

DEBUTING 1Q 2026

10800

NE 8th Street | Bellevue



PACIFIC OAK
Keppel Pacific Oak US REIT

CBRE

Room to Roam

Extensive Building Lobby

With integrated breakout space and an amenity core designed to delight

The Vault

A former bank vault reimagined into a favored meeting place

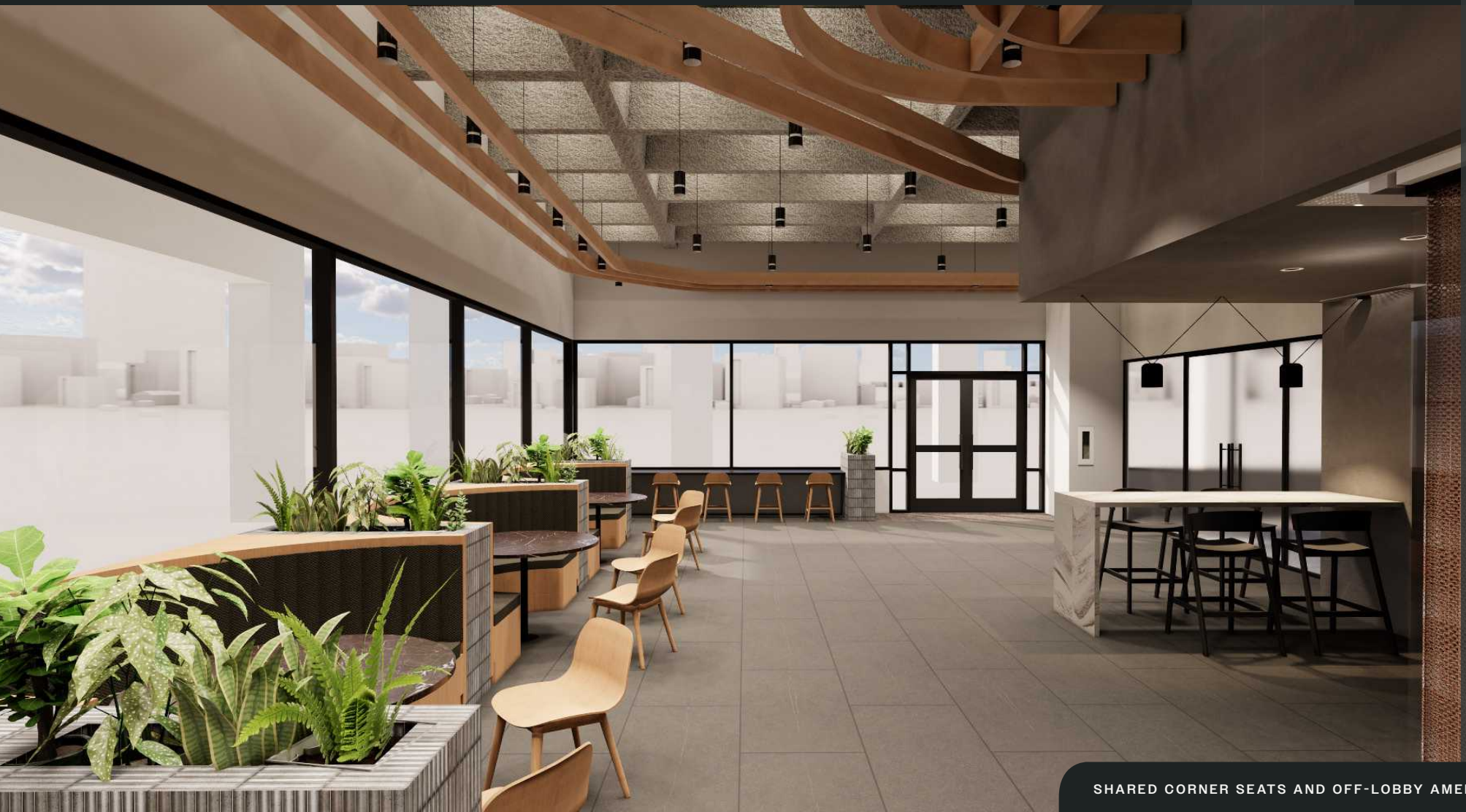
Simulation Room

A retreat to play that welcomes all ages and ambitions

Bike Vault

Keeping your commute safely on lock throughout the workday

2



SHARED CORNER SEATS AND OFF-LOBBY AMENITIES

First Floor Preview

108TH AVENUE NE



I' OPEN LOBBY

Huddle Space
Open Seating Bar



THE VAULT

Former Bank Vault made Favored Meeting Place
2-Way Catering Interaction with Simulation Space
Central Fireplace | Adjoining Catering Kitchen



1 SIMULATION SPACE

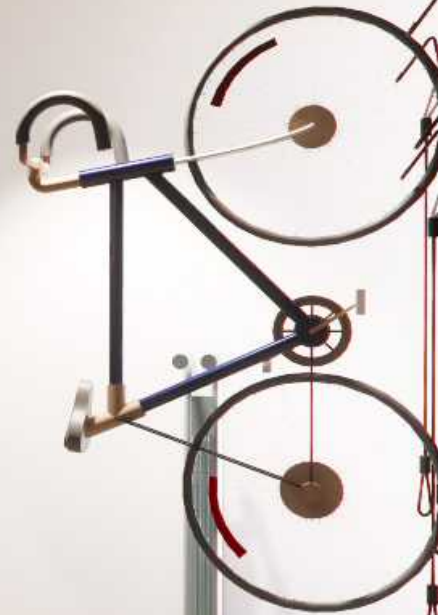
Featuring Full Swing Simulation Equipment
2-Way Catering Interaction with The Vault
Separated Media Area



BIKE VAULT

Convenience Lockers for Bikes and Gear
Directly off Pedestrian Lobby
Private Shower

Roll On



Building Highlights

Dedicated, Capitalized Ownership

Preferred Location

Easy come and go with  metropolis ticketless Parking

Living Spec Suite Program


Service and Experience-Forward



Active community events and on-site management, engineering and security






WALKABLE TO ABUNDANT F&B, RETAIL AND ENTERTAINMENT


10800 Availabilities Snapshot

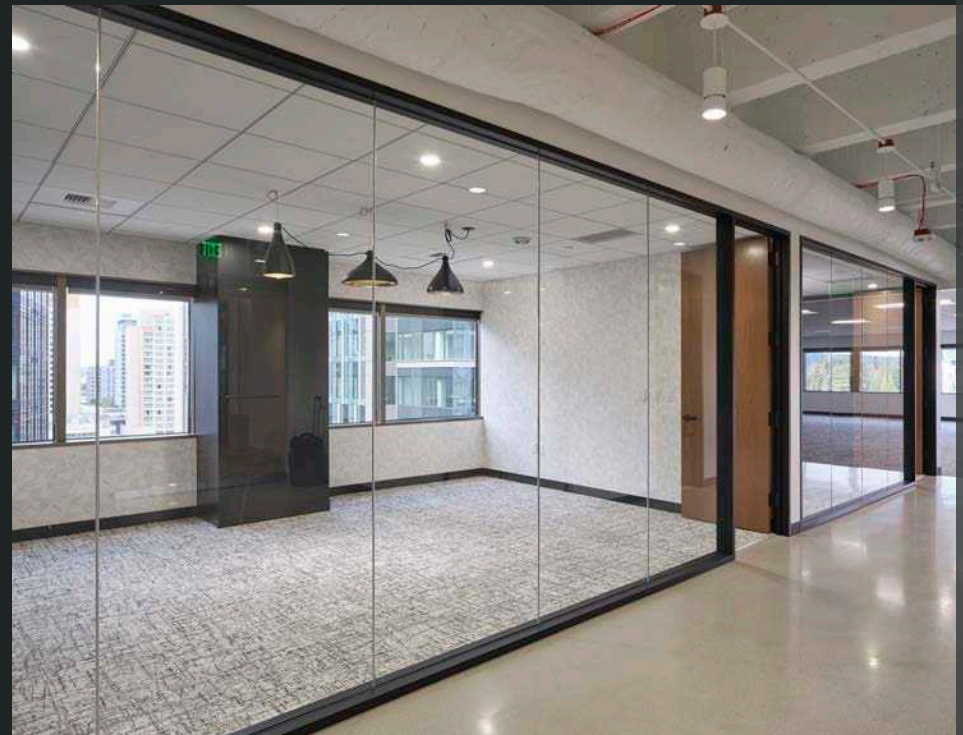
 SUITE 300 15,428 RSF

  SUITE 400 15,428 RSF

  SPEC SUITE 510 5,199 RSF

  SUITE 800 15,393 RSF

 SPEC SUITE 910 LEASE PENDING



REPRESENTATIVE SPEC SUITE FINISHES

More to Explore Next Door

EXPLORE FULL ACCESS TO OUR SISTER BUILDING'S DIVERSE AMENITY OFFERINGS

Dilettante Mocha Café

Serving Daily Brews, Chocolates and Signature Mochas

The Library

Bespoke Meeting Place for Small Teams

Fitness Studio

Cardio and Strength Training with Private Showers/Restrooms

Conference Floor

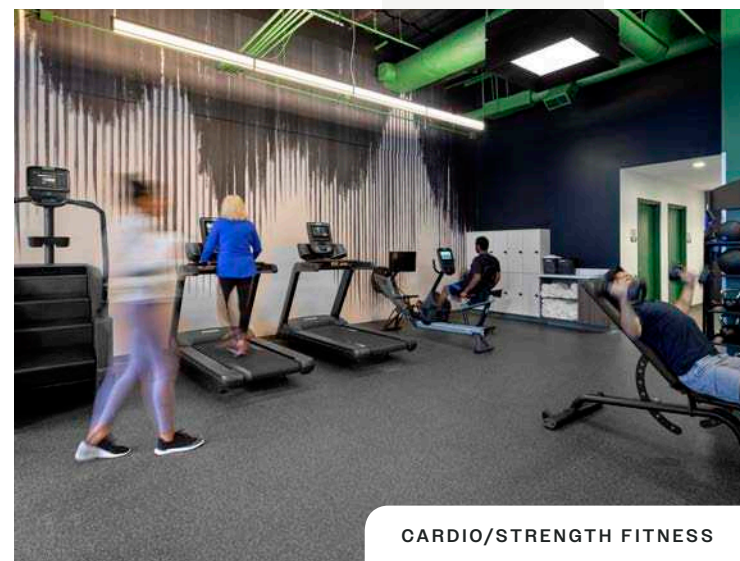
Hybrid-Flex Meeting Spaces for Teams of 6 - 30

6

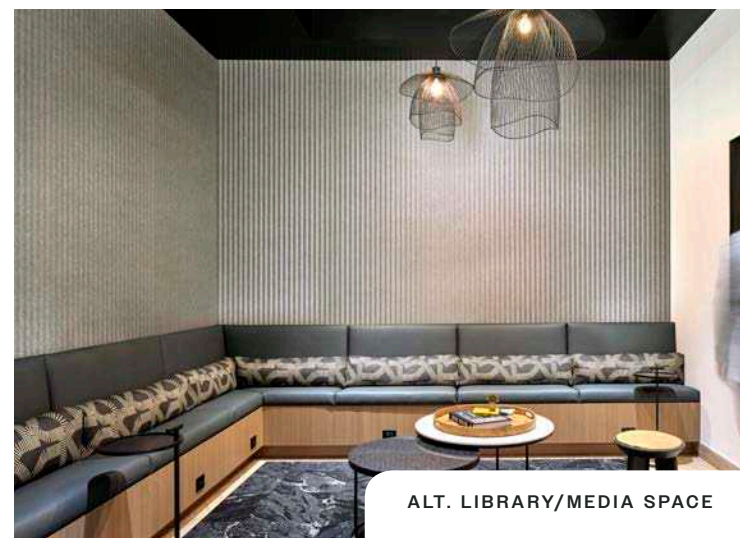
AT 10900 PLAZA



HOME TO DILETTANTE MOCHA CAFE



CARDIO/STRENGTH FITNESS



ALT. LIBRARY/MEDIA SPACE



|| THE LIBRARY

App-Reservable Third Space
for Power Hour or Happy Hour

Equipped with accessible A/V, entertainment and
reservable beverage lockers





"I CONFERENCE

Three App-Reserved Host Spaces for Hybrid Meetings of All Sizes

Complete with catering kitchen, on-floor breakout space
and intuitive video conferencing set-up.





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Scotta Ashcraft
Senior Vice President
+1 206 292 6063
Scotta.Ashcraft@cbre.com

Tim Owens
Senior Vice President
+1 425 462 6913
Tim.Owens@cbre.com



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