



CITY CENTER **BELLEVUE**

500 108<sup>th</sup> Avenue NE  
Bellevue, Washington 98004

[citycenterbellevue.com](http://citycenterbellevue.com)



# BELLEVUE'S CENTERPIECE

NEARBY RESTAURANTS

**THE BELLEVUE COLLECTION**  
13 COINS RESTAURANT 24/7  
CACTUS  
CASTILLA  
DANIEL'S BROILER  
JOEY BELLEVUE  
SUITE RESTAURANT/LOUNGE  
TAVERN HALL  
THAI KITCHEN BIRD PEPPER  
THE CHEESECAKE FACTORY

**LINCOLN SQUARE**

**LINCOLN SQUARE NORTH**  
CYPRESS LOUNGE & WINE BAR  
DIN TAI FUNG  
EARL'S RESTAURANT + BAR  
PADDY COYNE'S IRISH PUB  
WOOD'S COFFEE

**LINCOLN SQUARE SOUTH**  
ASCEND PRIME STEAK & SUSHI  
BARON'S XI'AN KITCHEN & BAR  
CENTRAL BAR + RESTAURANT  
CIVILITY & UNREST  
CROSTA  
DOTE COFFEE BAR  
DUKE'S CHOWDER HOUSE  
FOGO DE CHÃO  
JAPONESSA SUSHI COCINA  
THE LAKEHOUSE  
LINCOLN SOUTH FOOD HALL  
WILD GINGER

**BELLEVUE SQUARE**

**CHIPOTLE MEXICAN GRILL**

**POTBELLY SANDWICH SHOP**

**SEASTAR RESTAURANT & RAW BAR**

**L'EXPERIENCE PARIS - BELLEVUE**

**HAIDILAO HOT POT BELLEVUE**

**BAKE'S PLACE BAR & BISTRO**

**DOUGH ZONE DUMPLING HOUSE**

**PAGLIACCI PIZZA**

**BLAZING BAGELS**

**CITY CENTER BELLEVUE**

**THE BRAVERN**

**EVERGREENS SALAD**

**EL GAUCHO BELLEVUE**

**TRANSIT CENTER**

**FUTURE EAST LINK LIGHT RAIL**

**CITY HALL PLAZA**

**THE MELTING POT**

**NIBBANA THAI RESTAURANT**

**NE 8<sup>TH</sup> ST**  
**NE 6<sup>TH</sup> ST**  
**NE 4<sup>TH</sup> ST**  
**NE 2<sup>ND</sup> ST**

**INTERSTATE 405**

**BELLEVUE WAY SE**  
**106<sup>TH</sup> AVE NE**  
**108<sup>TH</sup> AVE NE**  
**110<sup>TH</sup> AVE NE**  
**112<sup>TH</sup> AVE NE**  
**MAIN ST**



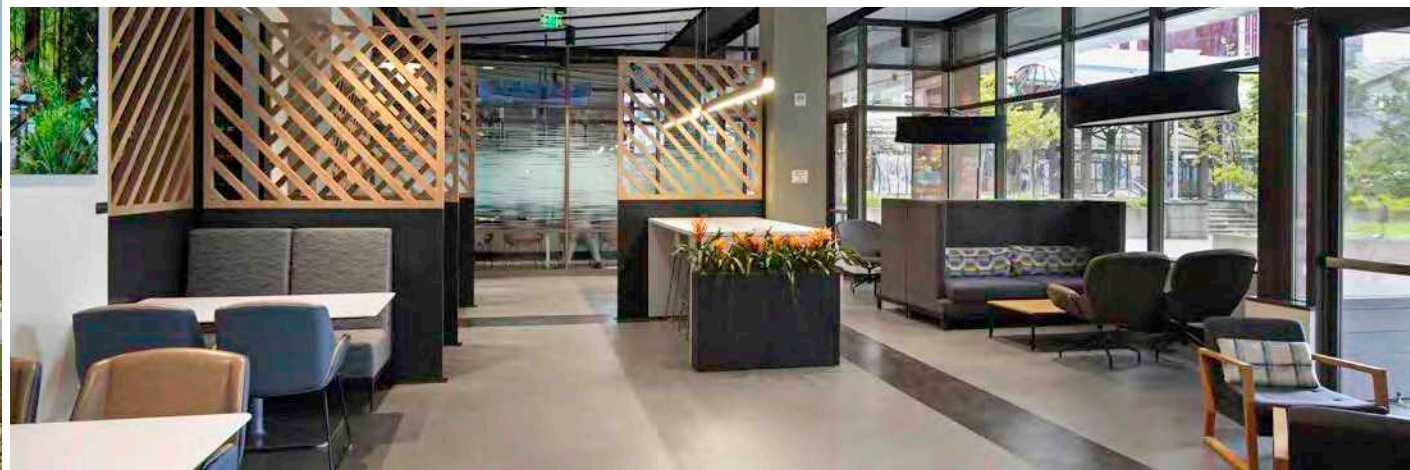
Located in the center of Bellevue's business district, City Center Bellevue is Downtown Bellevue's most recognizable and uniquely designed skyscraper, offering 27 stories of Class A office space.

The building's large floor plates can accommodate single or multi-tenant layouts, and the sophisticated building systems meet the needs of today's high-tech companies.

City Center Bellevue features convenient access to mass transit, pedestrian

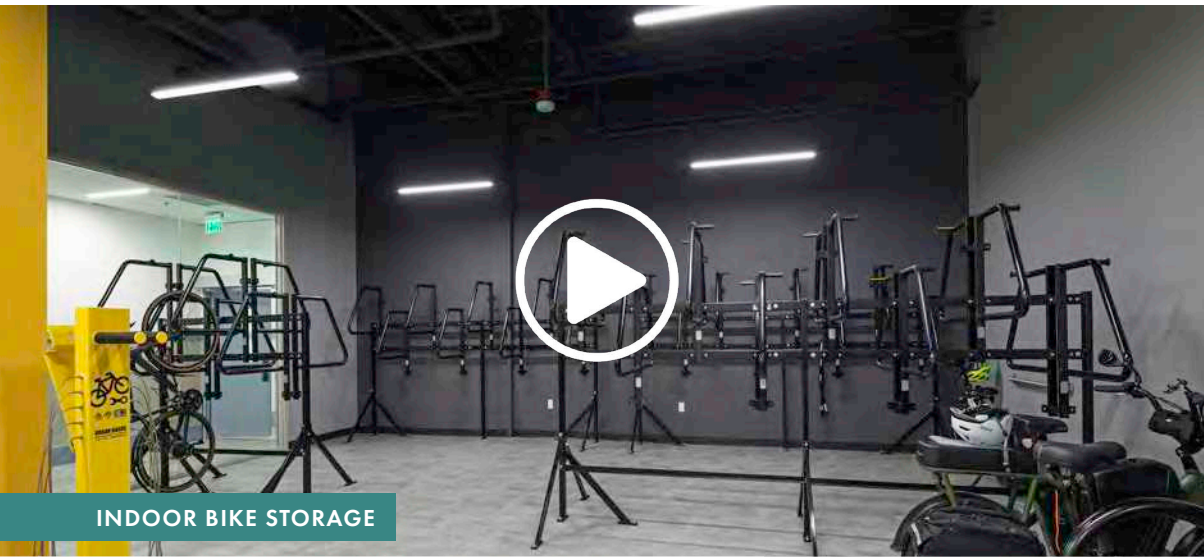
thoroughfares, as well as quick access to the region's freeways. Several on-site and nearby restaurants provide quick and delicious dining or lunch options for City Center Bellevue's tenants.

Views from the building include the Seattle skyline, Lake Washington, and surrounding mountain ranges. The adjacent 2.5 acre landscaped plaza provides an exceptional outdoor environment in the heart of downtown Bellevue.



# BUILDING AMENITIES

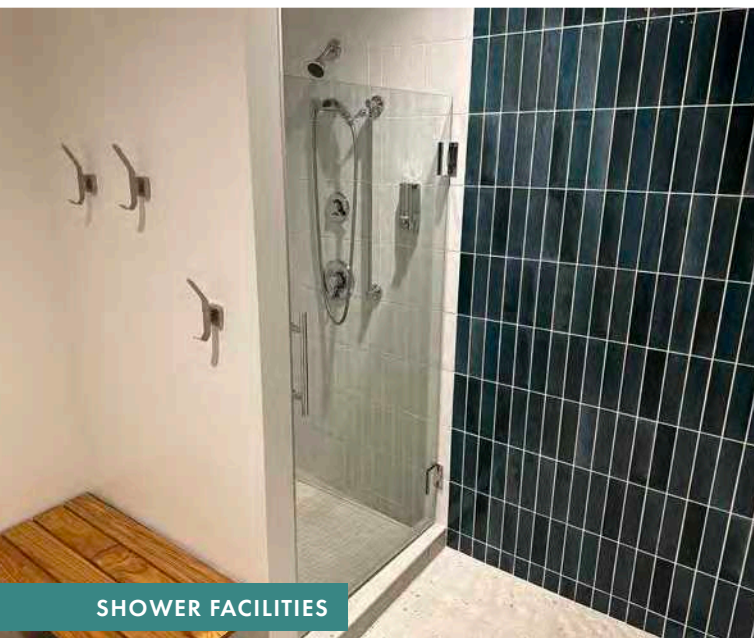
CLICK PLAY BUTTONS TO VIEW VIRTUAL TOURS



INDOOR BIKE STORAGE



FITNESS CENTER



SHOWER FACILITIES






CONFERENCE ROOM

# BUILDING FACTS

<b>YEAR BUILT:</b>	1987
<b>RBA:</b>	498,606 SF
<b>BUILDING AMENITIES:</b>	Conference center, fitness center, indoor bike storage, renovated showers and lockers
<b>RETAIL AMENITIES:</b>	HomeStreet Bank, El Gaucho (across the Plaza), Bowl Gogi, Pho Cyclo, Mercury Coffee
<b>LOCATION:</b>	City Center Bellevue is located in the heart of Bellevue's Central Business District. The building is easily accessible via Interstate 405, Interstate 90, and the Public Transit Center, immediately adjacent to the building along N.E. 6th Street. The building has a 2.5 acre plaza to the east that features grassy areas, seating areas and water features.
<b>AREA AMENITIES:</b>	The building location is the east-end destination for the Pedestrian Corridor linking it to local recreation, hotels, restaurants, and retail centers such as Bellevue Square and Lincoln Square. Within walking distance are the Bellevue Public Library, Bellevue Art Museum, and Downtown Bellevue Park.
<b>RENTAL RATES</b>	Office: \$64.00 - \$69.00 per rentable square foot, Full Service
<b>OPERATING EXPENSES:</b>	2025 Estimated - \$16.38 per rentable square foot
<b>LEED CERTIFICATION:</b>	LEED Gold
<b>PARKING:</b>	City Center Bellevue is equipped with a four level garage (720 covered spaces)
<b>RATIO:</b>	Two (2) stalls for every 1,000 square feet of rentable area.
<b>EXTERIOR:</b>	This contemporary 27 story building is clad in panels of rich, rose-tinted glass windows and spandrels. Its innovative multi-faceted design creates an angle architectural profile, which offers advantages to both small and large companies in creating unique office layouts. The distinctive clock tower at the entrance creates an exceptional visual appeal.
<b>LOBBY:</b>	The main lobby has an aura of contemporary elegance and modern luxury with its 16-foot ceiling and stylish flooring. The wall treatments are highlighted by hardwood paneling.
<b>ELEVATORS:</b>	Destination Elevators service the building's nine passenger elevators, four in the low-rise and five in the high-rise. The four-level garage has two dedicated elevators. One freight elevator services the building.
<b>VIEW:</b>	Six-foot-high windows showcase views of Meydenbauer Bay, Lake Washington, Mount Rainier, The Olympic and Cascade Mountain ranges and the downtown Seattle high-rise buildings.
<b>SECURITY SYSTEM:</b>	City Center Bellevue is equipped with a high-tech computerized access control system in addition to a 24-hour security guard.
<b>FIRE PROTECTION:</b>	Automatic fire sprinkler system on all floors.
<b>HVAC:</b>	The HVAC system is designed to provide flexibility in controlling space temperatures to effectively meet individual comfort levels and special requirements.
<b>OWNERSHIP/ PROPERTY MANAGEMENT:</b>	American Assets Trust



## CURRENT AVAILABILITIES

TOUR	FLOOR / SUITE	SQ. FT.	AVAILABLE	COMMENTS
	<a href="#"><u>5 / 500</u></a>	12,547 RSF	Now	Direct lobby exposure. Two private decks. <b>Could be combined with Suite 600 for a cumulative 31,453 RSF.</b>
	<a href="#"><u>6 / 600</u></a>	18,906 RSF	Now	Full Floor opportunity. Suite is in white-box condition and ready for Tenant Improvements. Unique opportunity to create a space from scratch. <b>Could be combined with Suite 500 for a cumulative 31,453 RSF.</b>
	<a href="#"><u>17 / 1710</u></a>	2,410 RSF	Now	Recently improved space with 5 window offices, reception, breakroom, and storage. North and West views.
	<a href="#"><u>17 / 1740</u></a>	3,634 RSF	Now	Views of Seattle, Lake Washington, and Cascade Mountains Open work space, two private offices, large conference room
	<a href="#"><u>21 / 2150</u></a>	7,740 RSF	Now	Market ready work starting soon! Permit Pending. Direct elevator lobby exposure with double glass entry. Western and Mt. Rainier views upon entrance. Open ceiling concept. Efficient layout with conference rooms, open space, and kitchenette. Private deck looking West and North.



# SUITE 500

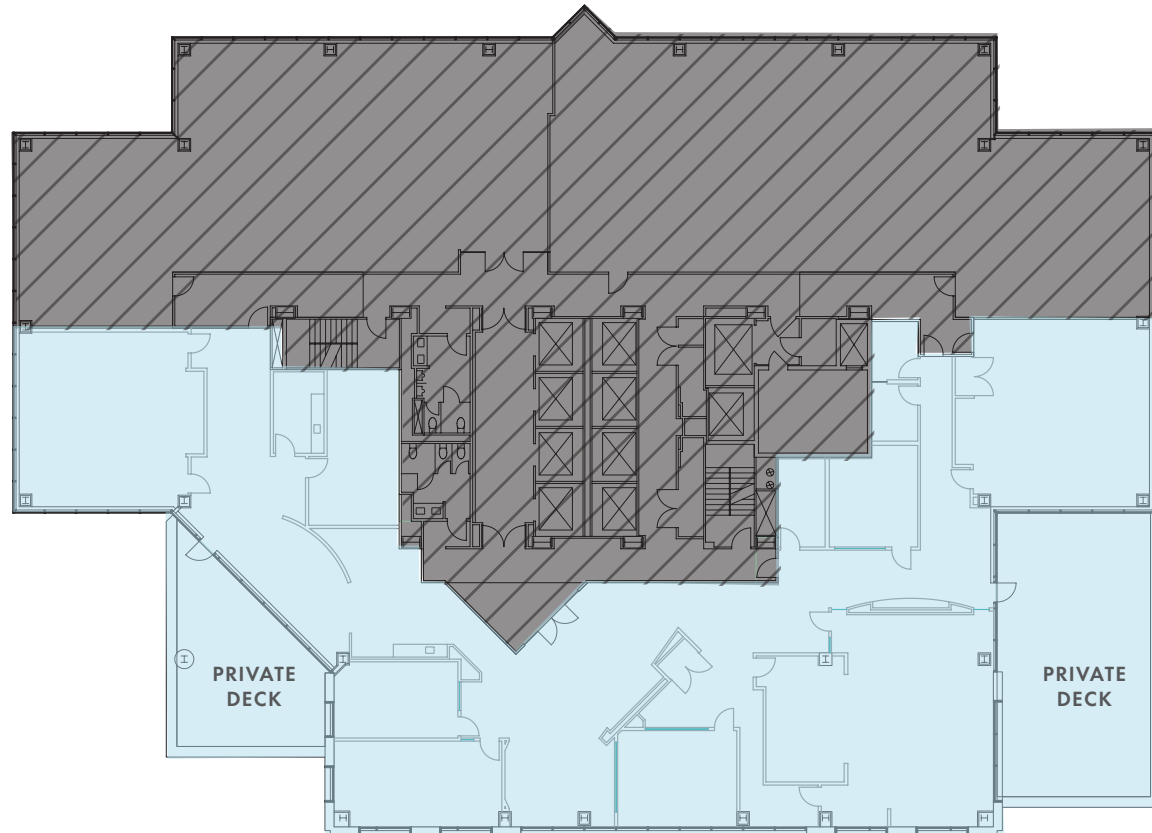
## 12,547 RSF

CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available Now

- Elevator Lobby exposure
- Two private decks on the North and South sides of the building
- **Could be combined with Suite 600 for a cumulative 31,453 RSF**



AMERICAN  
ASSETS  
TRUST

**BRODERICK**  
GROUP

JASON FURR  
(425) 646-5220

[furr@broderickgroup.com](mailto:furr@broderickgroup.com)

ERIC HAEHL  
(425) 646-5266

[haehl@broderickgroup.com](mailto:haehl@broderickgroup.com)

BRODERICK GROUP  
10500 NE 8th Street, Suite 900  
Bellevue, Washington 98004  
[broderickgroup.com](http://broderickgroup.com)

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.

 [BACK TO AVAILABLE SPACE](#)



[citycenterbellevue.com](http://citycenterbellevue.com)



# SUITE 600

## 18,906 RSF

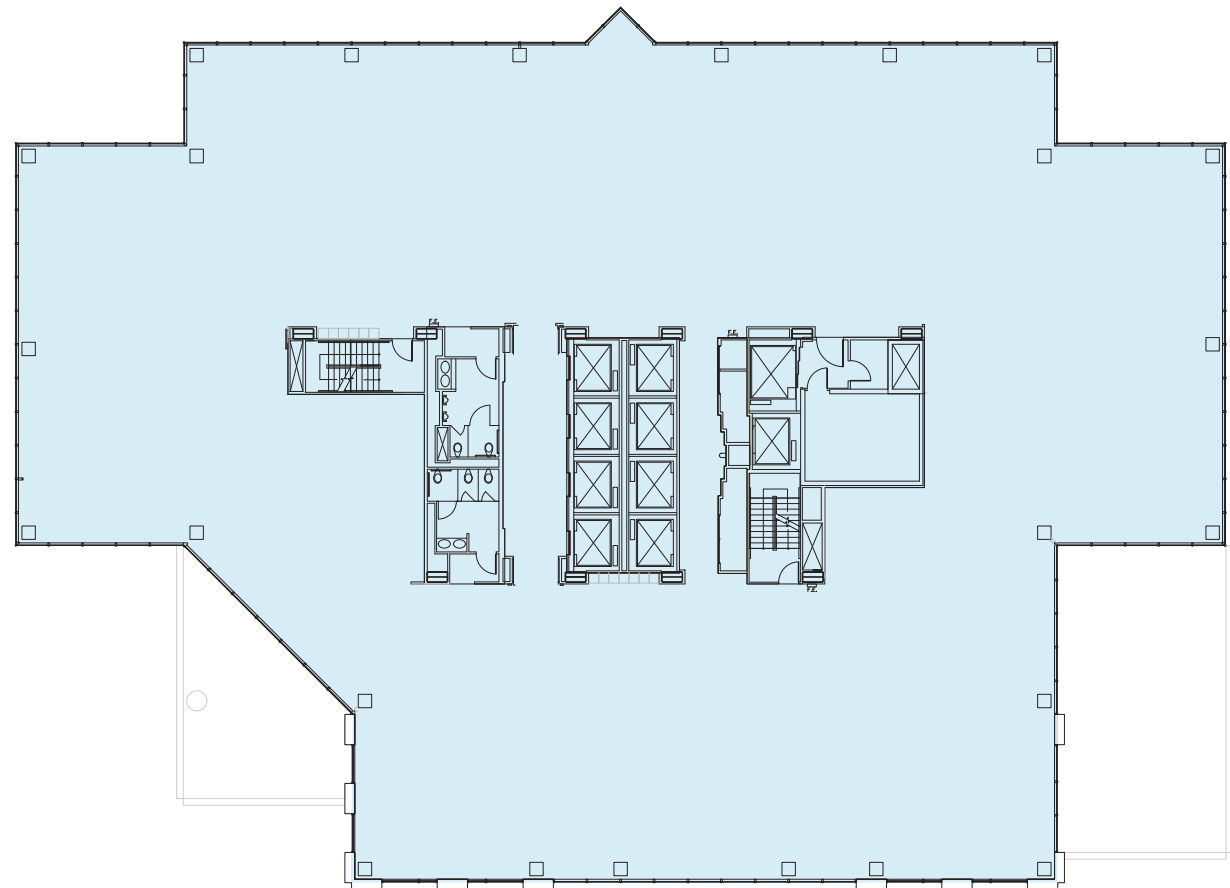
CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available Now

- Full floor opportunity
- Suite is in white-box condition ready for Tenant Improvements
- Unique opportunity to create a space from scratch
- **Could be combined with Suite 500 for a cumulative 31,453 RSF**

 **VIEW VIRTUAL TOUR**



AMERICAN  
ASSETS  
TRUST 

**BRODERICK**  
• GROUP •

JASON FURR  
(425) 646-5220

[furr@broderickgroup.com](mailto:furr@broderickgroup.com)

ERIC HAEHL  
(425) 646-5266

[haehl@broderickgroup.com](mailto:haehl@broderickgroup.com)

BRODERICK GROUP  
10500 NE 8th Street, Suite 900  
Bellevue, Washington 98004  
[broderickgroup.com](http://broderickgroup.com)

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.

 **BACK TO AVAILABLE SPACE**

[citycenterbellevue.com](http://citycenterbellevue.com)





# SUITE 600

## 18,906 RSF

CITY CENTER **BELLEVUE**

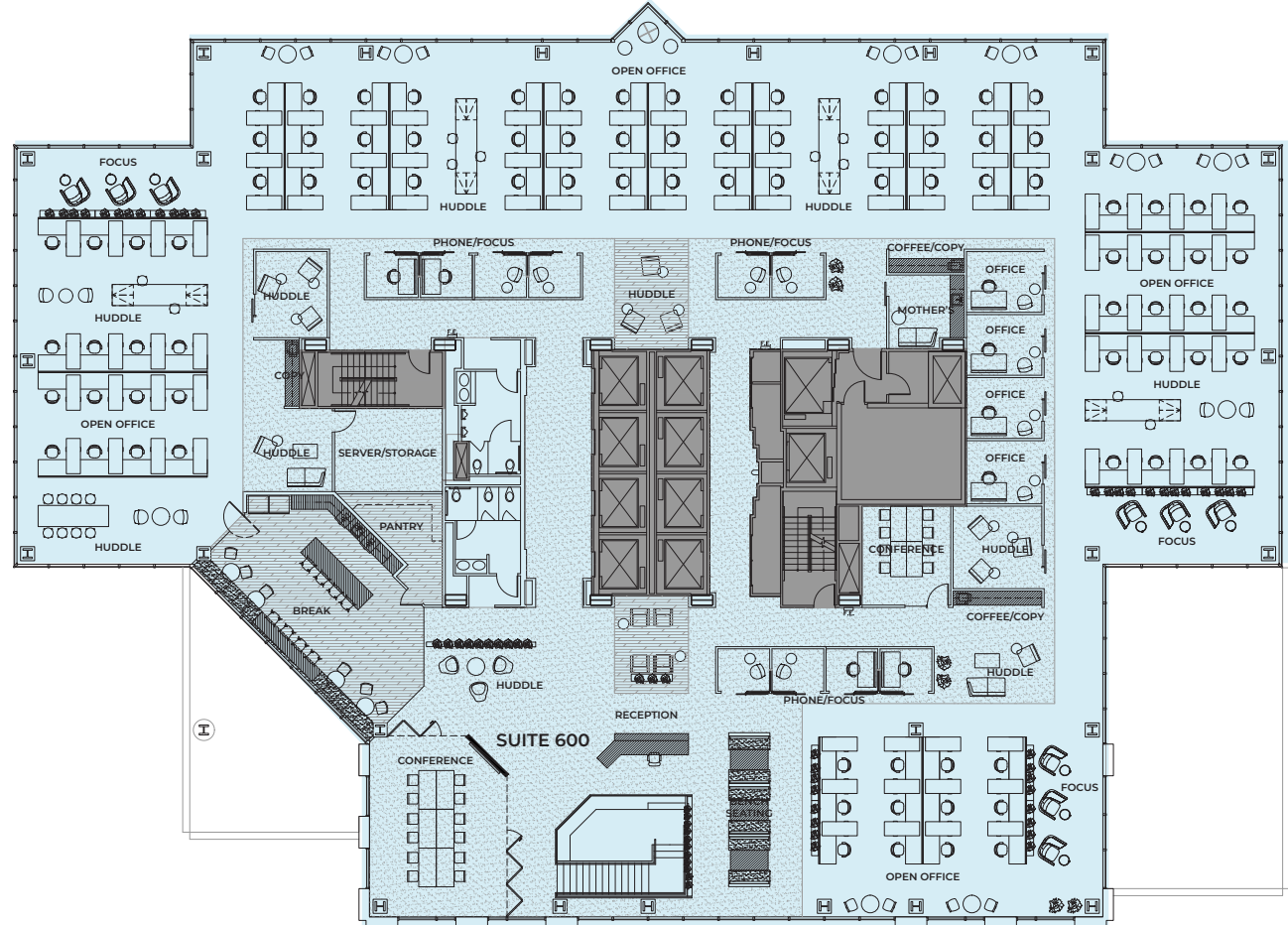
500 108th Avenue NE | Bellevue, Washington 98004

Available Now

### CONCEPTUAL FLOOR PLAN

- Full floor opportunity
- Suite is in white-box condition ready for Tenant Improvements
- Unique opportunity to create a space from scratch
- **Could be combined with Suite 500 for a cumulative 31,453 RSF**

 **VIEW VIRTUAL TOUR**



AMERICAN ASSETS TRUST

**BRODERICK GROUP**

JASON FURR  
(425) 646-5220

ERIC HAEHL  
(425) 646-5266

[furr@broderickgroup.com](mailto:furr@broderickgroup.com)

[haehl@broderickgroup.com](mailto:haehl@broderickgroup.com)

BRODERICK GROUP  
10500 NE 8th Street, Suite 900  
Bellevue, Washington 98004  
[broderickgroup.com](http://broderickgroup.com)

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.

 **BACK TO AVAILABLE SPACE**

[citycenterbellevue.com](http://citycenterbellevue.com)





# SUITE 1710

## 2,410 RSF

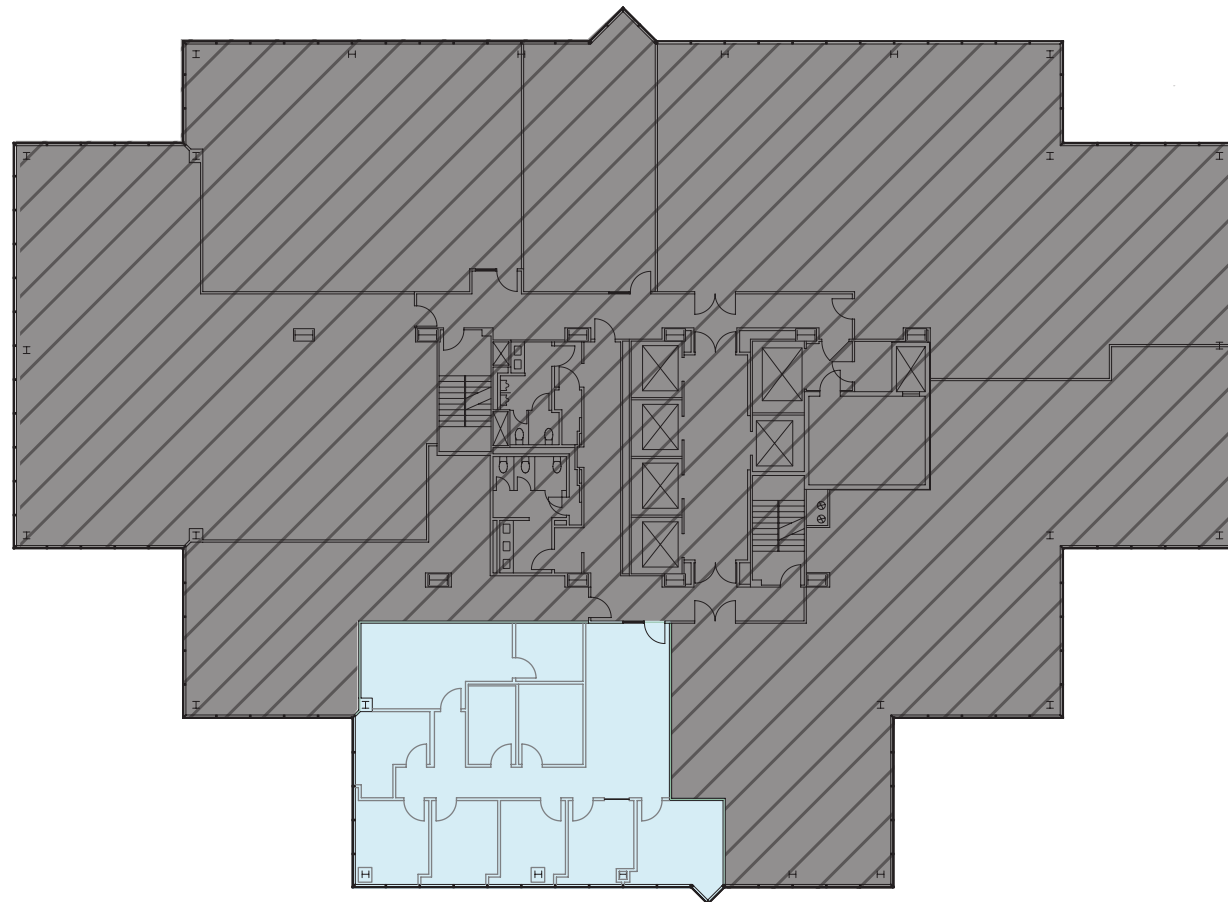
CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

*Available Now*

- Recently improved space with 5 window offices, reception, breakroom, and storage
- North and West views

 **VIEW VIRTUAL TOUR**



AMERICAN  
ASSETS  
TRUST 

**BRODERICK**  
• GROUP •

JASON FURR  
(425) 646-5220

[furr@broderickgroup.com](mailto:furr@broderickgroup.com)

ERIC HAEHL  
(425) 646-5266

[haehl@broderickgroup.com](mailto:haehl@broderickgroup.com)

BRODERICK GROUP  
10500 NE 8th Street, Suite 900  
Bellevue, Washington 98004  
[broderickgroup.com](http://broderickgroup.com)

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.

 **BACK TO AVAILABLE SPACE**



[citycenterbellevue.com](http://citycenterbellevue.com)



# SUITE 1740

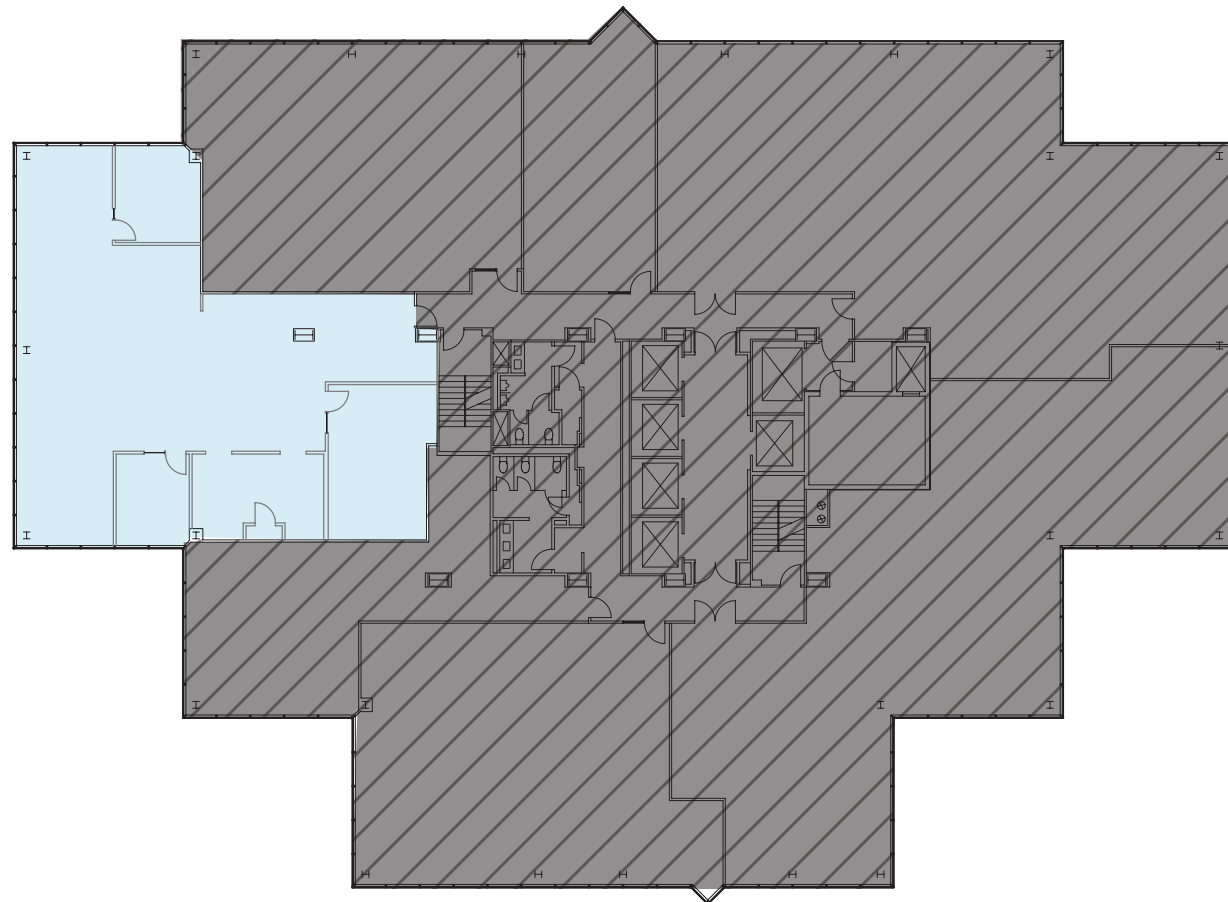
## 3,634 RSF

CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

*Available Now*

- Views of Seattle, Lake Washington, and Cascade Mountains
- Open work space, two private offices, large conference room



AMERICAN  
ASSETS  
TRUST 

**BRODERICK**  
• GROUP •

JASON FURR  
(425) 646-5220

[furr@broderickgroup.com](mailto:furr@broderickgroup.com)

ERIC HAEHL  
(425) 646-5266

[haehl@broderickgroup.com](mailto:haehl@broderickgroup.com)

BRODERICK GROUP  
10500 NE 8th Street, Suite 900  
Bellevue, Washington 98004  
[broderickgroup.com](http://broderickgroup.com)

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.

 [BACK TO AVAILABLE SPACE](#)

[citycenterbellevue.com](http://citycenterbellevue.com)





# SUITE 2150

## 7,740 RSF

CITY CENTER **BELLEVUE**

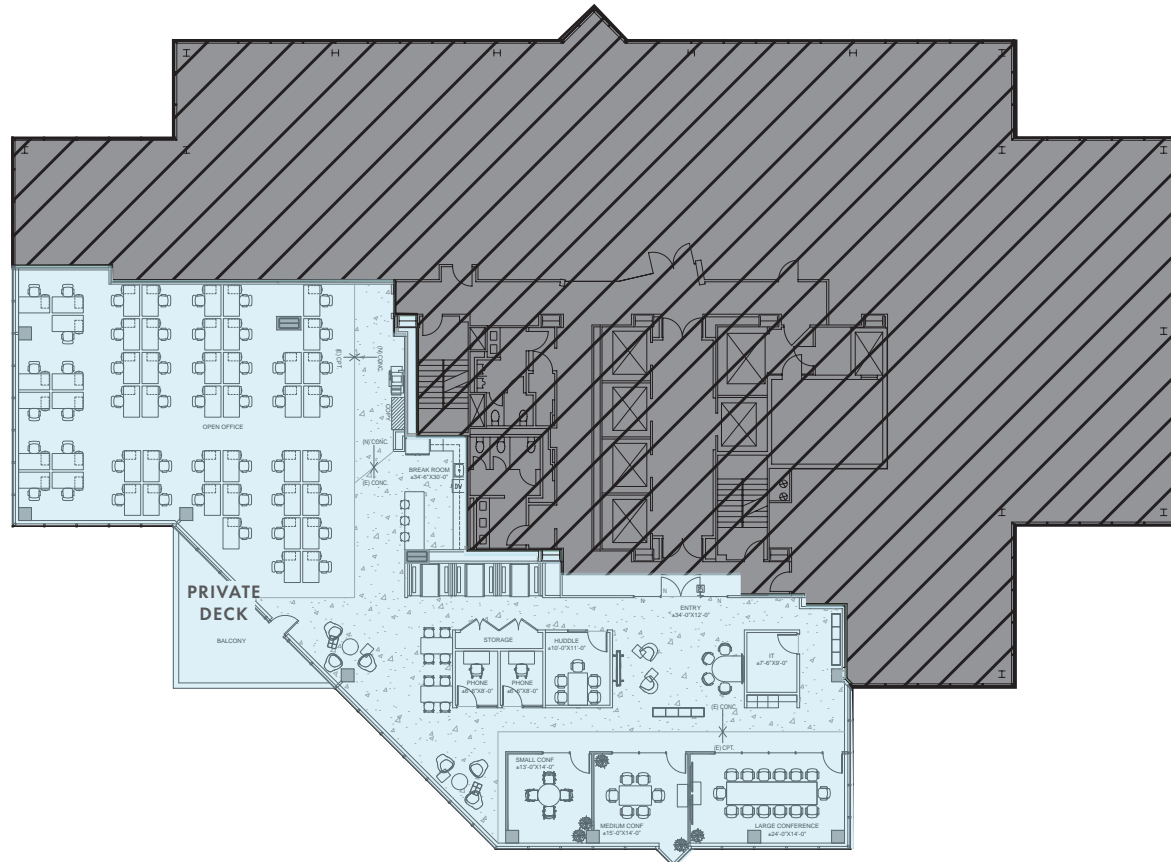
500 108th Avenue NE | Bellevue, Washington 98004

Available Now

**MARKET READY WORK STARTING SOON!**  
**PERMIT PENDING**



- Direct elevator lobby exposure with double glass entry
- Western and Mt. Rainier views upon entrance
- Open ceiling concept
- Efficient layout with conference rooms, open space, and kitchenette
- Private deck looking West and North



AMERICAN ASSETS TRUST

**BRODERICK GROUP**

JASON FURR  
(425) 646-5220

[furr@broderickgroup.com](mailto:furr@broderickgroup.com)

ERIC HAEHL  
(425) 646-5266

[haehl@broderickgroup.com](mailto:haehl@broderickgroup.com)

BRODERICK GROUP  
10500 NE 8th Street, Suite 900  
Bellevue, Washington 98004  
[broderickgroup.com](http://broderickgroup.com)

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.

[↑ BACK TO AVAILABLE SPACE](#)



[citycenterbellevue.com](http://citycenterbellevue.com)