

A tall, modern skyscraper with a dark, reflective glass facade, featuring a stepped, geometric design. It is surrounded by other glass-walled buildings in a city setting under a blue sky with scattered clouds. The building's base is a lighter-colored, more traditional structure.

# CITY CENTER **BELLEVUE**

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

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# BELLEVUE'S CENTERPIECE

NEARBY RESTAURANTS



## THE BELLEVUE COLLECTION

13 COINS RESTAURANT 24/7  
CACTUS  
DANIEL'S BROILER  
JOEY BELLEVUE  
SUITE RESTAURANT/LOUNGE  
TAVERN HALL  
THAI KITCHEN BIRD PEPPER  
THE CHESSECAKE 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

## 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

## DOWNTOWN BELLEVUE PARK

## HOKKAIDO RAMEN SANTOUKA BELLEVUE

## DOUGH ZONE DUMPLING HOUSE



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

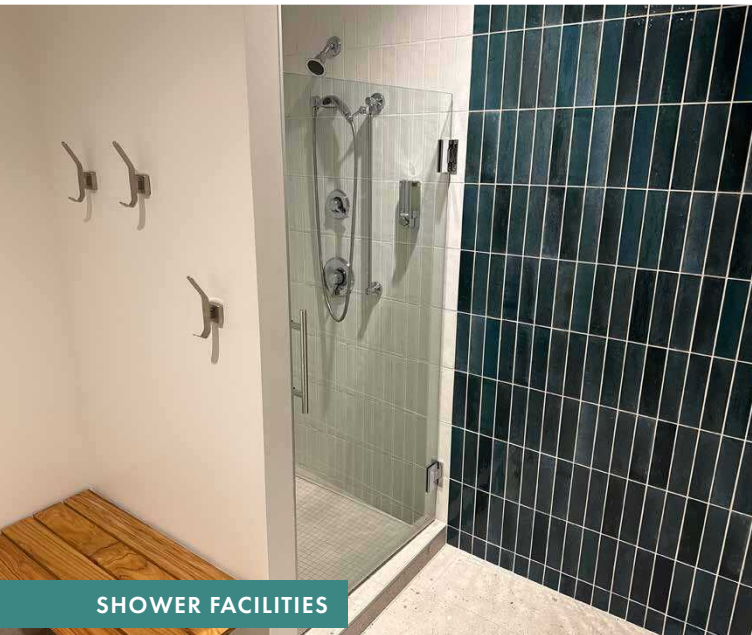
thoroughfares, as well as quick access to the regions freeways. Several on-site and nearby restaurants provide quick and delicious dining or lunch options for City Center Bellevue's tenants.

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






# 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>21 / 2150</u></a>	7,740 RSF	Now	Market Ready work underway. 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.
	<a href="#"><u>23 / 2350</u></a>	10,838 RSF	6/1/2026	Upper bank space with high end finishes throughout. Efficient mix of private offices and open space. Lake Washington, Cascade and Olympic Mountain, and Mt. Rainier views.



# SUITE 500

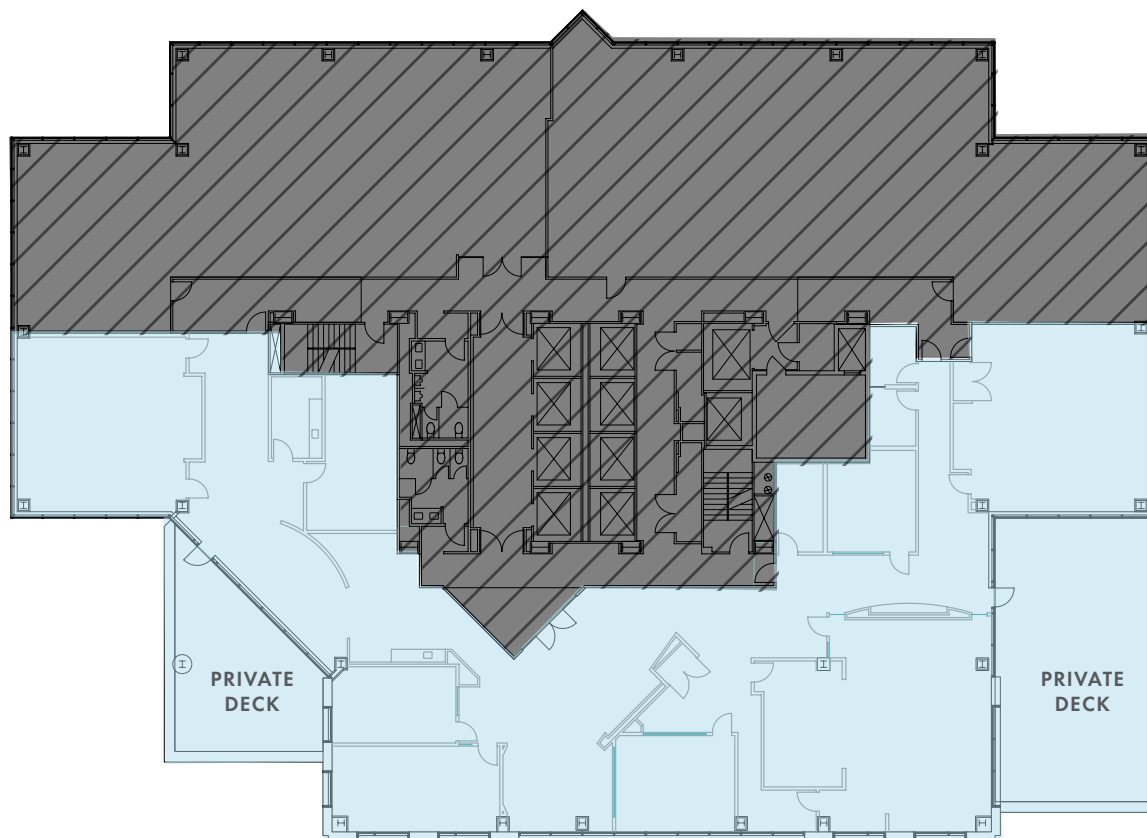
## 12,547 RSF

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*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**



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# SUITE 600

## 18,906 RSF

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CENTER **BELLEVUE**

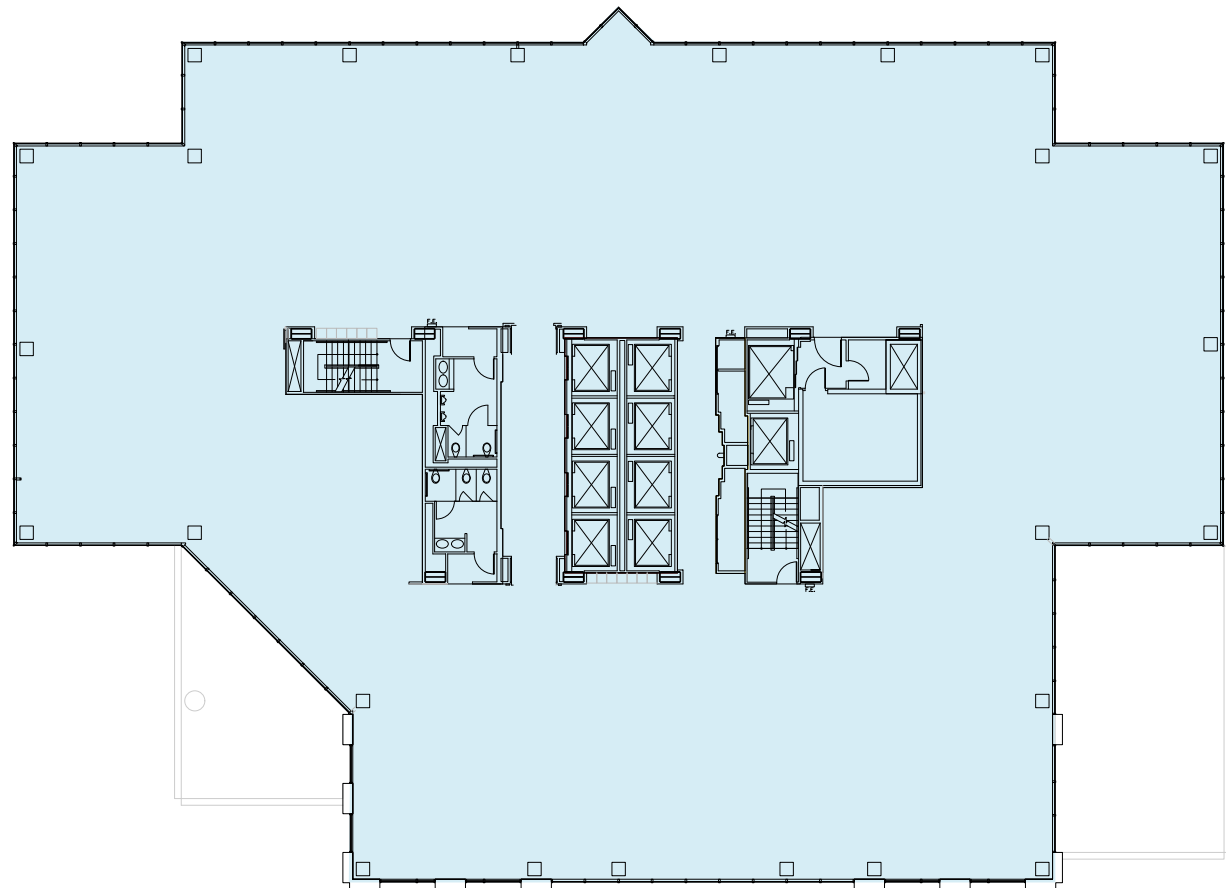
500 108th Avenue NE | Bellevue, Washington 98004

### 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**



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# SUITE 600

## 18,906 RSF

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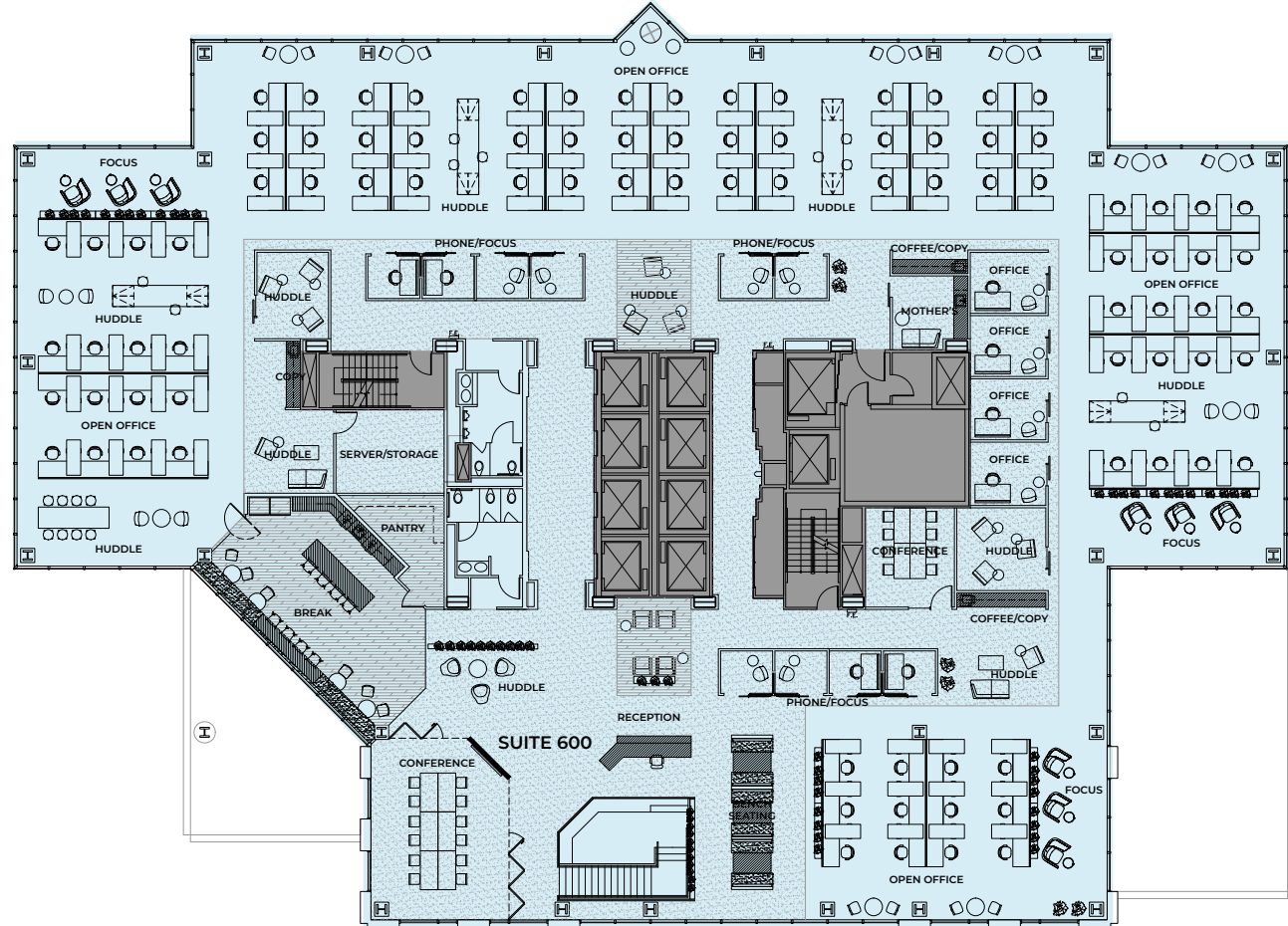
500 108th Avenue NE | Bellevue, Washington 98004

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**

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# SUITE 1710

## 2,410 RSF

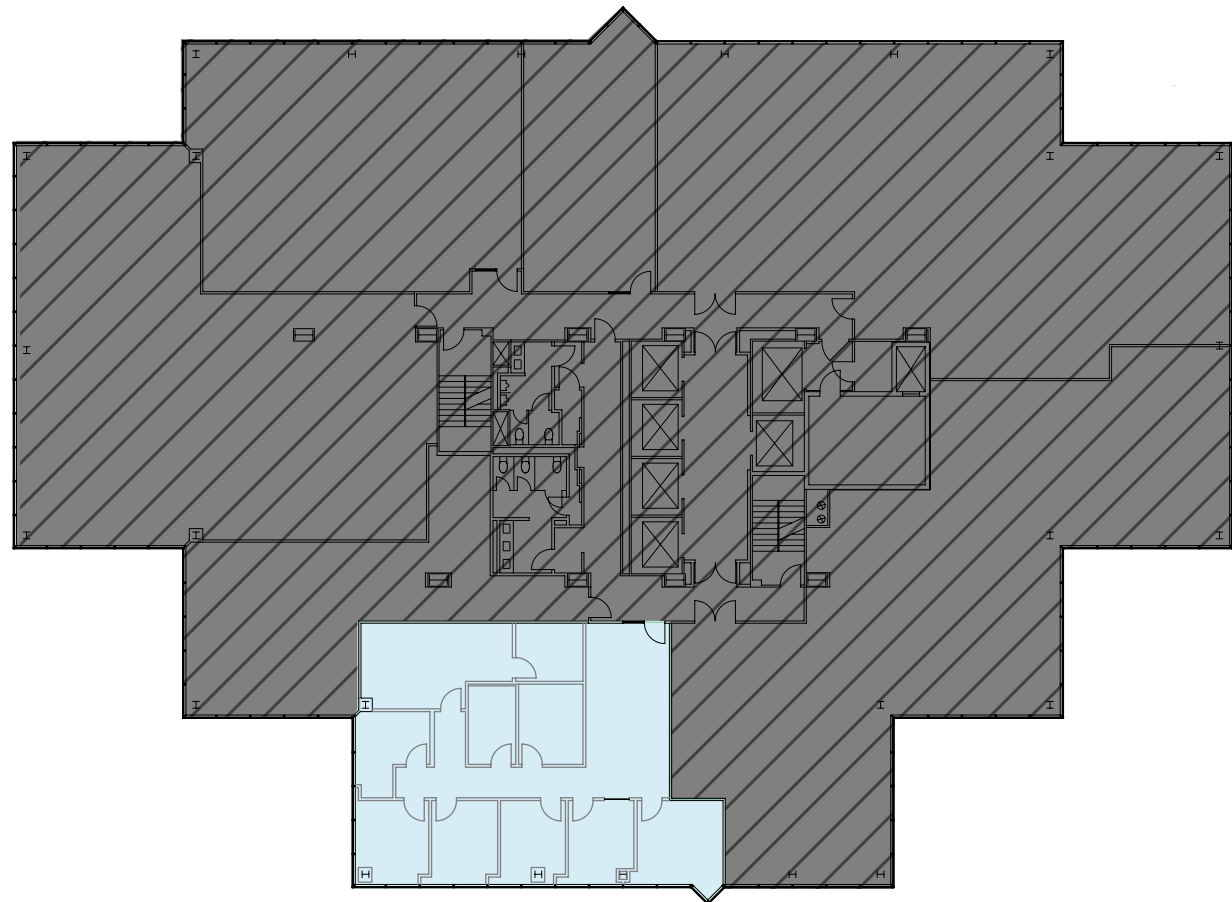
CITY  
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*Available Now*

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

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# SUITE 2150

## 7,740 RSF

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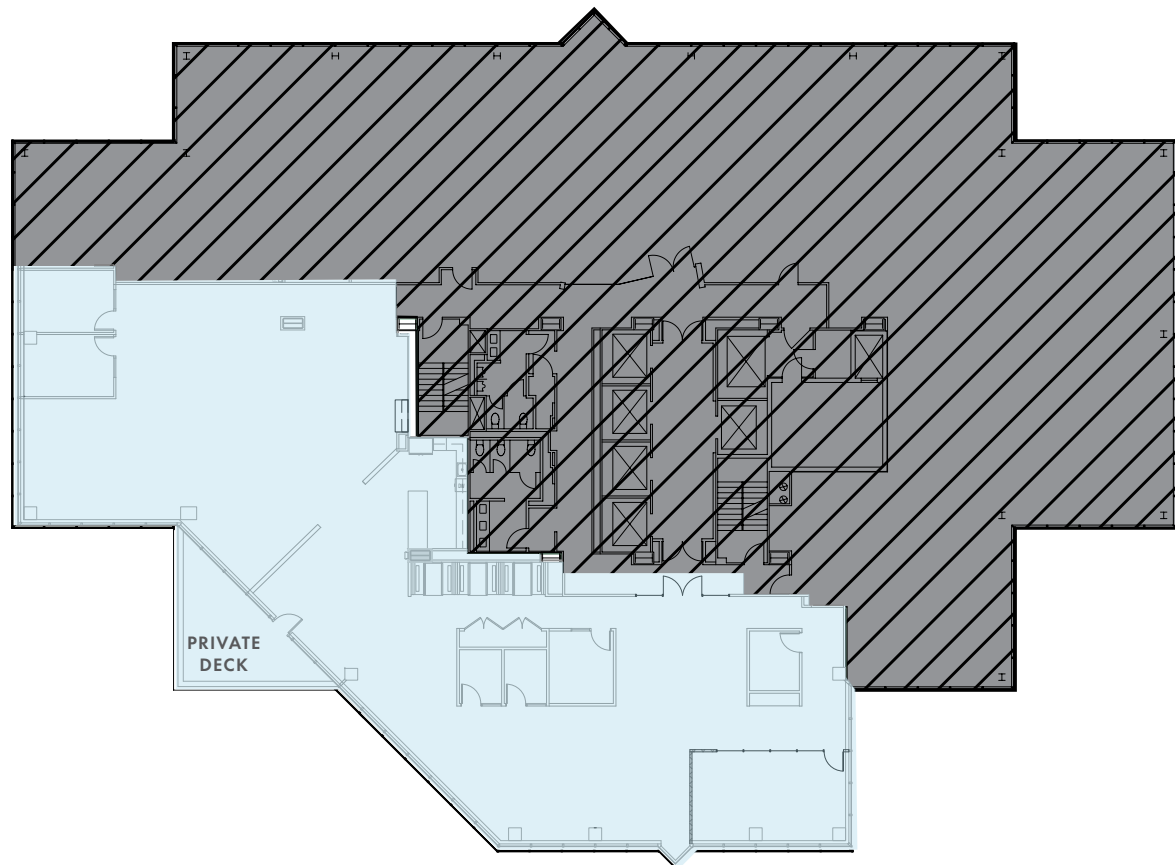
500 108th Avenue NE | Bellevue, Washington 98004

*Available Now*

### MARKET READY WORK UNDERWAY

- 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

 **VIEW VIRTUAL TOUR**



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# CITY CENTER **BELLEVUE**

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## SUITE 2350 10,838 RSF

*Available 6/1/2026*

- Upper bank space with high end finishes throughout
- Efficient mix of private offices and open space
- Lake Washington, Cascade and Olympic Mountain, and Mt. Rainier views



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