

A tall, modern skyscraper with a dark, reflective glass facade, featuring a stepped, geometric design. The building is set against a blue sky with scattered white clouds. Other modern buildings are visible in the background, and green trees are in the foreground.

CITY CENTER **BELLEVUE**

500 108th Avenue NE
Bellevue, Washington 98004

citycenterbellevue.com



BELLEVUE'S CENTERPIECE

NEARBY RESTAURANTS

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

FOB POKE BAR

CITY CENTER **BELLEVUE**

EVERGREENS SALAD

EL GAUCHO BELLEVUE

TRANSIT CENTER

FUTURE EAST LINK LIGHT RAIL

CITY HALL PLAZA

THE MELTING POT

NIBBANA THAI RESTAURANT

SEASTAR RESTAURANT & RAW BAR

L'EXPERIENCE PARIS - BELLEVUE

HAIDLAO HOT POT BELLEVUE

BAKE'S PLACE BAR & BISTRO

DOWNTOWN BELLEVUE PARK

HOKKAIDO RAMEN SANTOUKA BELLEVUE

DOUGH ZONE DUMPLING HOUSE

PAGLIACCI PIZZA

BLAZING BAGELS

MAIN ST

NE 8TH ST

NE 6TH ST

NE 4TH ST

NE 2ND ST

BELLEVUE WAY SE

106TH AVE NE

108TH AVE NE

110TH AVE NE

112TH AVE NE





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 region's 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.

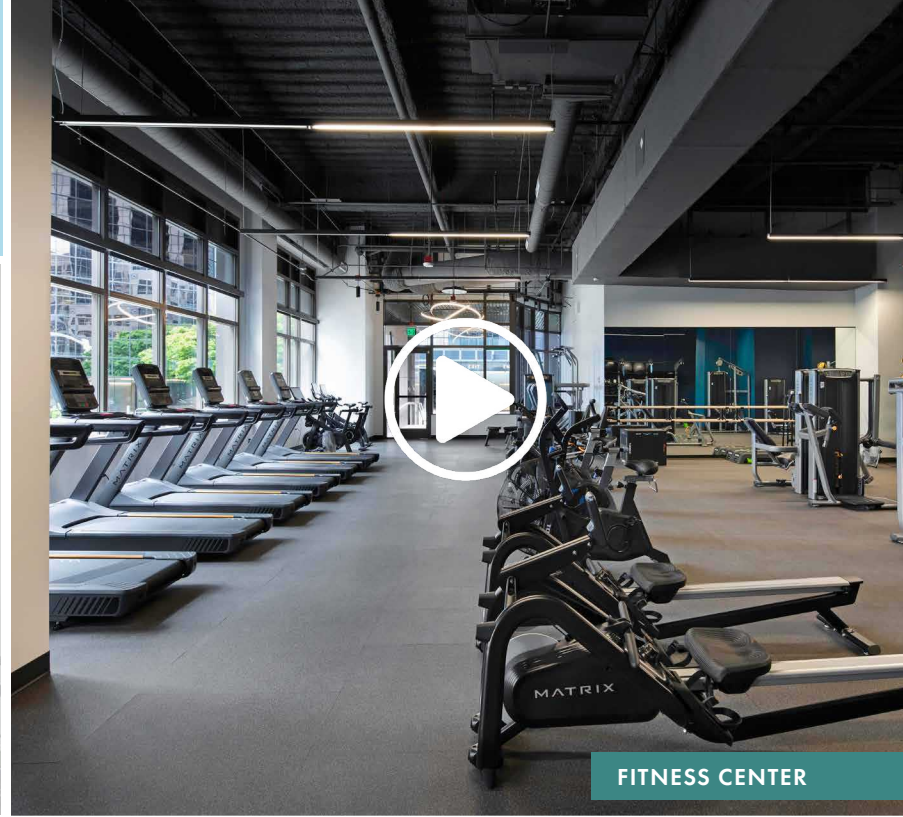


BUILDING AMENITIES

CLICK PLAY BUTTONS TO VIEW VIRTUAL TOURS



INDOOR BIKE STORAGE



FITNESS CENTER



SHOWER FACILITIES



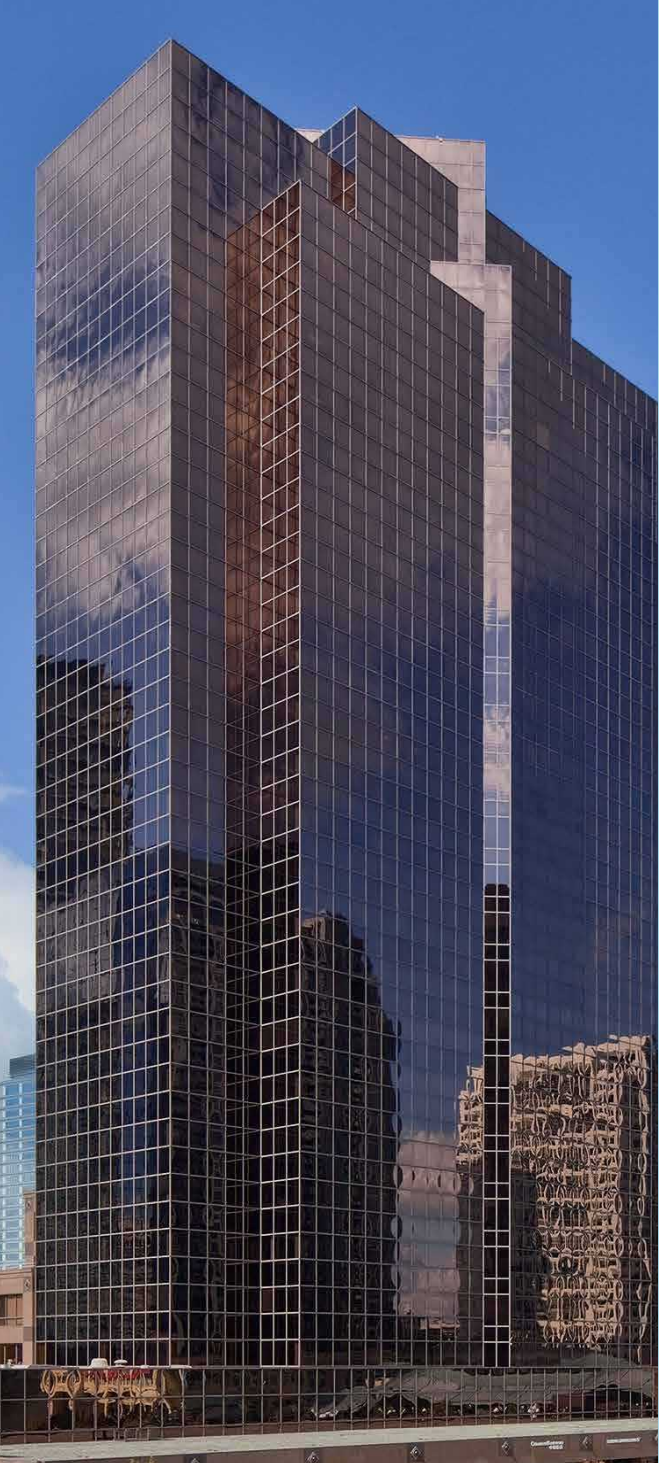
CONFERENCE ROOM

BUILDING FACTS

YEAR BUILT:	1987
RBA:	498,606 SF
BUILDING AMENITIES:	Conference center, fitness center, indoor bike storage, renovated showers and lockers
RETAIL AMENITIES:	HomeStreet Bank, El Gaucho (across the Plaza), Bowl Gogi, Pho Cyclo, Mercury Coffee
LOCATION:	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.
AREA AMENITIES:	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.
RENTAL RATES	Office: \$66.00 - \$72.00 per rentable square foot, Gross
OPERATING EXPENSES:	2026 Estimated - \$15.69 per rentable square foot
LEED CERTIFICATION:	LEED Gold
PARKING:	City Center Bellevue is equipped with a four level garage (720 covered spaces)
RATIO:	Two (2) stalls for every 1,000 square feet of rentable area.
EXTERIOR:	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.
LOBBY:	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.
ELEVATORS:	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.
VIEW:	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.
SECURITY SYSTEM:	City Center Bellevue is equipped with a high-tech computerized access control system in addition to a 24-hour security guard.
FIRE PROTECTION:	Automatic fire sprinkler system on all floors.
HVAC:	The HVAC system is designed to provide flexibility in controlling space temperatures to effectively meet individual comfort levels and special requirements.
OWNERSHIP/ PROPERTY MANAGEMENT:	American Assets Trust

CURRENT AVAILABILITIES

TOUR	FLOOR / SUITE	SQ. FT.	AVAILABLE	COMMENTS
	<u>3 / 300</u>	20,626 RSF	1/1/2027	Second-Gen tech full floor. Efficient mix of offices, conference rooms and open work space. 360 degree city scape views and private deck.
	<u>5 / 500</u>	12,547 RSF	Now	Direct lobby exposure. Two private decks.
	<u>6 / 650</u>	5,997 RSF	Q3 2026	Market ready suite - permit pending. Efficient floorplan to be delivered with high-end, Class-A finishes. Can be combined with other spec suites for larger footprint 4,952 RSF to 10,949 RSF.
	<u>6 / 675</u>	4,952 RSF	Q3 2026	Market ready suite - permit pending. Efficient floorplan to be delivered with high-end, Class-A finishes. Can be combined with other spec suites for larger footprint 4,952 RSF to 10,949 RSF.
	<u>17 / 1750</u>	3,196 RSF	10/1/2026	Very efficient buildout with two conference rooms, two private offices, kitchenette, and open work space. High quality second generation space with northern and eastern views
	<u>18 / 1800</u>	5,675 RSF	12/1/2026	Perimeter private offices and conference rooms, open work space and kitchenette. 180-degree view of surrounding cityscapes, Cascade and Olympic mountain ranges, and surrounding landscapes
	<u>23 / 2300</u>	5,365 RSF	10/1/2026	High-end second generation space. Efficient buildout. Elevator lobby exposure. Southern views to Mt. Rainier. Can be combined with Suite 2350 for a cumulative 16,203 RSF.
	<u>23 / 2350</u>	10,838 RSF	2/1/2027	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. Can be combined with Suite 2300 for a cumulative 16,203 RSF.





SUITE 300

20,626 RSF

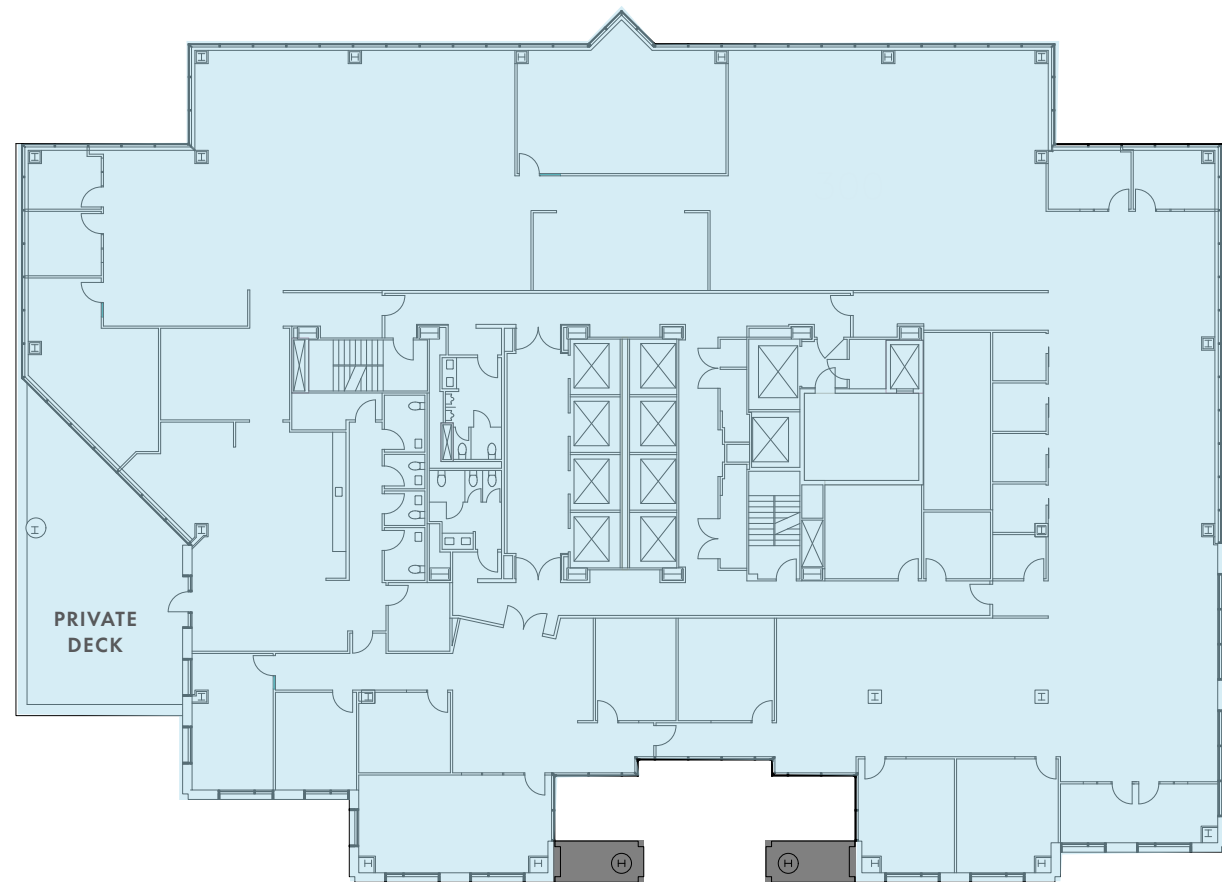
Available 1/1/2027

CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

SECOND-GEN TECH FULL FLOOR

- Efficient mix of offices, conference rooms and open work space
- 360 degree city scape views
- Private deck



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SUITE 500

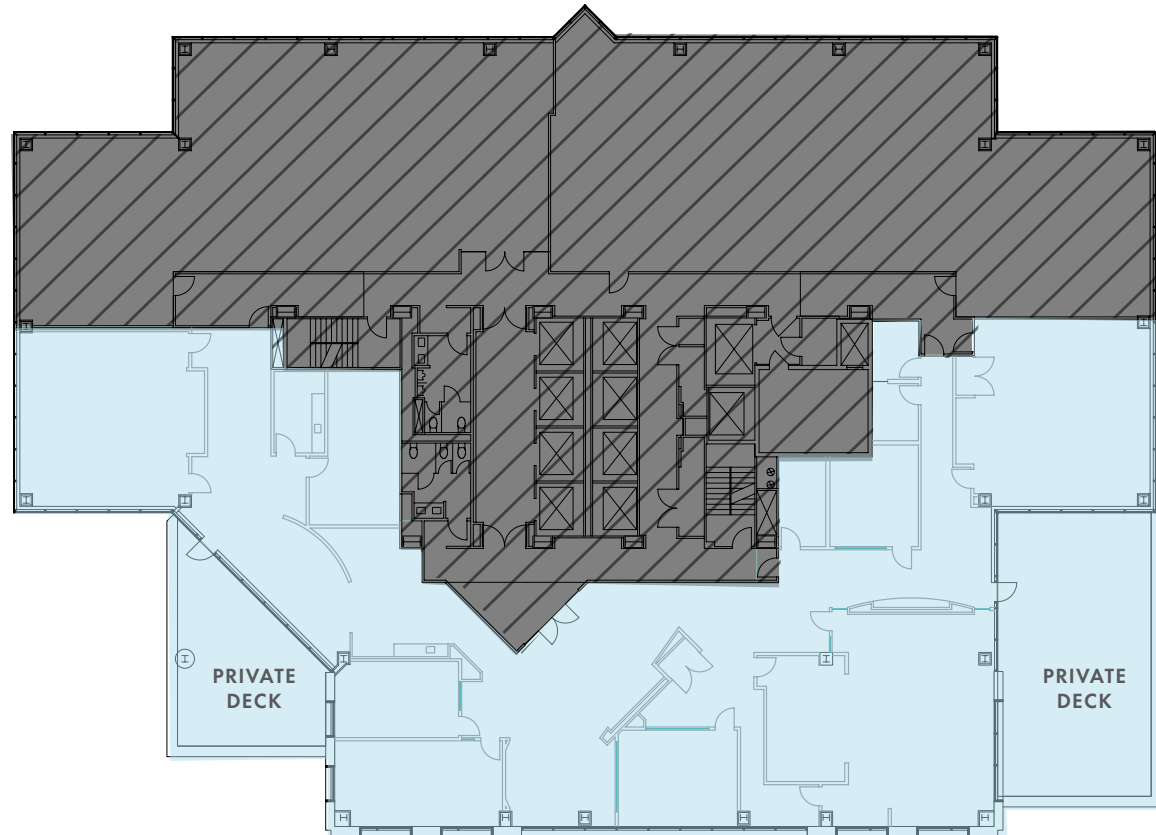
12,547 RSF

CITY CENTER **BELLEVUE**

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Available Now

- Elevator Lobby exposure
- Two private decks on the North and South sides of the building



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SUITE 650

5,997 RSF

CITY CENTER **BELLEVUE**

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Estimated Construction Completion Q3 2026

MARKET READY SUITE - PERMIT PENDING

- Efficient floorplan to be delivered with high-end, Class-A finishes
- **Can be combined with other spec suites for larger footprint 4,952 RSF to 10,949 RSF**



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SUITE 675

4,952 RSF

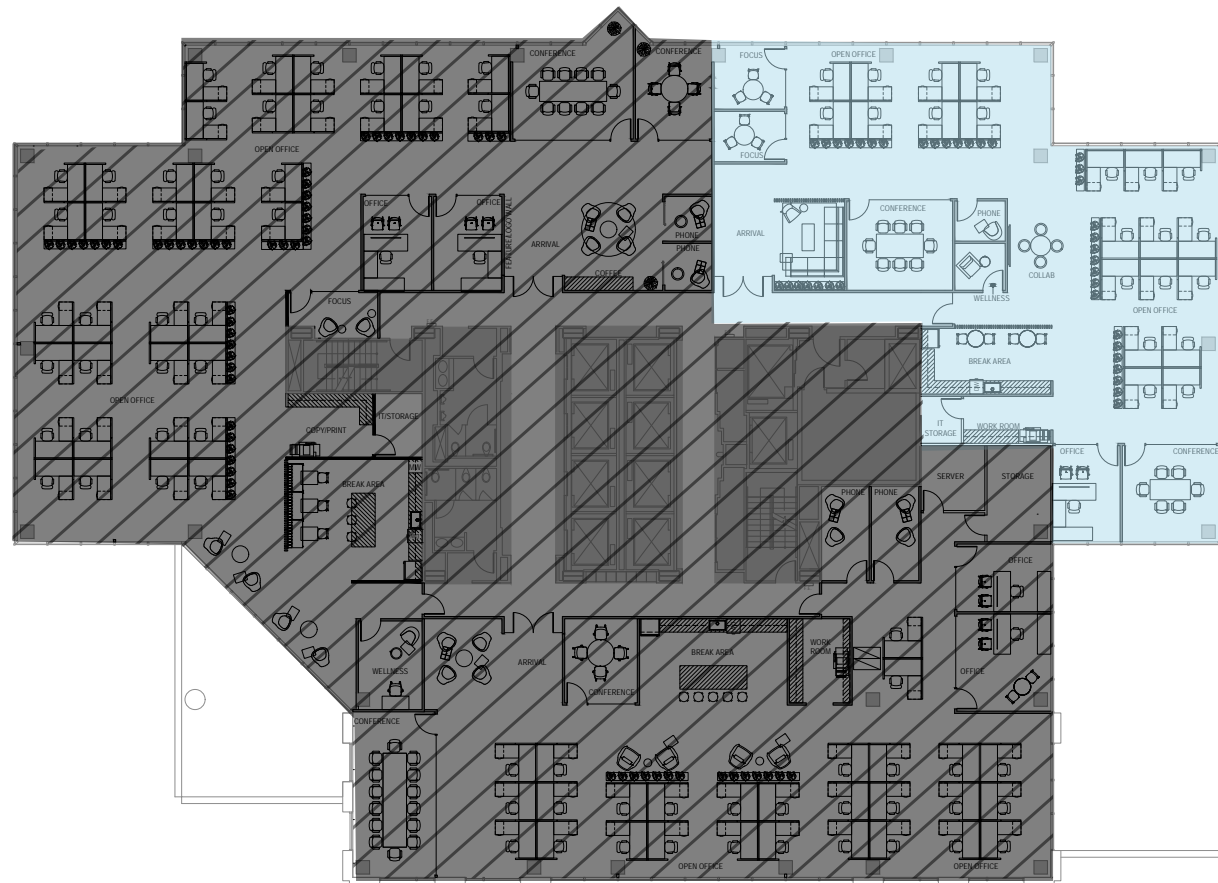
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Estimated Construction Completion Q3 2026

MARKET READY SUITE - PERMIT PENDING

- Efficient floorplan to be delivered with high-end, Class-A finishes
- **Can be combined with other spec suites for larger footprint 4,952 RSF to 10,949 RSF**



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SUITE 1750

3,196 RSF

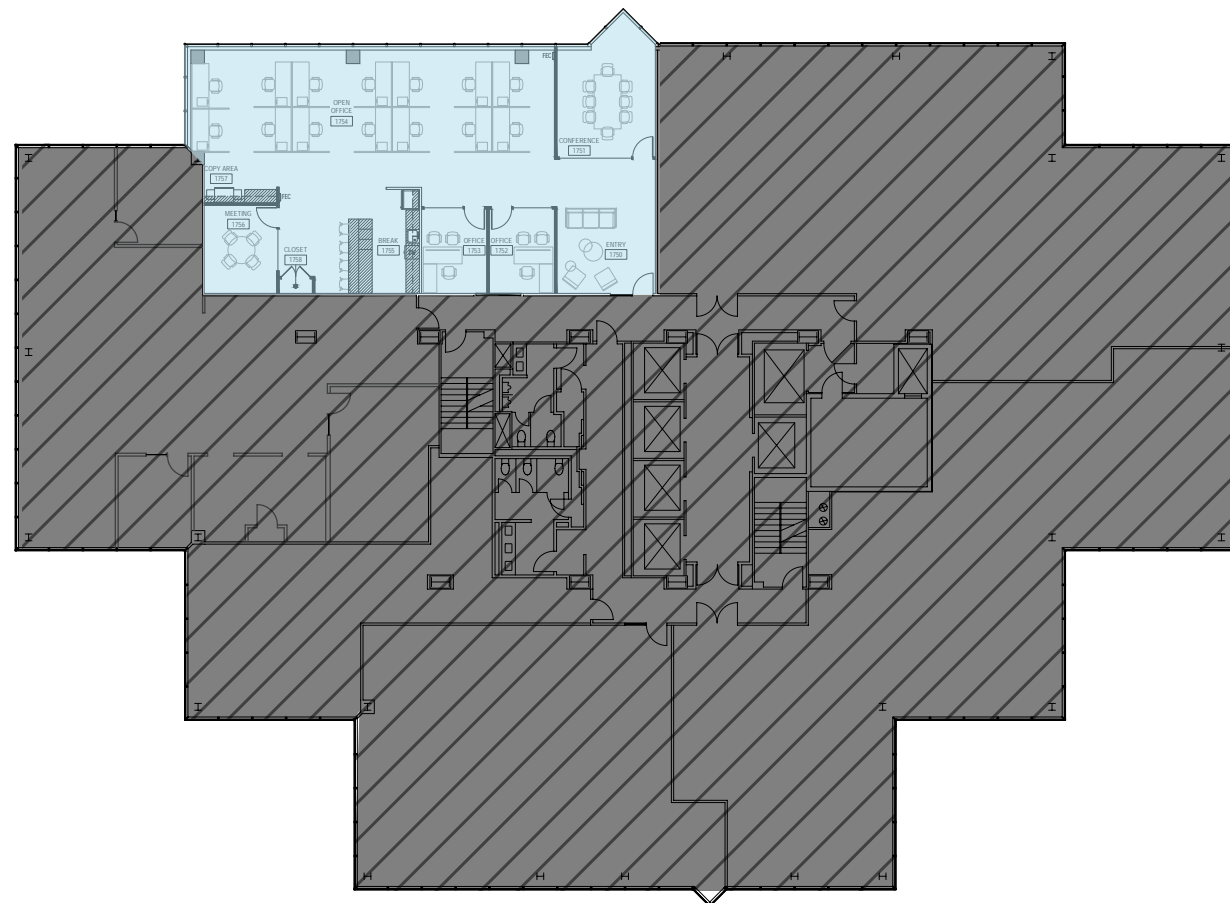
CITY CENTER **BELLEVUE**

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Available 10/1/2026

- Very efficient buildout with two conference rooms, two private offices, kitchenette, and open work space
- High quality second generation space with northern and eastern views

 [VIEW VIRTUAL TOUR](#)



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SUITE 1800

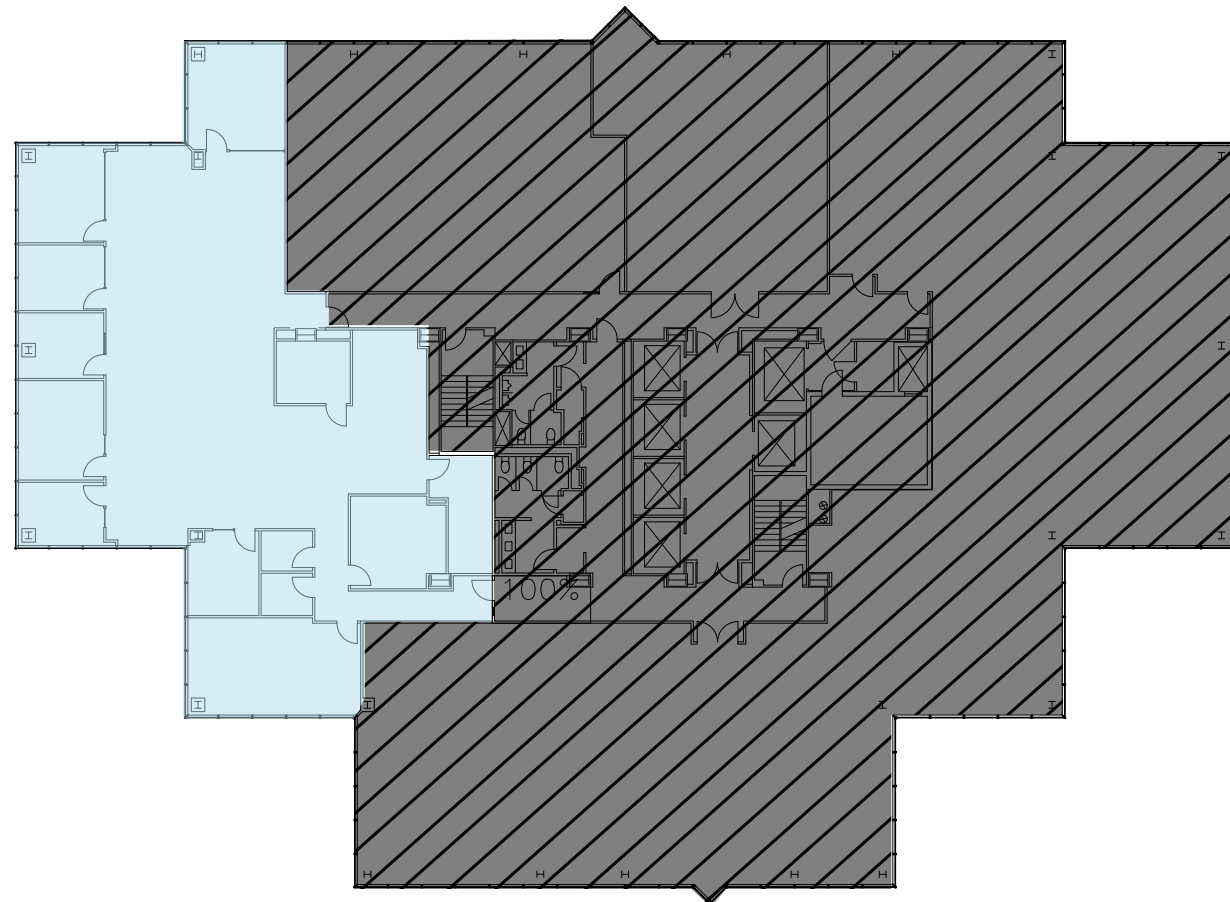
5,675 RSF

CITY CENTER **BELLEVUE**

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Available 12/1/2026

- Perimeter private offices and conference rooms, open work space and kitchenette
- 180-degree view of surrounding cityscapes, Cascade and Olympic mountain ranges, and surrounding landscapes



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SUITE 2300

5,365 RSF

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Available 10/1/2026

- High-end second generation space
- Efficient buildout
- Elevator lobby exposure
- Southern views to Mt. Rainier
- **Can be combine with Suite 2350 for a cumulative 16,203 RSF**



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SUITE 2350

10,838 RSF

CITY CENTER **BELLEVUE**

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Available 2/1/2027

- 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
- **Can be combine with Suite 2300 for a cumulative 16,203 RSF**



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SUITE 2300 & 2350

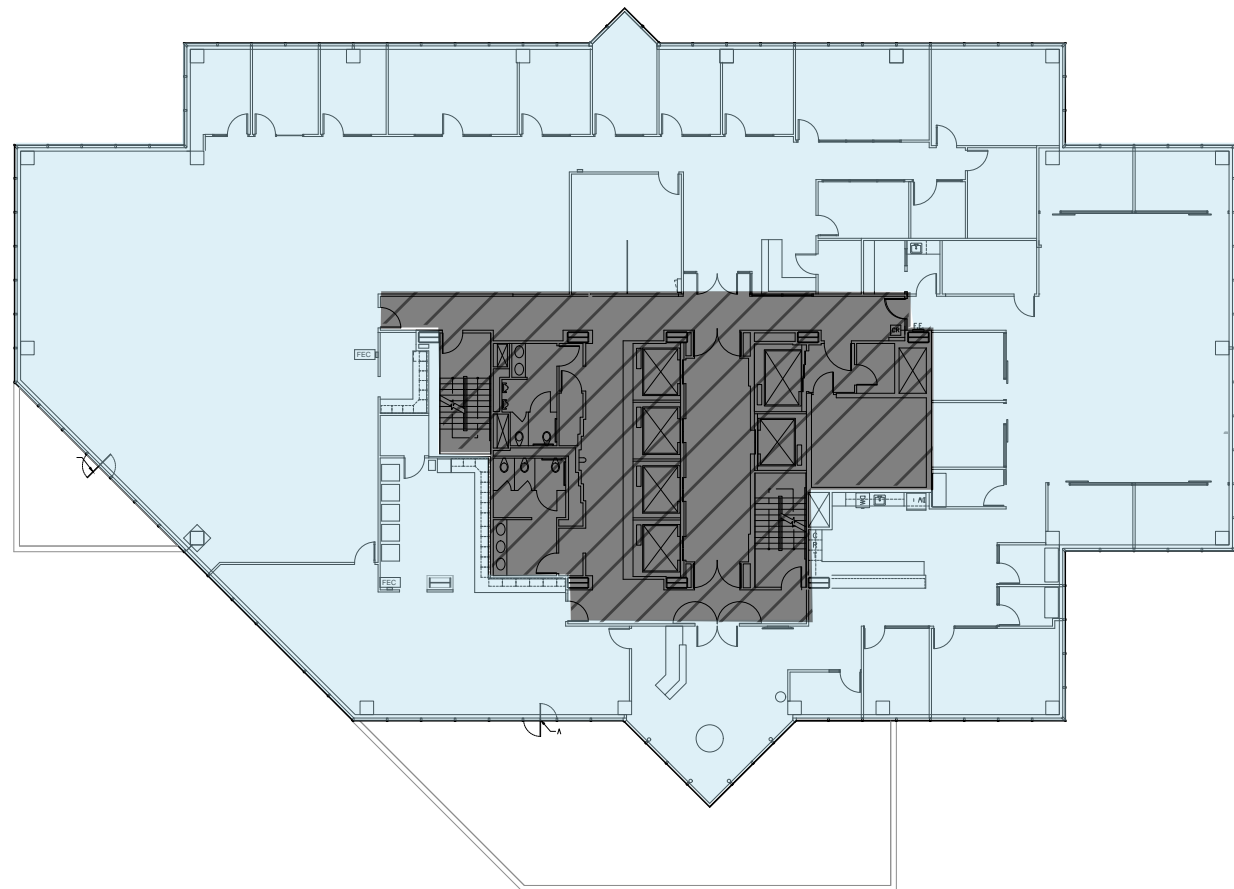
16,203 RSF

CITY CENTER **BELLEVUE**

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Available 2/1/2027

- Very high-quality second-generation spaces that can be combined
- Unique full floor opportunity



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