



one twelfth
AT TWELFTH

BELLEVUE, WASHINGTON

Inspirational Workspace for Creative Leaders





REIMAGINED BUILDING LOBBIES

Transformations Recently Completed

The large-scale renovation was designed to promote the recruitment and retention of top talent and the overall wellness of your workforce.



FITNESS CENTER



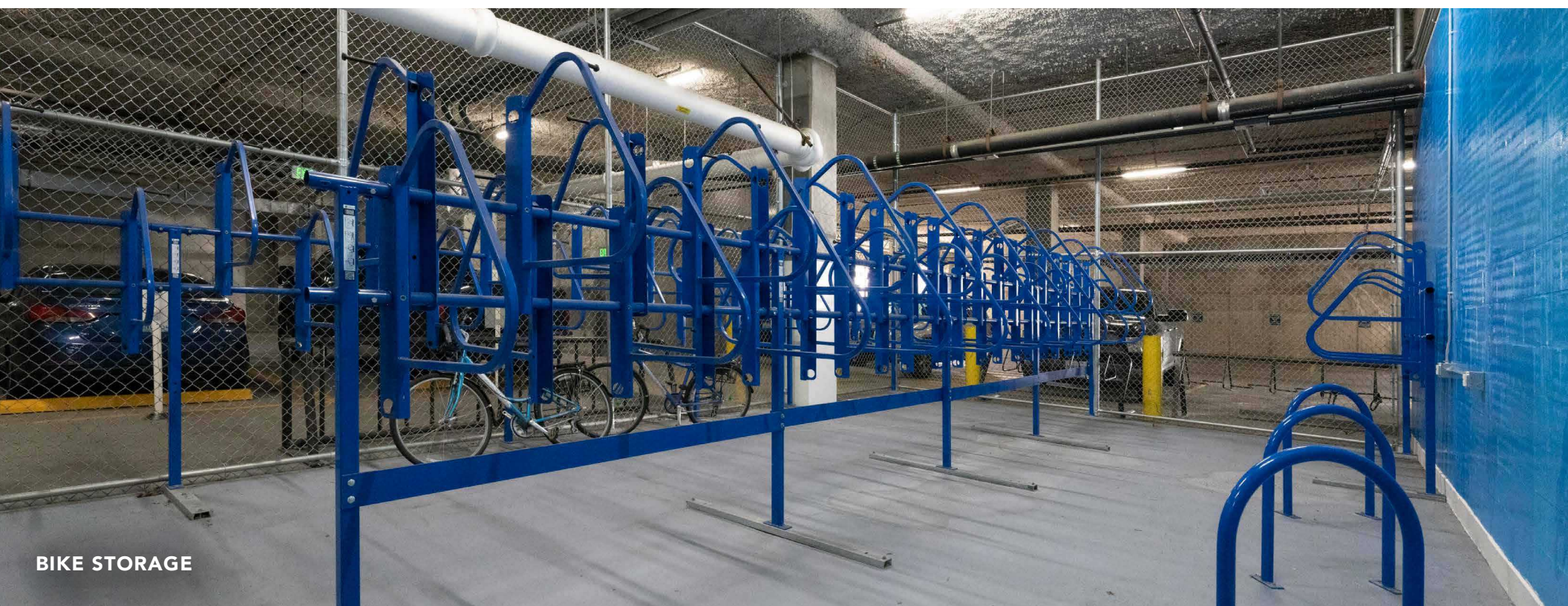
COMMUNAL PLAZA W/ COVERED FIRE PIT



PROJECT CONFERENCE ROOM



BIKE STORAGE





Modern Workspace

- Three building creative campus offering 492,944 RSF of Class A workspace
- Pursuing LEED® Gold certification
- Energy Star® rated
- Close proximity to the Bellevue Transit Center and future light rail stations
- Direct access to I-405, SR-520, I-90 and main arterials via NE 112th
- Large floor plates accommodate open, creative floor plans
- Floor to ceiling windows (select plans): Large windows throughout
- High ceilings up to 13' to the concrete deck above; 9'6" closed ceiling heights
- Private outdoor balconies (select plans)

Current Availability

EAST BUILDING

Suite	RSF	Available	Rental Rate	Comments
500	30,665	Now	\$41-\$43/NNN	Full Floor Views of Cascade Mountains, Mount Rainier, and CBD Contiguous with Suite 600 for a total of 55,646 RSF

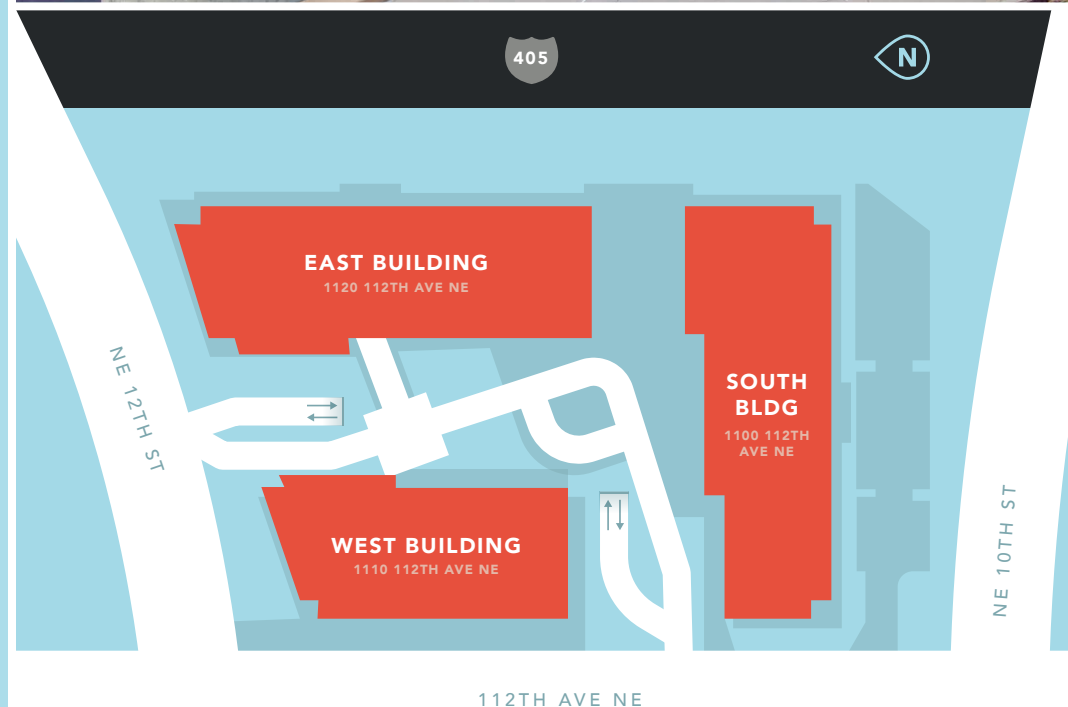
[CLICK TO VIEW VIRTUAL TOUR](#)

600	24,991	Now	\$41-\$43/NNN	Full Floor Views of Cascade Mountains, Mount Rainier, and CBD Contiguous with Suite 500 for a total of 55,646 RSF
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WEST BUILDING - 100% LEASED

SOUTH BUILDING - 100% LEASED



Suite 500

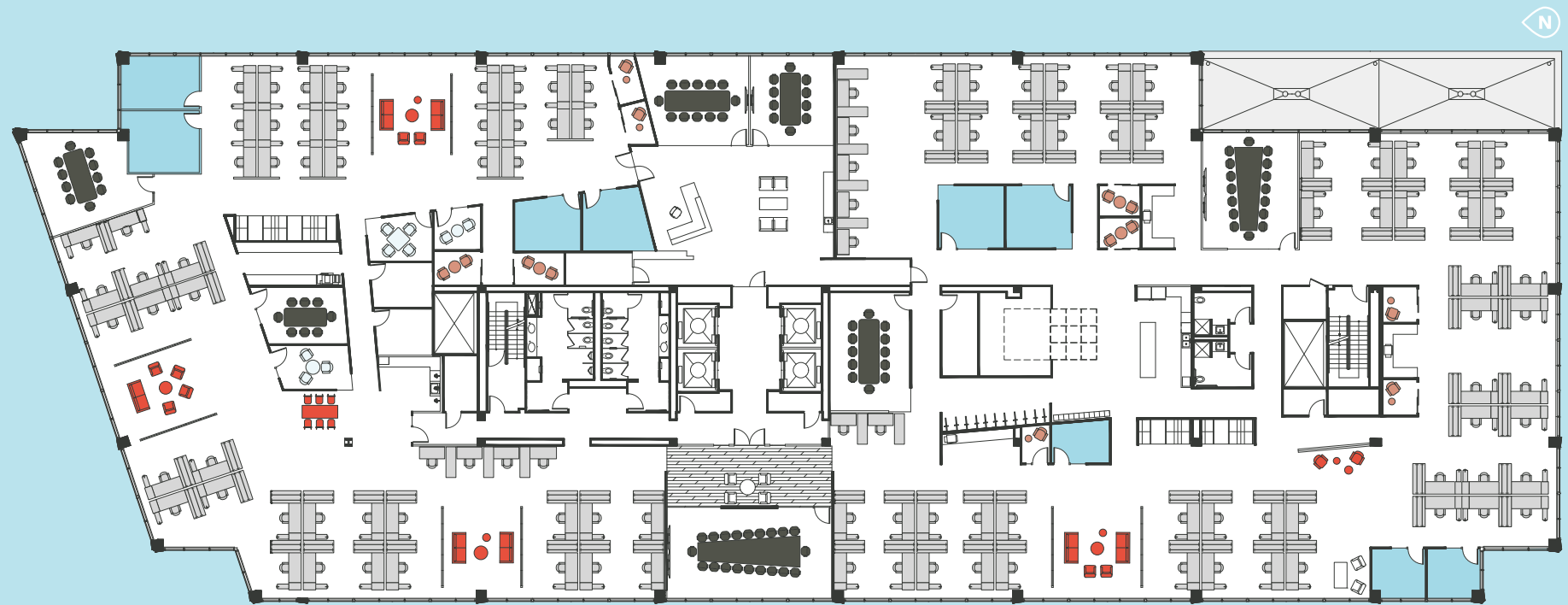
East Building / 30,655 RSF / Sample Plan

Views of Cascade Mountains, Mount Rainier, and Bellevue CBD

Full Floor

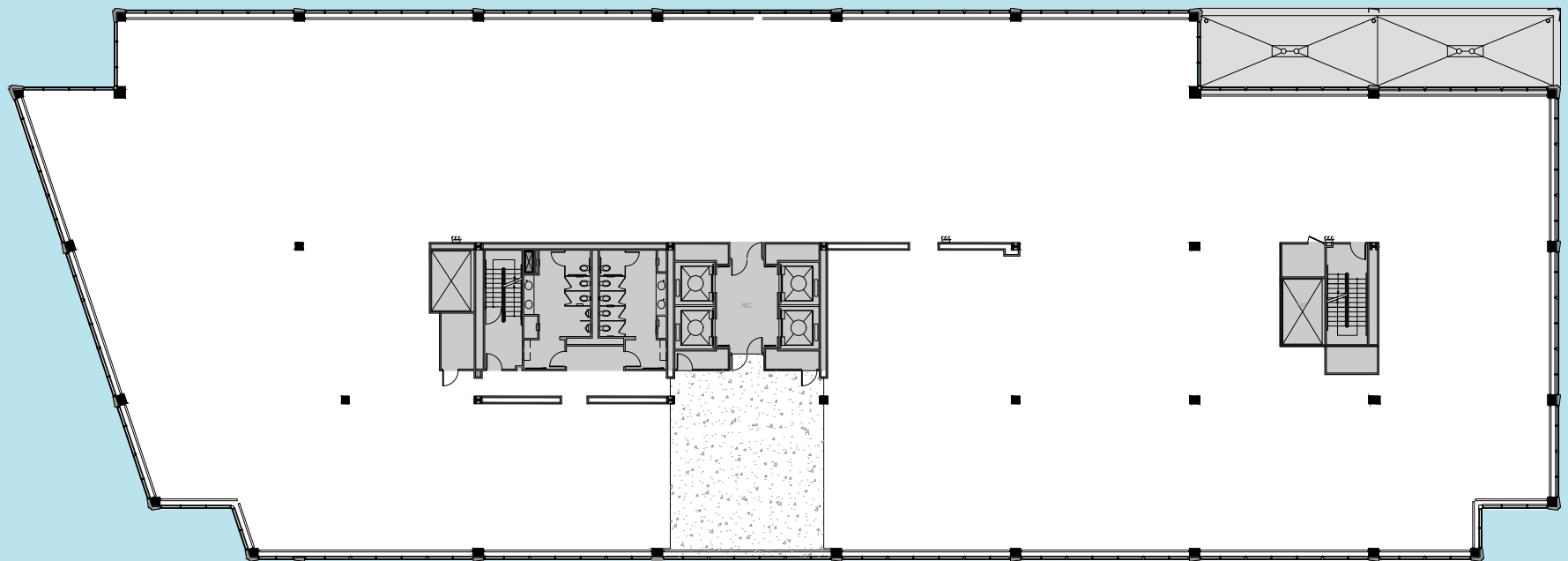
Contiguous with Suite 600 for a total of 55,646 RSF

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- HUDDLE ROOM
- OFFICE/MEETING
- CONFERENCE ROOM
- WORK LOUNGE
- OPEN OFFICE
- PHONE ROOM

Contiguous with Suite 600 for a total of 55,646 RSF



Suite 600

East Building / 24,991 RSF / Sample Tech Plan

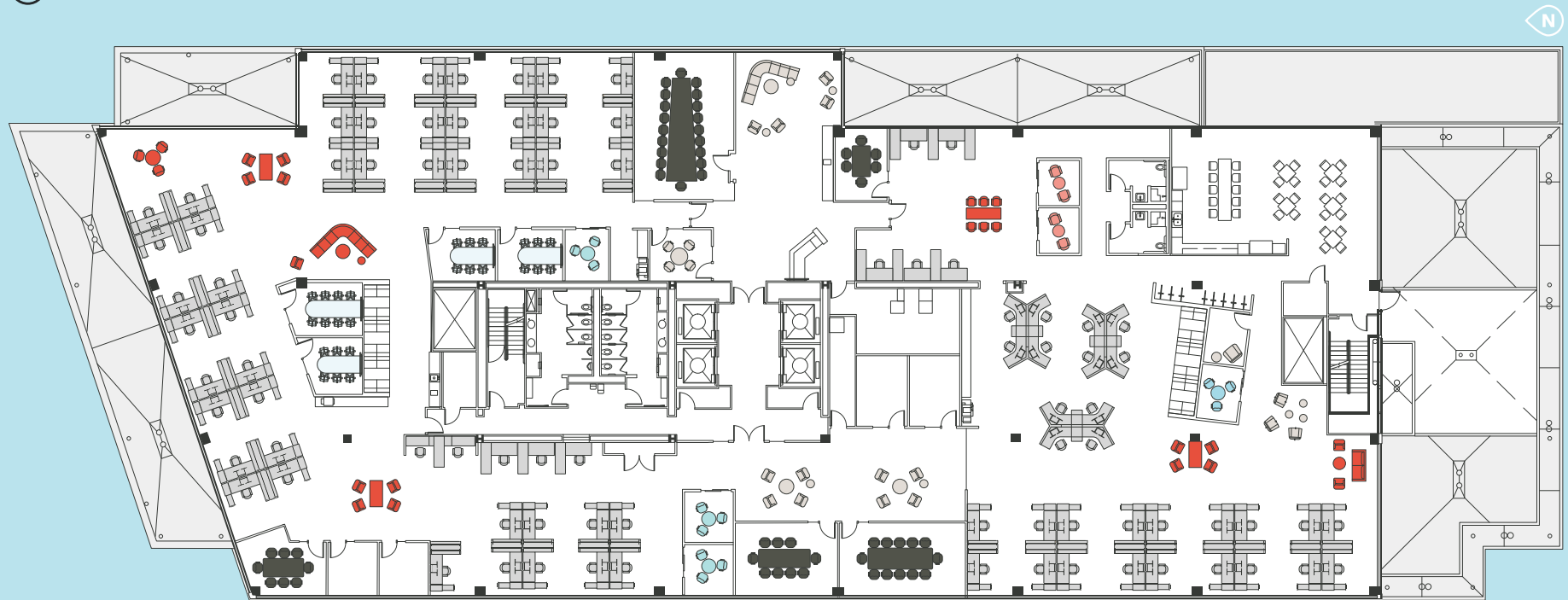
Views of Cascade Mountains, Mount Rainier, and Bellevue CBD


Top Floor / Full Floor

Private Rooftop Deck

Contiguous with Suite 500 for a total of 55,646 RSF

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-  OPEN COLLABORATION
-  FOCUS ROOM
-  OPEN OFFICE
-  HUDDLE ROOM
-  PHONE ROOM
-  CONFERENCE ROOM

Suite 600

East Building / 24,991 RSF / As-Built Plan

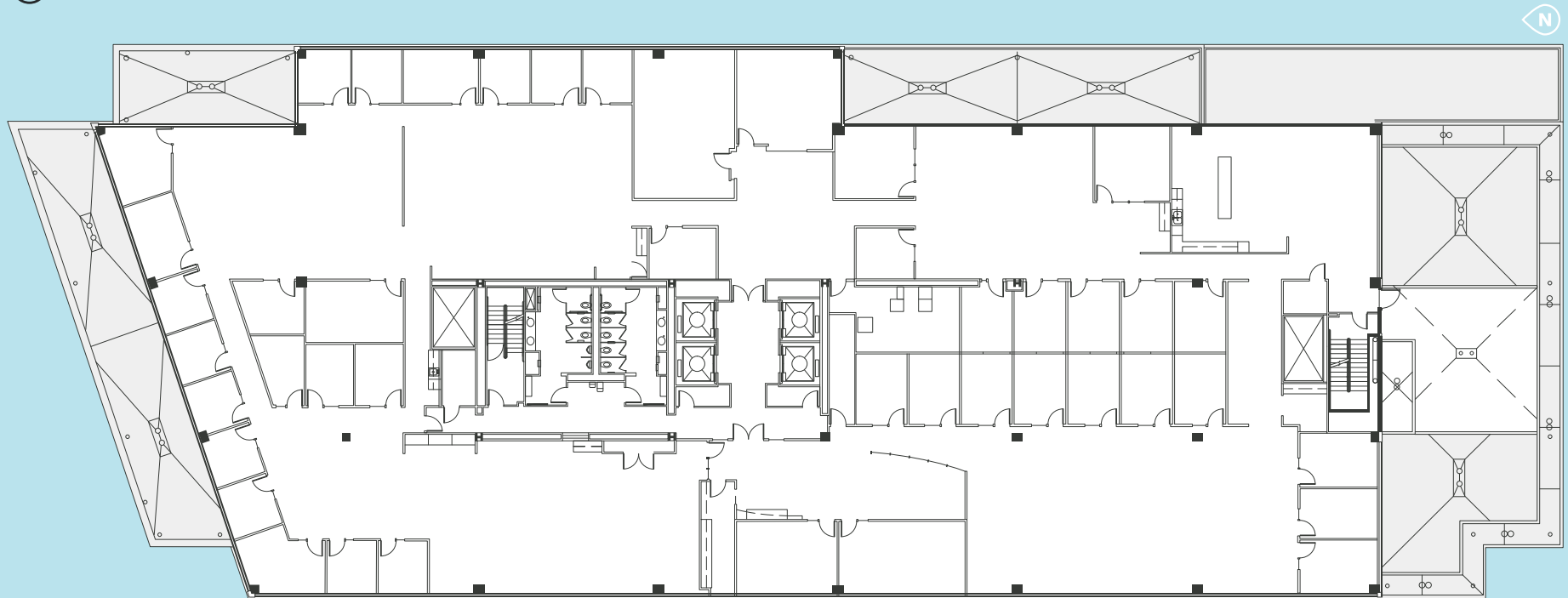
Views of Cascade Mountains, Mount Rainier, and Bellevue CBD

Top Floor / Full Floor

Private Rooftop Deck

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TENANT LOUNGE

A soothing environment for work and relaxation, the Tenant Lounge features a variety of seating options including a laptop bar, cozy booths with flatscreens, and contemporary lounge seating.

- Complementary Wi-Fi, and flat screen monitors offer USB presentation capabilities
- Shuffleboard and other games
- Catering kitchen with sink, dishwasher, and refrigerator
- Complimentary snacks, coffee and Kombucha on tap

CONFERENCE CENTERS (RECENTLY RENOVATED)

Meetings at One Twelve Conference Centers make a statement not soon forgotten.

SOUTH BUILDING CONFERENCE ROOM

- Accommodates up to eight attendees
- Equipped with Wi-Fi and a flatscreen presentation monitor

WEST BUILDING CONFERENCE ROOM (RECENTLY RENOVATED)

- Theater seating up to 50 attendees
- Flex furniture offers multiple configuration options with state-of-the-art audiovisual equipment, data cabling, and Wi-Fi connectivity.
- Catering counter and sink area

BIKE STORAGE

Secure bike parking with work bench and tool station, day-use lockers, and charging outlets for electric bikes.

ELEVATOR ACCESS

Elevators serve every floor of the building and the parking garage. There are four elevator cabs in the South and East buildings, and three in the West.

SECURITY

Staffed, 24-hour security, after hours key card access to elevators and garages.

ON-SITE SECURED ACCESS PARKING

Four levels of below-grade parking offers above-market parking ratio at 3.25/1,000 USF with EV charging stations.

ON-SITE MANAGEMENT

KG Investment Properties' experienced team provides responsive property management services. The on-site management and engineering teams include day and night janitorial staff and offer convenient online work requests and a conference room reservation system.

2025 EST. OPERATING EXPENSES: \$16.79/SF

Walkable Amenities

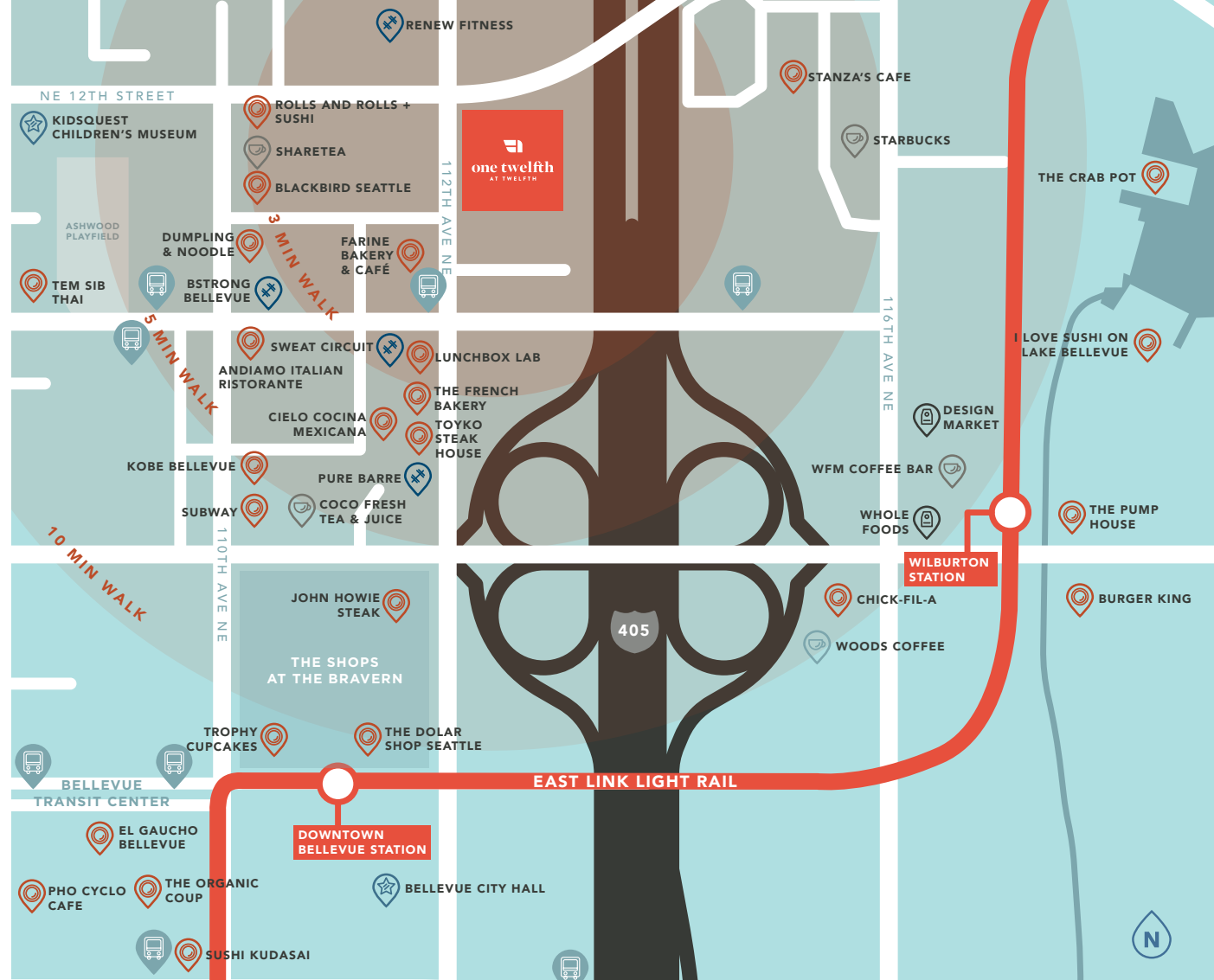
 Restaurant / Lounge

 Attraction / Entertainment

 Coffee / Tea Shop

 Shopping

 Fitness



WALK
85
SCORE



Transit Oriented

One Twelfth at Twelfth is strategically located with direct access to I-405 northbound and southbound, and SR-520, I-90 and nearby transportation options. On-site below grade parking offers above market parking ratios. East Link light rail extension is coming to Bellevue in 2025, offering an even more convenient commute serving Seattle, the greater Eastside and the region beyond.

MULTIMODAL ACCESS

The property location maximizes multimodal access for walking, car, bus, light rail, and bicycle.

DIRECT I-405 ACCESS

Northbound and southbound on-ramps are right around the corner.

REGIONAL CONNECTIONS

The property is in close proximity to numerous bus routes.

LIGHT RAIL

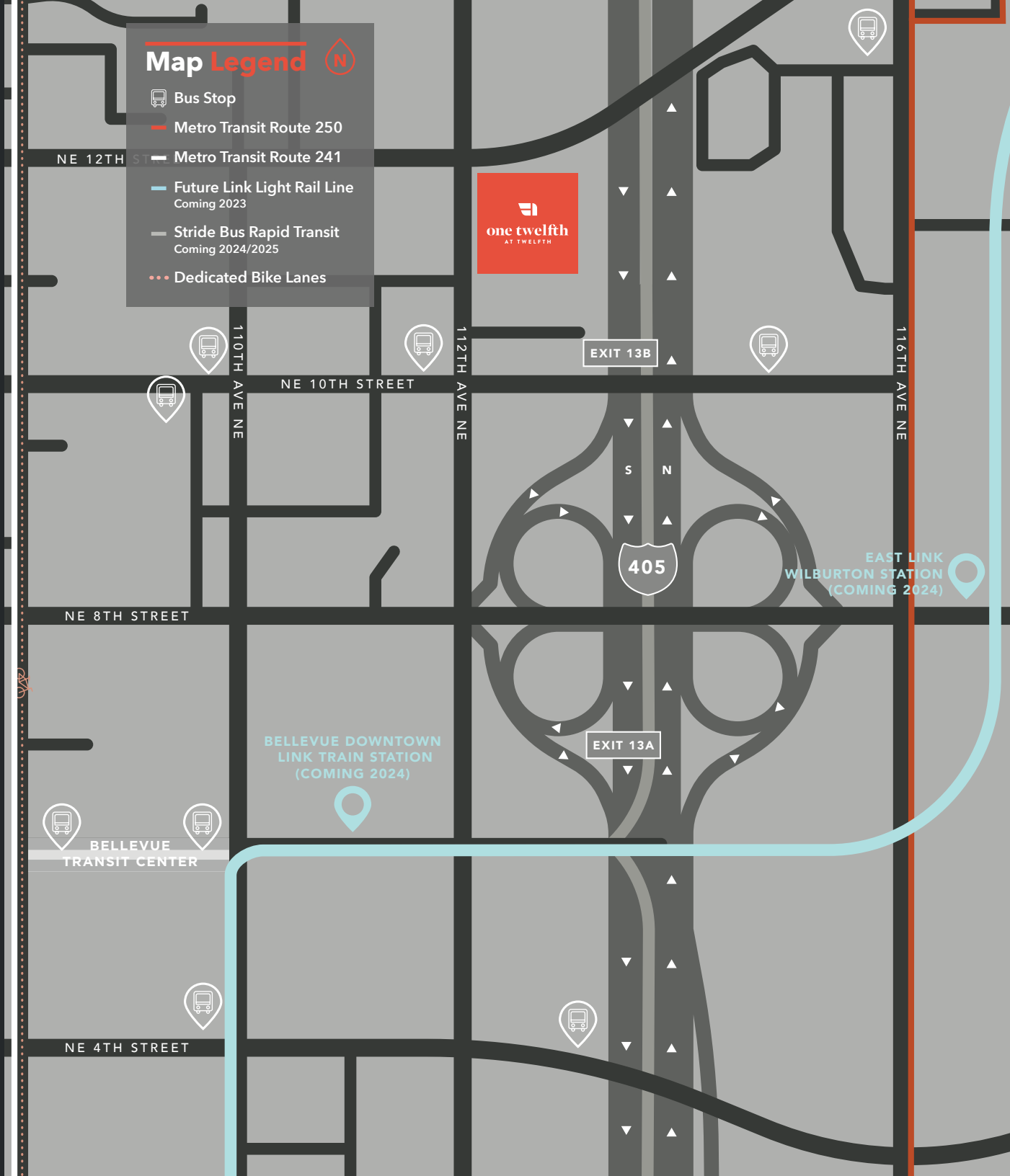
Coming in 2025, the grand opening is planned for the Downtown Bellevue and Wilburton Light Rail Stations, both just a short walk away.

ON-SITE PARKING

Below grade parking facility offers above market parking ratios with EV charging stations.

DROP OFF/PICK UP

Convenient central drive-thru area for passenger arrival or departure.





Gemini Rosemont Commercial Real Estate is a vertically integrated real estate platform that invests in and manages high-quality commercial office properties throughout the U.S.

For over 30 years, Gemini Rosemont has applied a hands-on asset management approach by our best-in-class property management professionals to recognize and respond to our tenant's changing needs in real time. Exceeding our tenant's expectations is mission critical for both our on-site and off-site teams.

For more information, please visit GeminiRosemont.com.



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GeminiRosemont.com/Property/One-Twelfth-Twelfth/