

# KEY CENTER



KILROY





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**KEYCENTER.KILROYREALTY.COM**





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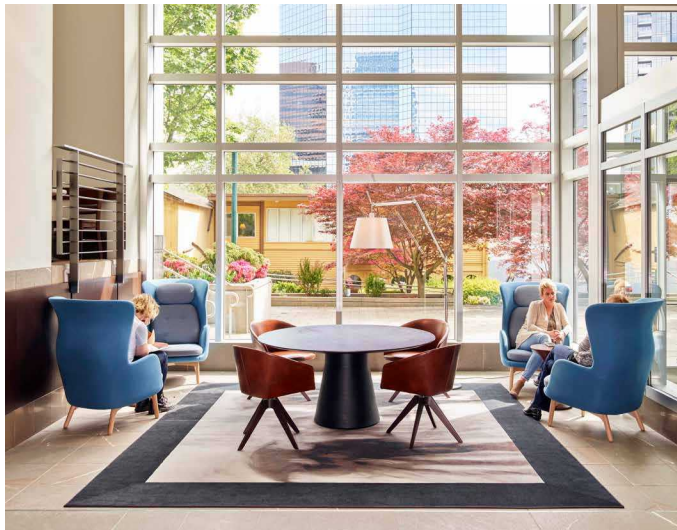
**The attractive design of Key Center, coupled with vibrant onsite and nearby amenities, creates endless opportunities for exploration and collaboration.**

Enjoy a close proximity to Downtown Bellevue's lively entertainment and shopping center, surrounded by a wide variety of dining options.

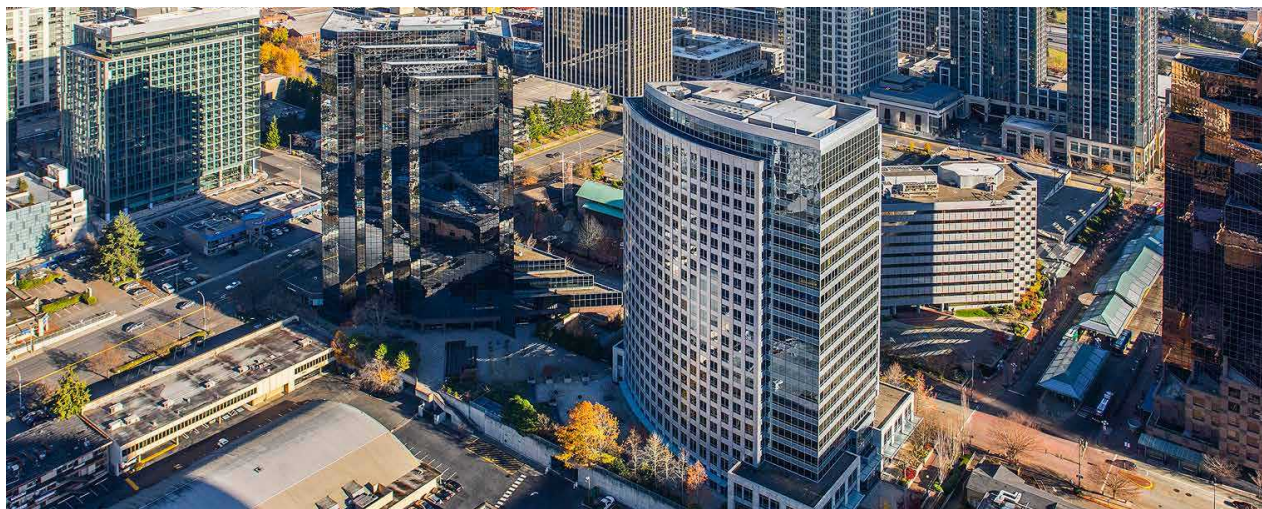
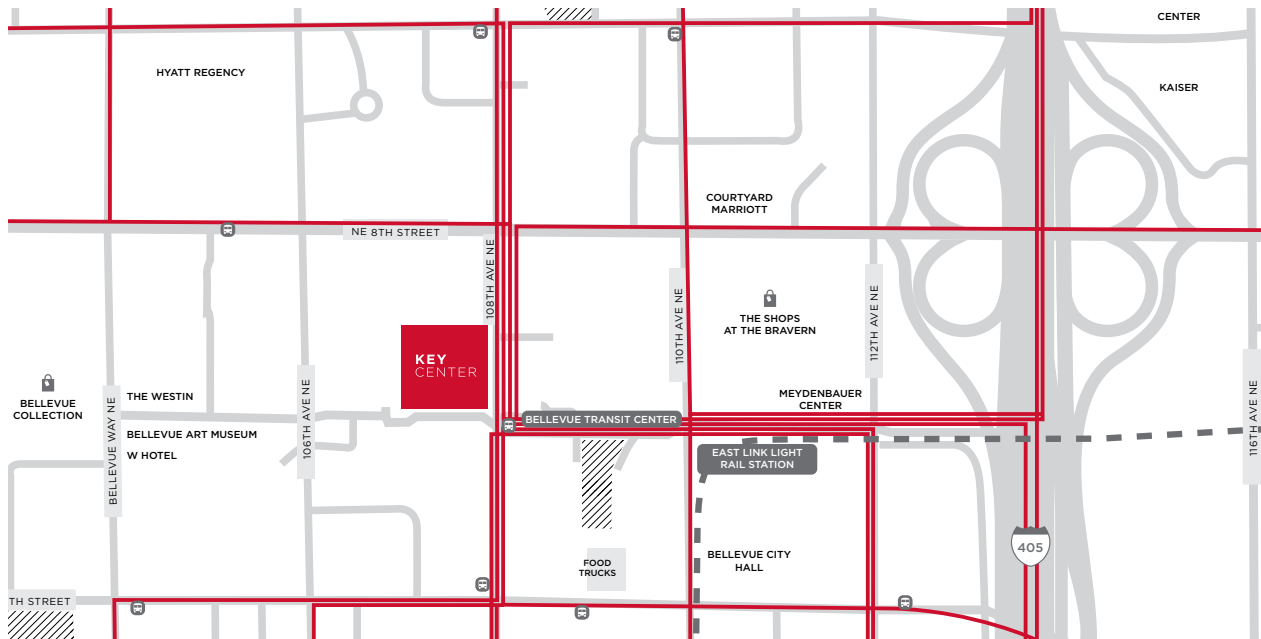
Neighborhood amenities within walking distance include Bellevue Square Mall, Lincoln Square, The Shops at The Bravern, and Meydenbauer Events & Convention Center.

Located directly across the street from the Bellevue Transit Center, CBD Light Rail Station and within 3 blocks of I-405, Key Center's access to transportation is unmatched.

Key Center is a LEED Platinum certified building with an ENERGY STAR rating of 98.



# At the Core of Downtown Bellevue



## THE BUILDING

22-story, Class A office building, 490,738 square feet

## PREMIER DESIGN

Bellevue's most attractive high-rise with a refined lobby providing a vibrant atmosphere, designed to encourage collaboration.

## TRANSPORTATION HUB

Across the street from the Bellevue Transit Center and East Link Light Rail Station. Excellent freeway access via both NE 4th and NE 8th Street.

## AREA AMENITIES

Located on the Pedestrian Corridor, Key Center is within blocks to over 3 million SF of retail and restaurants while also providing direct access to hotels.

## SPECTACULAR VIEWS

Views of Lake Washington, Mt. Rainier, The Olympic and Cascade Mountain ranges and the Seattle skyline.

## FITNESS FACILITY

A brand new, state-of-the-art exercise facility will be constructed on the first floor with 16-foot floor-to-ceiling exterior windows opening onto the outdoor plaza.

## ON-SITE AMENITIES

Starbucks, City Soups, Inchin's Bamboo Garden, Market Fresh, Jimmy John's along with additional retail services.



# Building Features

<b>BIKE LOCKER</b>	On-site secured bike locker/storage on Level B of the parking garage.
<b>PET RELIEF STATION</b>	Located in the west plaza, there is a newly constructed secure, covered pet relief area.
<b>OPERATING EXPENSES</b>	2025 Projected – \$18.21 per rentable square foot.
<b>LOAD FACTORS</b>	Per BOMA standards.
<b>PARKING</b>	Six level garage (800 covered spaces). Electric Vehicle charging stations located on Level A of the parking garage.
<b>RATIO</b>	2.0 stalls for every 1,000 rentable square feet at be \$225.75 per stall plus Washington state sales tax. Reserved / Executive parking available at \$350.00 per stall.
<b>ELEVATORS</b>	Eight passenger elevators serve the tower, four in the low-rise and four in the high-rise. The four-level garage has two dedicated elevators. One freight elevator services the building.
<b>SECURITY SYSTEM</b>	Computerized access control system in addition to 24-hour, on-site security.
<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. After-hours HVAC is available upon request.

## FACTS AND FIGURES

491K

High-rise in  
Downtown Bellevue

9'

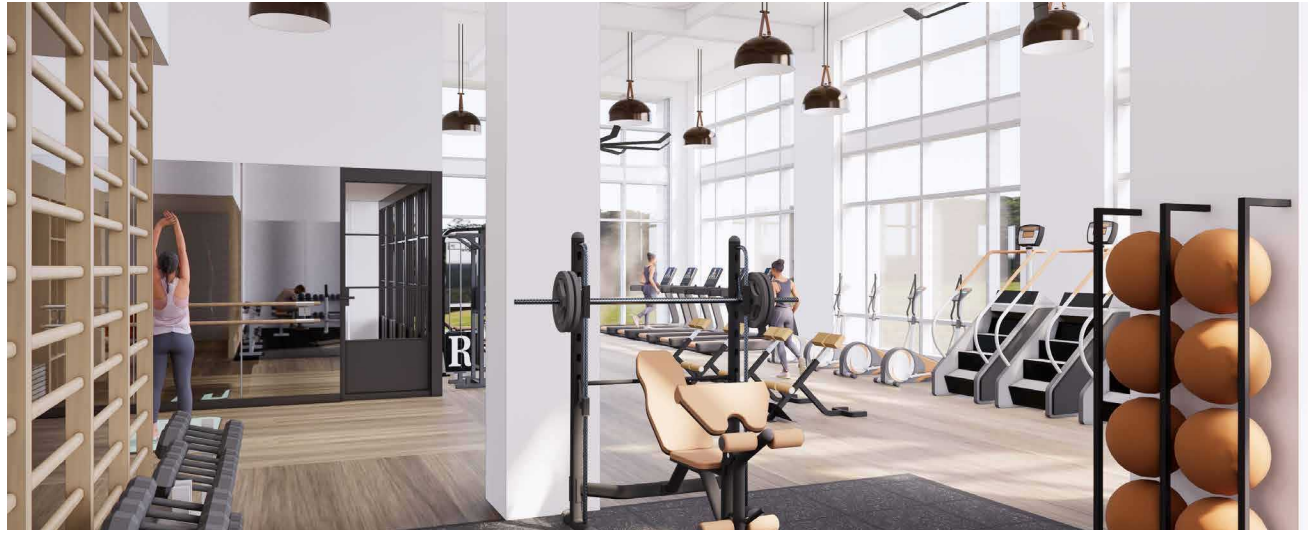
Window height



LEED Platinum  
Certified

# Future Fitness Center




Delivering by the end of 2025, this fitness suite will be located on the first floor, providing direct access to the west plaza of Key Center. An amenity designed for your employees with state-of-the-art equipment and full locker rooms.





# Available Space







VIRTUAL TOUR	SUITE	SIZE	AVAILABILITY
	<u>1850</u>	3,679 RSF	NOW
	<u>1700</u>	23,307 RSF	NOW
	<u>1600</u>	23,168 RSF	NOW
	<u>1580</u>	6,414 RSF	NOW
	<u>1550</u>	8,424 RSF	4/1/2026
	<u>1400</u>	22,925 RSF	4/1/2026
	<u>1200</u>	22,954 RSF	1/1/2026
	<u>1100</u>	22,972 RSF	1/1/2026
	<u>700</u>	23,052 RSF	1/1/2027
	<u>600</u>	23,075 RSF	1/1/2027
	<u>500</u>	23,098 RSF	1/1/2027
	<u>410</u>	16,619 RSF	1/1/2026
	<u>400</u>	6,502 RSF	NOW

# Suite 1850

- 3,679 RSF
- Available Now
- Short-term leases 10 - 24 months considered and preferred
- Corner space with large amount of window line
- Reception area
- Kitchen
- Conference room (seating for 10)
- 11 private offices (8 windowed, 3 interior)
- Copy storage

## KEY

	MEETING ROOM		COLLABORATION
	PHONE ROOM		KITCHEN



BACK TO AVAILABLE SPACE ↑

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





# Suite 1700

- 23,307 RSF
- Available Now — [VIRTUAL TOUR](#)
- Internal stairwell connecting to Suite 1600



## KEY

	MEETING ROOM		COLLABORATION
	PHONE ROOM		KITCHEN

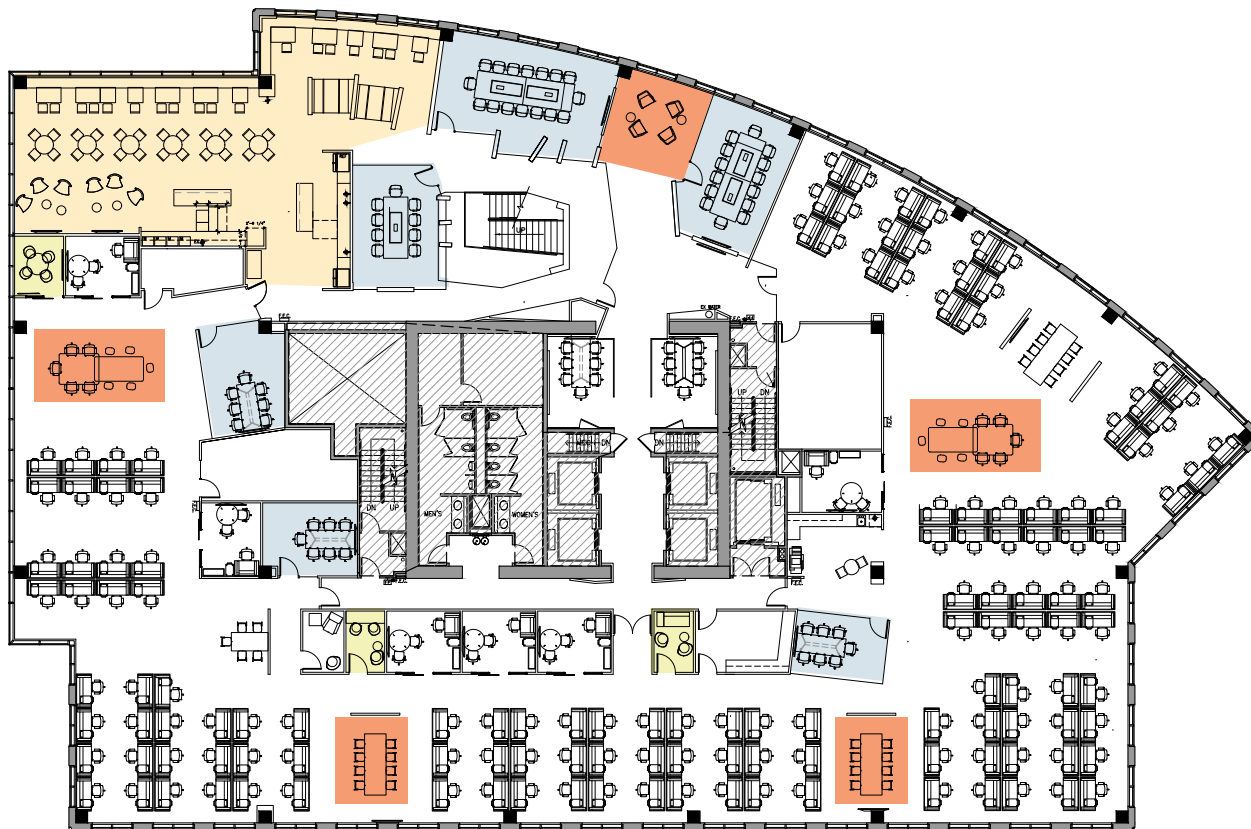


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



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# Suite 1600

- 23,168 RSF
- Available Now — [\*\*VIRTUAL TOUR\*\*](#)
- Internal stairwell connecting to Suite 1700



## KEY

	MEETING ROOM		COLLABORATION
	PHONE ROOM		KITCHEN



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# Suite 1550 & 1580

- 1550: 8,424 RSF — Available 4/1/2026
- 1580: 6,414 RSF — Available now — [VIRTUAL TOUR](#)

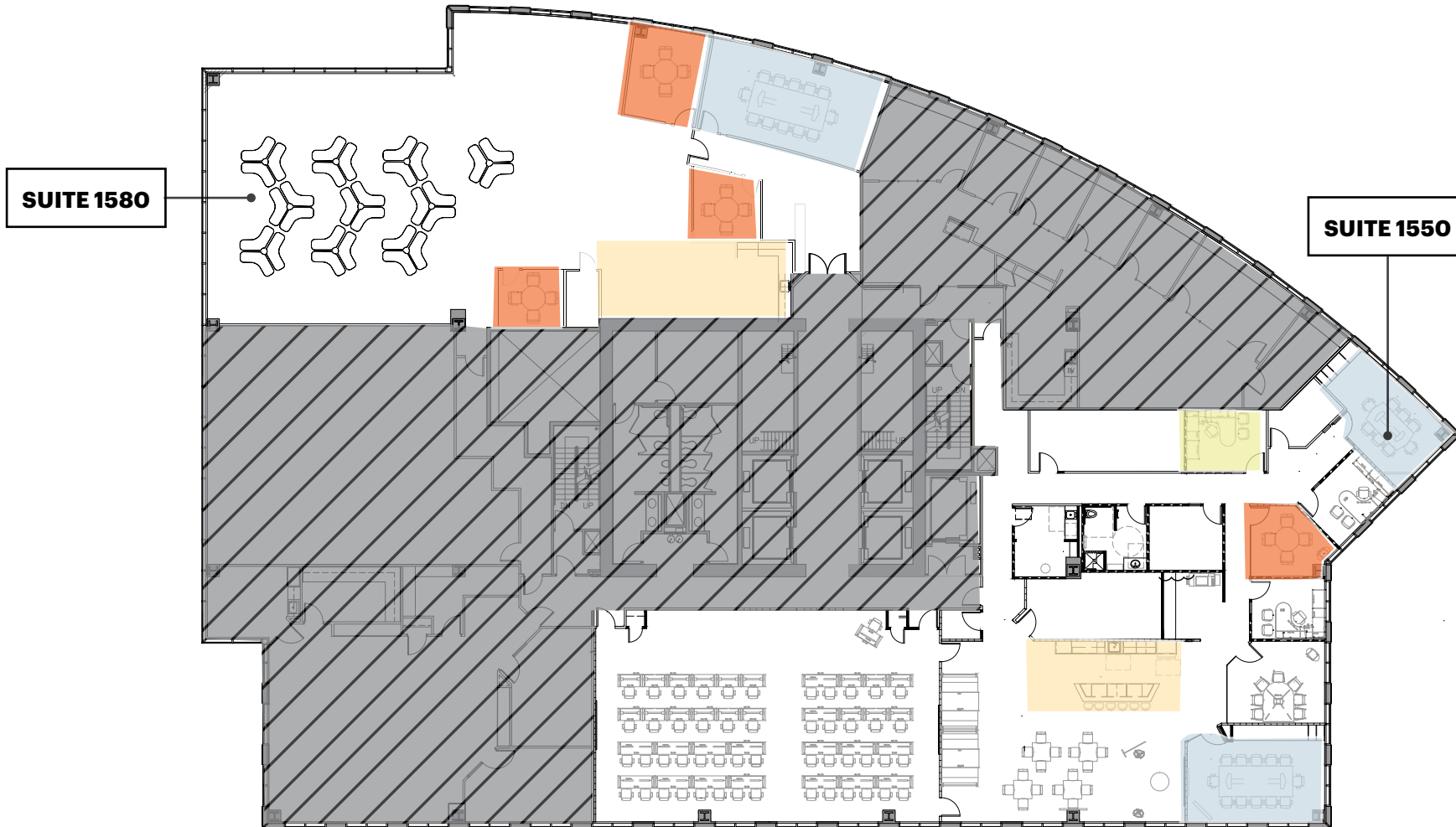
## KEY

MEETING ROOM

COLLABORATION

PHONE ROOM

KITCHEN



# Suite 1400

- 22,925 RSF
- Available 4/1/2026

## KEY



MEETING ROOM



COLLABORATION



PHONE ROOM



KITCHEN



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# Suite 1200

- 22,954 RSF
- Available 1/1/2026

## KEY

	MEETING ROOM		COLLABORATION
	PHONE ROOM		KITCHEN



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# Suite 1100

- 22,972 RSF
- Available 1/1/2026

## KEY



MEETING ROOM



COLLABORATION



PHONE ROOM



KITCHEN



BACK TO AVAILABLE SPACE ↑





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# Suite 700

- 23,052 RSF
- Available 1/1/2027

## KEY

	MEETING ROOM		COLLABORATION
	PHONE ROOM		KITCHEN







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# Suite 600

- 23,075 RSF
- Available 1/1/2027

## KEY

	MEETING ROOM		COLLABORATION
	PHONE ROOM		KITCHEN



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# Suite 500

- 23,098 RSF
- Available 1/1/2027

## KEY

	MEETING ROOM		COLLABORATION
	PHONE ROOM		KITCHEN



BACK TO AVAILABLE SPACE ↑

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# Suite 400 & 410

- Full Floor: 23,121 RSF
- Suite 400: 6,502 RSF — Available Now
- Suite 410: 16,619 RSF — Available 1/1/2026

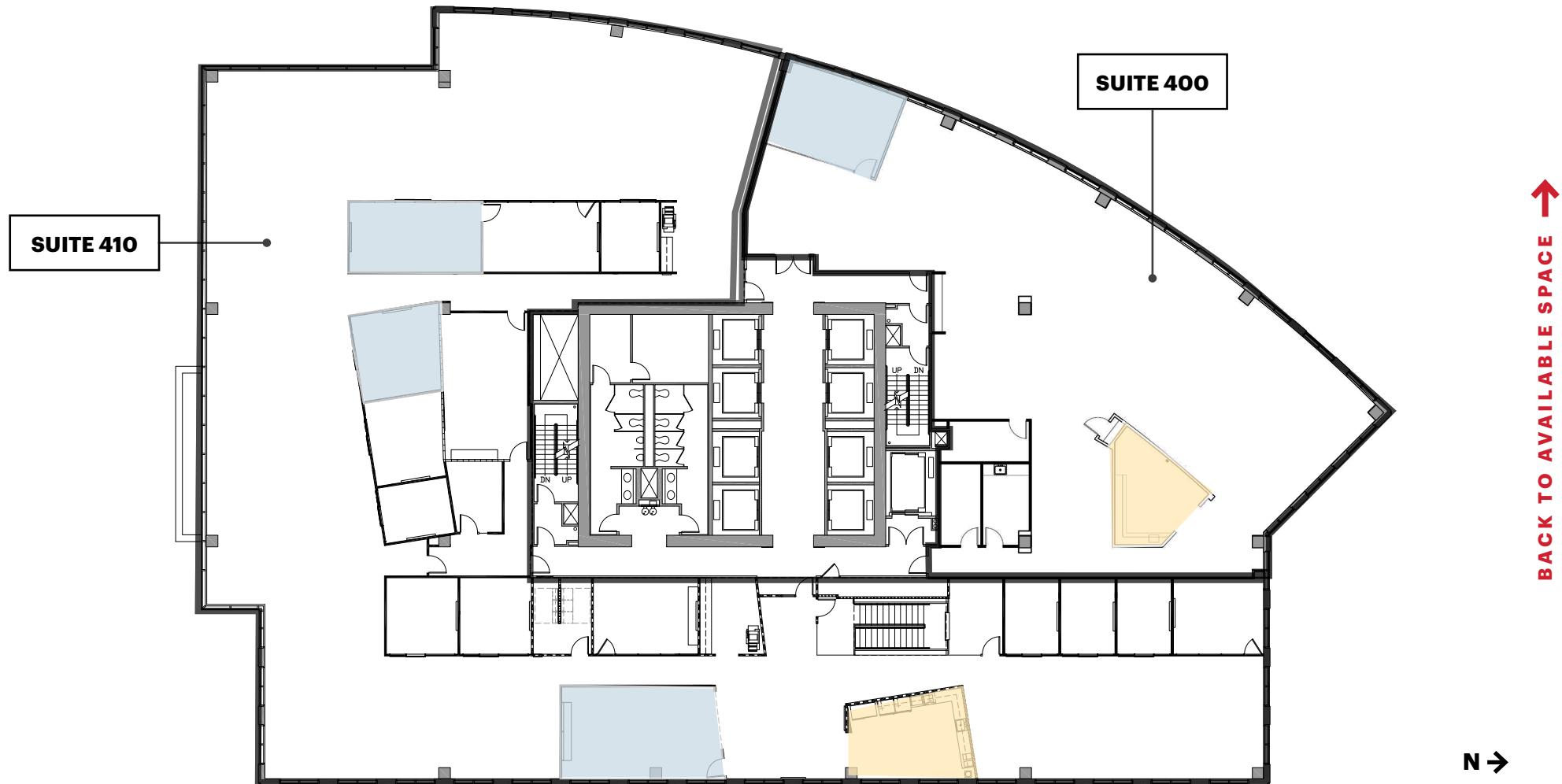
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