 | 23,992 RSF

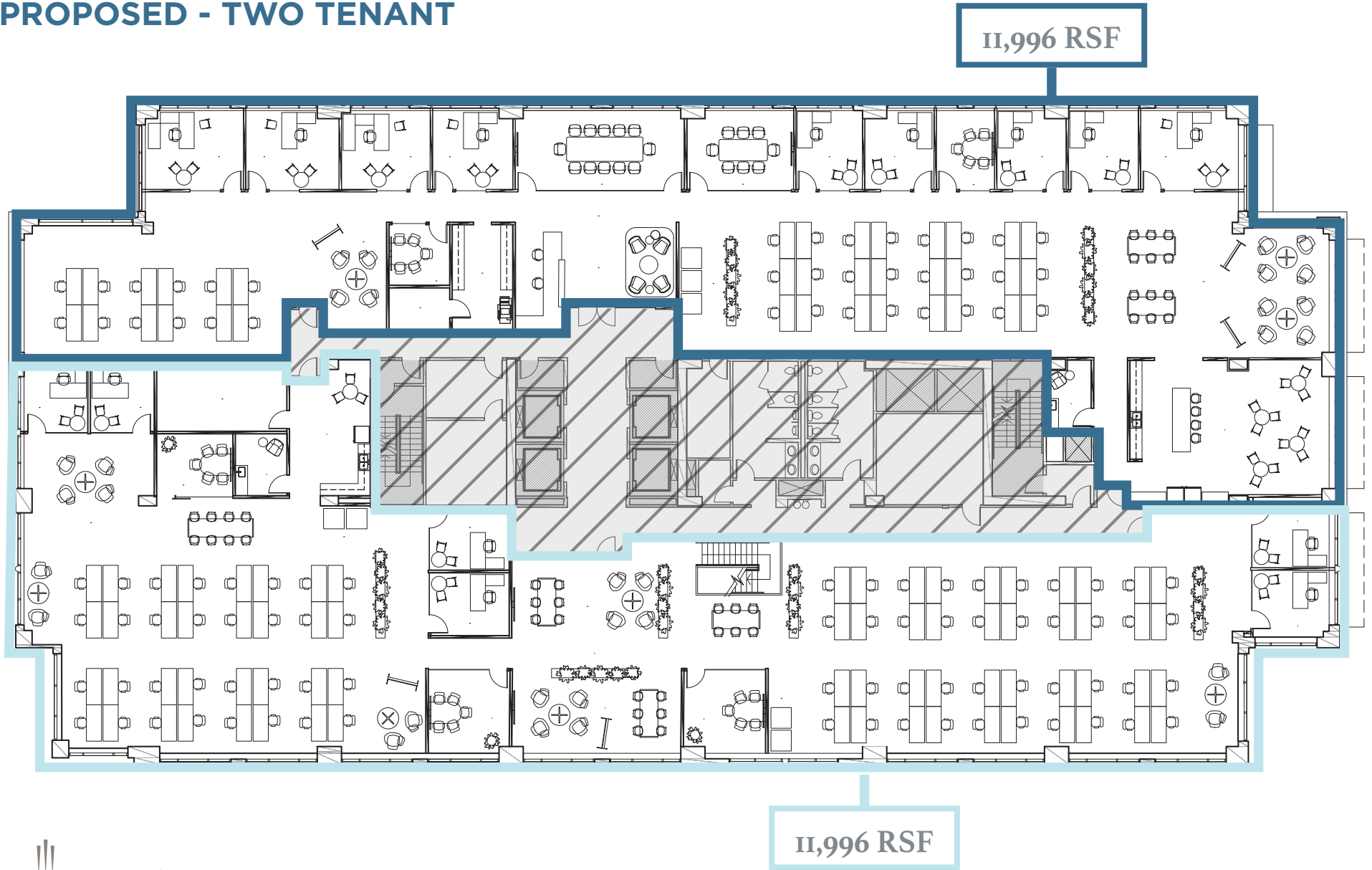
AS-BUILT





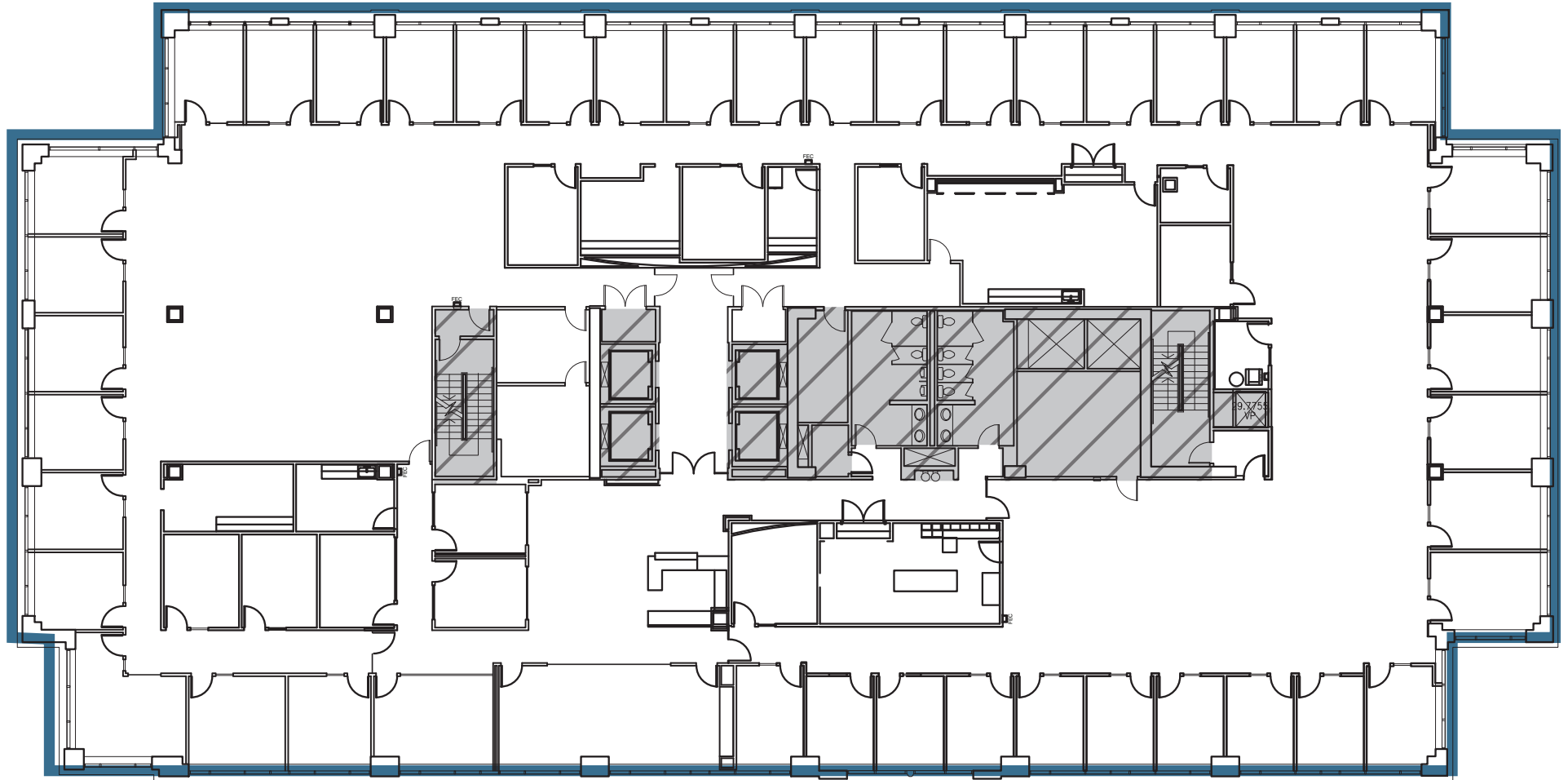
# SOUTH TOWER | SUITE 500 | 23,992 RSF

PROPOSED - TWO TENANT



# SOUTH TOWER | SUITE 600 | 23,778 RSF

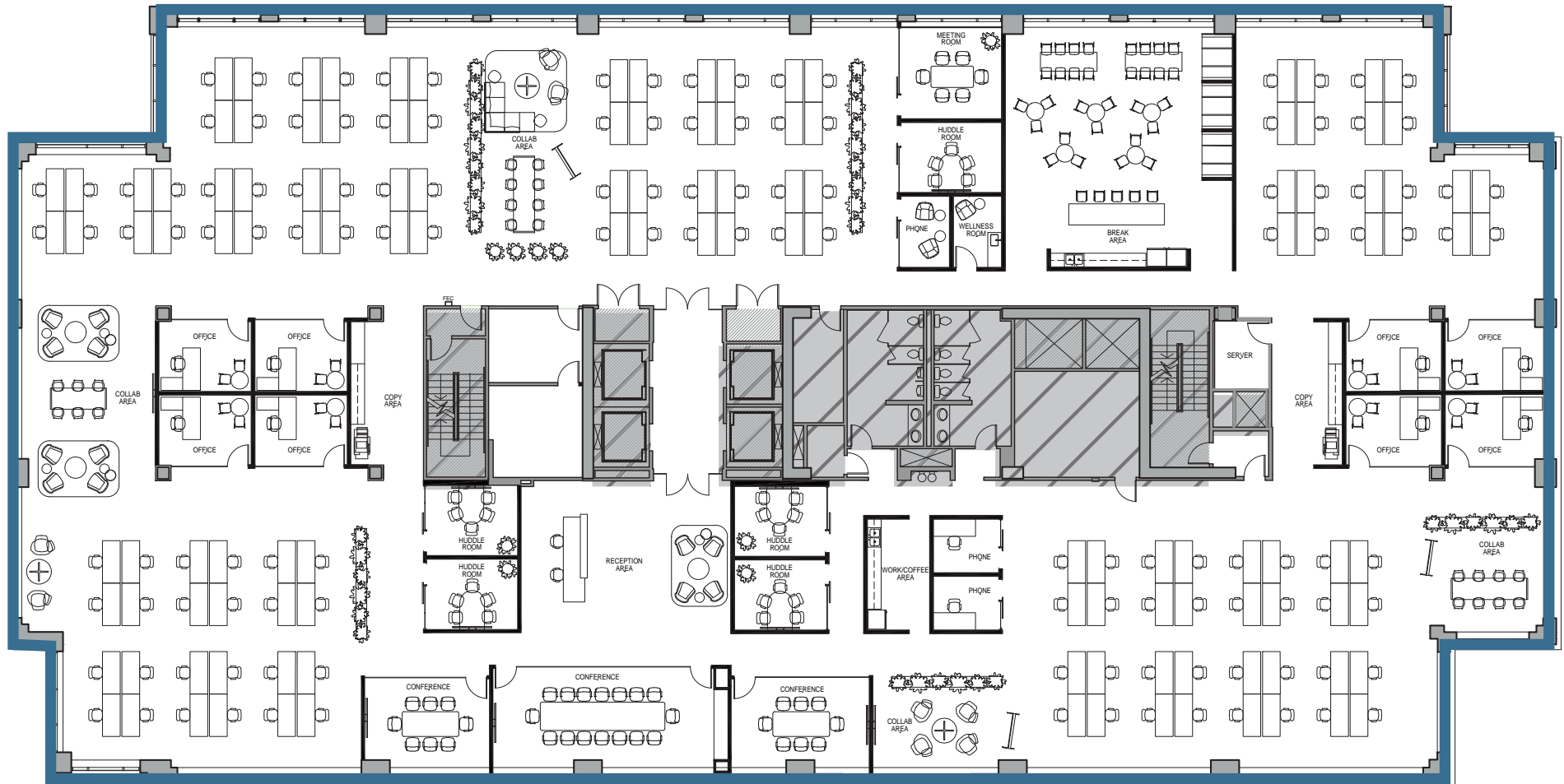
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# SOUTH TOWER | SUITE 600 | 23,778 RSF

PROPOSED - SINGLE TENANT



# Nearby Amenities







## A Pedestrian's Dream

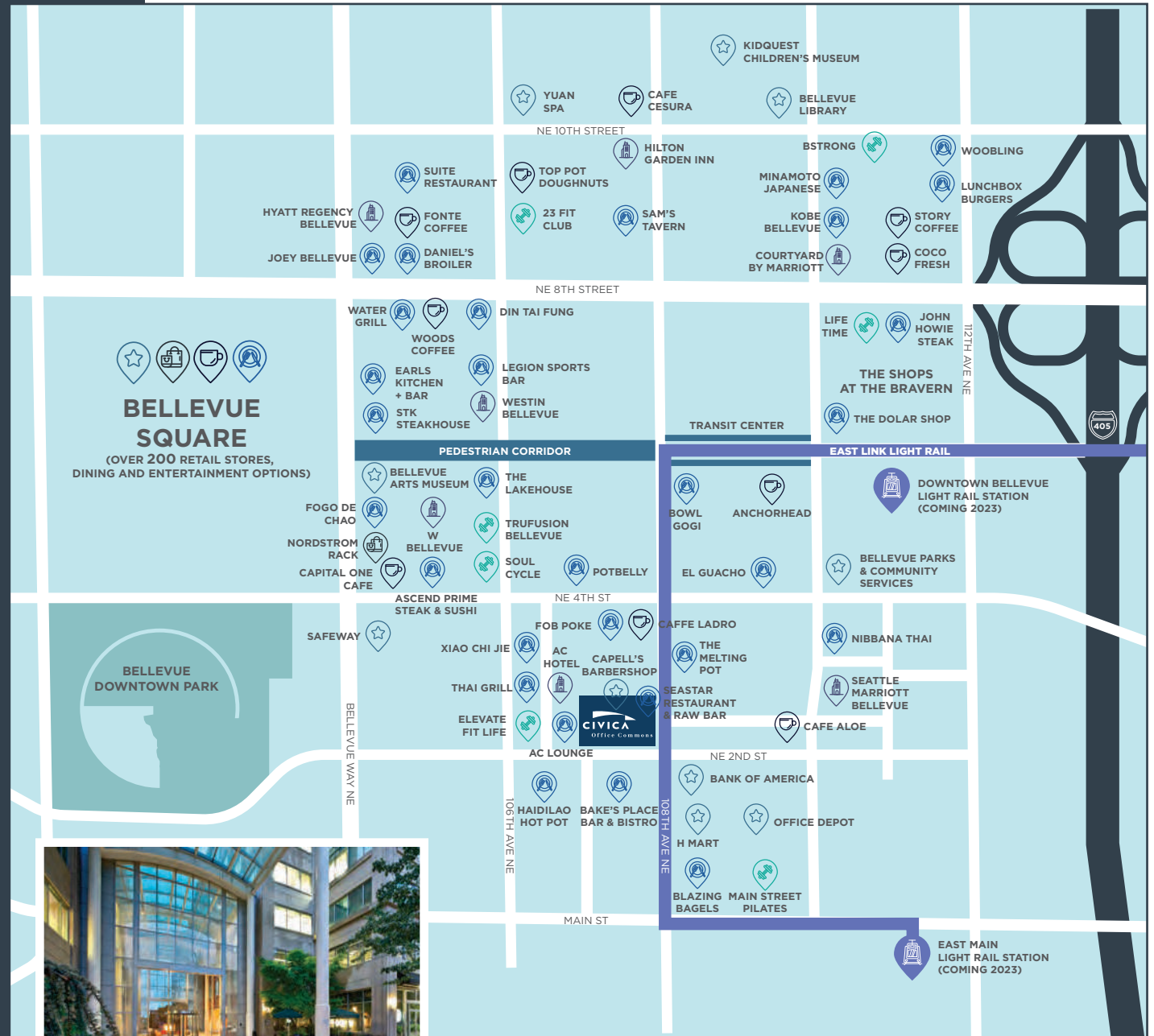
Within a few blocks is all Downtown Bellevue has to offer. With most amenities within walking distance there is no need to jump in the car to grab a quick lunch or run an errand.

## Within One Block:

- + Seastar Restaurant & Raw Bar
- + Capelli's Barbershop
- + Bake's Place
- + Bright Horizons
- + Fonté Coffee
- + Potbelly Sandwich Shop
- + Key Bank
- + The Melting Pot
- + AC Lounge
- + Café Ladro
- + Café Pogacha
- + FOB Poke Bar

## KEY

-  HOTEL
-  SHOPPING
-  LIFESTYLE
-  COFFEE
-  FITNESS
-  RESTAURANT/ LOUNGE



Civica Office Commons is close to all of Downtown Bellevue's retail, restaurant, shopping and daily service amenities.



# A COMMUNITY OF CONVENIENCE



**CIVICA**  
Office Commons

Bellevue  
Transit Center

Future  
EastLink  
Station

NE 4th Street

NE 4th Street

Direct access to I-405 via NE 4th Street

## EASY ACCESS

From Civica Office Commons' garage to I-405 North or South bound, the average time is **5 minutes or less** by car. The building is also within 2 blocks of the Bellevue Transit Center and the Future EastLink Light Rail.





**CIVICA**  
Office Commons



UNICO



AEW

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

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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.

