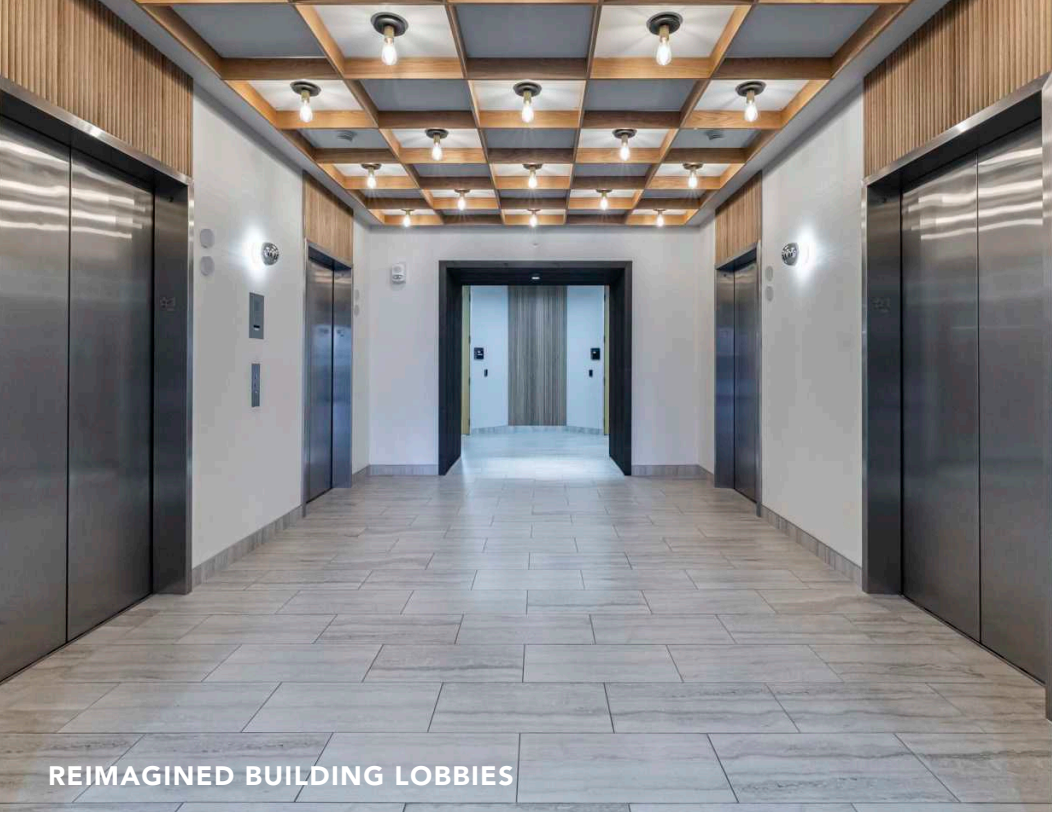
one twelfth
AT TWELFTH

BELLEVUE, WASHINGTON

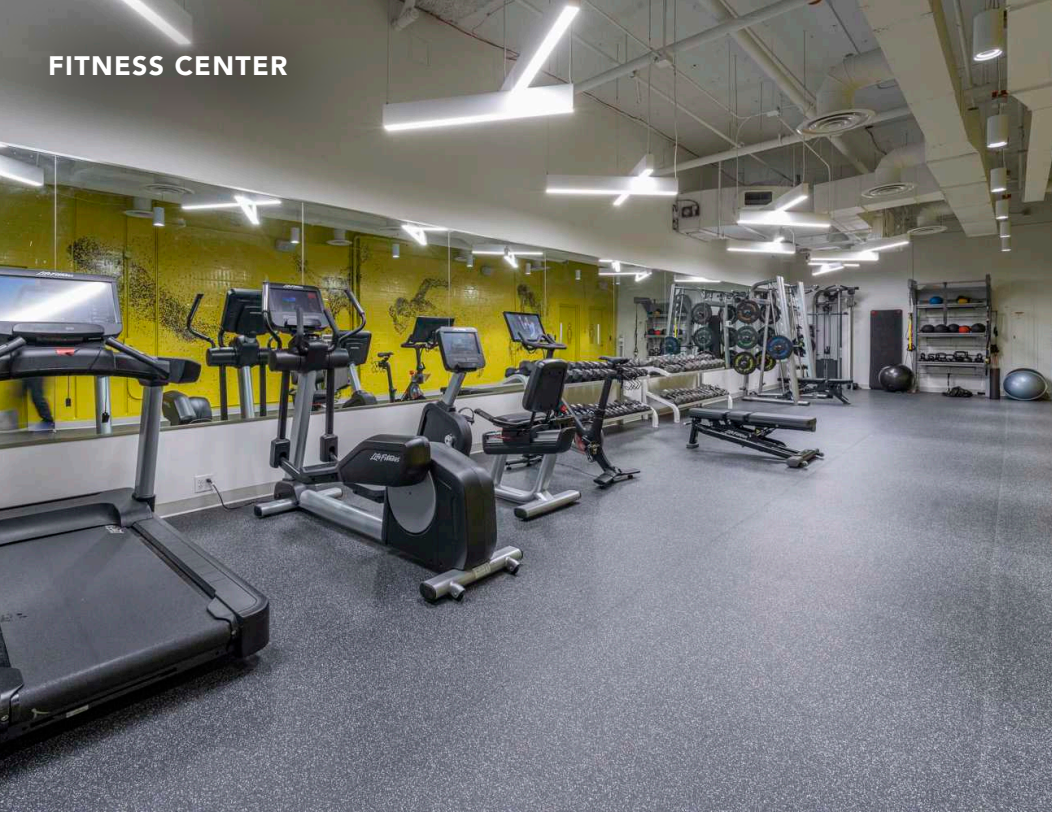
Inspirational Workspace for Creative Leaders



REIMAGINED BUILDING LOBBIES

Transformations Recently Completed

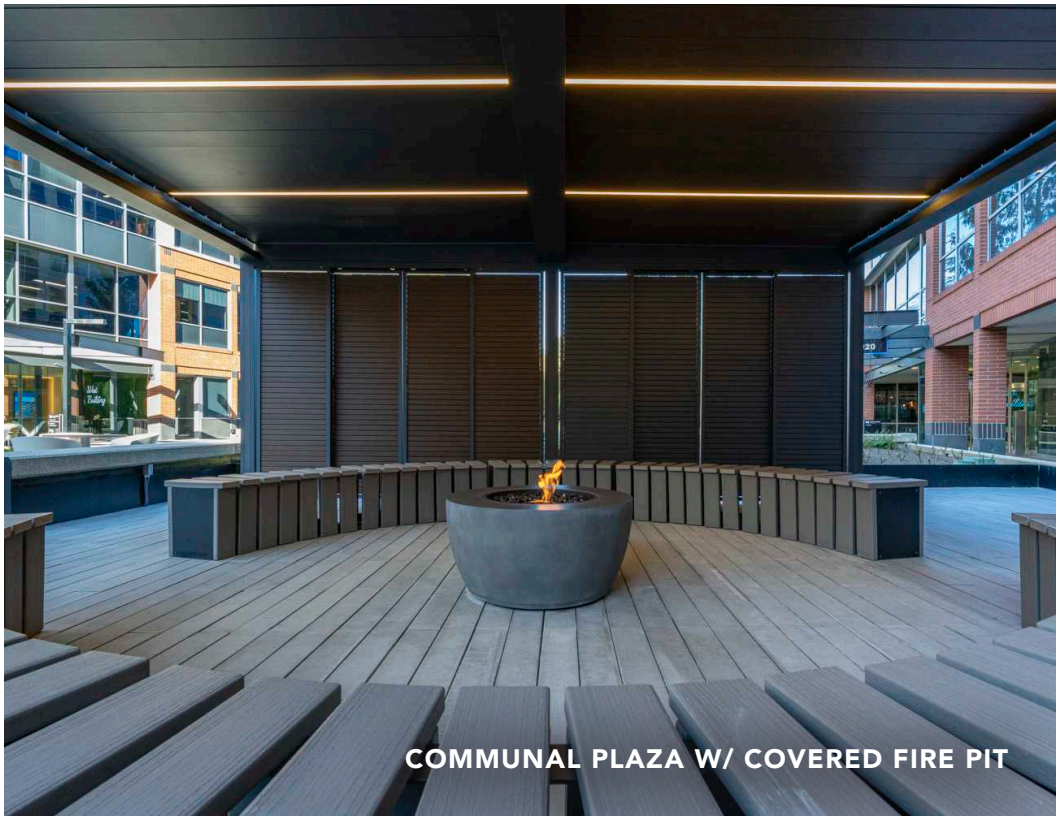
The large-scale renovation was designed to promote the recruitment and retention of top talent and the overall wellness of your workforce.



FITNESS CENTER

PROJECT CONFERENCE ROOM

BIKE STORAGE



COMMUNAL PLAZA W/ COVERED FIRE PIT

Current Availability

EAST BUILDING

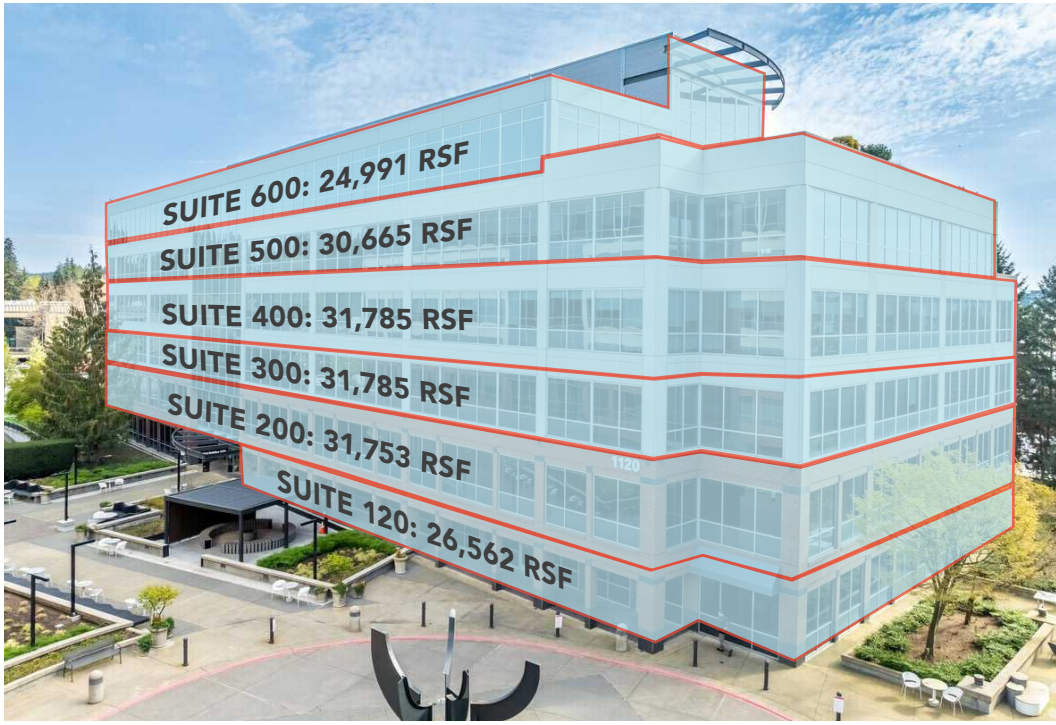
Suite	RSF	Available	Rental Rate	Comments
120	26,562	3/1/2027	Inquire with Broker	Full floors
200	31,753	5/1/2027	Inquire with Broker	View of Cascade Mountains, Mount Rainier, and CBD
300	31,785	5/1/2027	Inquire with Broker	Full building opportunity for 177,531 RSF of contiguous space with unparalleled signage and branding.
400	31,785	3/1/2027	Inquire with Broker	
500	30,665	Now	Inquire with Broker	
▶ CLICK TO VIEW VIRTUAL TOUR				
600	24,991	Now	Inquire with Broker	
▶ CLICK TO VIEW VIRTUAL TOUR				

WEST BUILDING - 100% LEASED

SOUTH BUILDING - 100% LEASED

320	15,030	3/1/2027	Inquire with Broker
400	32,196	3/1/2027	Inquire with Broker

EAST BUILDING



SOUTH BUILDING

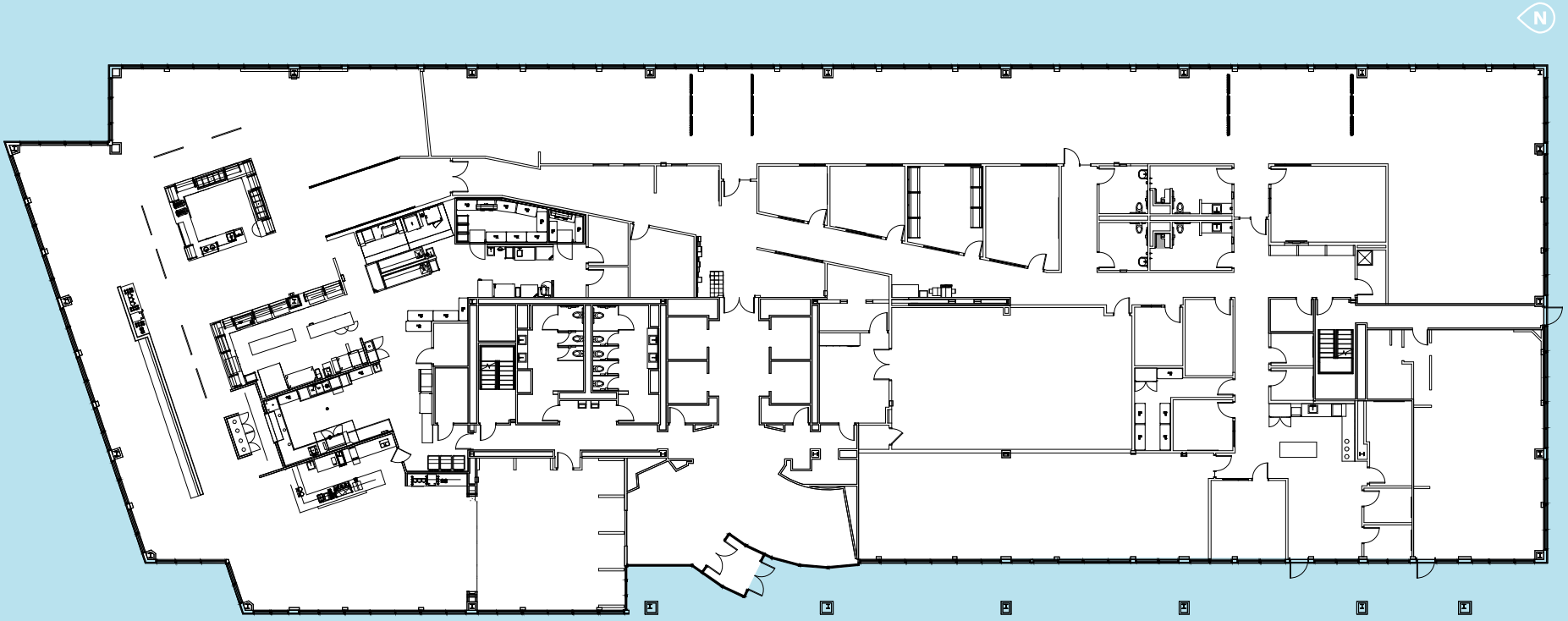
Suite 120

East Building / 26,562 RSF

Available March 1, 2027

Full Floor

Full building opportunity for 177,531 RSF of contiguous space with unparalleled signage and branding.



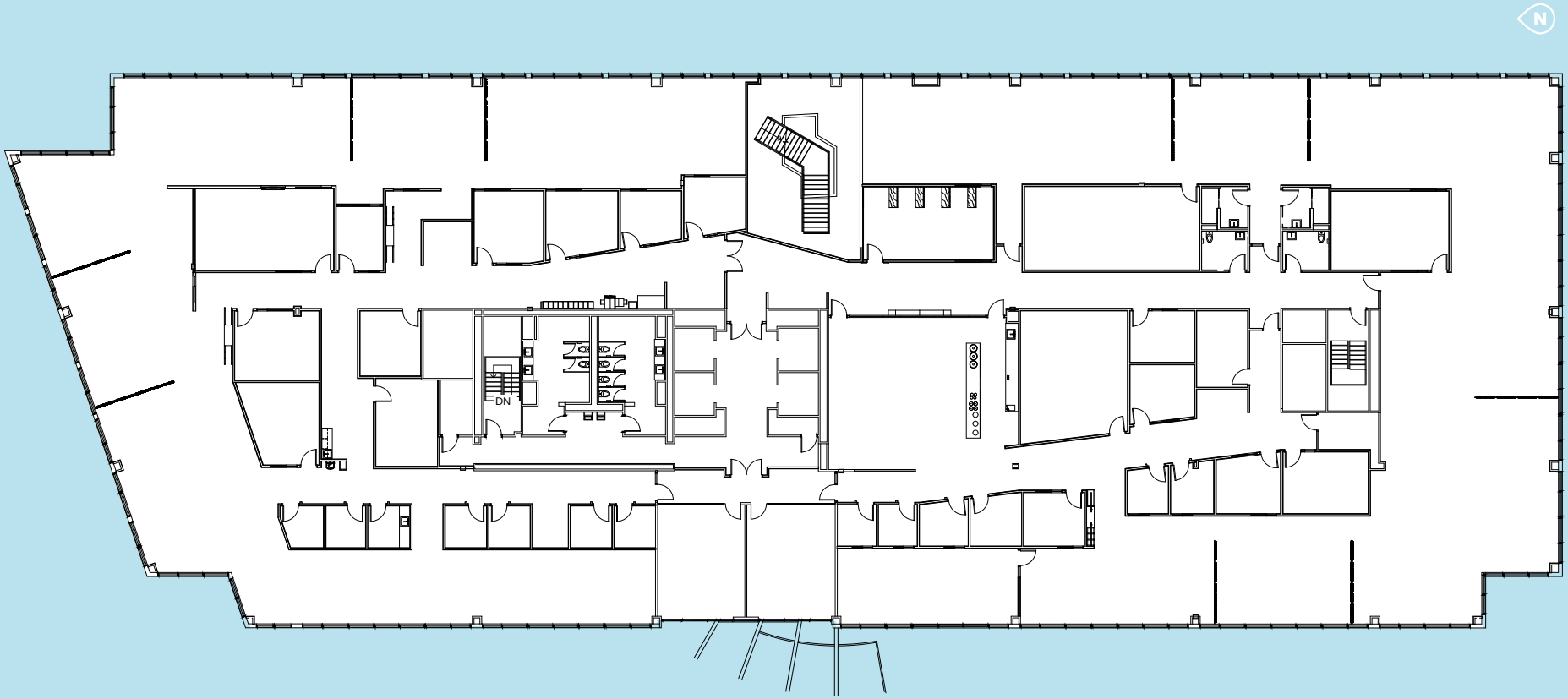
Suite 200

East Building / 31,753 RSF

Available May 1, 2027

Full Floor

Full building opportunity for 177,531 RSF of contiguous space with unparalleled signage and branding.



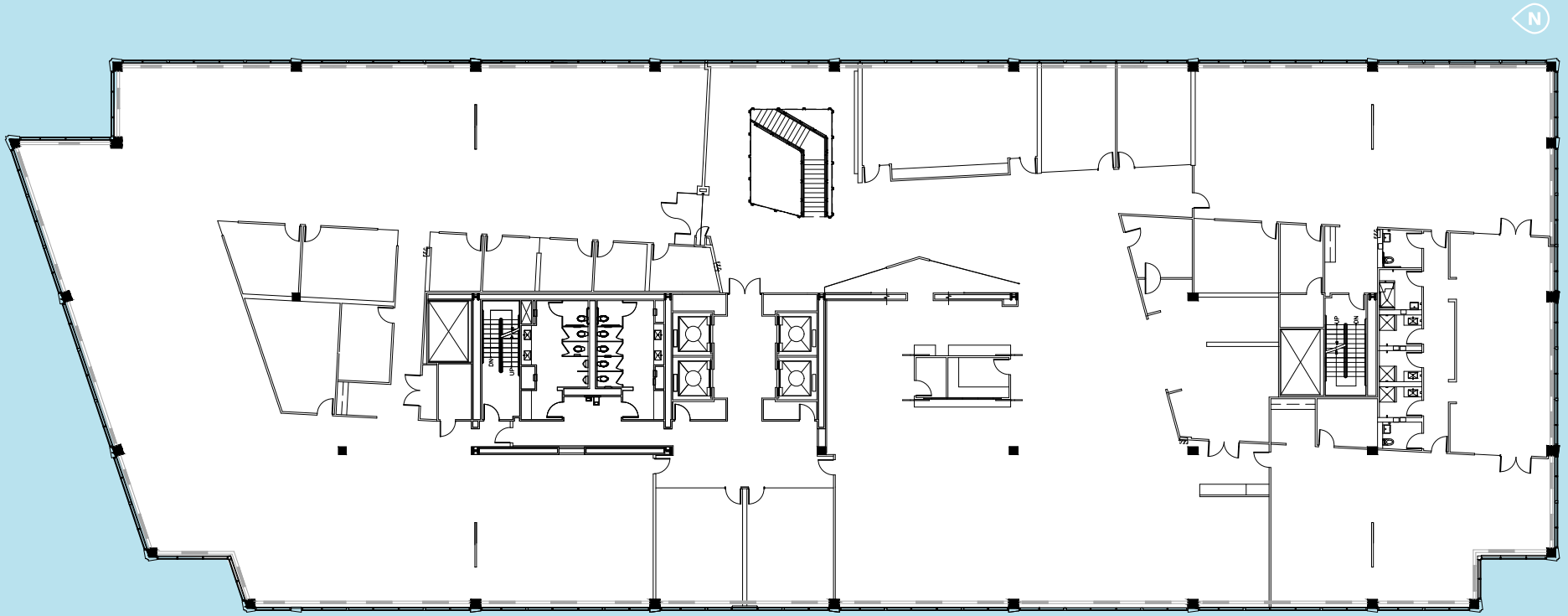
Suite 300

East Building / 31,785 RSF

Available May 1, 2027

Full Floor

Full building opportunity for 177,531 RSF of contiguous space with unparalleled signage and branding.



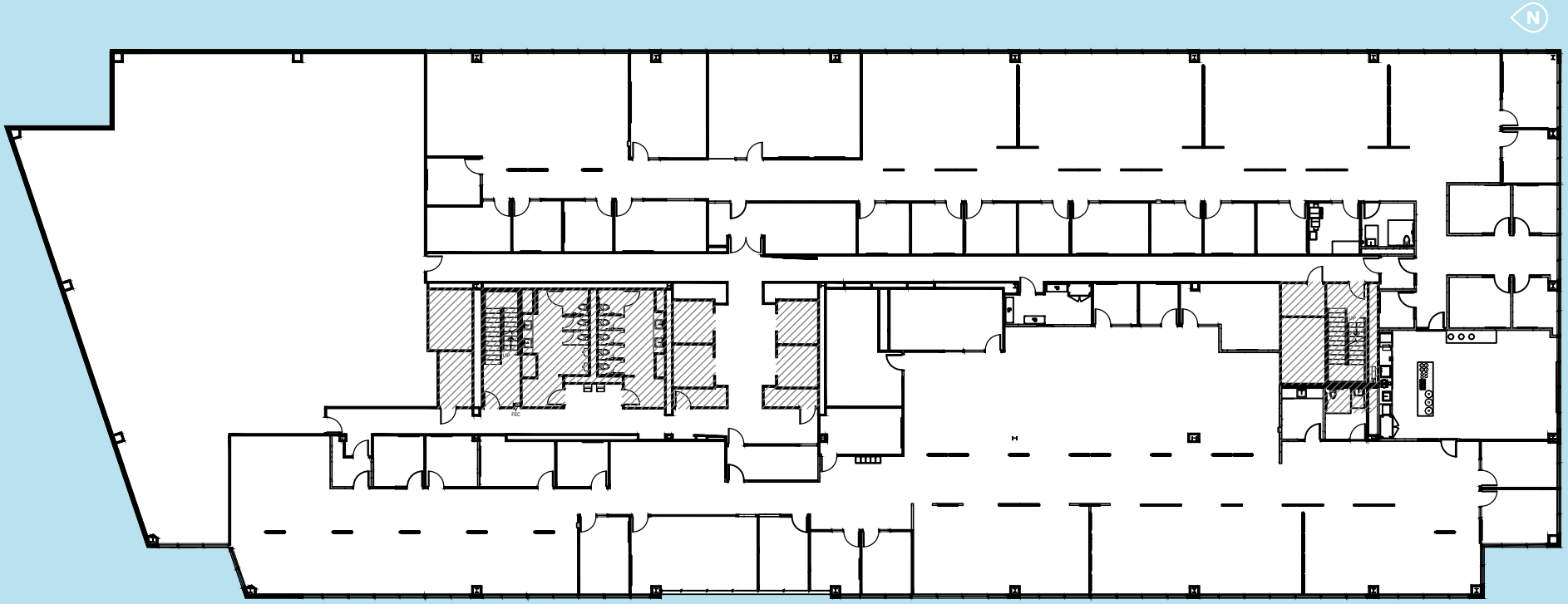
Suite 400

East Building / 31,785 RSF

Available March 1, 2027

Full Floor

Full building opportunity for 177,531 RSF of contiguous space with unparalleled signage and branding.



Suite 500

East Building / 30,655 RSF

Views of Cascade Mountains, Mount Rainier, and Bellevue CBD

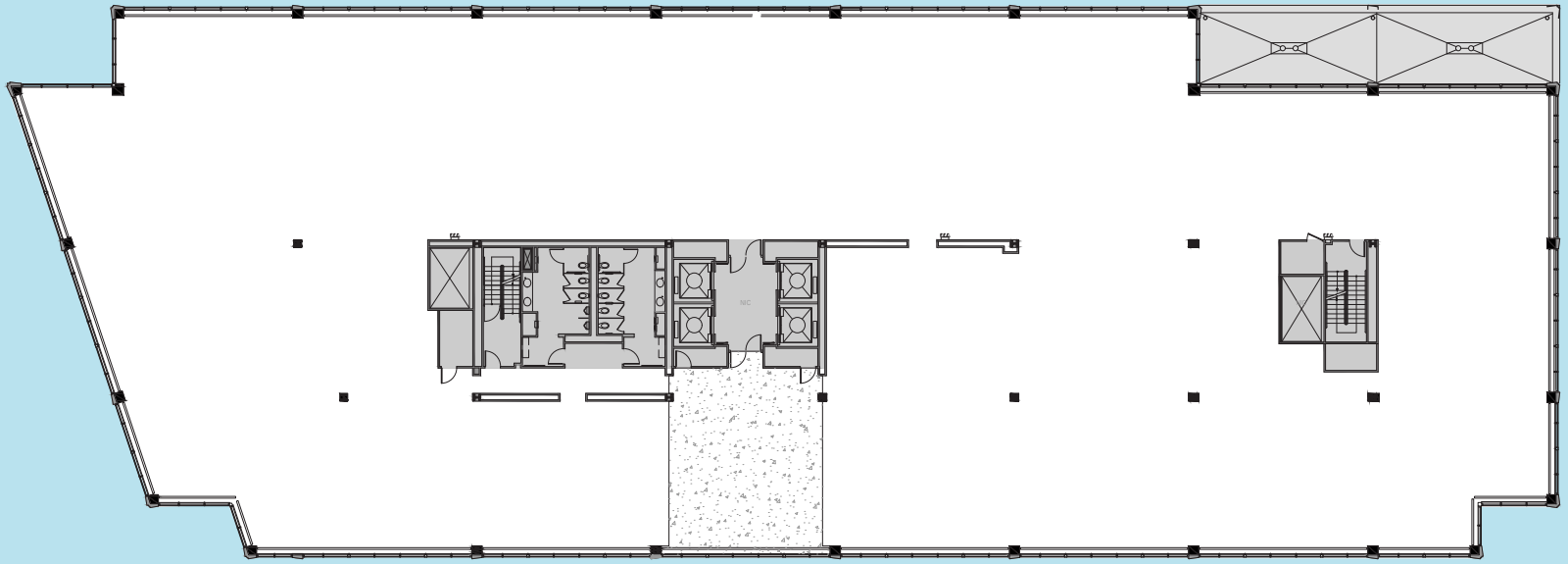
Full Floor

Contiguous with Suite 600 for a total of 55,646 RSF

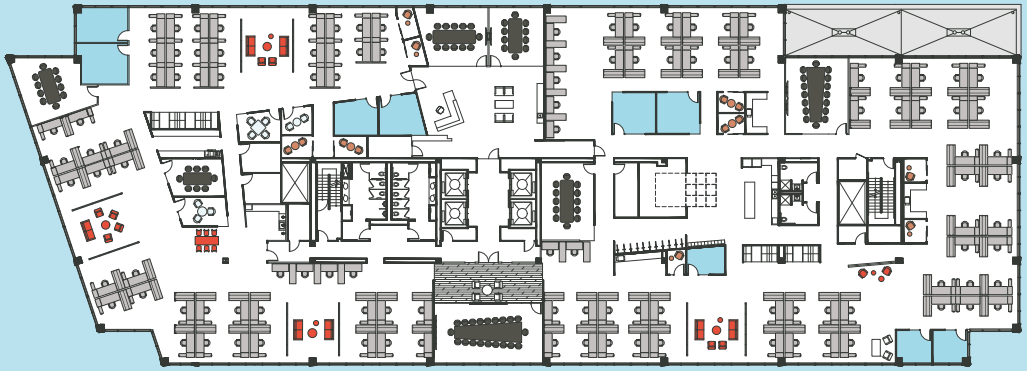
Full building opportunity for 177,531RSF of contiguous space with unparalleled signage and branding.

CLICK TO VIEW VIRTUAL TOUR

SAMPLE PLAN



AS-BUILT PLAN



HUDDLE ROOM

OFFICE/MEETING

CONFERENCE ROOM

WORK LOUNGE

OPEN OFFICE

PHONE ROOM

Suite 600

East Building / 24,991 RSF

Views of Cascade Mountains, Mount Rainier, and Bellevue CBD

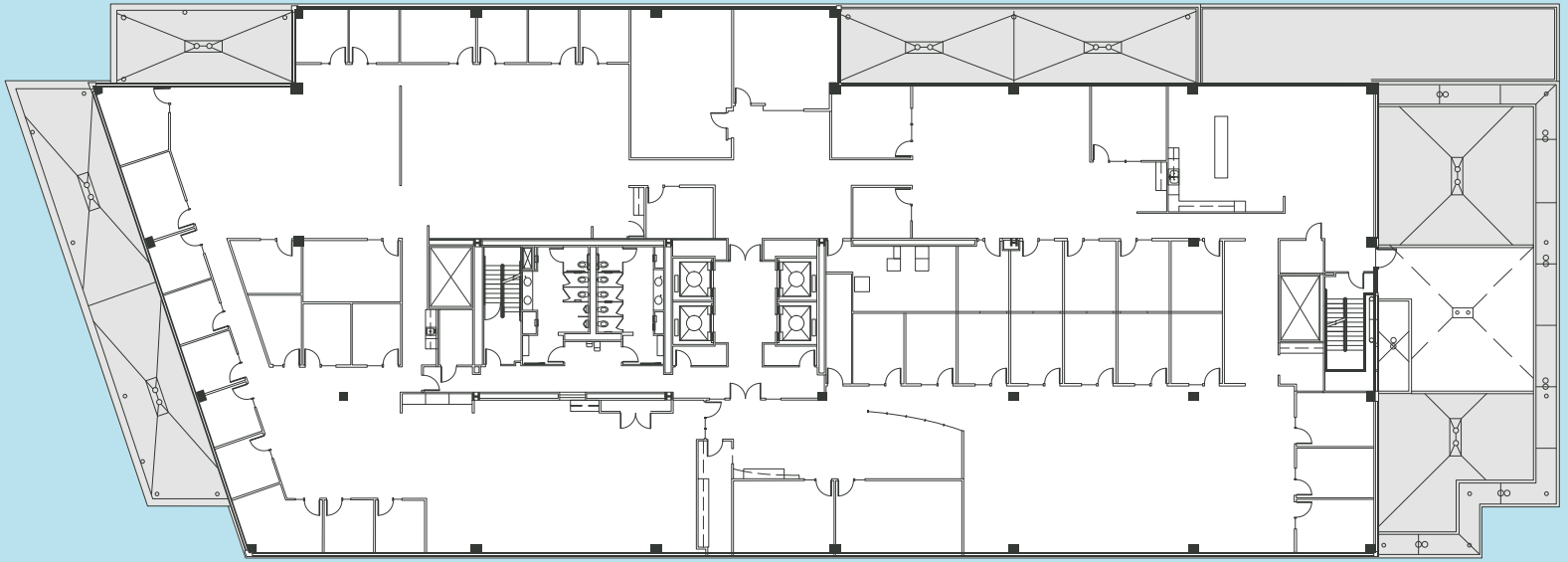
Top Floor / Full Floor

Private Rooftop Deck

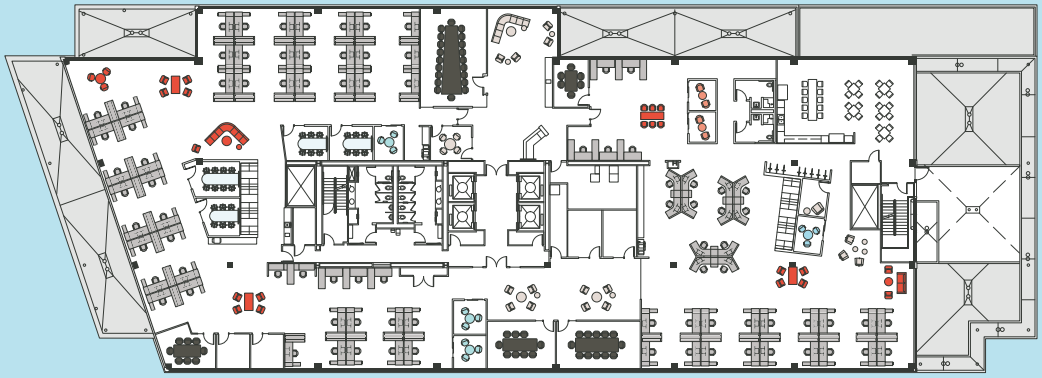
Contiguous with Suite 500 for a total of 55,646 RSF

CLICK TO VIEW VIRTUAL TOUR

SAMPLE TECH PLAN



AS-BUILT PLAN

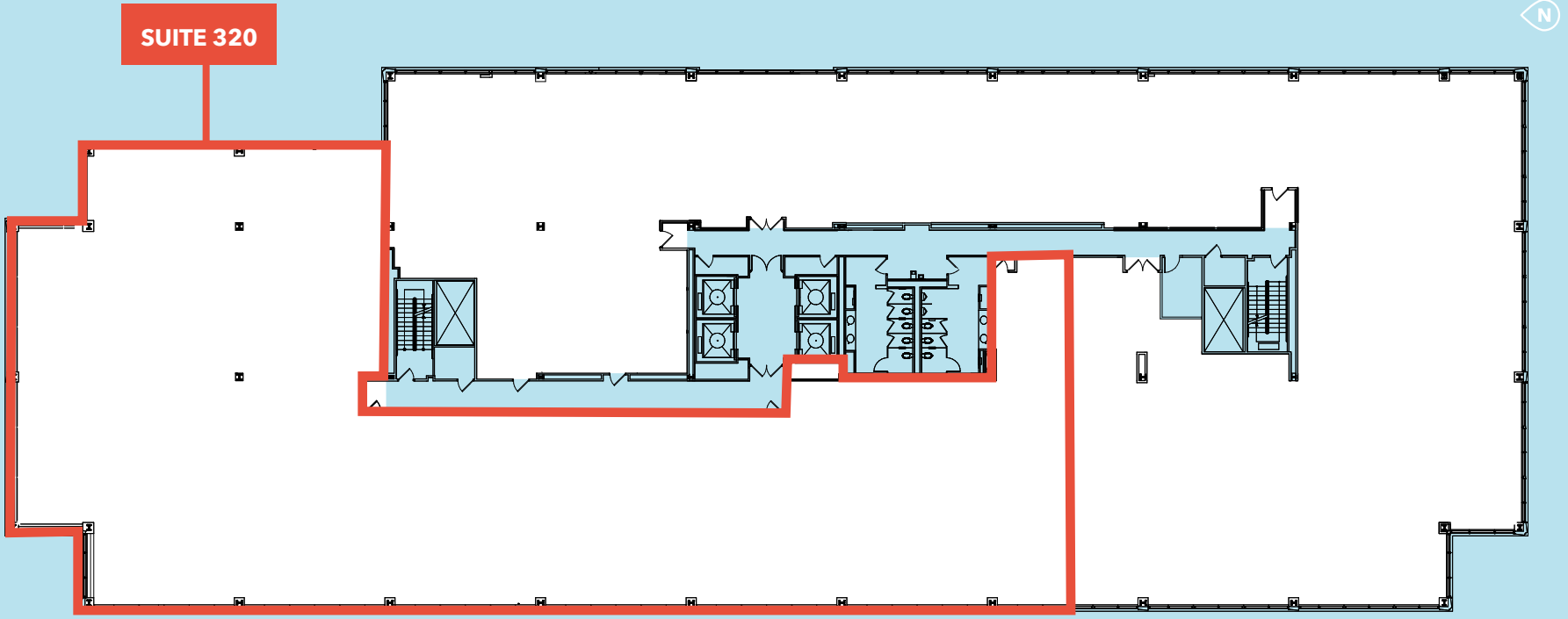


- HUDDLE ROOM
- OFFICE/MEETING
- CONFERENCE ROOM
- WORK LOUNGE
- OPEN OFFICE
- PHONE ROOM

Suite 320

South Building / 15,030 RSF / Demising Plan

Available March 1, 2027

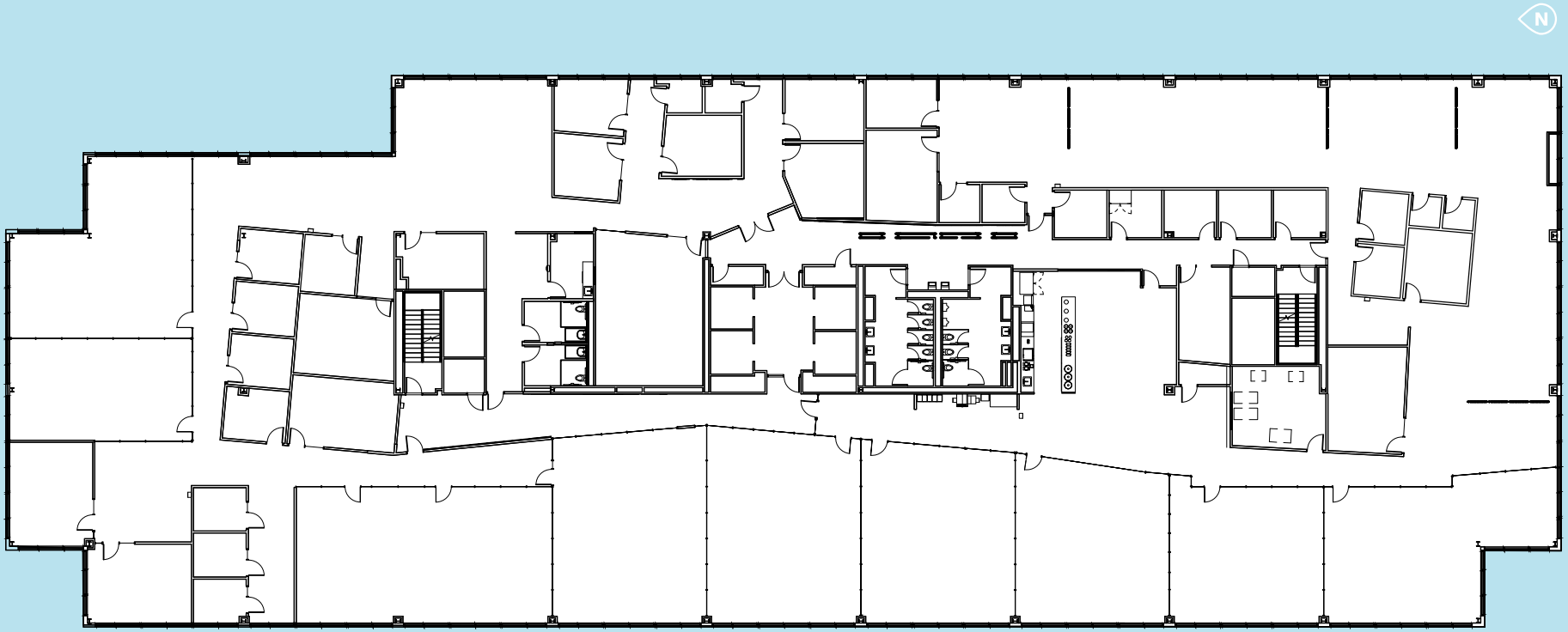


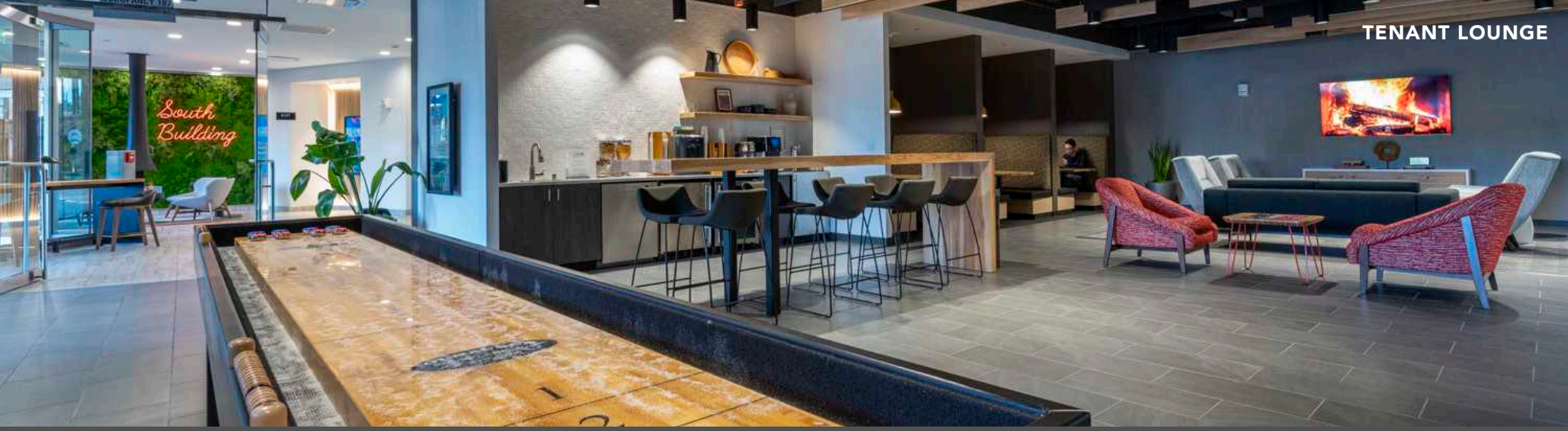
Suite 400

South Building / 32,196 RSF

Available March 1, 2027

Full Floor





TENANT LOUNGE

TENANT LOUNGE

A soothing environment for work and relaxation, the Tenant Lounge features a variety of seating options including a laptop bar, cozy booths with flatscreens, and contemporary lounge seating.

- Complementary Wi-Fi, and flat screen monitors offer USB presentation capabilities
- Shuffleboard and other games
- Catering kitchen with sink, dishwasher, and refrigerator
- Complimentary snacks, coffee and Kombucha on tap

CONFERENCE CENTERS (RECENTLY RENOVATED)

Meetings at One Twelve Conference Centers make a statement not soon forgotten.

SOUTH BUILDING CONFERENCE ROOM

- Accommodates up to eight attendees
- Equipped with Wi-Fi and a flatscreen presentation monitor

WEST BUILDING CONFERENCE ROOM (RECENTLY RENOVATED)

- Theater seating up to 50 attendees
- Flex furniture offers multiple configuration options with state-of-the-art audiovisual equipment, data cabling, and Wi-Fi connectivity.
- Catering counter and sink area

BIKE STORAGE

Secure bike parking with work bench and tool station, day-use lockers, and charging outlets for electric bikes.

ELEVATOR ACCESS

Elevators serve every floor of the building and the parking garage. There are four elevator cabs in the South and East buildings, and three in the West.

SECURITY

Staffed, 24-hour security, after hours key card access to elevators and garages.

ON-SITE SECURED ACCESS PARKING

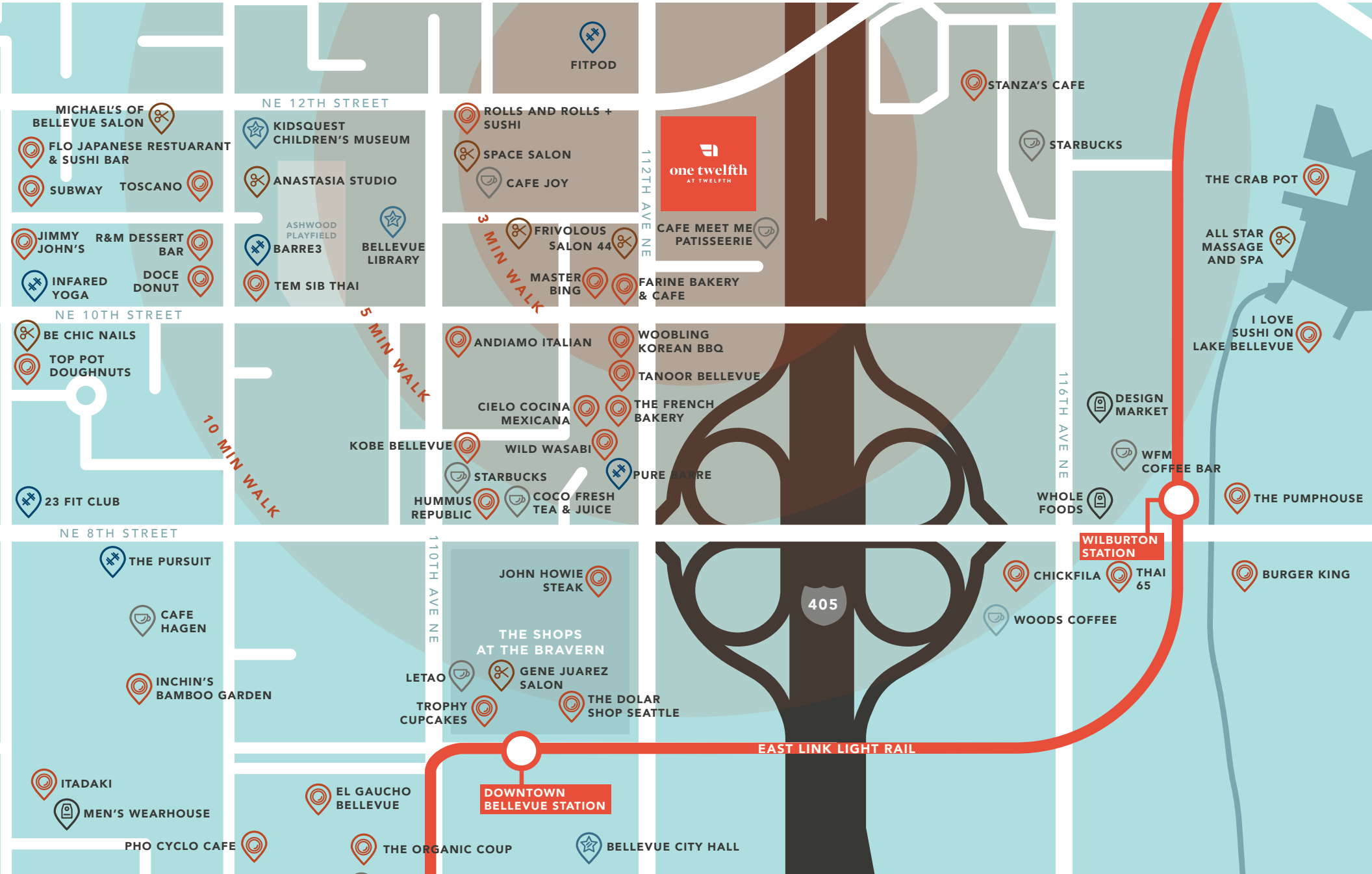
Four levels of below-grade parking offers above-market parking ratio at 3.25/1,000 USF with EV charging stations.

ON-SITE MANAGEMENT

KG Investment Properties' experienced team provides responsive property management services. The on-site management and engineering teams include day and night janitorial staff and offer convenient online work requests and a conference room reservation system.

2026 EST. OPERATING EXPENSES: $17.12/SF

Walkable Amenities



Transit Oriented

One Twelfth at Twelfth is strategically located with direct access to I-405 northbound and southbound, and SR-520, I-90 and nearby transportation options. On-site below grade parking offers above market parking ratios. With East Link light rail now operating in Bellevue, One Twelfth @ Twelfth offers tenants a streamlined, transit-oriented commute to Seattle, the greater Eastside, and destinations across the region.

MULTIMODAL ACCESS

The property location maximizes multimodal access for walking, car, bus, light rail, and bicycle.

DIRECT I-405 ACCESS

Northbound and southbound on-ramps are right around the corner.

REGIONAL CONNECTIONS

The property is in close proximity to numerous bus routes.

LIGHT RAIL

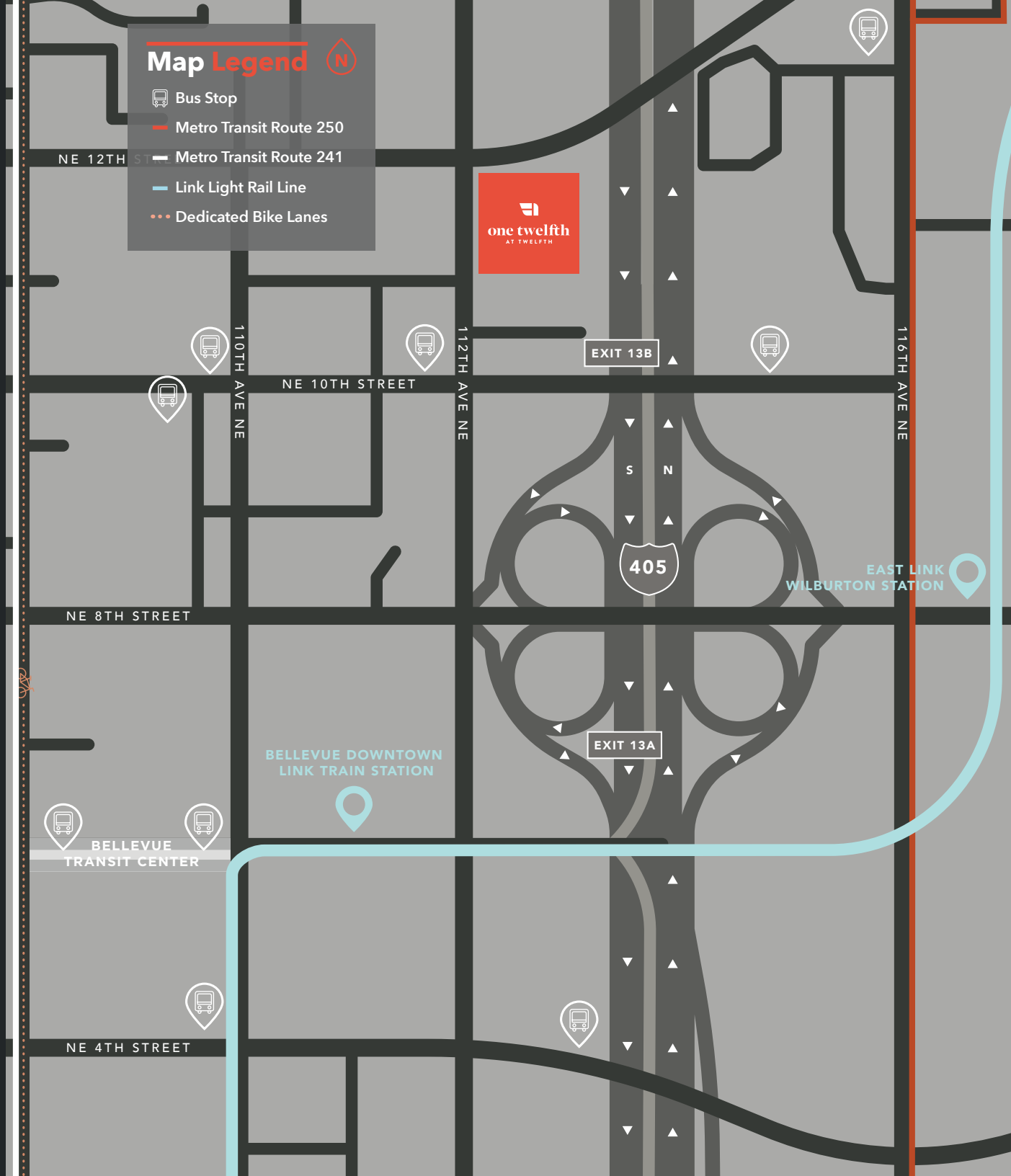
The Downtown Bellevue and Wilburton Light Rail Stations are now open, each just a short walk from the project.

ON-SITE PARKING

Below grade parking facility offers an above market parking ratio of 3.25/1000 USF with EV charging stations.

DROP OFF/PICK UP

Convenient central drive-thru area for passenger arrival or departure.



GEMINI ROSEMONT
COMMERCIAL REAL ESTATE®

Gemini Rosemont Commercial Real Estate is a vertically integrated real estate platform that invests in and manages high-quality commercial office properties throughout the U.S.

For over 30 years, Gemini Rosemont has applied a hands-on asset management approach by our best-in-class property management professionals to recognize and respond to our tenant's changing needs in real time. Exceeding our tenant's expectations is mission critical for both our on-site and off-site teams.

For more information, please visit GeminiRosemont.com.

BRODERICK
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GeminiRosemont.com/Property/One-Twelfth-Twelfth/