

4106

21 Floors | 485,000 RSF

Elevating work.
Enhancing life.

FOUR106



four106.com

4 People

Welcome to your ideal office destination. Four106 is built with you in mind, from convenient amenities to all the features you expect from a Class A office space.

Workspace
that inspires.

FOUR106

four106.com

4 Creativity

Four106 blends work-life and home-life
with on-site perks and a prime, easily
accessible location.

Putting the “hi” back in hybrid.

Open floorplates allow you the ability to connect and collaborate with your team in spaces tailored to your individual needs.

Stunning views,
endless opportunities.

FOUR106



4 + convenience

Your day-to-day needs are taken care of,
with curated and managed amenity spaces
throughout the building and a unique focus
on hospitality.

Amenities that
fit your needs.

FOUR106



Lounge in
the lobby.

FOUR106



Catch a ride, any time.

Relax in a dedicated waiting space that ensures you will never miss your ride again. An open seating area allows patrons to wait in comfort.



Access and
availability, 24/7.

FOUR106



Fuel your day.

The most essential stop of the day is located right in the lobby of Four106. Open early for your convenience, the coffee bar and seating area is the perfect spot to start your day, take a lunchtime call, or grab a quick snack before getting on the light rail to head home.

4 Wellness

A fitness program designed to support our tenants' holistic well-being, addressing all aspects of your physical and mental health.

Fit for purpose.

FOUR106



4 + Community

Access the best shopping, green space, transit, and culinary experiences that Bellevue has to offer, with bustling nightlife and high-end retailers just around the corner.

Open for experiences.

The building offers a highly walkable environment just steps away from the Bellevue Downtown Park and Bellevue Square, which is home to over 300 retail stores and dining options.

Surrounded
by city life.

FOUR106

 Mendocino Farms

four106.com

Centrally
located.

University of
Washington

Kirkland

FOUR106

Redmond

520

South
Lake Union

Overlake

Bellevue

4106

Seattle

Lake Washington

Stadium
District

Elliott Bay

405

I-90

Mercer
Island

Factoria

Issaquah

Seattle Tacoma
International Airport

four106.com

Getting here may
be the best part.

FOUR106

405

BELLEVUE DOWNTOWN
LIGHT RAIL STATION
3 MIN WALK

EAST MAIN
LIGHT RAIL STATION
6 MIN WALK

BUS TERMINAL

4106

106TH AVE NE

NE 4TH AVE

BELLEVUE WAY

MAIN STREET

BELLEVUE
DOWNTOWN PARK

four106.com

Eat, drink, host
and be merry.

FOUR106



95

Walk Score



6

4 and 3-Star Hotels



2,185

Hotel Rooms



21

Acres of Park



85

Restaurants



200

Shops

Easy walk to abundant amenities

RESTAURANTS

13 Coins
47 North Bar + Bistro
520 Bar and Grill
777 Cafe
Andiamo Italian Ristorante
Araya's Place Vegan Thai
Ascend Prime Steak & Sushi
Bake's Place Bar & Bistro
Belle Pastry French Bakery
Bis on Main
Black Bottle
Blazing Bagels
Bowl Gogi
Broiler Bay Hamburgers
Cactus
Cafe Aloe
Cantinetta Bellevue
Carmine's
Castilla Tapas Bar
Central Bar
Chipotle Mexican Grill
Cielo Cocina Mexicana
City Soups
Cypress Lounge & Wine Bar
Daniel's Broiler
Desi Tadka Indian Grill
Din Tai Fung
Dough Zone

RETAIL

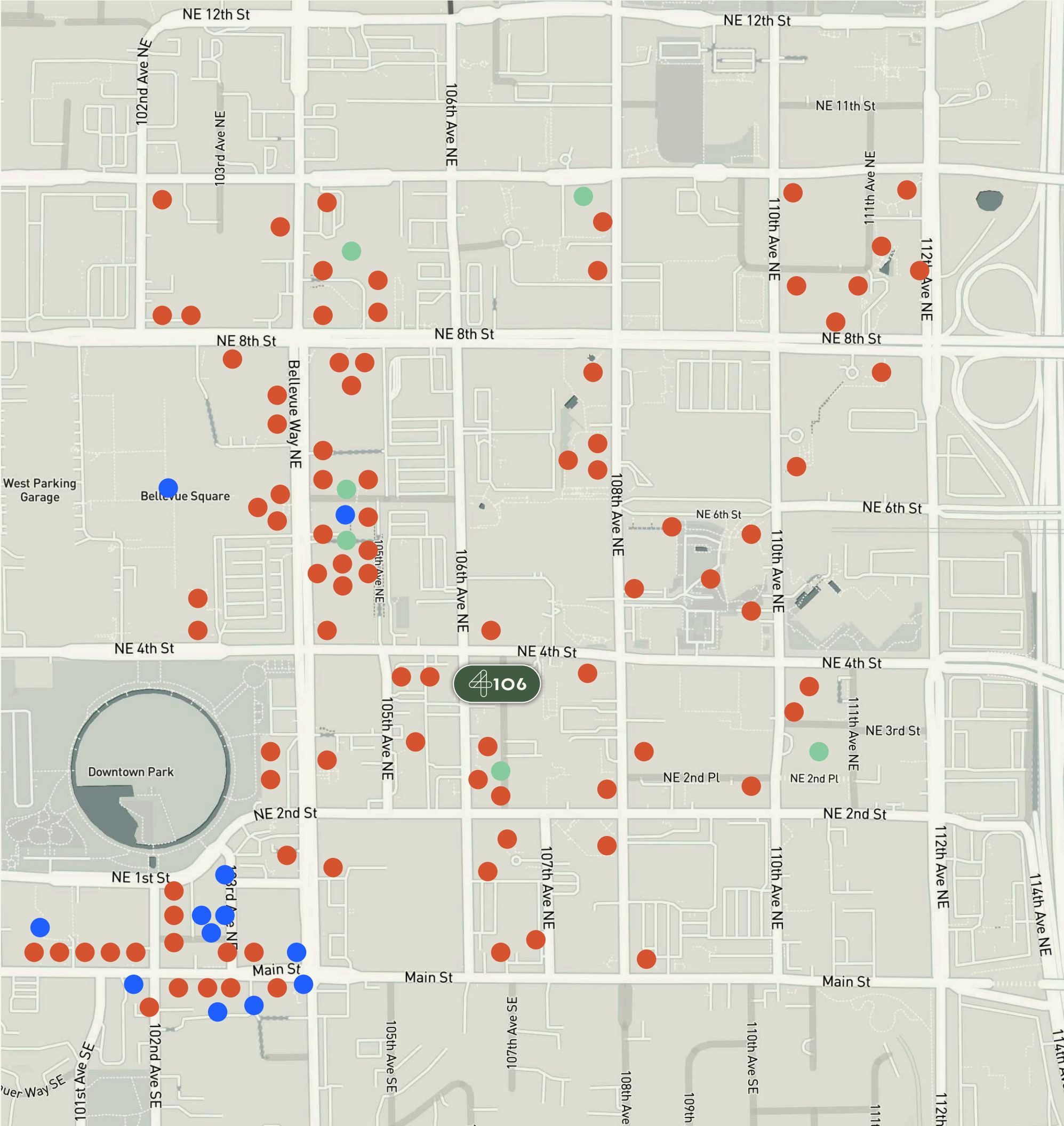
Bellevue Square Mall (200+)
Coach
Nordstrom
Nordstrom Rack
West Elm
Green Lake Jewelry Wroks
Crate & Barrel
Whisk
Tesla
Apple Store
Title Nine
Burberry

Duke's Seafood
Earl's Kitchen + Bar
El Gaucho Bellevue
Emerald City Smoothie
Evergreens Salad
Fern Thai on Main
FOB Poke Bar
Fogo de Cahoe
FogRose Atelier
Garlic Crush
Gilbert's on Main
Ginza
Great State Burger
Haidilao Hot Pot
Hokkaido Ramen
Hummus Republic
Inchin's Bamboo Garden
Japonessa Sushi Cocina
JOEY Bellevue
John Howie Steak
Kizuki Ramen & Izakaya
Kobe Bellevue
L'Experience Paris
Lunchbox Lab
Maggiano's Little Italy
Mercato Stellina Pizzeria
Minamoto
Molly Moon's Ice Cream

Monsoon Bellevue
Nibbana Thai Restaurant
Paddy Coyne's Irish Pub
Pagliacci Pizza
Pasta & Co
Peony Kitchen Bellevue
Pho Cyclo Cafe
Pokeworks
Potbelly Sandwiches
Rouge Cocktail Lounge
Royal Bakehouse
Seastar Restaurant & Raw Bar
STK Steakhouse
Suite Lounge
Sushi Kadasai
Tavern Hall
Teriyaki Bowl
Thai Kitchen Bird Pepper
The Cheesecake Factory
The Dolar Shop Seattle
The Lakehouse
The Melting Pot
Tokyo Steak House
W Living Room Bar
What The Pho!
Wild Ginger
Xiao Chi Jie
Zeek's Pizza

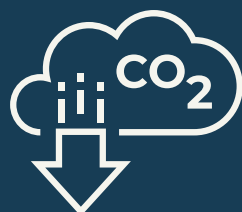
HOTELS

Hilton Garden Inn
Hyatt Regency
The Westin Bellevue
W Bellevue
AC Hotel by Marriott
Marriott Bellevue



Health, well-being and sustainability

FOUR106



Path To Decarbonization

- Energy recovery ventilation to minimize heating loads and prioritize high-efficiency-heat-pump as primary source of heat
- Future proofing by prioritizing electric-heat-pump heating day-one capable of future conversion to all-electric operation
- Decrease in energy costs due to water efficiency practices
- Use of environmentally conscious materials and sustainable waste management plan



High Efficiency HVAC

- Best in class HVAC with air ventilation 30% above code
- Highly effective MERV-13 air filters
- Dedicated outdoor air system provides 100% fresh air to office floors
- Upgraded air filtration system in elevators



Green In the Office

- Flexible, efficient 24,000 SF floorplates allow for quality workspace designs and productive atmospheres tailored to individual business needs
- Natural daylighting via full-height glass on all tenant floors to maximize sunlight and highlight views across Lake Washington, the Seattle skyline and the Olympic Mountains
- Advanced Low-E glazing and integrated curtainwall solar shading elements to reduce solar heat gain
- Welcoming lobby with a living plant wall

Convenience and Access



130

Secure bike racks, including a bike work area



36

EV charging stations in garage



3-5 min

Walk to transit center and light rail station

Certified Sustainable and Connected * (planned)



WiredScore
SILVER



* Four106 is pursuing Well Building Certification and benchmarking against the Fitwell Standard.

On-Site Amenities Unique In Bellevue

All Indoor Amenity Areas Are Connected To Outdoor Space

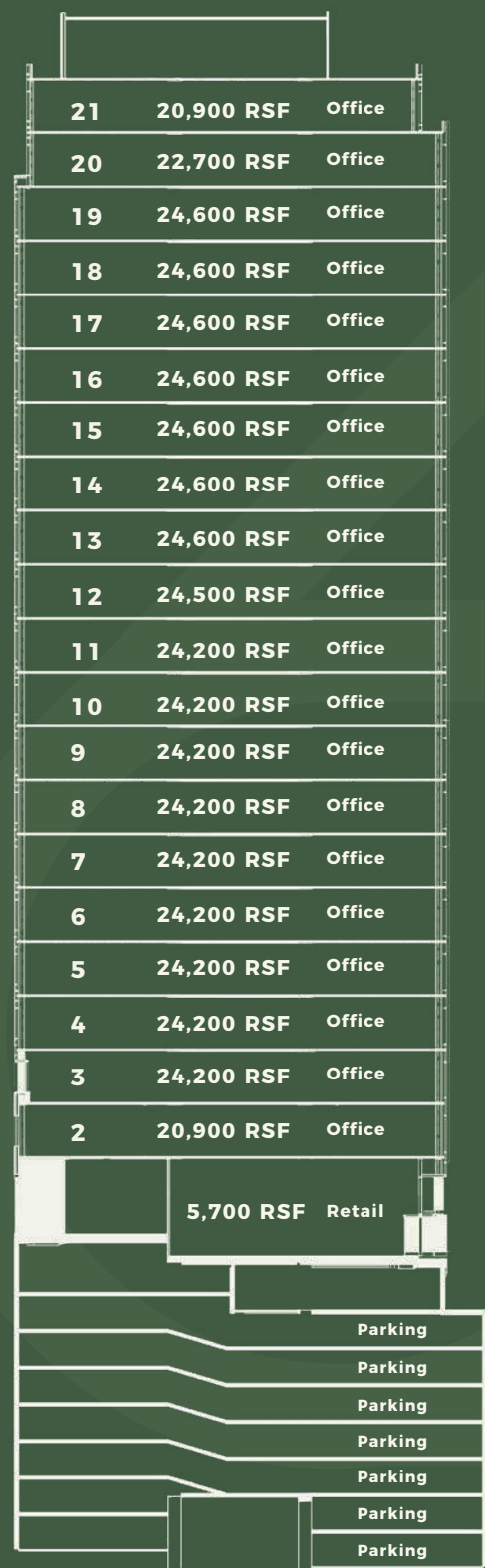
Level
2

- Fitness experience with direct connection to outdoor stretching platform and immediate private access to miles of outdoor Bellevue running paths
- Potential flexible conference and prefunction space

Level
3 & 20

- Outdoor terraces on Levels 3 and 20 available as private tenant-exclusive outdoor spaces

Building facts



Floor Plates

Floor Sizes: Flexible office floorplates ranging from 20,850 RSF to 24,600 RSF, with average size of 24,000 RSF

Perimeter Columns: 30’ typical spacing along primary facades

Lease Spans: Typical core wall to inside face of glass dimensions: primary facades include 33’-1” along west side and 37’-7” at east side; secondary facades include 38’-3” on north side and 60’-9” on south side

Floor-to-Floor Height: 13’-3” at typical office floors

Clear Heights: 12’-9” clear height from floor to bottom of deck above

Exterior Wall

Perimeter Windows West: 9’-1” tall vision glass above a 1’-0” sill

Perimeter Windows North/East/South: 7’-4” tall vision glass above 2’-7” sill

Window Module: 5’-0” typical mullion spacing

Vision Glass: 1” insulating glass with high performance Low-E coating

Core and Lobby

Lobby: Class A lobby with large format tile and stone floors. Lobby walls are a combination of wood, stone and architectural concrete with blackend steel accents featuring a fire place and living plant wall.

Office Elevators: 10 destination dispatch passenger elevators (6 serving high-rise bank; 4 serving low-rise bank)

Garage Elevators: 3 garage transfer elevators up to the Level 1 lobby, Ride Share lounge, and Level 2 fitness amenity

Freight/Service Elevator: 1 dedicated freight elevator

Freight Delivery Lobby: Space provided for secure, enclosed lobby within core

Electrical/IT: Electrical and IT/communications closets on each office floor

Restrooms: Class A finishes with Privada toilet partitions

Structure

Structural Floor Systems: Steel framing supporting concrete on metal deck

Columns: Grade 65 KSI steel wide-flange columns

Lateral Load Resisting System: Concrete core shear walls and buckling restrained braced frames

Live Load: 50 PSF + 15 PSF partitions at office area and 100 PSF in core area

Building Systems

HVAC

- Heating provided by air-to-water heat pump, eliminating fossil fuel during moderate temperatures.
- High-efficiency natural gas boilers provide heating for peak winter conditions.
- Cooling is provided by air-cooled chillers, supplemented by the heat pump in cooling mode for peak summer conditions.

Ventilation

- The dedicated outdoor air system (DOAS) provides 100% fresh air to office floors.
- Air delivered to occupied spaces is filtered by highly effective MERV 13 filters.
- The central system is sized to provide 130% of anticipated ASHRAE 62.1 ventilation requirements.

Advanced BAS

- Building control system allows central HVAC system to modulate operation as well as demand-based requirements for heating, cooling, and ventilation.

Convenient access from multiple directions.

FOUR106

Bellevue Towers

Ingress > Orange Arrows
Egress > Blue Arrows

NE 4TH ST

Alley Entrance

Key Bank Bldg

Rideshare Dropoff

Rideshare Lounge

Garage Entrance

Garage Exit

Retail

Lobby

Lobby Lounge

Soma Towers

106TH AVE NE

I-90

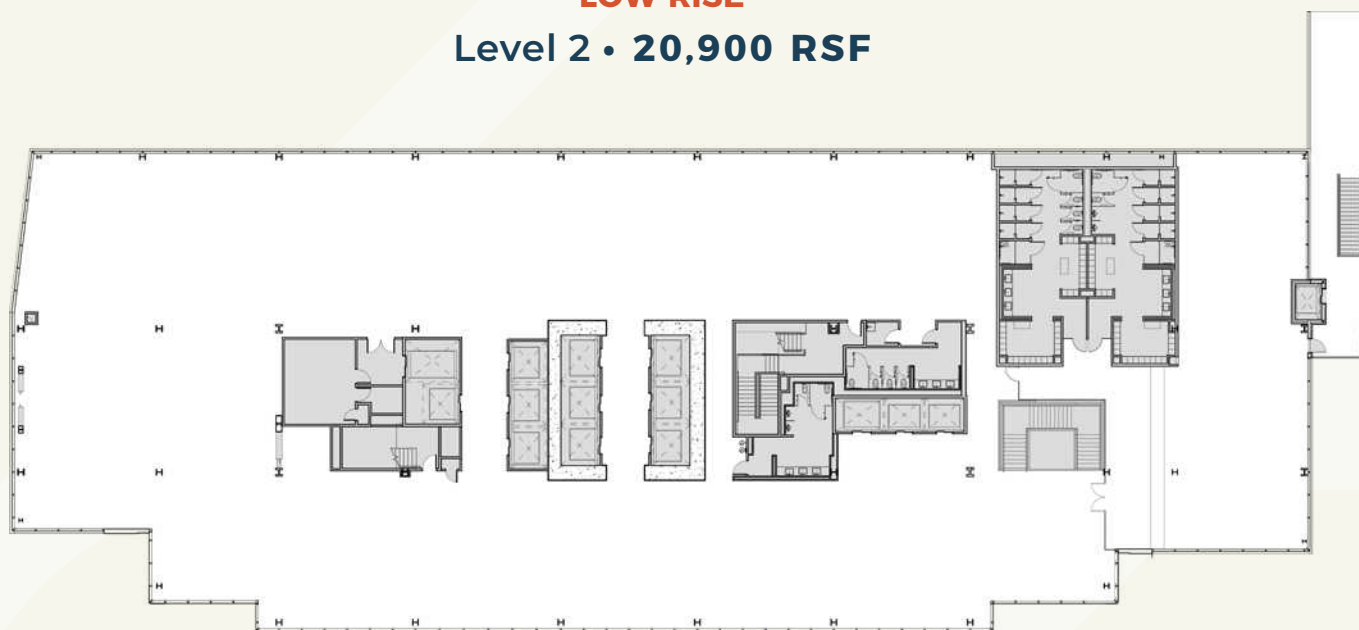
Amazon Everest

four106.com

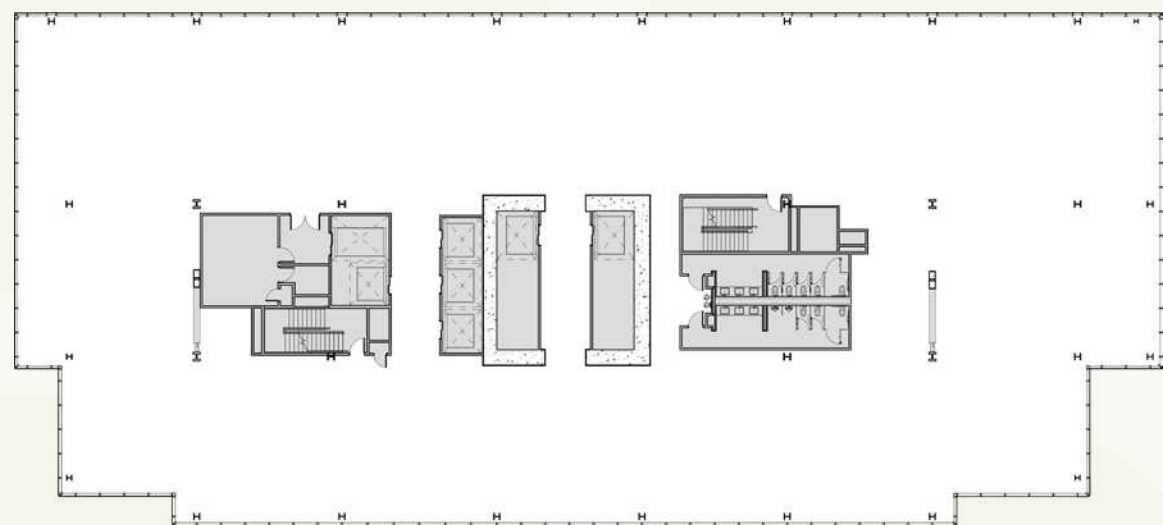
Floorplates

Four106 boasts super efficient and flexible floor plates, with an average square footage of 24,000 RSF. Design elements also include 30-foot exterior column spacing for an open and welcoming environment, along with 13'-3" floor-to-floor height for maximum daylight exposure.

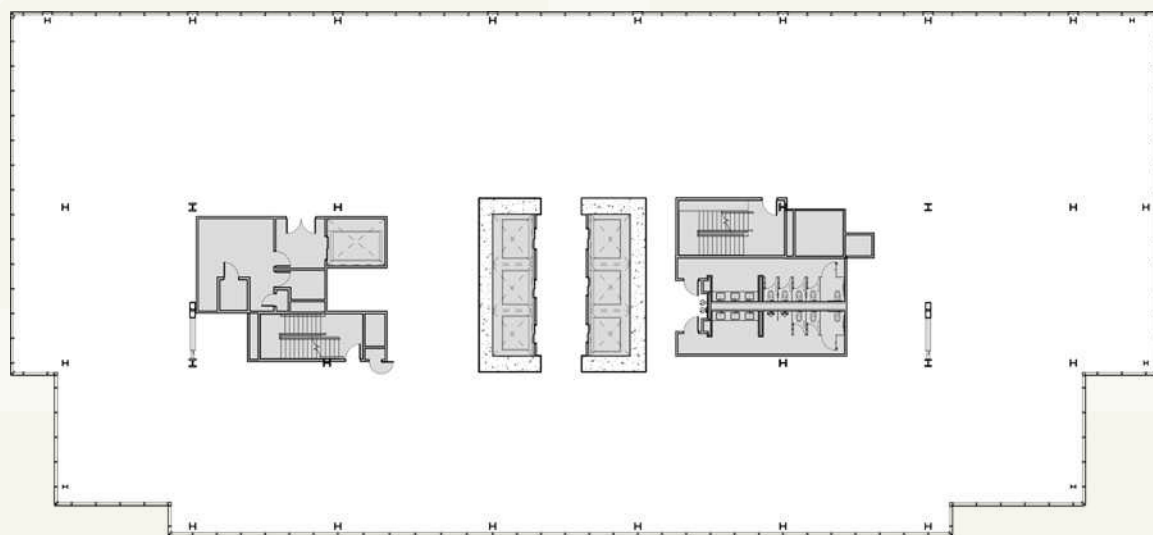
LOW RISE
Level 2 • 20,900 RSF



LOW RISE
Levels 3-10 • 24,200 RSF



HIGH RISE
Levels 11-19 • 24,600 RSF | Level 20 • 22,700 RSF | Level 21 • 20,900 RSF



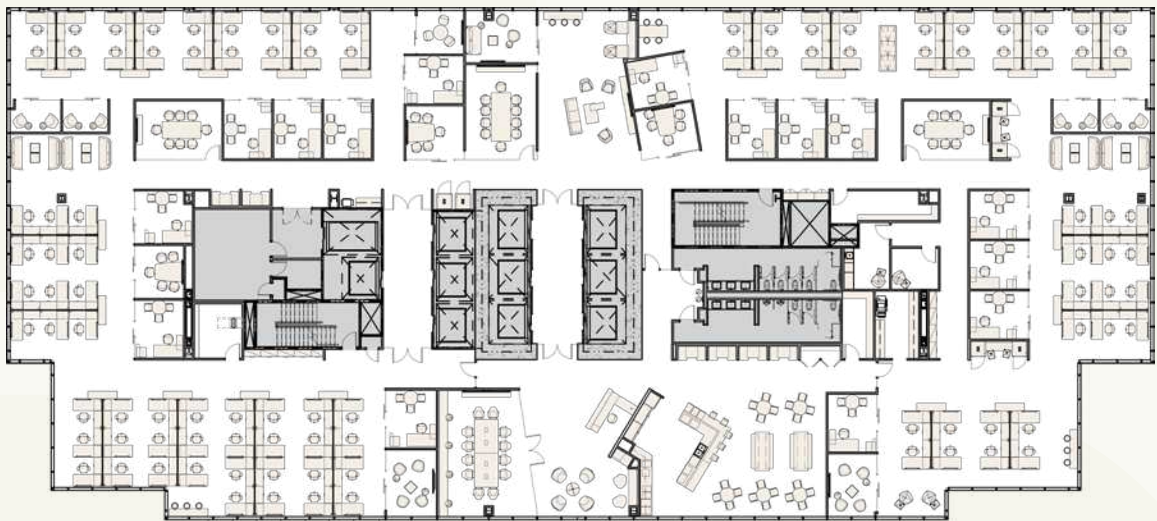
Test fits

The efficient floor plates work for either creative office space or traditional office environments. Four106 is a new workplace and an ideal fit for today's workforce.

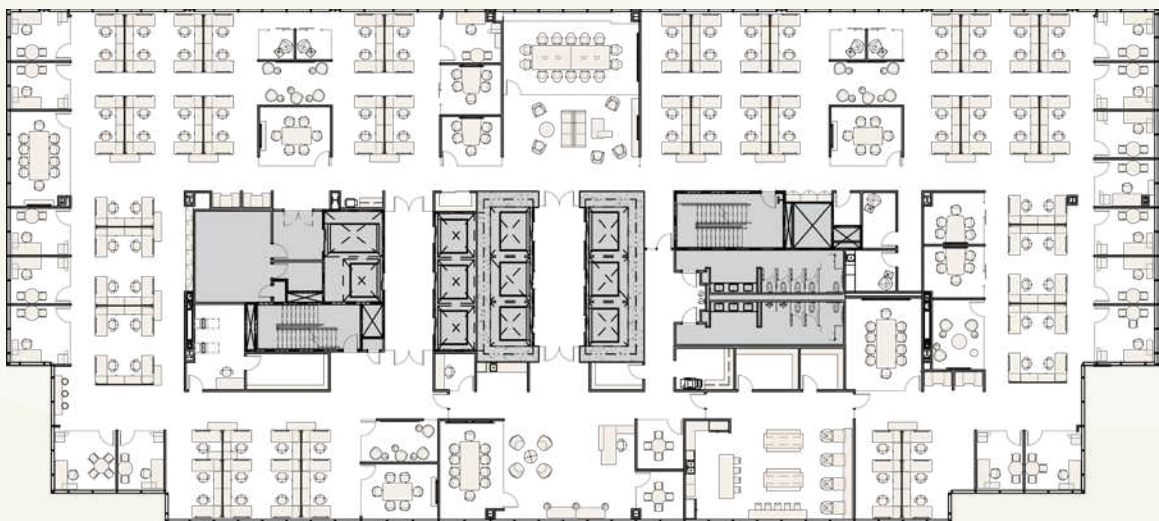
Option 1
Open Office Plan Test Fit



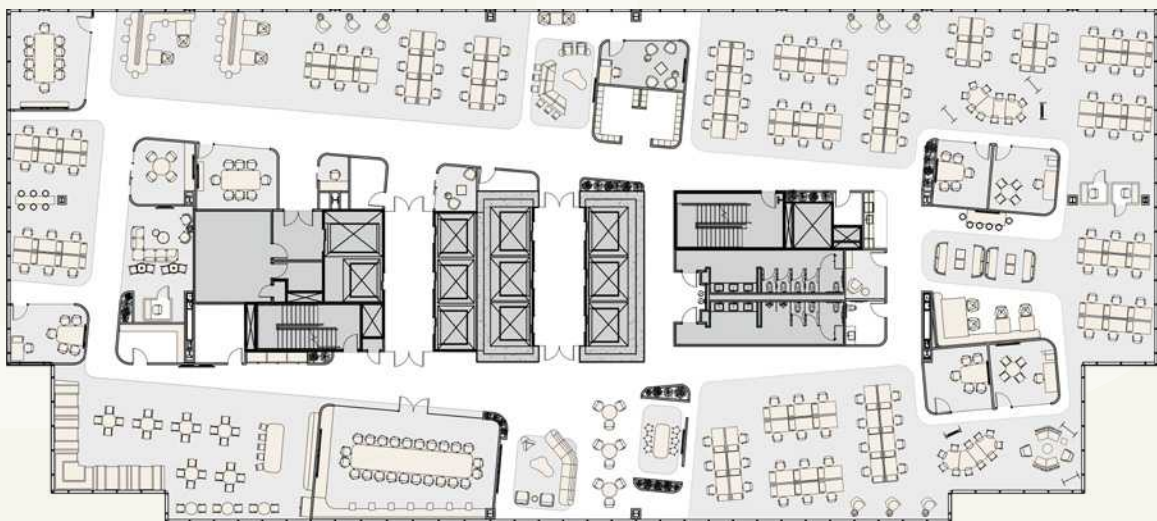
Option 2
Hybrid - Mixed Open/Private Office Plan Test Fit



Option 3
Private Office Plan Test Fit



Option 4
Tech Office Plan Test Fit





Anadarko Headquarters
Houston, TX



650 Main
Salt Lake City, UT



Block 162
Denver, CO



Patrinely is a national real estate investment, development, leasing and management firm focused on large-scale, Class A commercial office, multifamily, industrial, and data centers in major markets with \$20 billion in developments.

Dune Real Estate Partners LP is a New York City-based real estate investment firm investing on behalf of pension funds, sovereign wealth funds, endowments and other large institutions and individuals.

Together this partnership is bringing its vision and certainty of performance to Four106, one of the most sought-after buildings in Bellevue.



4106



BRODERICK
• GROUP •

Commercial Real Estate Service

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All conceptual renderings, diagrams and preliminary areas are approximate and subject to revision.