

FOR LEASE

155 BELLEVUE

JOE LYNCH

Executive Managing Director
425.362.1399
joe.lynch@nmrk.com

DAN HARDEN

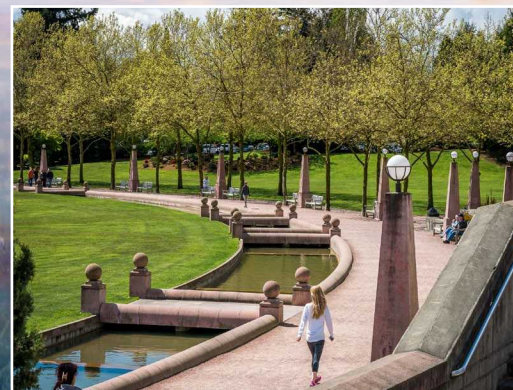
Senior Managing Director
425.362.1393
dan.harden@nmrk.com

NEWMARK


155 108TH AVENUE NE



Old Main District



Downtown Park


THE BELLEVUE
COLLECTION™
Bellevue Square
Lincoln Center I & II
Bellevue Place

AT THE HEART OF EVERYTHING

155 Bellevue is positioned in the heart of Downtown Bellevue's vibrant, amenity-rich core—just steps from acclaimed restaurants, premier retail destinations, and the new light rail station. Surrounded by major tech players like Amazon, ByteDance, and Pokémon, the area is rapidly transforming into a world-class hub for innovation and global business.



amazon

155
BELLEVUE



amazon

Walmart

Bellevue Transit Center

SAP Concur

amazon

amazon

amazon

Pokémon

THE SHOPS AT THE
BRAVERN

Google

EST. 1997
BAKE'S
PLACE
BAR & BISTRO



Snap Inc.

(Tunnel)

East Link Station

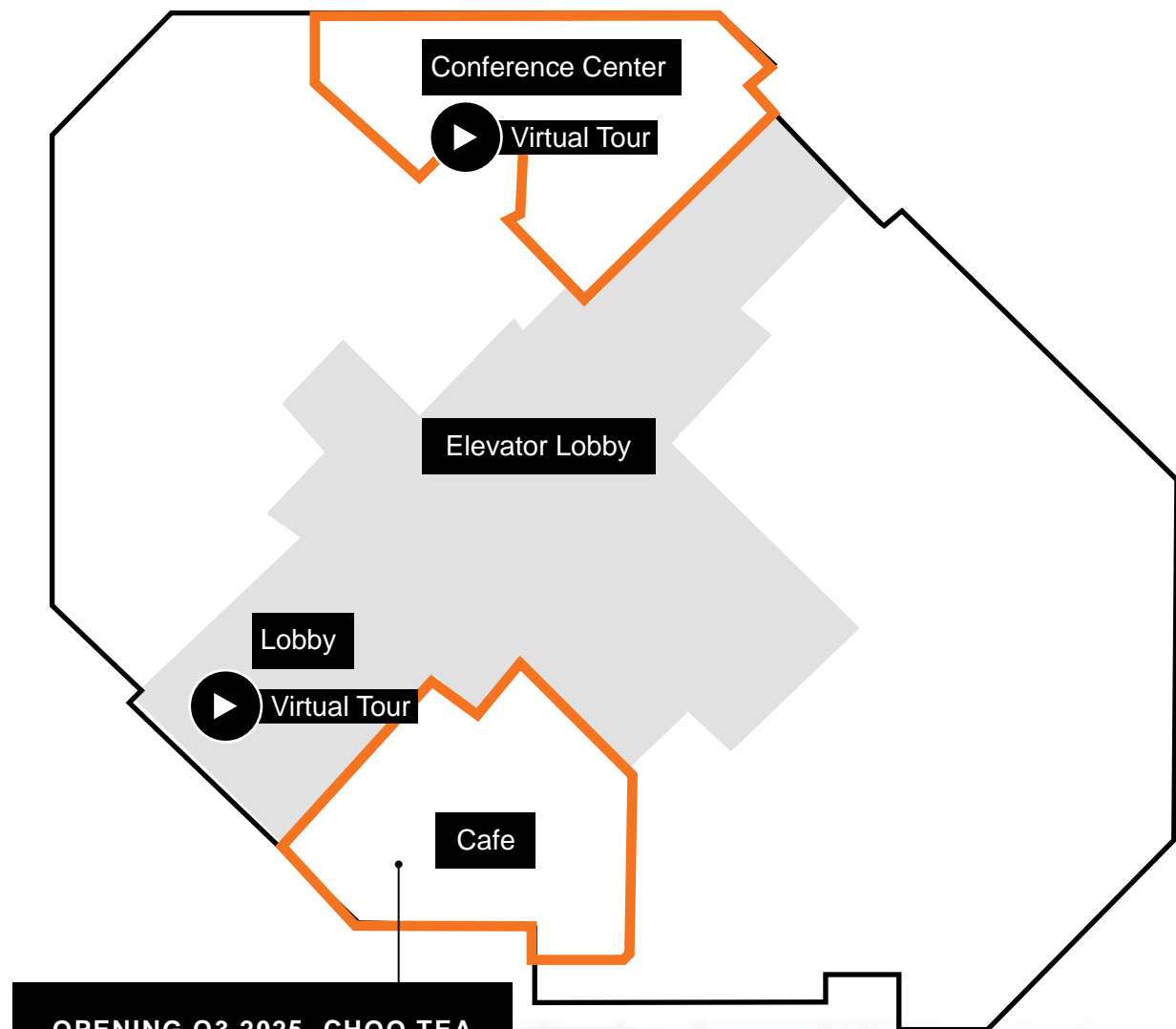
East Link Light Rail

INTERSTATE
405

East Main Station

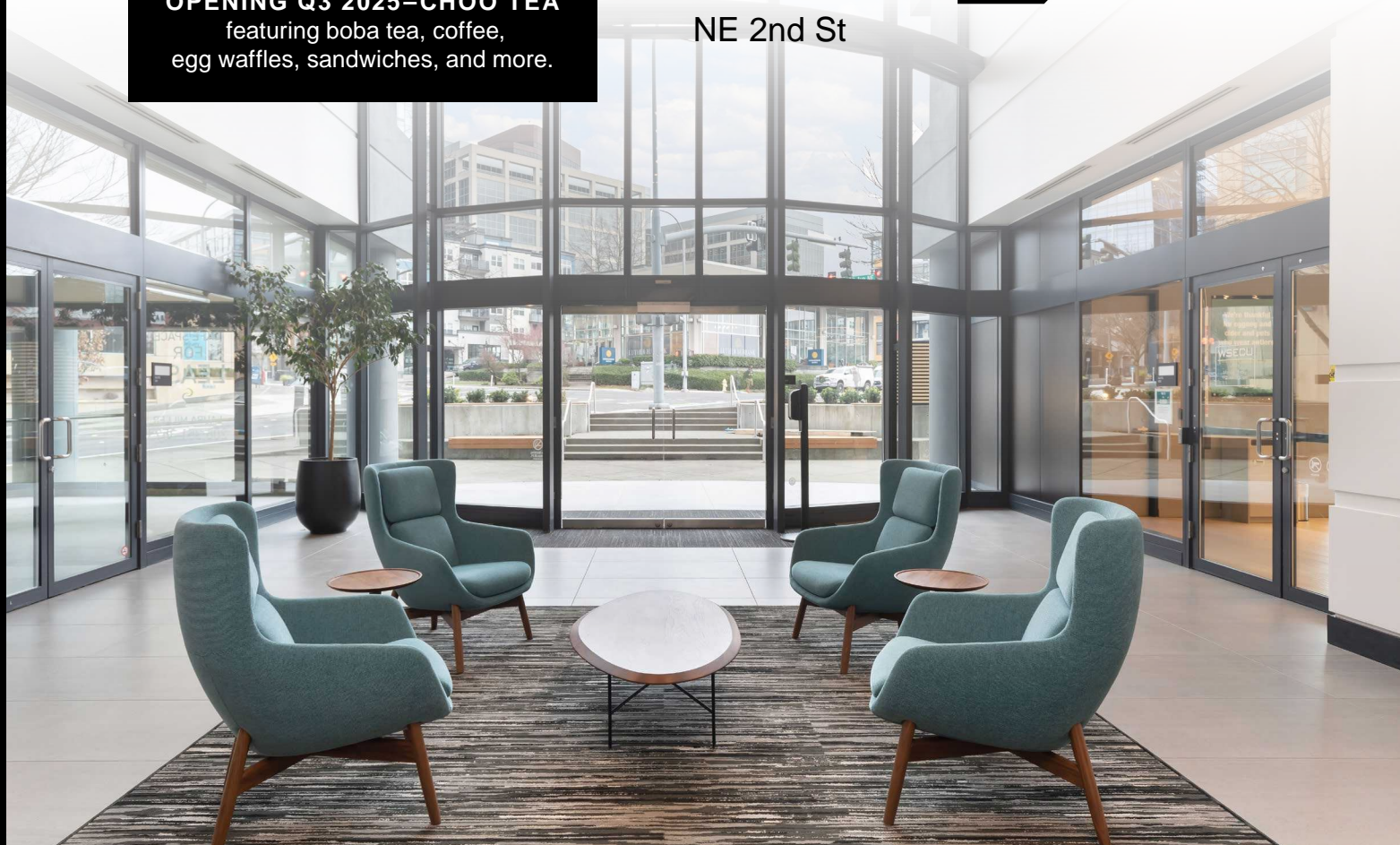
155
BELLEVUE

108th Ave



OPENING Q3 2025-CHOO TEA
featuring boba tea, coffee,
egg waffles, sandwiches, and more.

NE 2nd St



Conference Center



Cafe



Lobby



Elevators



- 8 story Class A mid-rise office building totaling 149,882 square feet with secure garage parking offered at a ratio of 2.0 stalls per 1,000 square feet of leased space
- The building common areas have been updated with a northwest contemporary theme; including new building conference center, lobby, outdoor amenity space and street frontage
- Centrally located with immediate access to mass transit, future light rail and pedestrian thoroughfares, as well as equal access to all major regional freeways offering quick and convenient commute and travel times
- Neighborhood amenities within walking distance including; Bellevue Square Mall, Lincoln Square, The Shops at the Bravern and Bellevue's Old Main district
- Unobstructed views of Seattle Skyline, Lake Washington and the Cascade mountain range
- Owned and professionally managed by Swift Real Estate Partners with onsite personnel for quick and reliable response times

WORK/LIFE BALANCE

155 Bellevue offers tenants a modern full service environment that provides spaces for impromptu meetings and a balance between work and play. A newly refreshed landscaped terrace with outdoor seating is an ideal spot for taking work or lunch outdoors in the summer months, and Bake's Place is an on-site full service restaurant and popular happy hour destination.

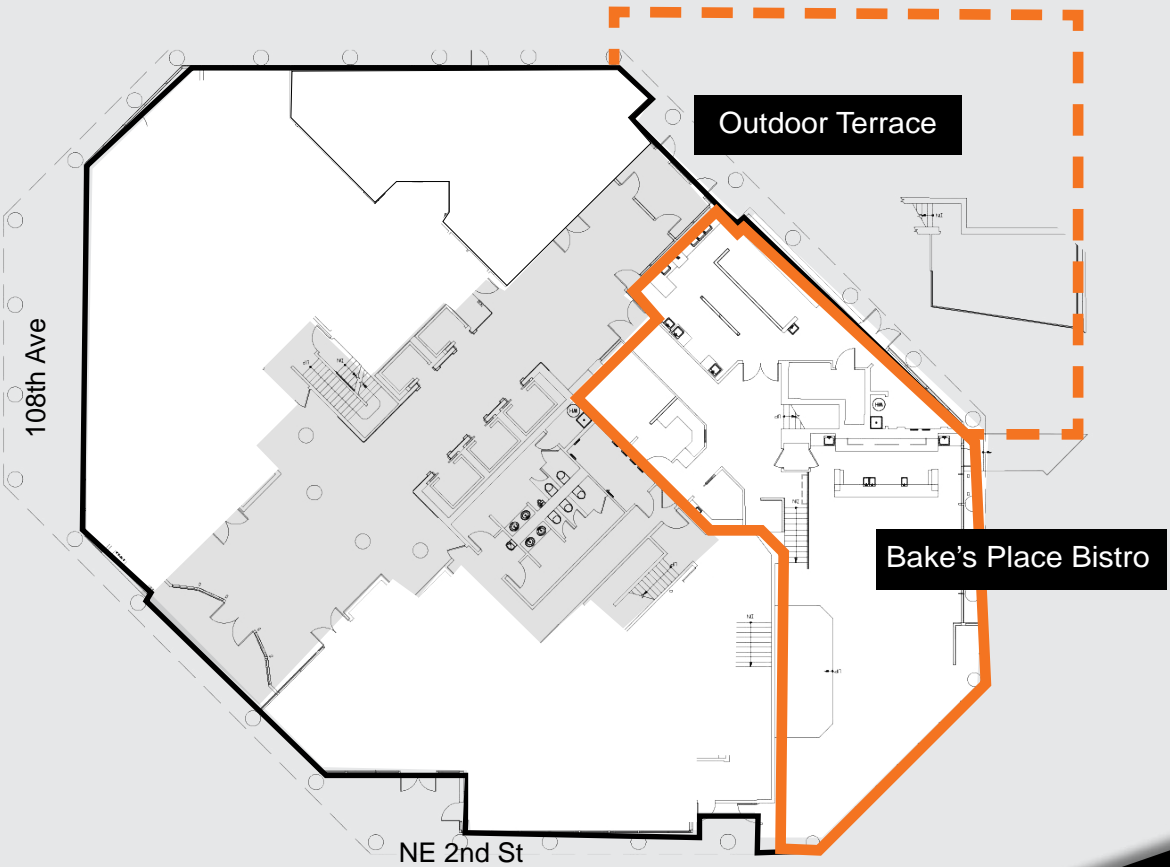
Bake's Place Bistro Patio



Updated Facade











New Outdoor Seating Terrace

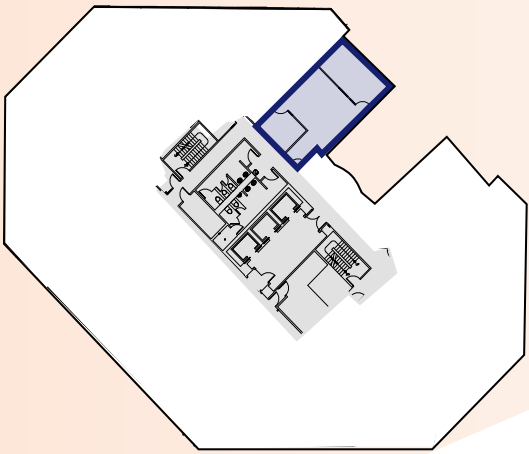


SOUND TRANSIT EAST LINK

Sound Transit’s 2 Line (formerly East Link) officially opened its first segment in April 2024, connecting South Bellevue to Redmond Technology Station with trains running every 10 minutes during peak hours. The remaining segment extending to Downtown Redmond is scheduled to open in May 2025, with the full connection to Seattle—via the first-ever light rail line constructed on a floating bridge—expected by late 2025. Once fully operational, the 2 Line will provide a fast, reliable commute between Bellevue, Redmond, and Seattle, with the trip from Redmond to Bellevue taking just 10 minutes. Sound Transit anticipates daily ridership to reach approximately 50,000 by 2026. Trains serving Downtown Bellevue will enter via a tunnel running beneath city streets, emerging at the new Bellevue Downtown Station near NE 6th Street.

-  18 minutes to Downtown Seattle
-  20 minutes to SeaTac Airport
-  18 minutes to University of Washington
-  10 minutes to Redmond Microsoft Campus
-  8 minutes to The Spring District
-  4 minutes to Spring District
-  10 minutes to Microsoft Campus and 17 minutes to Downtown Redmond.
-  20 minutes to Seattle CBD



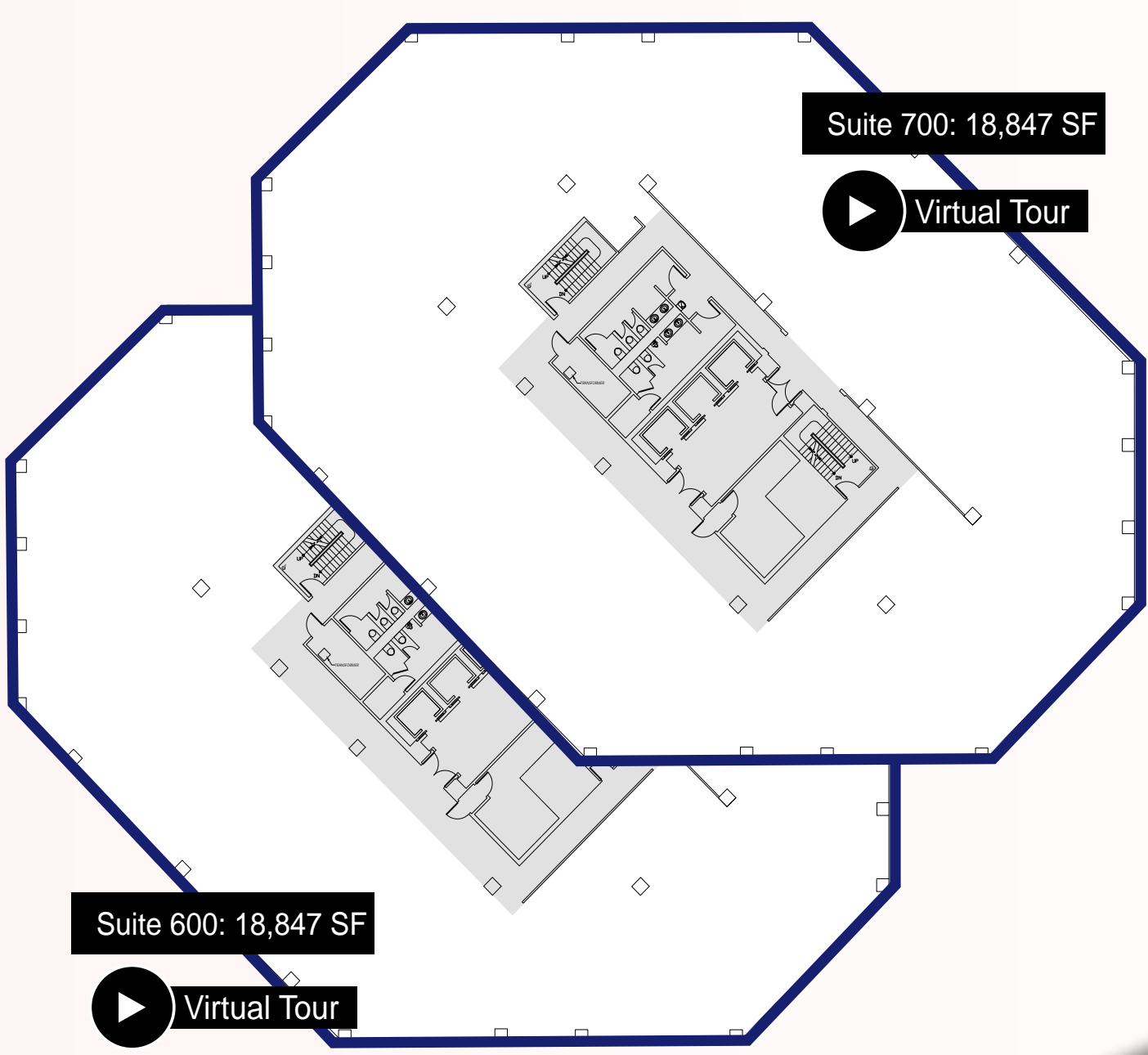
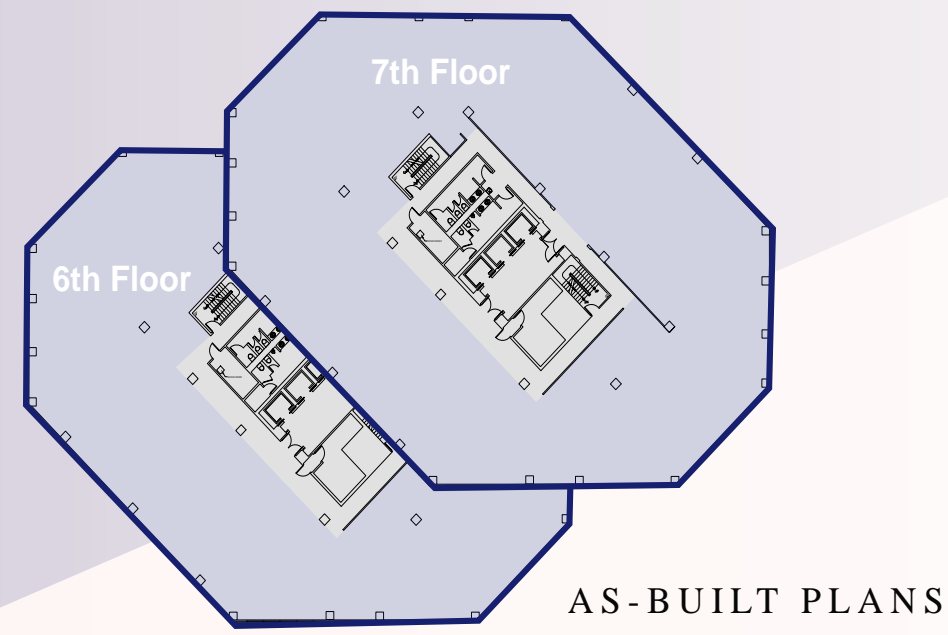


AS-BUILT PLAN
Market Ready Work Complete



Suite 330: 961 SF

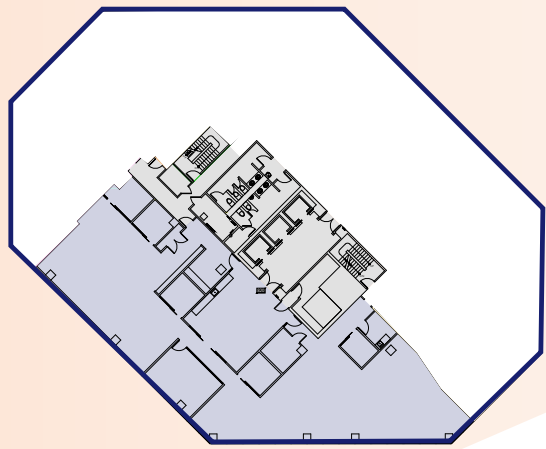
Fourth Floor: 18,858 RSF Available Nov. 1, 2025



SIXTH & SEVENTH CONTIGUOUS FLOORS

CONCEPTUAL PLAN
37,694 SF Total





Suite 820: 6,935 RSF



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NEWMARK