

KEY CENTER



KILROY



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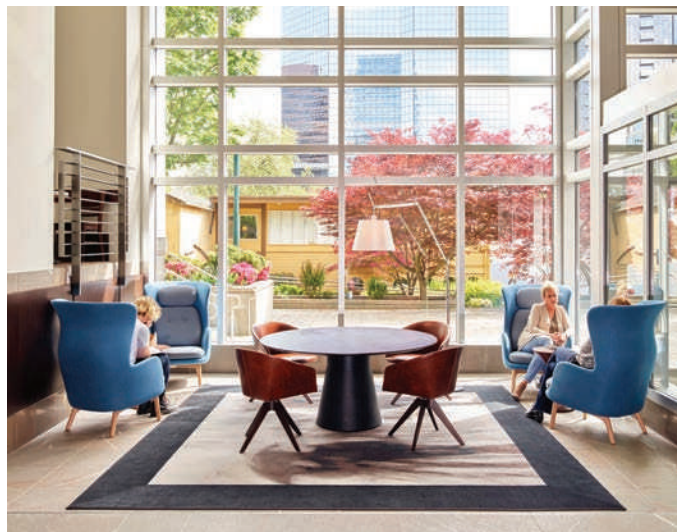
The attractive design of Key Center, coupled with vibrant onsite and nearby amenities, creates endless opportunities for exploration and collaboration.

Enjoy a close proximity to Downtown Bellevue's lively entertainment and shopping center, surrounded by a wide variety of dining options.

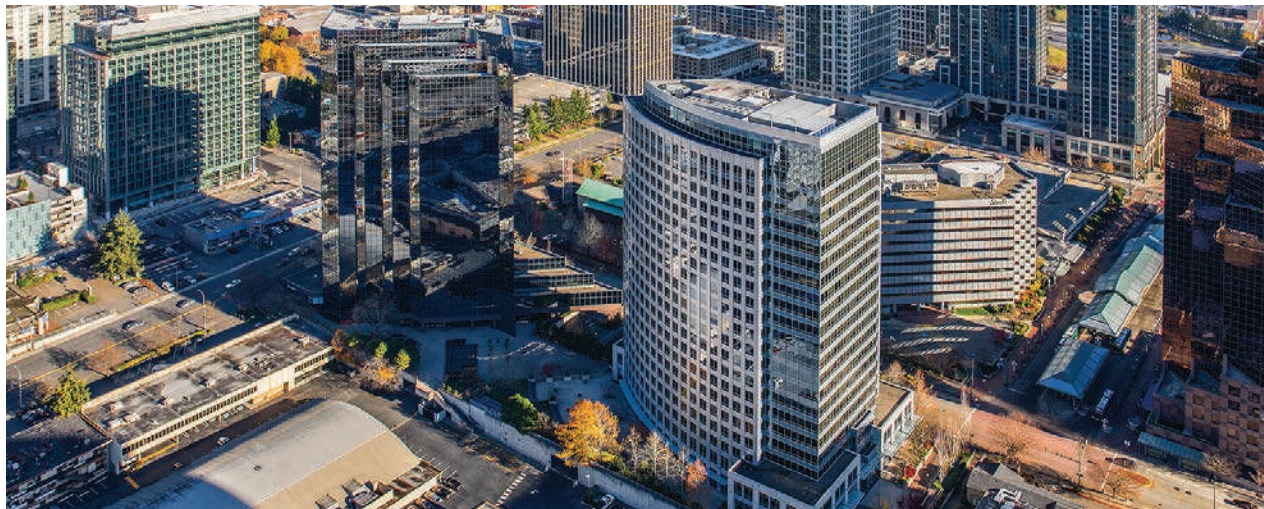
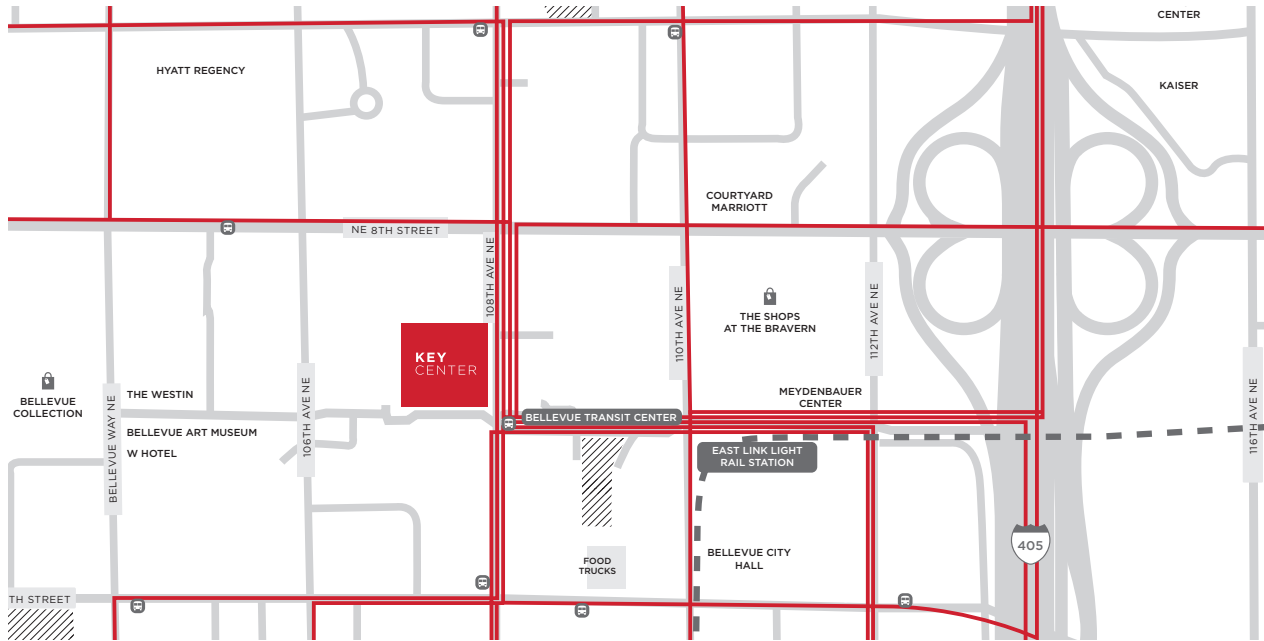
Neighborhood amenities within walking distance include Bellevue Square Mall, Lincoln Square, The Shops at The Bravern, and Meydenbauer Events & Convention Center.

Located directly across the street from the Bellevue Transit Center, CBD Light Rail Station and within 3 blocks of I-405, Key Center's access to transportation is unmatched.

Key Center is a LEED Platinum certified building with an ENERGY STAR rating of 98.



At the Core of Downtown Bellevue



THE BUILDING

22-story, Class A office building, 490,738 square feet

PREMIER DESIGN

Bellevue's most attractive high-rise with a refined lobby providing a vibrant atmosphere, designed to encourage collaboration.

TRANSPORTATION HUB

Across the street from the Bellevue Transit Center and East Link Light Rail Station. Excellent freeway access via both NE 4th and NE 8th Street.

AREA AMENITIES

Located on the Pedestrian Corridor, Key Center is within blocks to over 3 million SF of retail and restaurants while also providing direct access to hotels.

SPECTACULAR VIEWS

Views of Lake Washington, Mt. Rainier, The Olympic and Cascade Mountain ranges and the Seattle skyline.

FITNESS FACILITY

A brand new, state-of-the-art exercise facility will be constructed on the first floor with 16-foot floor-to-ceiling exterior windows opening onto the outdoor plaza.

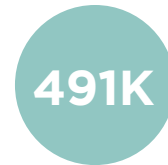
ON-SITE AMENITIES

Starbucks, City Soups, Inchin's Bamboo Garden, Market Fresh, Jimmy John's along with additional retail services.

Building Features

BIKE LOCKER	On-site secured bike locker/storage on Level B of the parking garage.
PET RELIEF STATION	Located in the west plaza, there is a newly constructed secure, covered pet relief area.
OPERATING EXPENSES	2024 Projected – \$18.44 per rentable square foot.
LOAD FACTORS	Per BOMA standards.
PARKING	Six level garage (800 covered spaces). Electric Vehicle charging stations located on Level A of the parking garage.
RATIO	2.0 stalls for every 1,000 rentable square feet at be \$225.75 per stall plus Washington state sales tax. Reserved / Executive parking available at \$350.00 per stall.
ELEVATORS	Eight passenger elevators serve the tower, four in the low-rise and four in the high-rise. The four-level garage has two dedicated elevators. One freight elevator services the building.
SECURITY SYSTEM	Computerized access control system in addition to 24-hour, on-site security.
FIRE PROTECTION	Automatic fire sprinkler system on all floors.
HVAC	The HVAC system is designed to provide flexibility in controlling space temperatures to effectively meet individual comfort levels and special requirements. After-hours HVAC is available upon request.

FACTS AND FIGURES



High-rise in
Downtown Bellevue



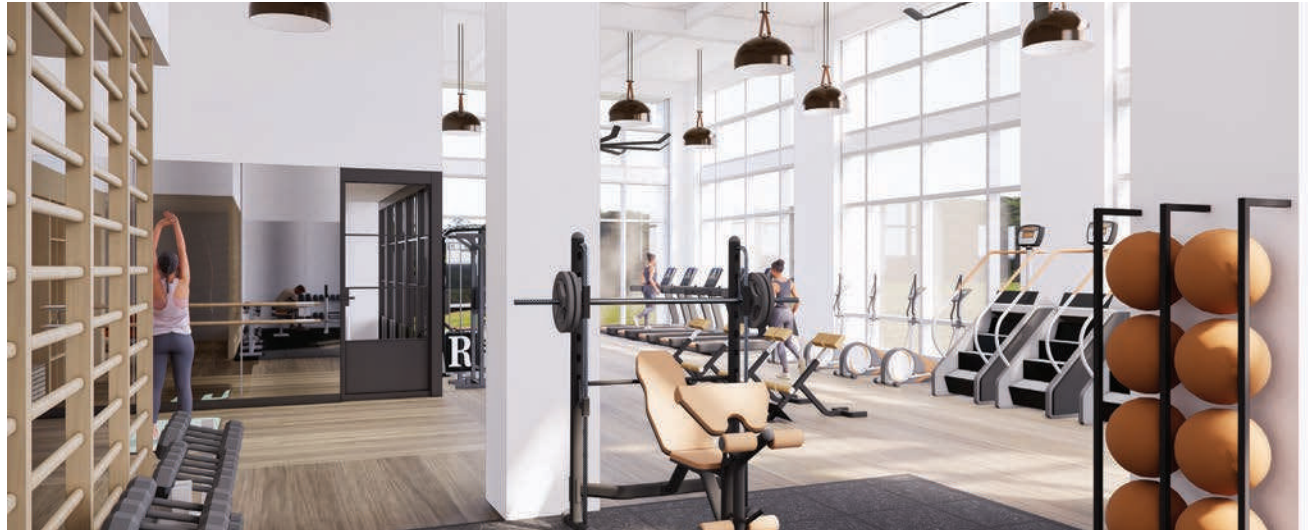
Window height



LEED Platinum
Certified

Future Fitness Center

Delivering by the end of 2025, this fitness suite will be located on the first floor, providing direct access to the west plaza of Key Center. An amenity designed for your employees with state-of-the-art equipment and full locker rooms.



Available Space







SUITE	SIZE	AVAILABILITY
<u>1850</u>	3,679 RSF	NOW
<u>1700</u>	23,307 RSF	9/1/2025
<u>1600</u>	23,168 RSF	9/1/2025
<u>1580</u>	6,414 RSF	4/1/2025
<u>1200</u>	22,954 RSF	1/1/2026
<u>1100</u>	22,972 RSF	1/1/2026
<u>700</u>	23,052 RSF	1/1/2026
<u>600</u>	23,075 RSF	1/1/2026
<u>500</u>	23,098 RSF	1/1/2026
<u>400</u>	23,120 RSF	1/1/2026

Suite 1850

- 3,679 RSF
- Available Now
- Short-term leases 10 - 24 months considered and preferred
- Corner space with large amount of window line
- Reception area
- Kitchen
- Conference room (seating for 10)
- 11 private offices (8 windowed, 3 interior)
- Copy storage

KEY

	MEETING ROOM		COLLABORATION
	PHONE ROOM		KITCHEN

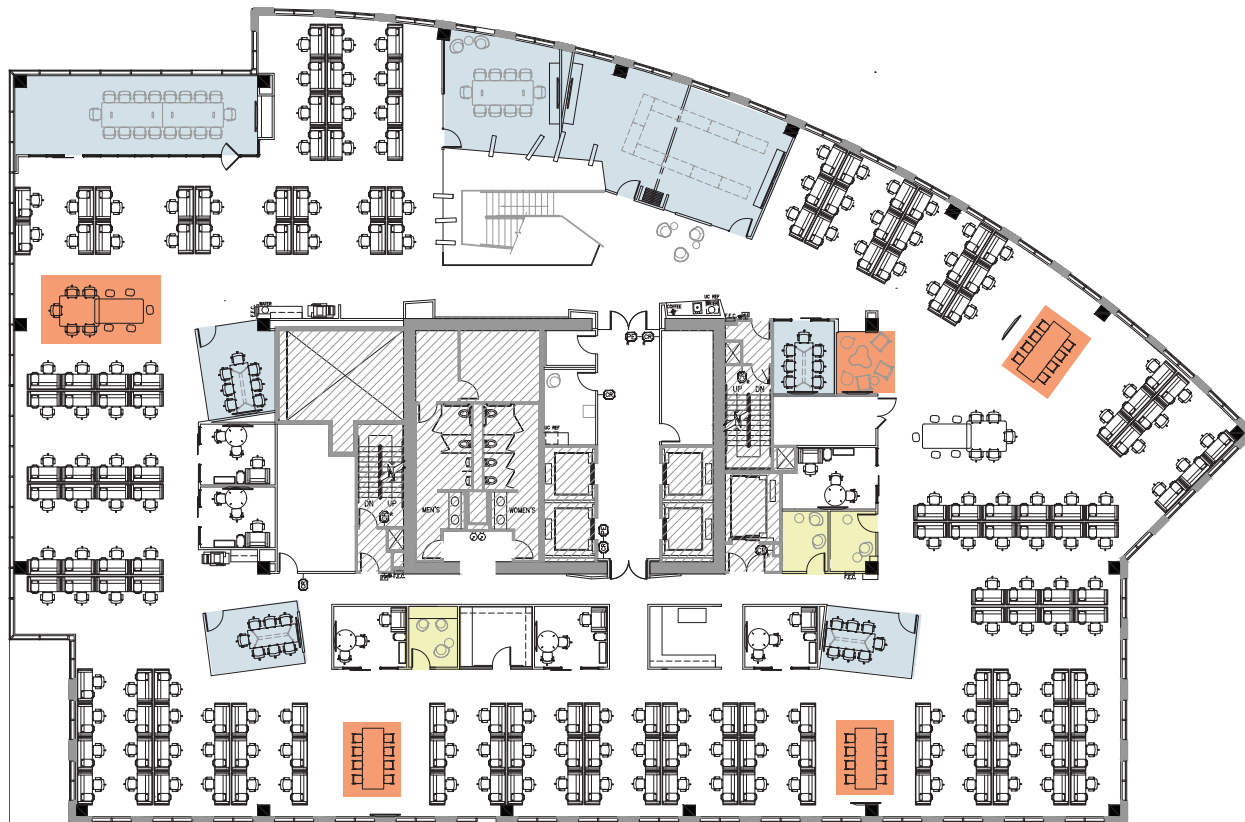


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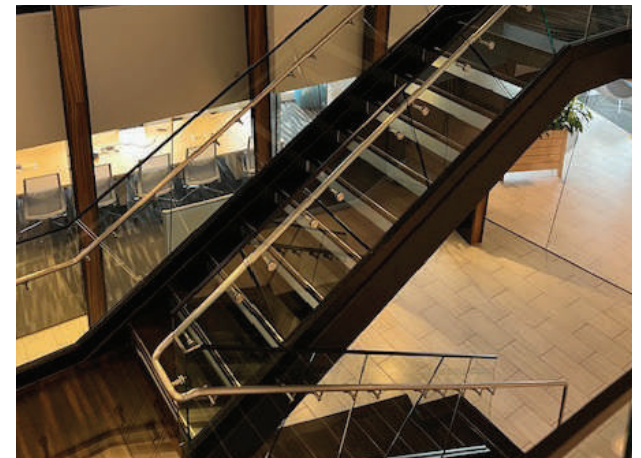
Suite 1700

- 23,307 RSF
- Available 9/1/2025
- Internal stairwell connecting to Suite 1600



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	MEETING ROOM		COLLABORATION
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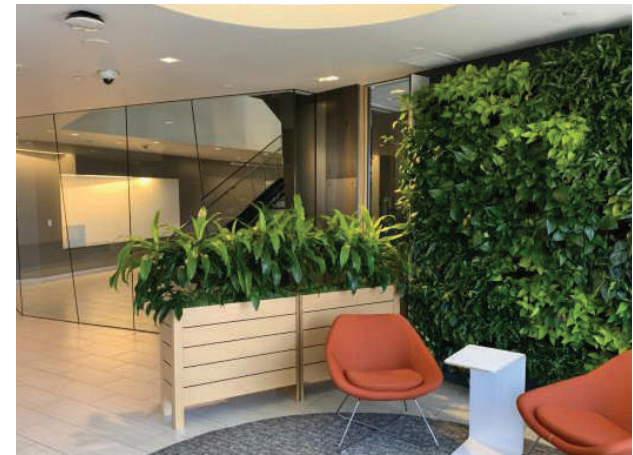
Suite 1600

- 23,168 RSF
- Available 9/1/2025
- Internal stairwell connecting to Suite 1700



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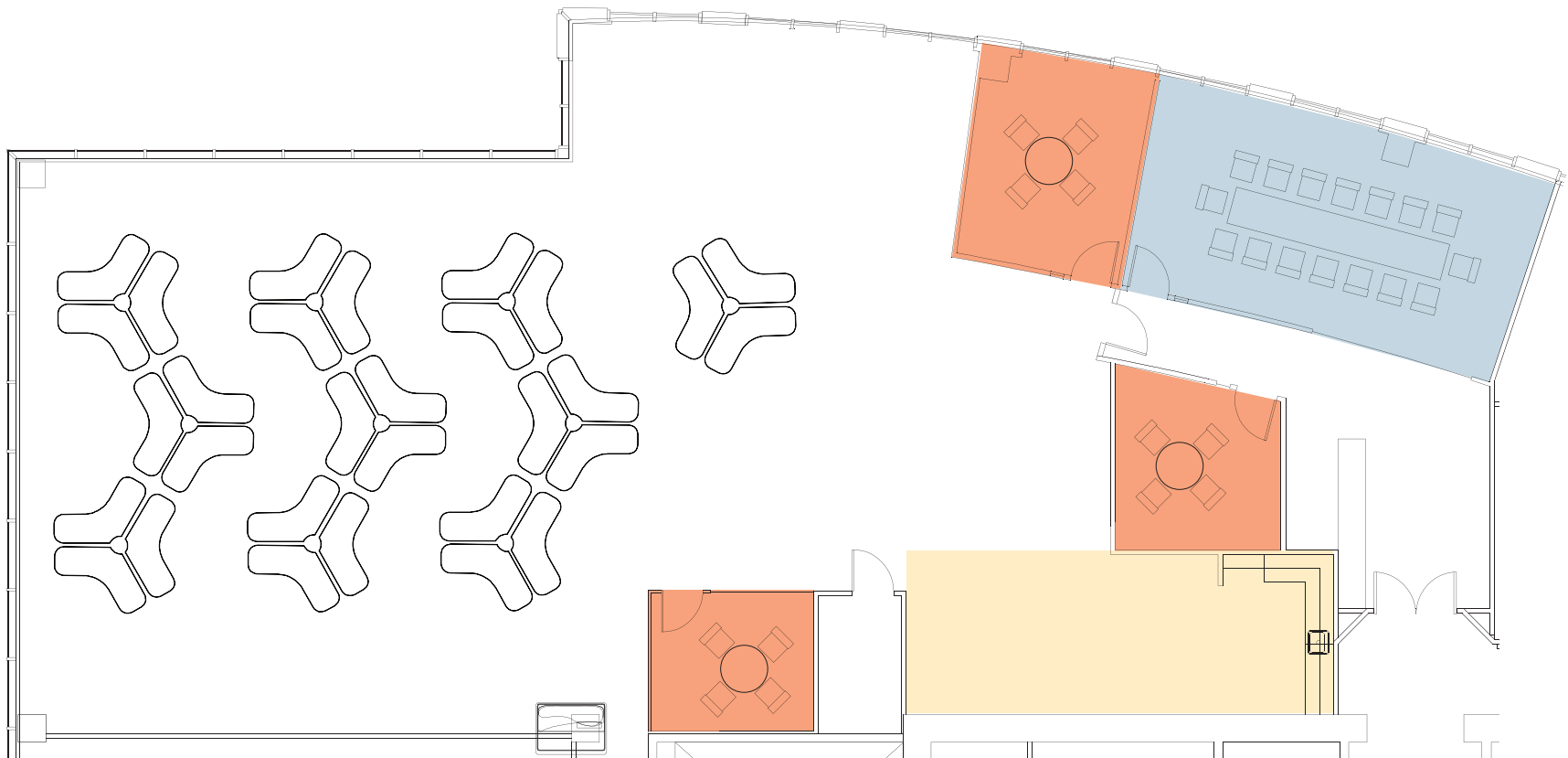
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Suite 1580

- 6,414 RSF
- Available 4/1/2025
- Southwest corner space
- Premier double door, lobby exposure
- Floor to ceiling exterior glass line with spectacular Lake Washington/Seattle Skyline views
- In newer condition per attached as built

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 PHONE ROOM	 KITCHEN







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Suite 1200

- 22,954 RSF
- Available 1/1/2026

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



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Suite 1100

- 22,972 RSF
- Available 1/1/2026

KEY

	MEETING ROOM		COLLABORATION
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Suite 700

- 23,052 RSF
- Available 1/1/2026

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Suite 600

- 23,075 RSF
- Available 1/1/2026

KEY

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 PHONE ROOM	 KITCHEN







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Suite 500

- 23,098 RSF
- Available 1/1/2026

KEY

 MEETING ROOM	 COLLABORATION
 PHONE ROOM	 KITCHEN







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Suite 400

- 23,120 RSF
- Available 1/1/2026

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