

CIVICA

Office Commons

AEW

UNICO

205 - 225 108th Ave NE
Bellevue, Washington

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

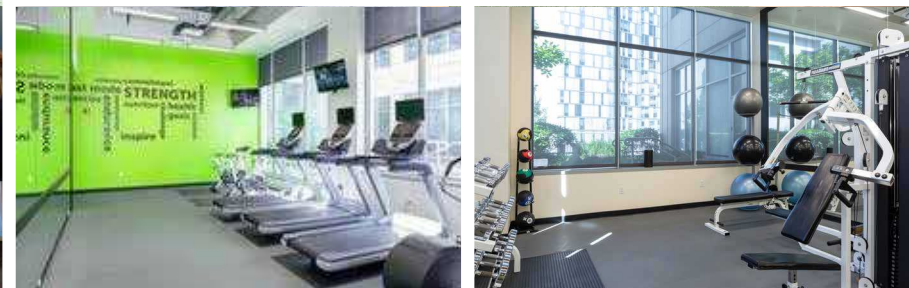
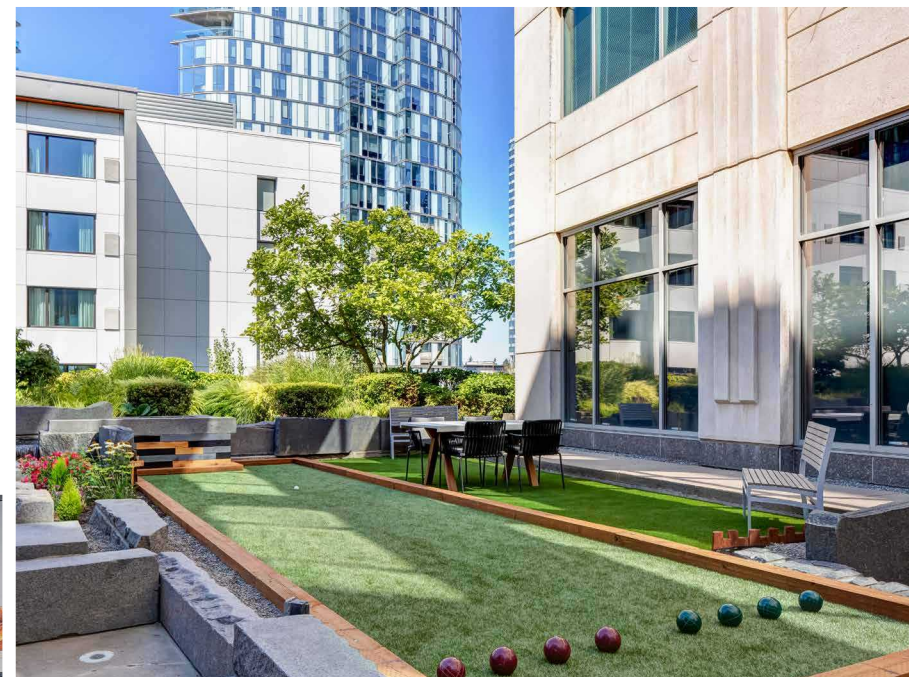
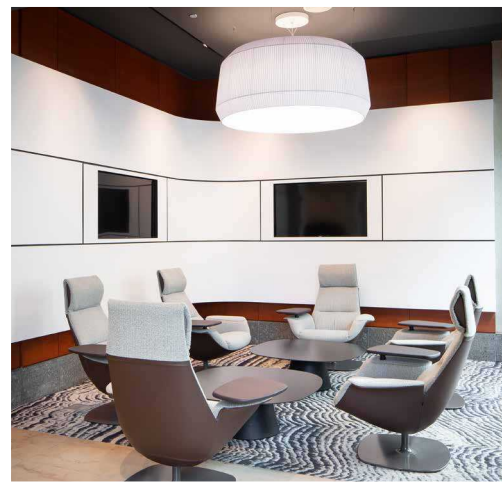


Civica Office Commons is comprised of two Class A+ office buildings connected by a striking 45-foot high glass enclosed lobby and Great Room. Located in the vibrant heart of the Bellevue Central Business District, the project is within close walking distance to many retail, restaurant and service amenities.



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.

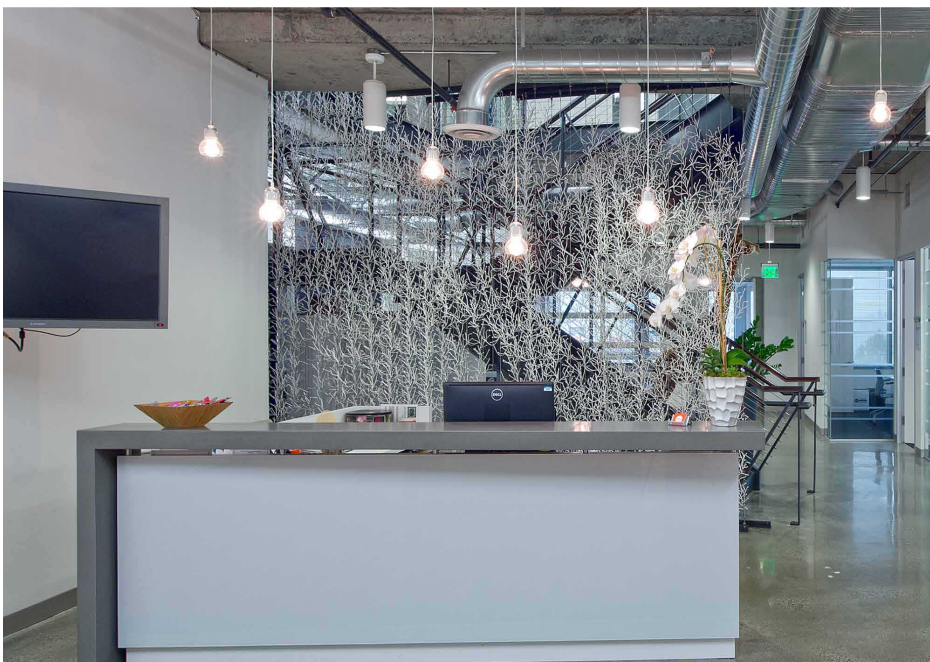


A GRAND IMPRESSION

The facts at your fingertips

Address	Civica Office Commons 205-225 108 th Ave NE, Bellevue, WA 98004
Size	Two Class A buildings totaling 324,026 square feet North Building: 8 stories / 183,587 SF South Building: 6 stories / 139,975 SF
Design	Timeless design and quality construction from LMN Architects
Floor Plate	Approximately 22,500 - 24,000 square foot floor plates
Location	Corner of 108th Ave and NE 2nd Street, the heart of Bellevue's thriving Central Business District
Access	Convenient access to I-405, I-90, and SR-520
Parking	2.8 permits per 1,000 rentable square feet with 2 garage access points
Amenity Rich Environment	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.
HVAC	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.






Health Club	1,800 square foot on-site fitness facility including cardio machines and free weights, as well as showers and lockers available to tenants.
Property Management	Unico Properties provides top of class on-site property management and engineering.
Conference Facility	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.
Security	24/7 On-Site Security Officer
Operating Expenses	2025 estimated operating expenses are \$17.03/RSF plus electrical.
Ceiling Height	11'9" Slab-to-Slab Height 9' Finished Ceiling Height
Construction	Post-tension, concrete slab system
Electrical	Overall capacity up to approx. 19.4 watts per square foot.
Telecommunications	Fiber services are provided by Comcast, Time Warner, Level 3 & CenturyLink.
Elevators	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

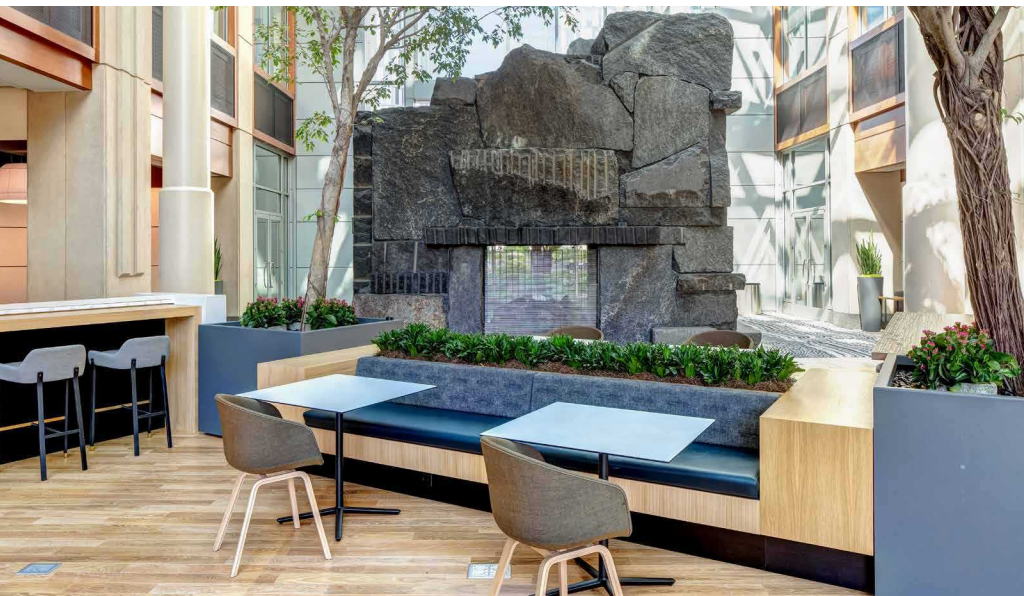
Please see below for current available spaces

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	7,324	Immediate	\$48.00 - \$50.00	Direct elevator exposure, abundant exterior private offices, and open interior.

SOUTH TOWER

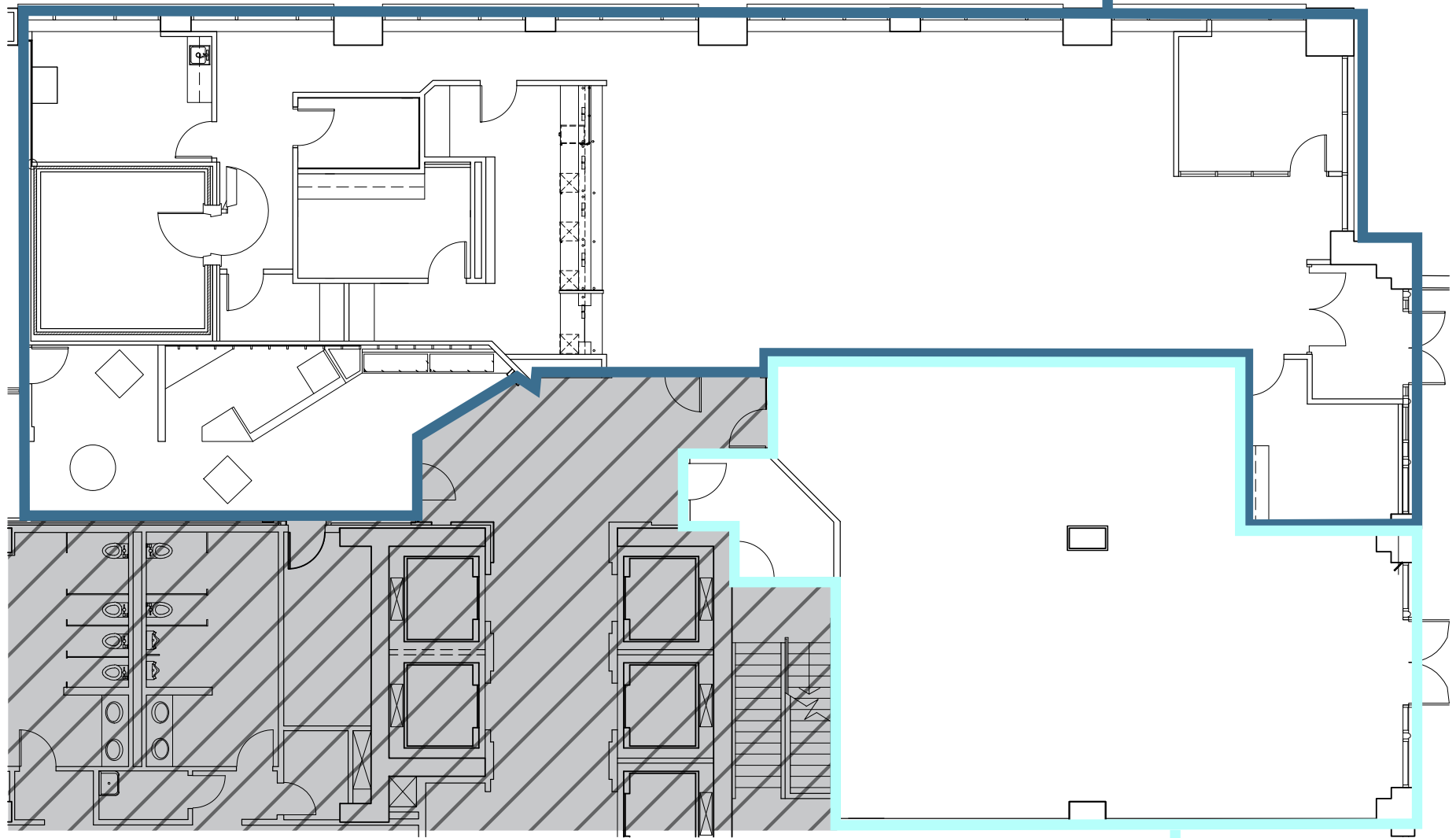
	Floor 1 / Suite 150	9,176	April 1, 2026	\$48.00 - \$50.00	Corner suite with direct main building lobby access. Above standard ceiling height, efficient mix of private offices and open area.
	Floor 5 / Suite 500	23,992	December 1, 2025	\$48.00 - \$50.00	Full floor availability. Can be combined with Floor 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



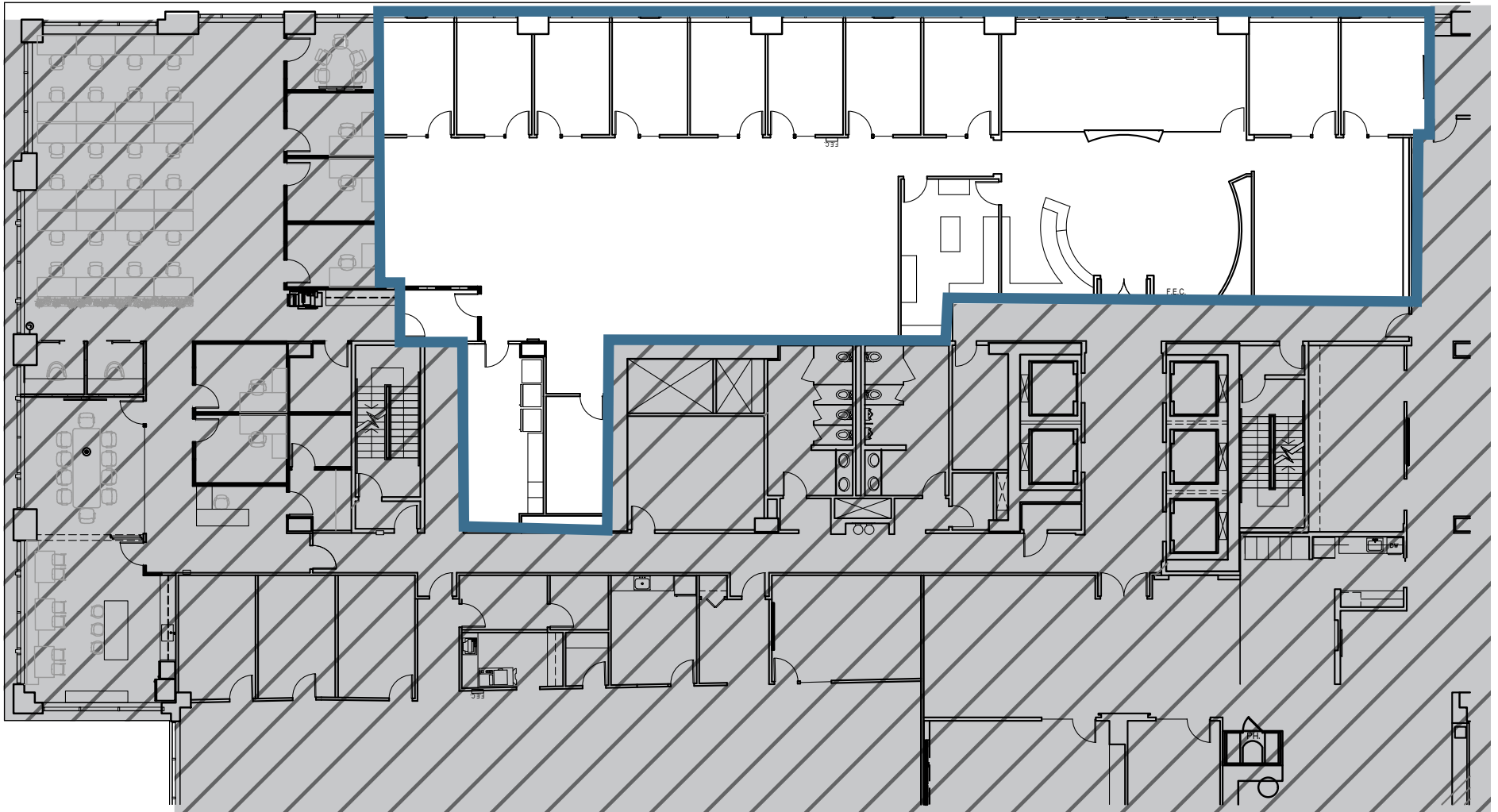
2,031 RSF



NORTH TOWER | SUITE 500 | 7,324 RSF



 [CLICK TO VIEW VIRTUAL TOUR](#)

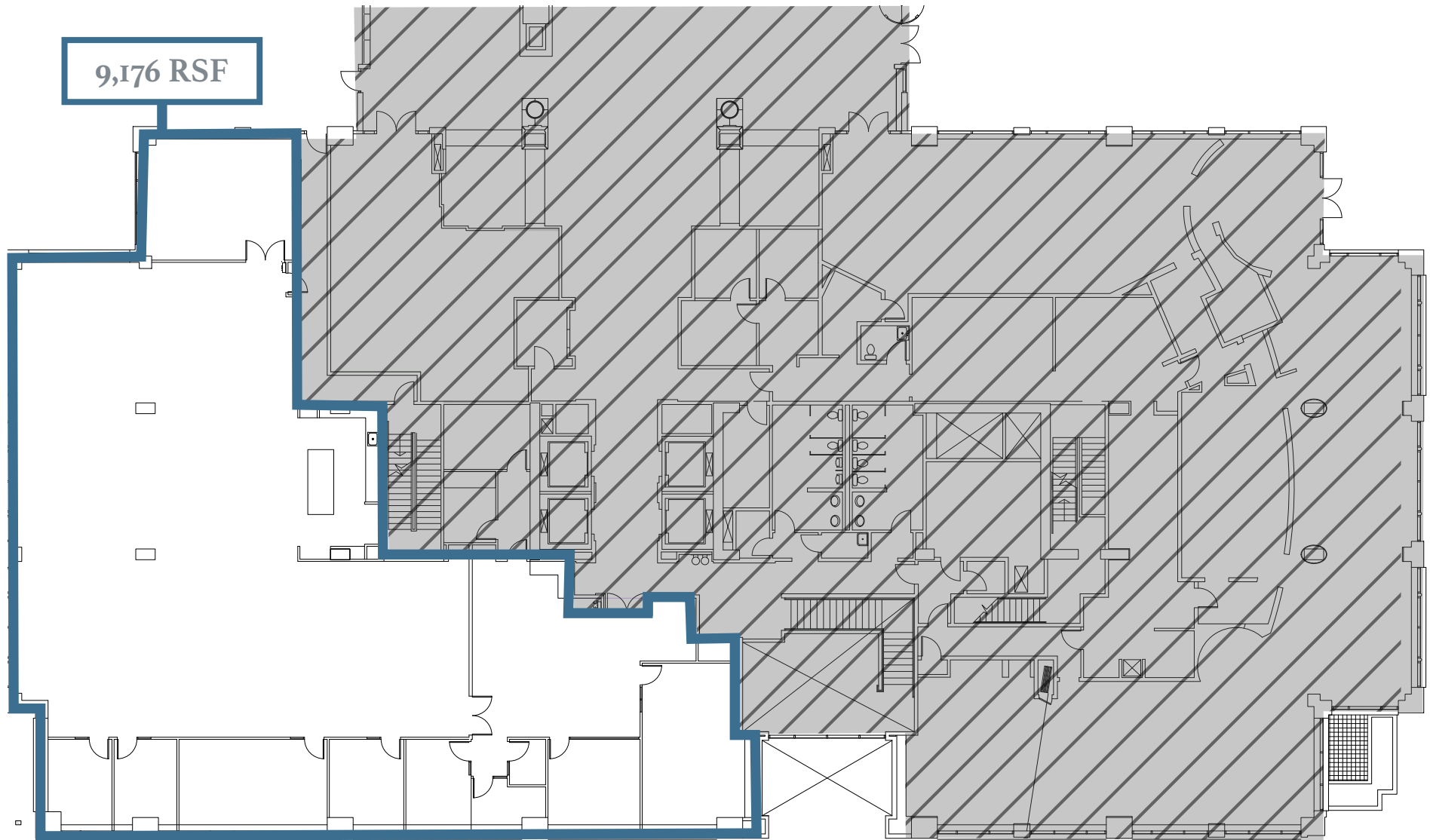


NORTH TOWER | SUITE 500 | 7,324 RSF

SPEC PLAN

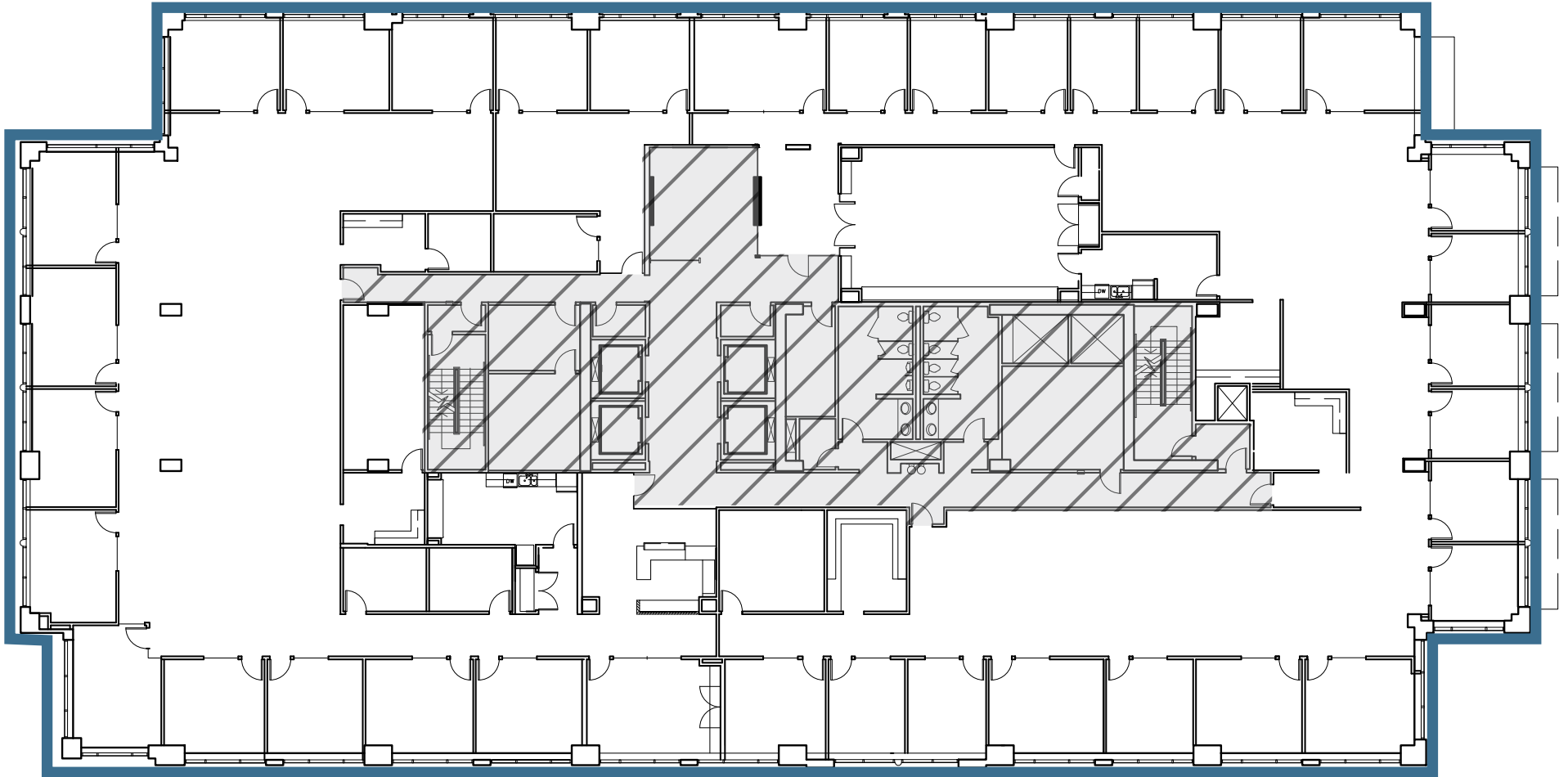


SOUTH TOWER | SUITE 150 | 9,176 RSF



SOUTH TOWER | SUITE 500 | 23,992 RSF

AS-BUILT



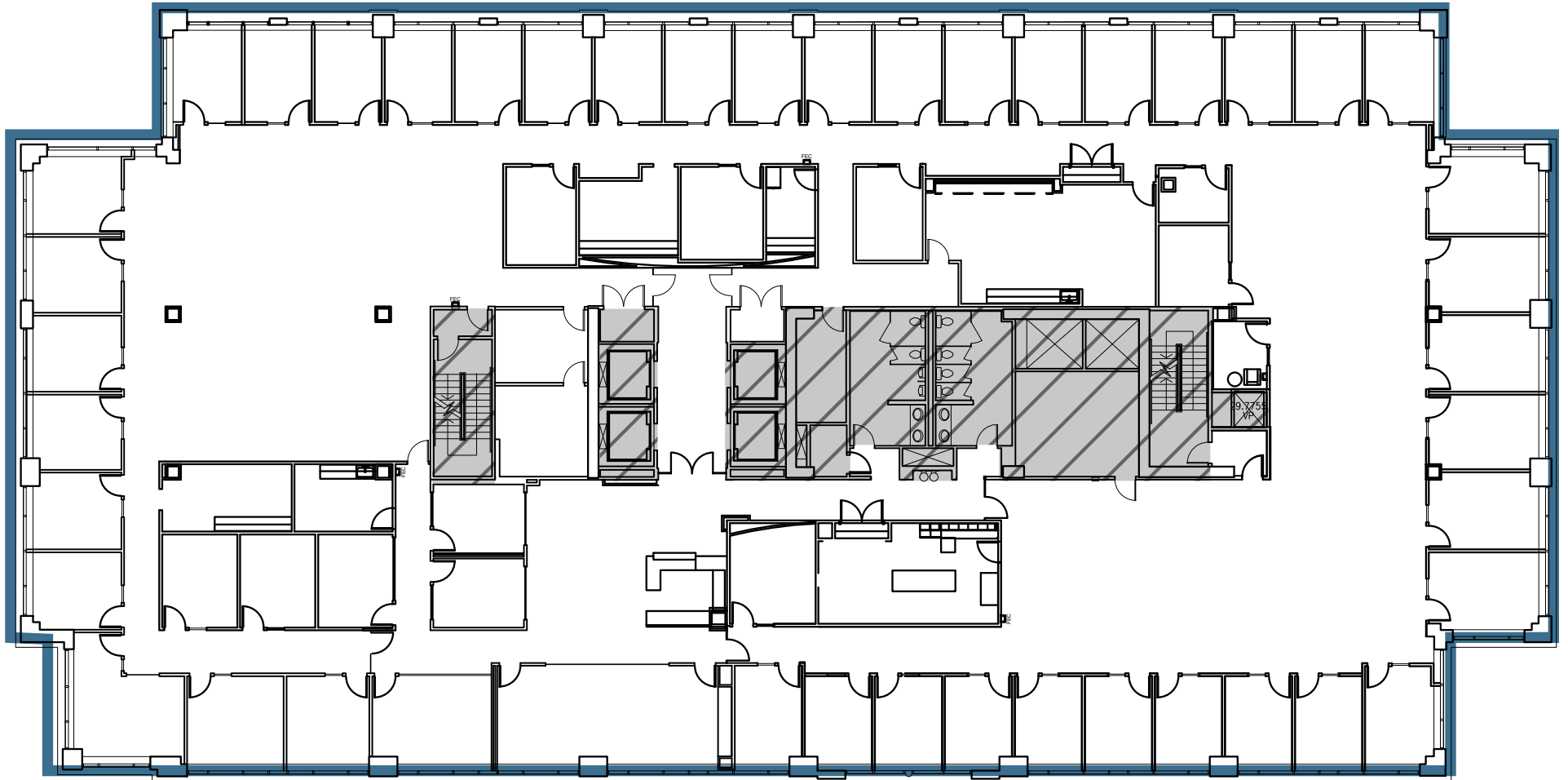
SOUTH TOWER | SUITE 500 | 23,992 RSF

PROPOSED - TWO TENANT



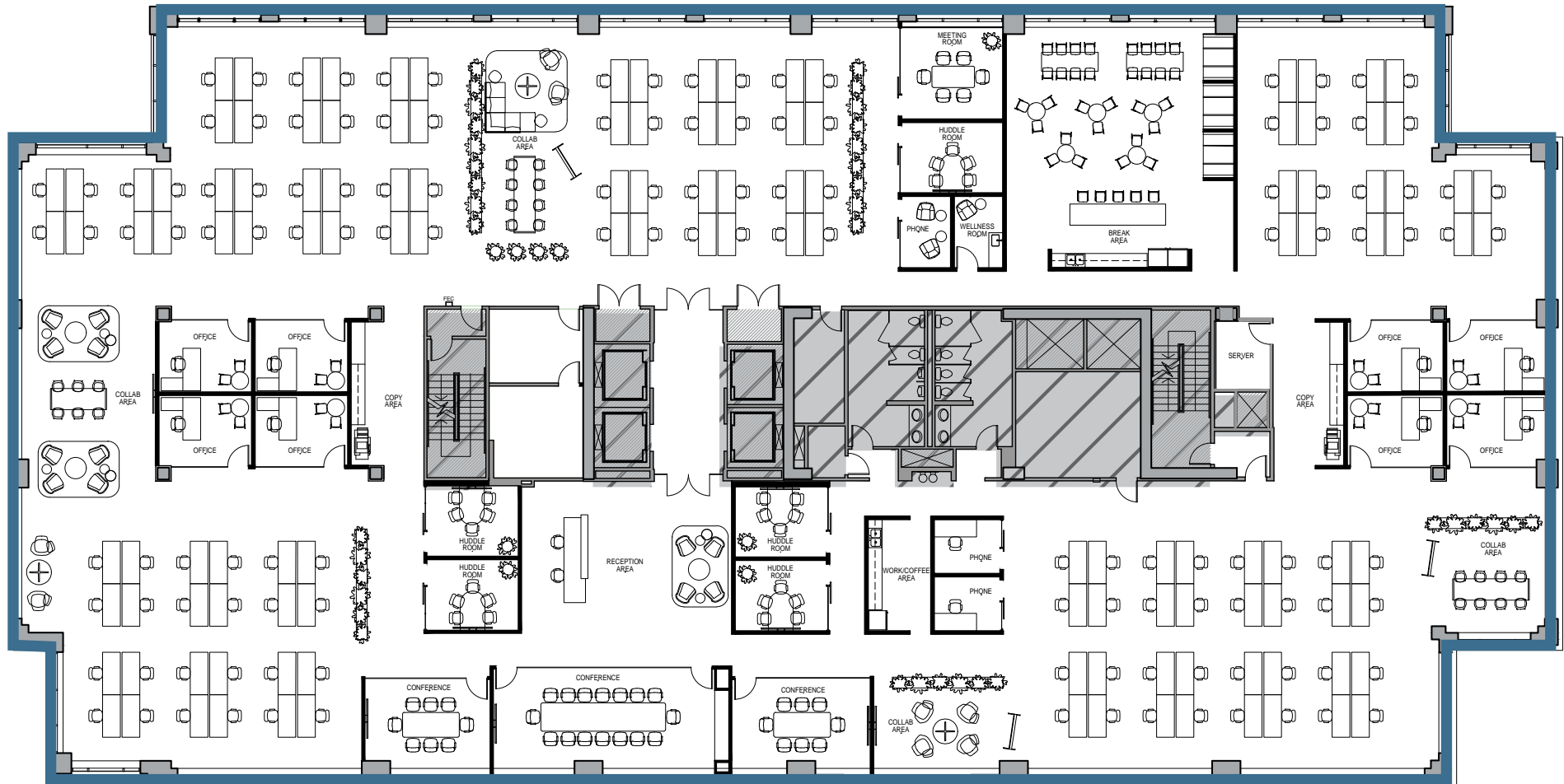
SOUTH TOWER | SUITE 600 | 23,778 RSF

AS-BUILT



SOUTH TOWER | SUITE 600 | 23,778 RSF

PROPOSED - SINGLE TENANT



Nearby Amenities







A Pedestrian's Dream

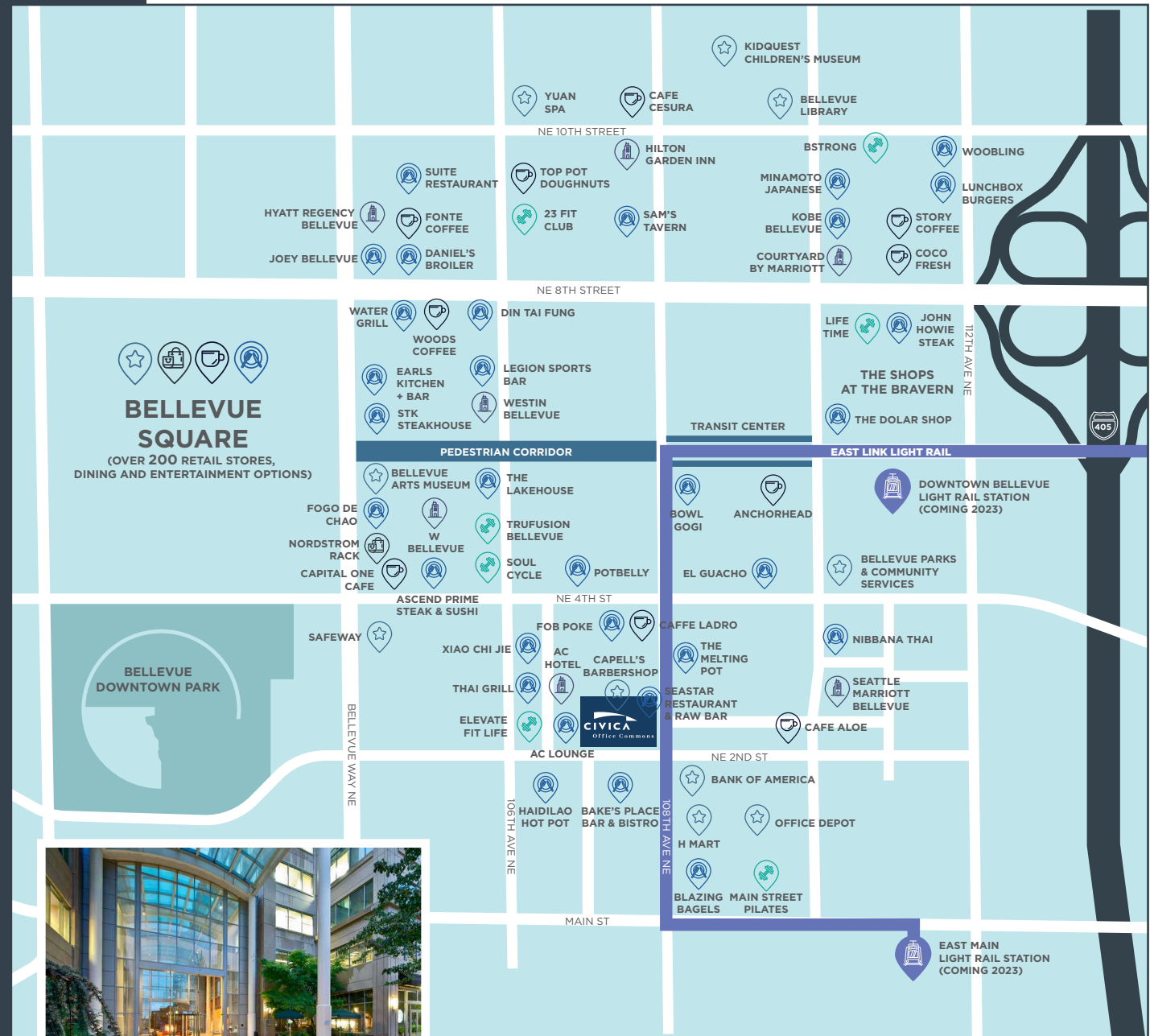
Within a few blocks is all Downtown Bellevue has to offer. With most amenities within walking distance there is no need to jump in the car to grab a quick lunch or run an errand.

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.