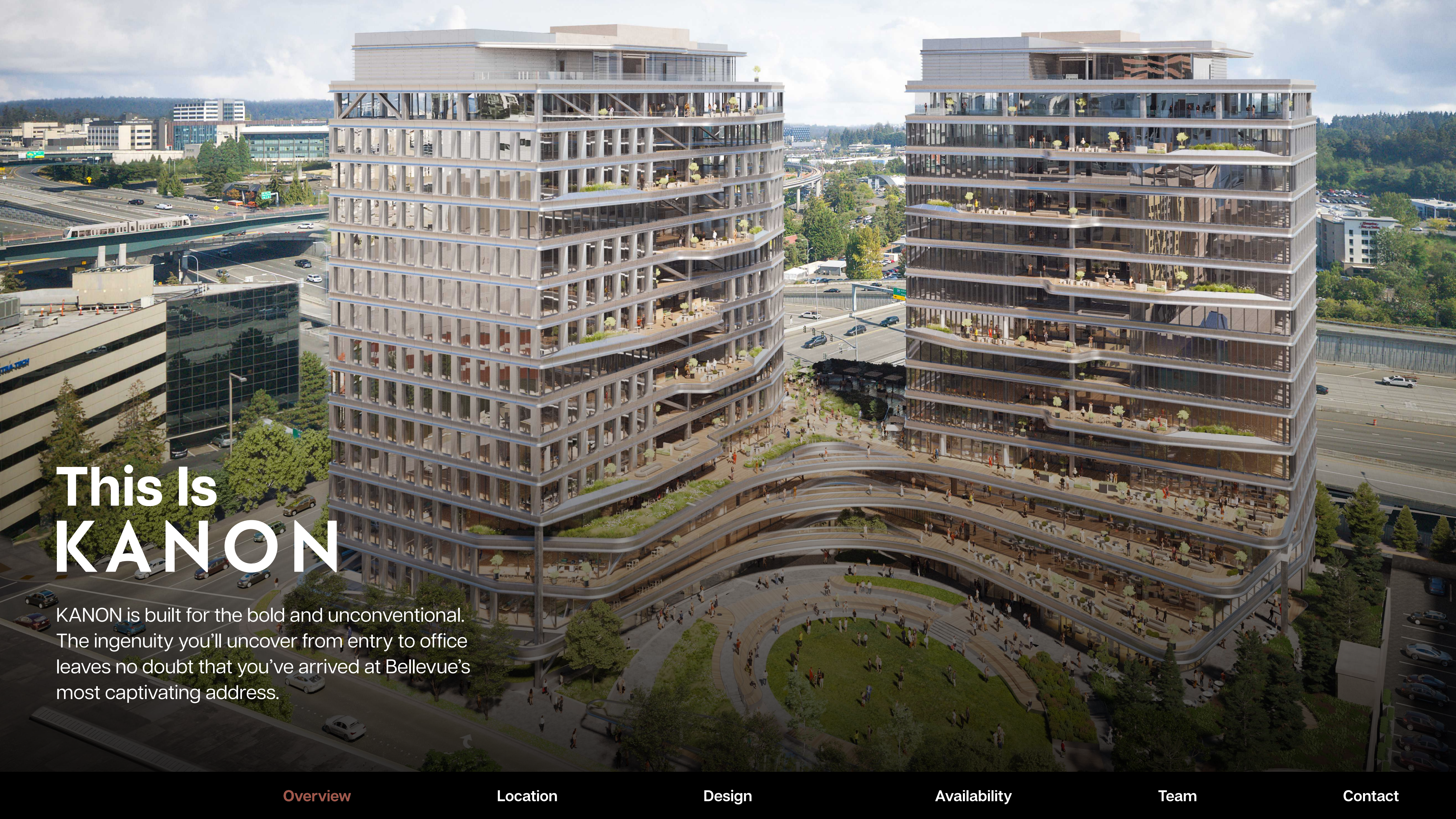


KANON

Downtown Bellevue
222 112th Ave NE | Bellevue, WA 98004



This Is KANON

KANON is built for the bold and unconventional. The ingenuity you'll uncover from entry to office leaves no doubt that you've arrived at Bellevue's most captivating address.

KANON at a Glance

780K SF of premier space

across two 15-story towers, each rising at the 4th floor

Best location in Bellevue

with direct access to light rail, I-405, and bike paths

Largest private park in Bellevue

with 1-acre of greenspace

Most outdoor terrace space in Bellevue

dispersed across every floor

Flexible floor plates

ranging from 21-65K SF with both center and side-loaded cores

Best-in-class lifestyle amenities

alongside 15K SF of thoughtfully curated retail

Unmatched HQ signage opportunity

with prime visibility to 200K cars daily on I-405

14' floor-to-floor

with full height glass

Leader in sustainable design



Project Milestones

Q2 2026

Demolition

Q1 2027

Mat Slab Pour

Q3 2027

Garage Complete

Q1 2028

Top Out

Q4 2028

Delivery

Overview

Location

Design

Availability

Team

Contact

KANON

Bellevue Transit Center
main transit hub for the Eastside,
serving all areas of King County

**Downtown
Bellevue Light
Rail Station**
one block north

Grand Connection
connecting downtown to Eastrail

I-405 Access
General & Toll



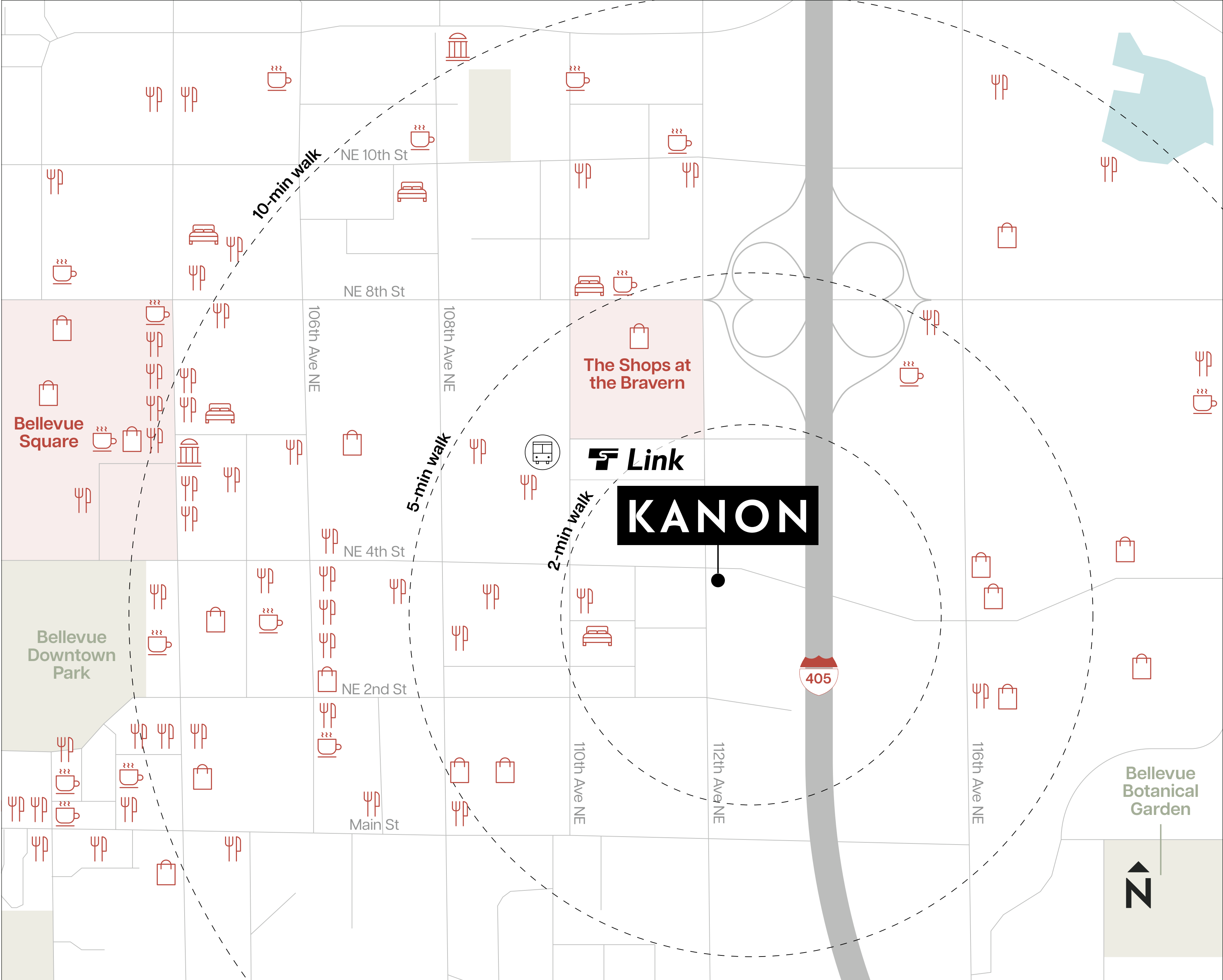
A Dynamic Downtown

50+ restaurants
in walking distance

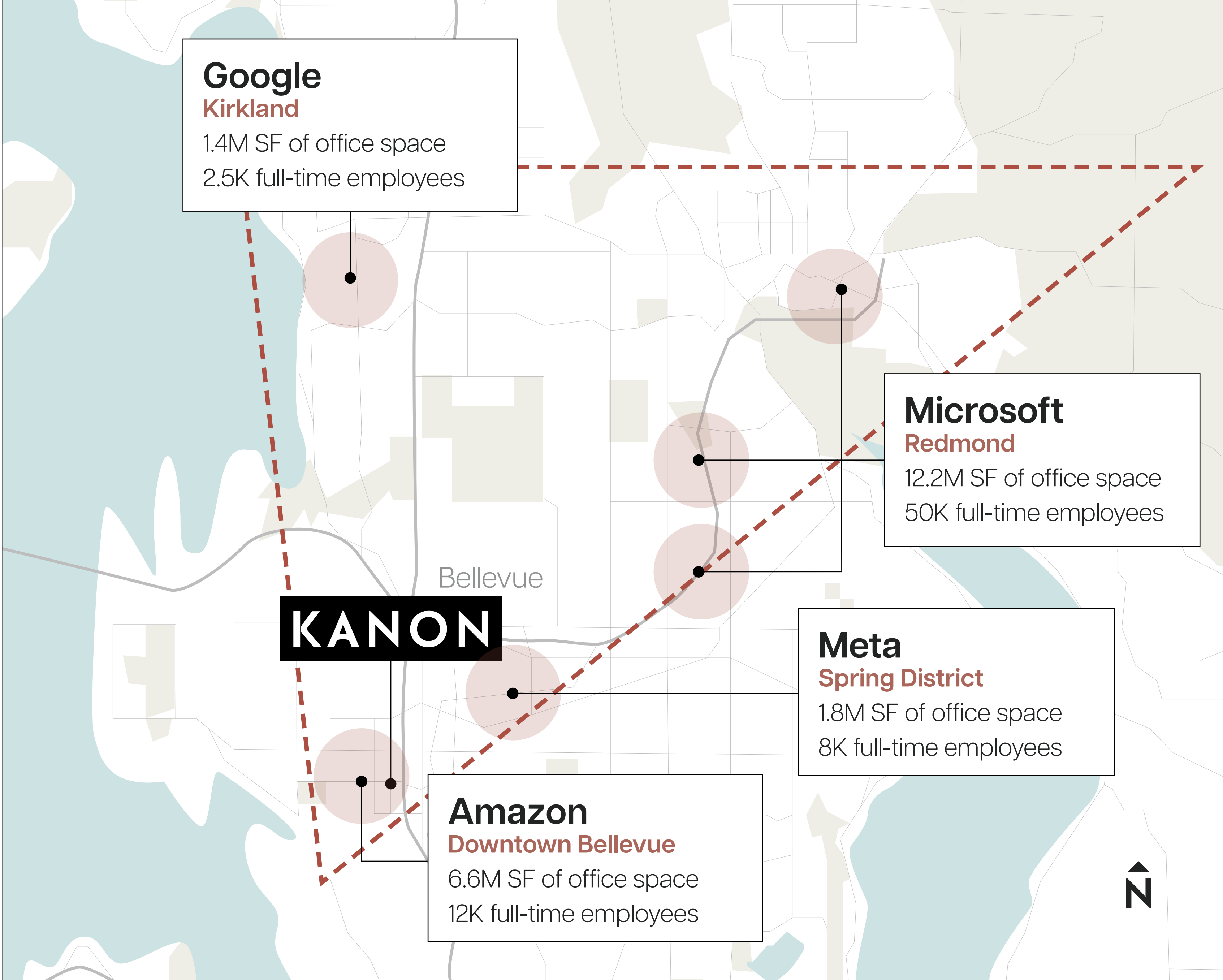
15+ nearby hotels

Bellevue Square and
The Shops at The Bravern
easily accessible

Downtown Park and
Botanical Garden
nearby



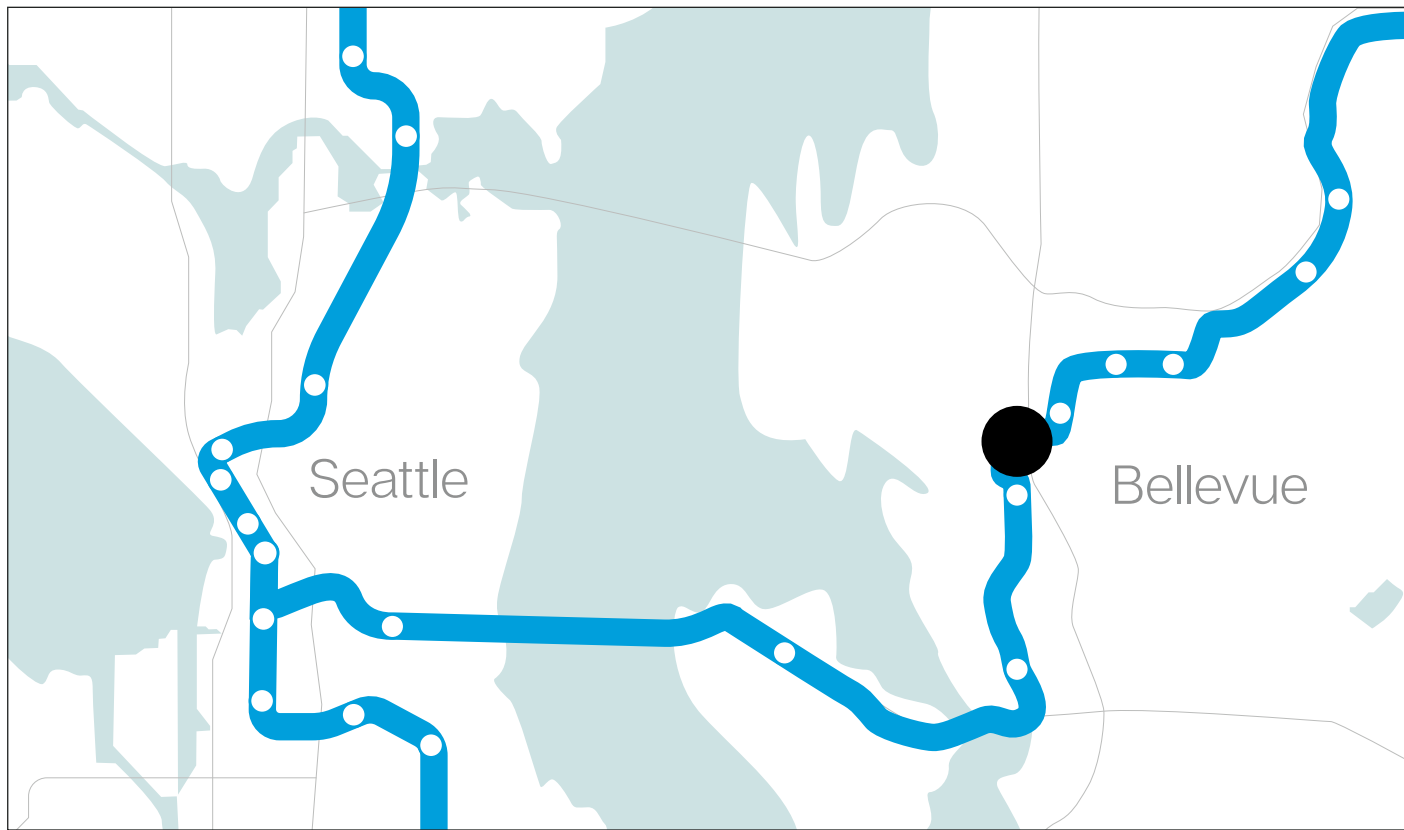
The Best Location in the Eastside Innovation Triangle



Unmatched Connectivity

The best property in Bellevue stands only steps away from the newly expanded Light Rail, and is adjacent to I-405, giving commuters peerless optionality. Here, you can walk the Grand Connection to find a new restaurant, hit a local bike trail, and reach home without a headache.

Leverage effortless access to the Greater Puget Sound region, at KANON.



Designed for Distinction

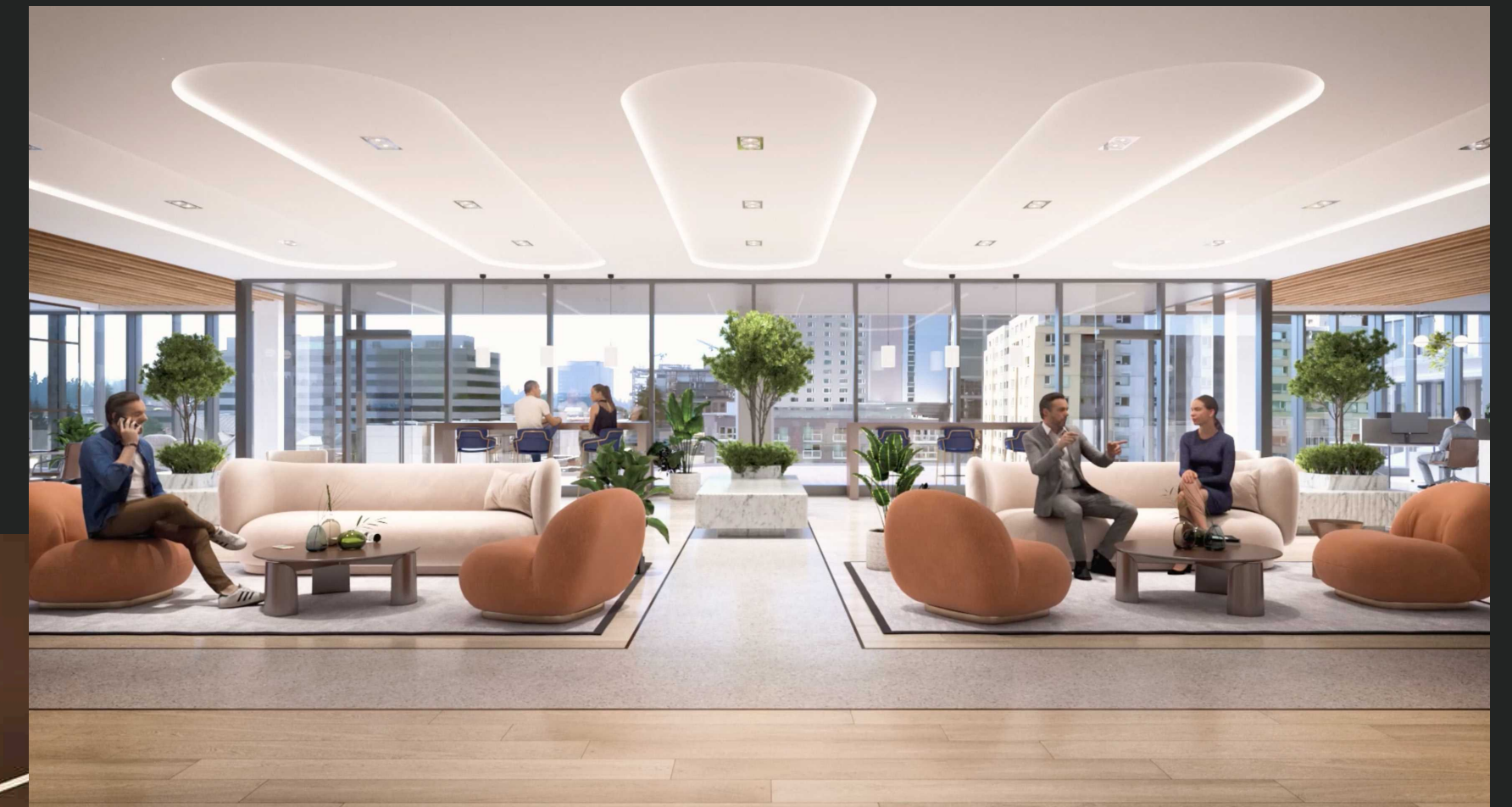
To see KANON is to crave it. This market-defining development rises high above the Bellevue status quo, impossible to ignore.

Arrive through the largest private greenspace park in Bellevue. Work amongst awe-inspiring design, integrated technology, abundant amenities, and sweeping terraces that blur the lines between indoor and outdoor.

At KANON, a rare opportunity awaits to create a culture-defining campus.



Fusing Indoor and Outdoor Experiences



**Spacious terraces
and outdoor decks**
on every floor

**Superfloors with
outdoor work areas**
strategically located

Striking views
of downtown Bellevue, Lake Washington,
and Mount Rainier

Unrivaled Greenspace

Outside KANON sits the largest private greenspace in downtown Bellevue, an acre's worth of refuge within the urban core.

The park offers an outdoor oasis to meet, relax, and replenish, steps away from your workspace.

WiFi-equipped park

Lush, native landscaping

Amphitheater seating

Work, social, and eating areas





Parkside Perks

With over 15K SF of parkside retail and restaurants, employees can pick up lunch and work outside, rejuvenate themselves in the outdoors, or meet for drinks after hours.



Ground Level

15K SF

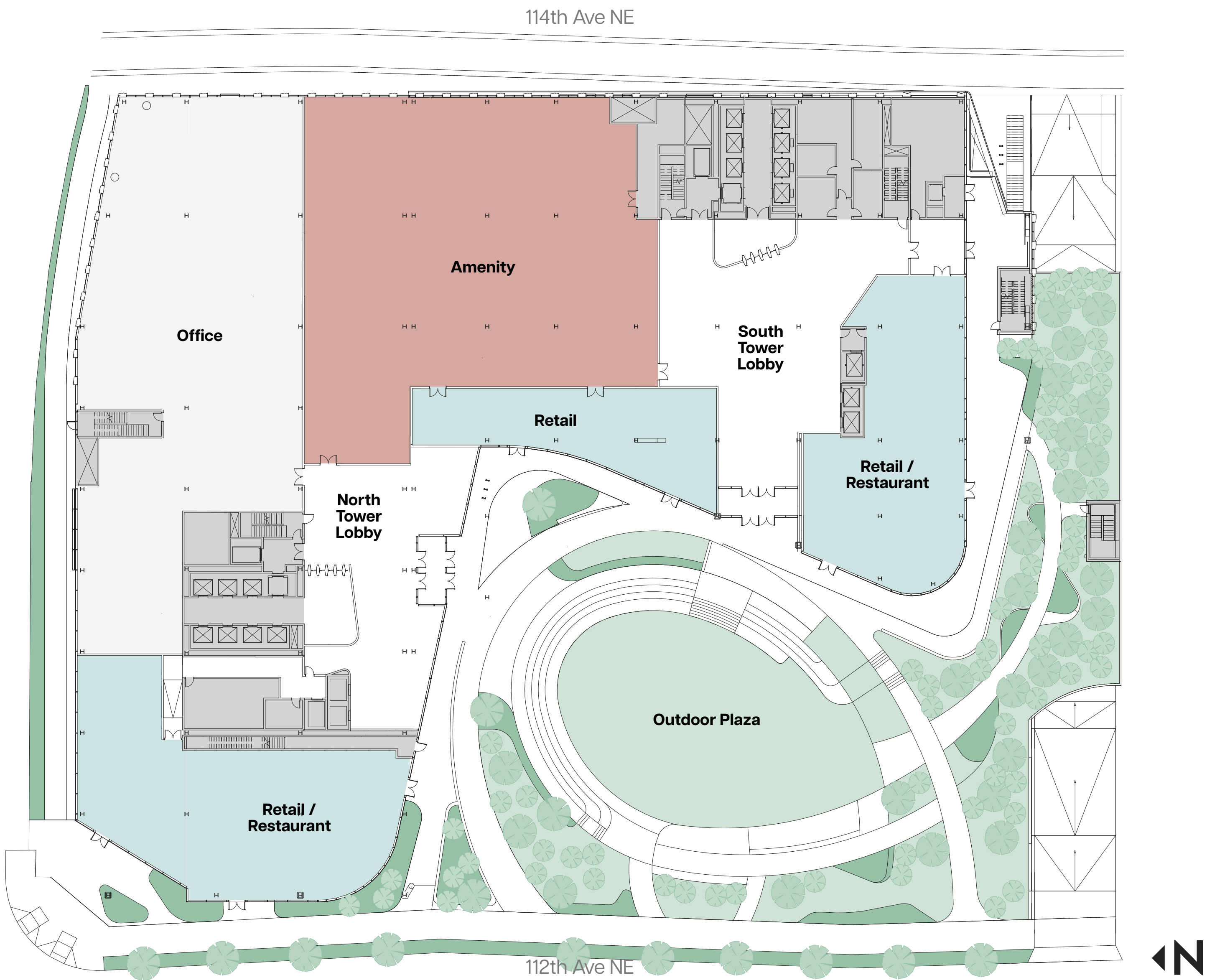
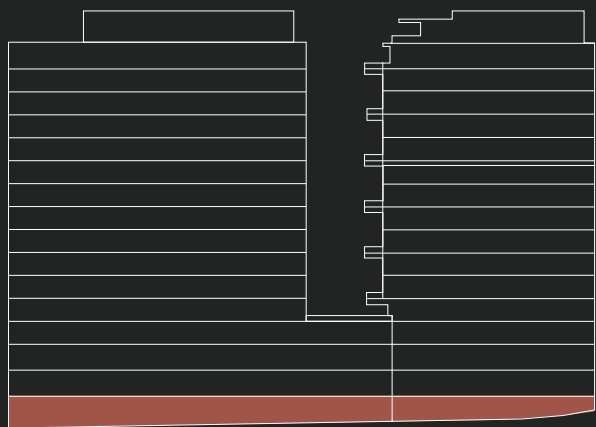
Retail/restaurant space

15K SF

Amenity space

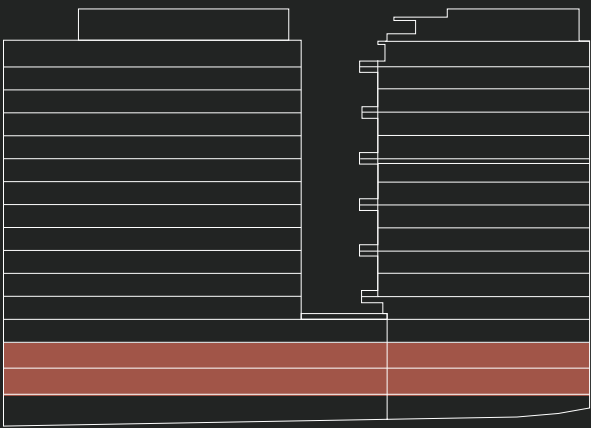
13K SF

Office space



Floors 2 & 3

65K SF



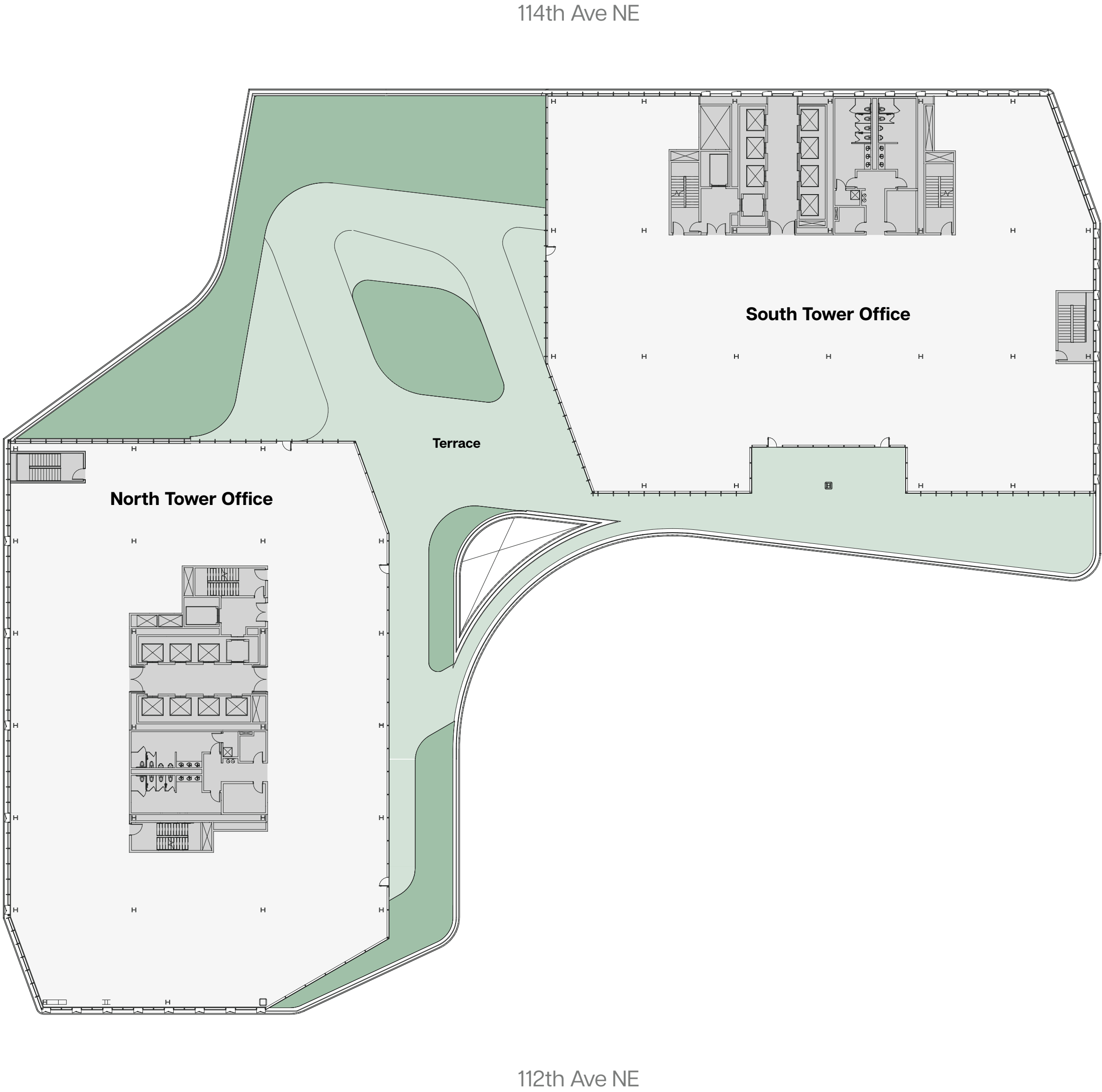
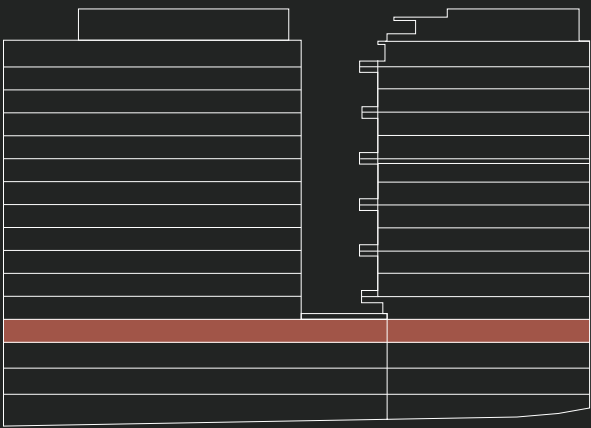
Floor 4

42K SF

21K SF per tower

12K SF

Terrace



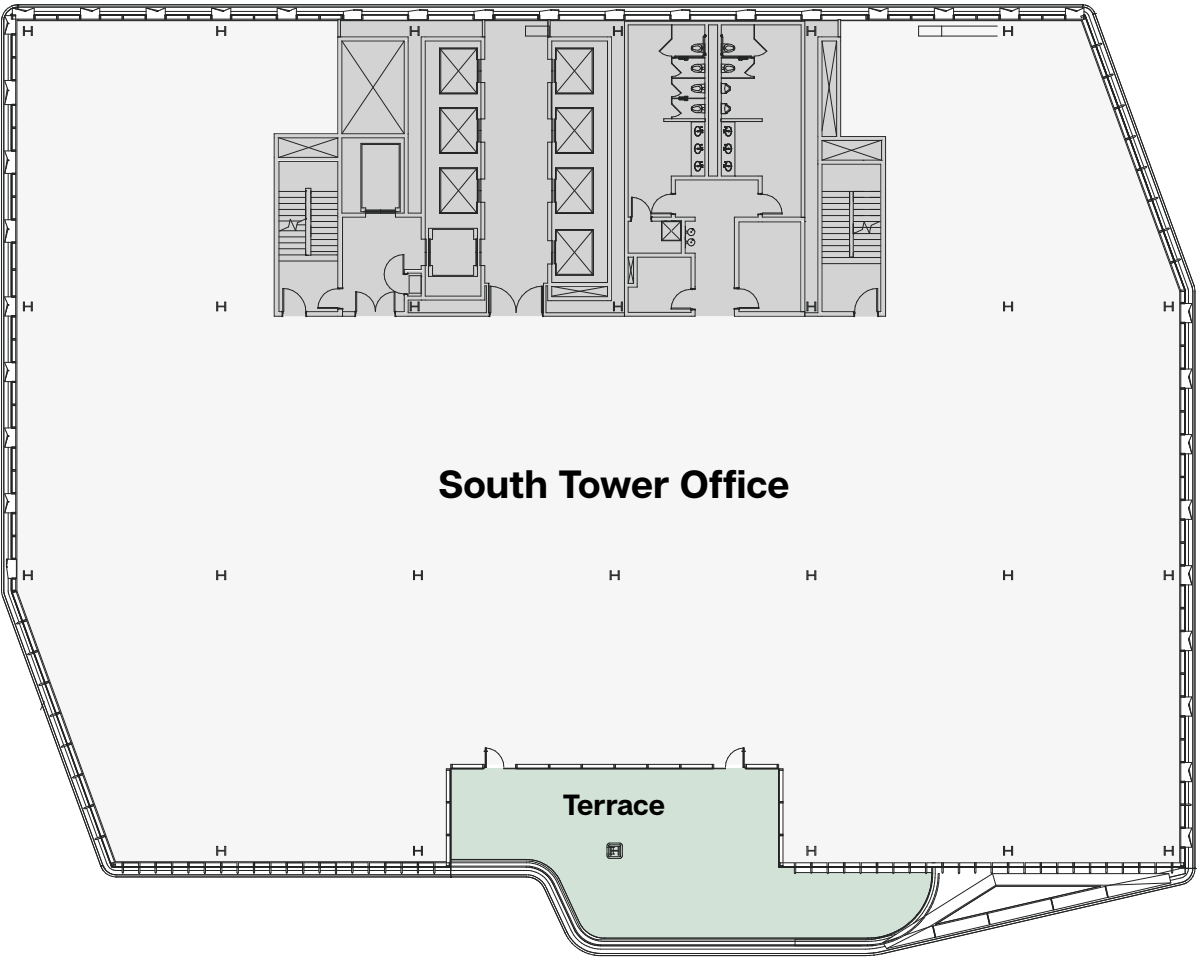
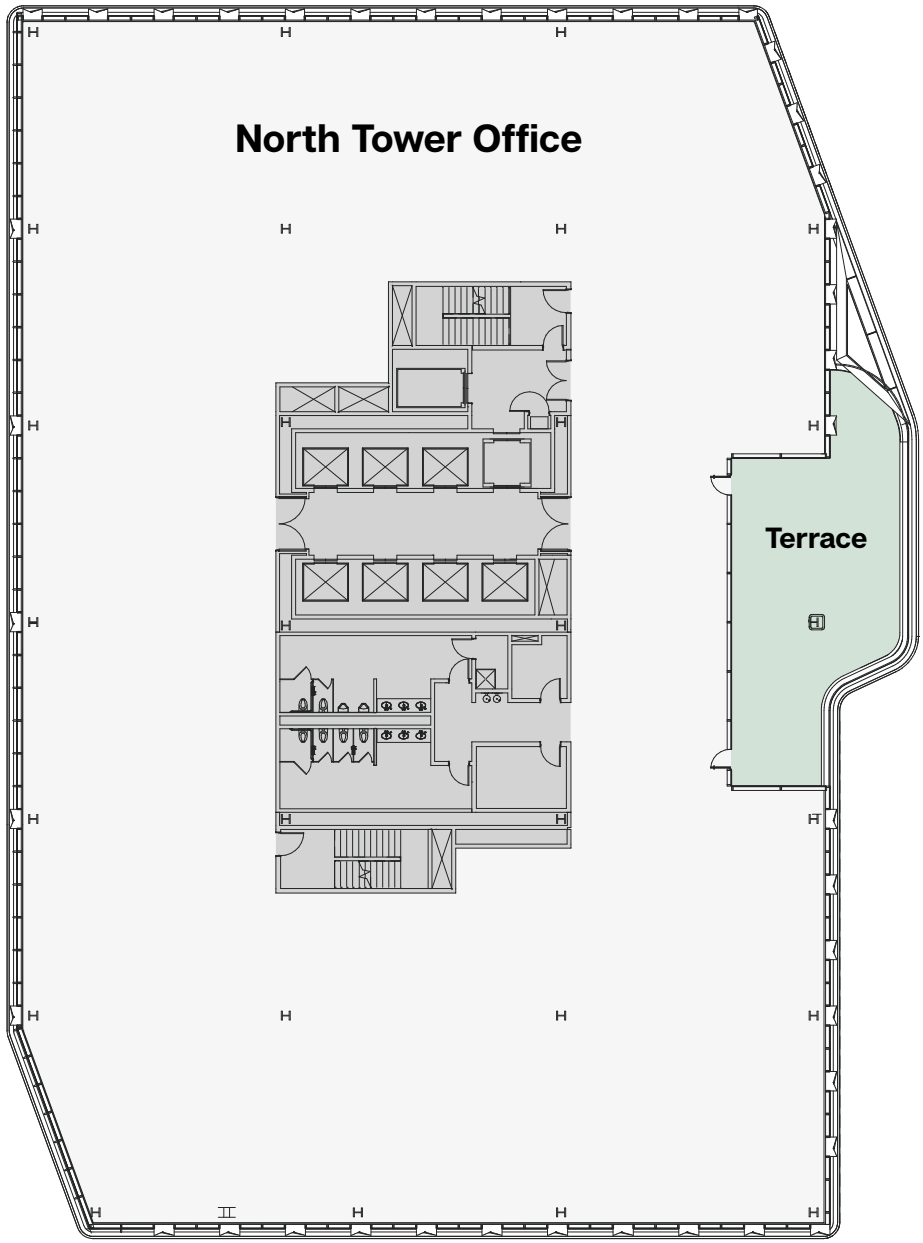
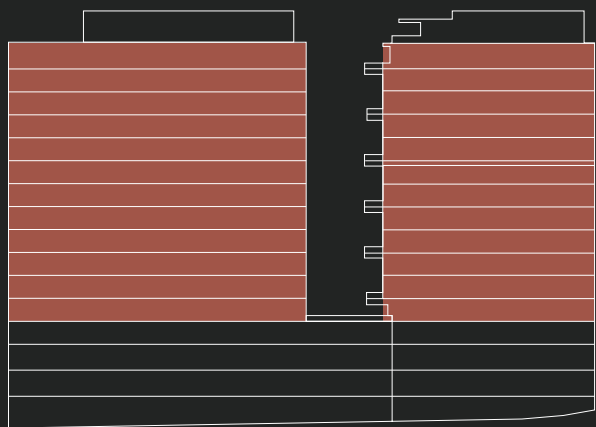
Tower Floor

42K SF

21K SF per tower

2K SF

Terrace



A Visionary Team

◀ BeamReach

Beam Reach is a real estate investment firm focused on top-tier markets, offering over 60 years of combined institutional experience to our investors. We specialize in commercial and multifamily development and acquisition and have a proven track record in identifying and acquiring sites that have potential for high returns and fit our development criteria.

beam-reach.com

NEWMARK

Newmark is a leading advisor and service provider to large institutional investors, global corporations and other owners and occupiers of commercial real estate.

nmrk.com

Gensler

Gensler is an innovative architecture, design, and planning firm working globally with more than 3,500 clients across 33 practice areas, spanning the work, lifestyle, cities, and health sectors. More than just designing buildings, Gensler reimagines cities and places that make a difference in people's lives – with the mission to create a better world through the power of design.

gensler.com

And They Say Perfection Is Impossible



[Overview](#)

[Location](#)

[Design](#)

[Availability](#)

[Team](#)

[Contact](#)

KANON

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NEWMARK

 **BeamReach**

kanonbellevue.com

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