

KEY CENTER



KILROY

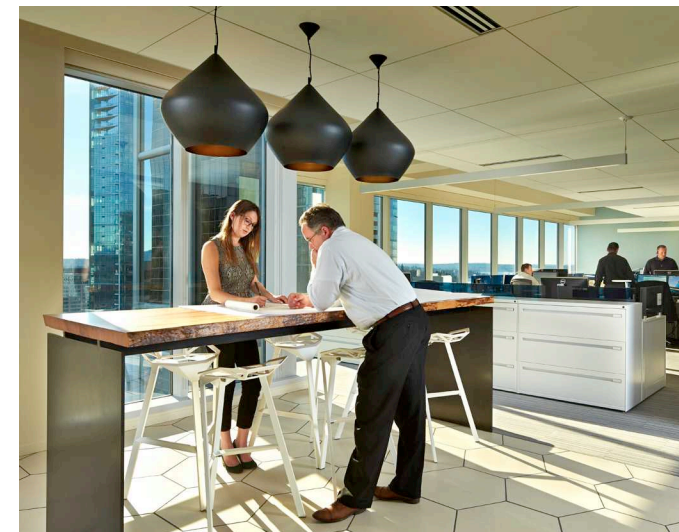
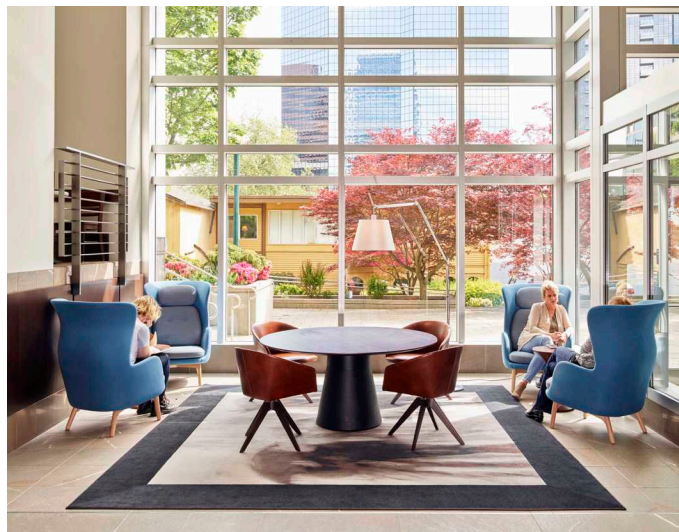
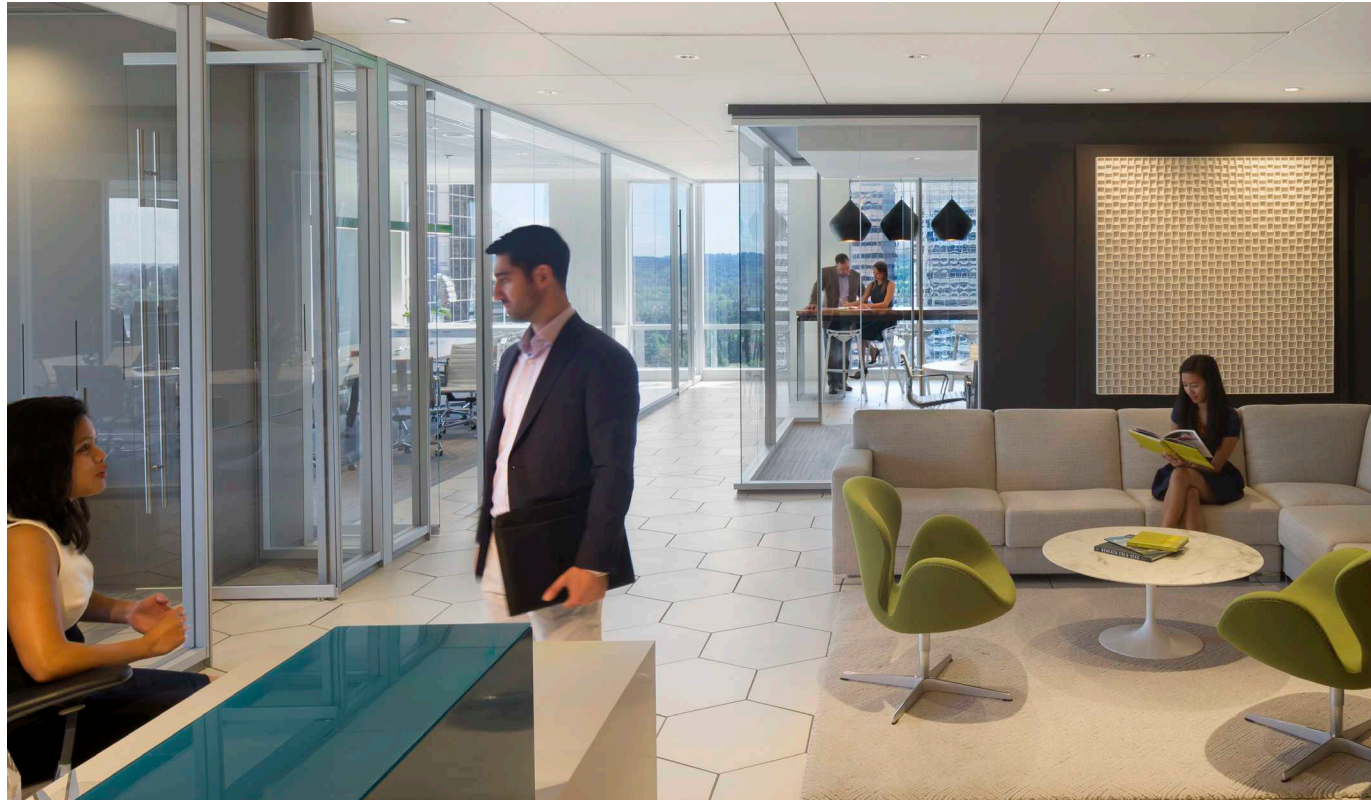
The attractive design of Key Center, coupled with vibrant onsite and nearby amenities, creates endless opportunities for exploration and collaboration.

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 Gold and ENERGY STAR NextGen certified building.



At the Core of Downtown Bellevue



THE BUILDING

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

PREMIER DESIGN

A distinguished Bellevue high-rise, featuring a vibrant lobby designed to spark 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.

REV FITNESS

Brand new, state-of-the-art fitness center with 16-foot floor-to-ceiling windows, opening onto the outdoor plaza.

ON-SITE RETAIL

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

THE BOARD ROOM

Elevated finishes and integrated technology create an ideal setting for meetings outside the office.

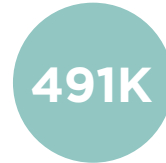
THE LOUNGE

Premium, activity-rich tenant lounge with catering amenities, ideal for dynamic group meetings or a refreshing break. Direct access to our vast west plaza.

Building Features

BIKE LOCKER	On-site secured bike locker/storage on Level B of the parking garage.
PET RELIEF STATION	Located in the west plaza, there is a secure, covered pet relief area.
OPERATING EXPENSES	2026 Projected – \$18.52 per rentable square foot.
LOAD FACTORS	Per BOMA standards.
PARKING	Six level garage (800 covered spaces). Electric Vehicle charging stations located on Level A of the parking garage.
RATIO	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.
ELEVATORS	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.
SECURITY SYSTEM	Computerized access control system in addition to 24-hour, on-site security.
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. After-hours HVAC is available upon request.

FACTS AND FIGURES



High-rise in
Downtown Bellevue



Window height



LEED Gold
Certified

REV Fitness

Brand new, state-of-the-art fitness center with 16-foot floor-to-ceiling windows, opening onto the outdoor plaza.



The Lounge

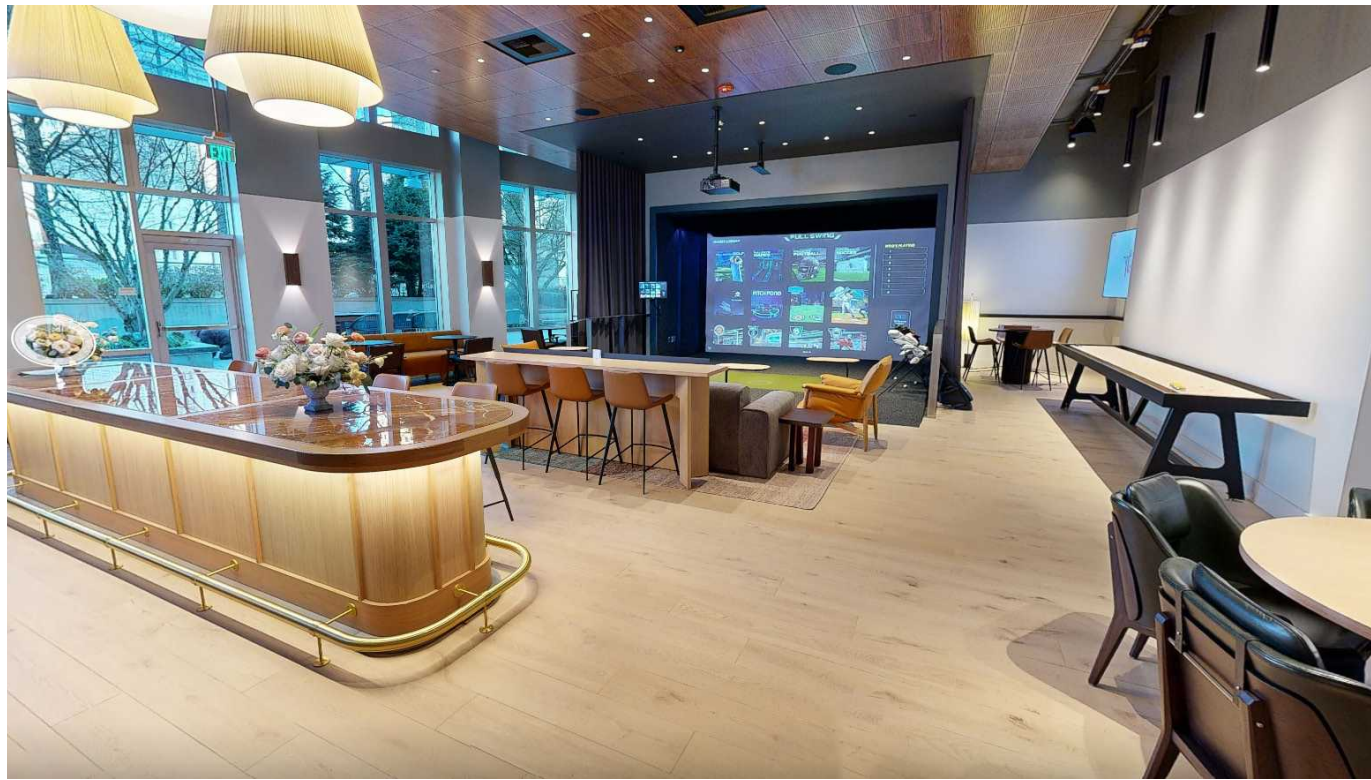


Premium, activity-rich tenant lounge with catering amenities, ideal for dynamic group meetings or a refreshing break. Direct access to our vast west plaza.

The Boardroom






Elevated finishes and integrated technology create an ideal setting for meetings outside the office.



Available Space







VIRTUAL TOUR	SUITE	SIZE	AVAILABILITY
	<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	NOW
	<u>1400</u>	22,925 RSF	NOW
	<u>1200</u>	22,954 RSF	NOW
	<u>1100</u>	22,972 RSF	NOW
	<u>700</u>	23,052 RSF	1/1/2027
	<u>600</u>	23,075 RSF	1/1/2027
	<u>500</u>	23,098 RSF	5/1/2026
	<u>410</u>	16,619 RSF	NOW
	<u>400</u>	6,502 RSF	NOW

Suite 1700

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



KEY

	MEETING ROOM		COLLABORATION
	PHONE ROOM		KITCHEN

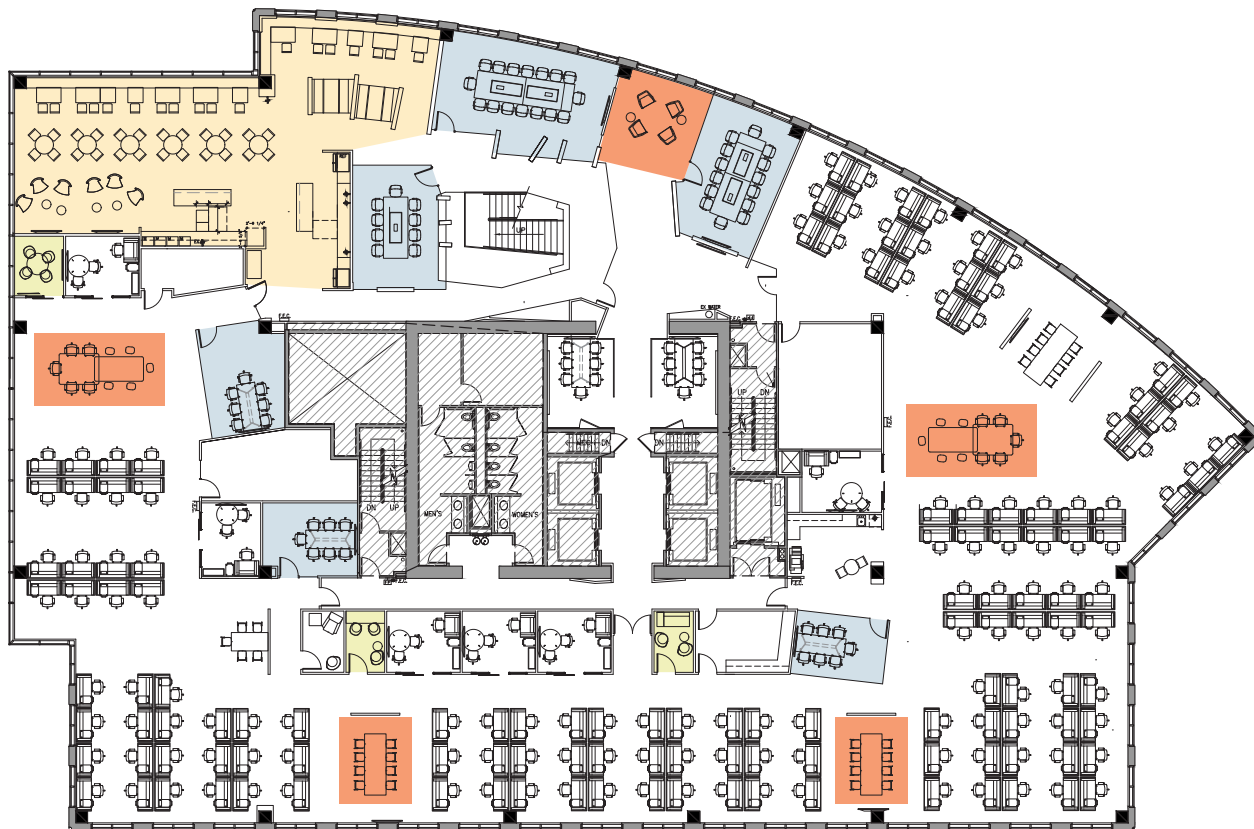


BACK TO AVAILABLE SPACE ↑





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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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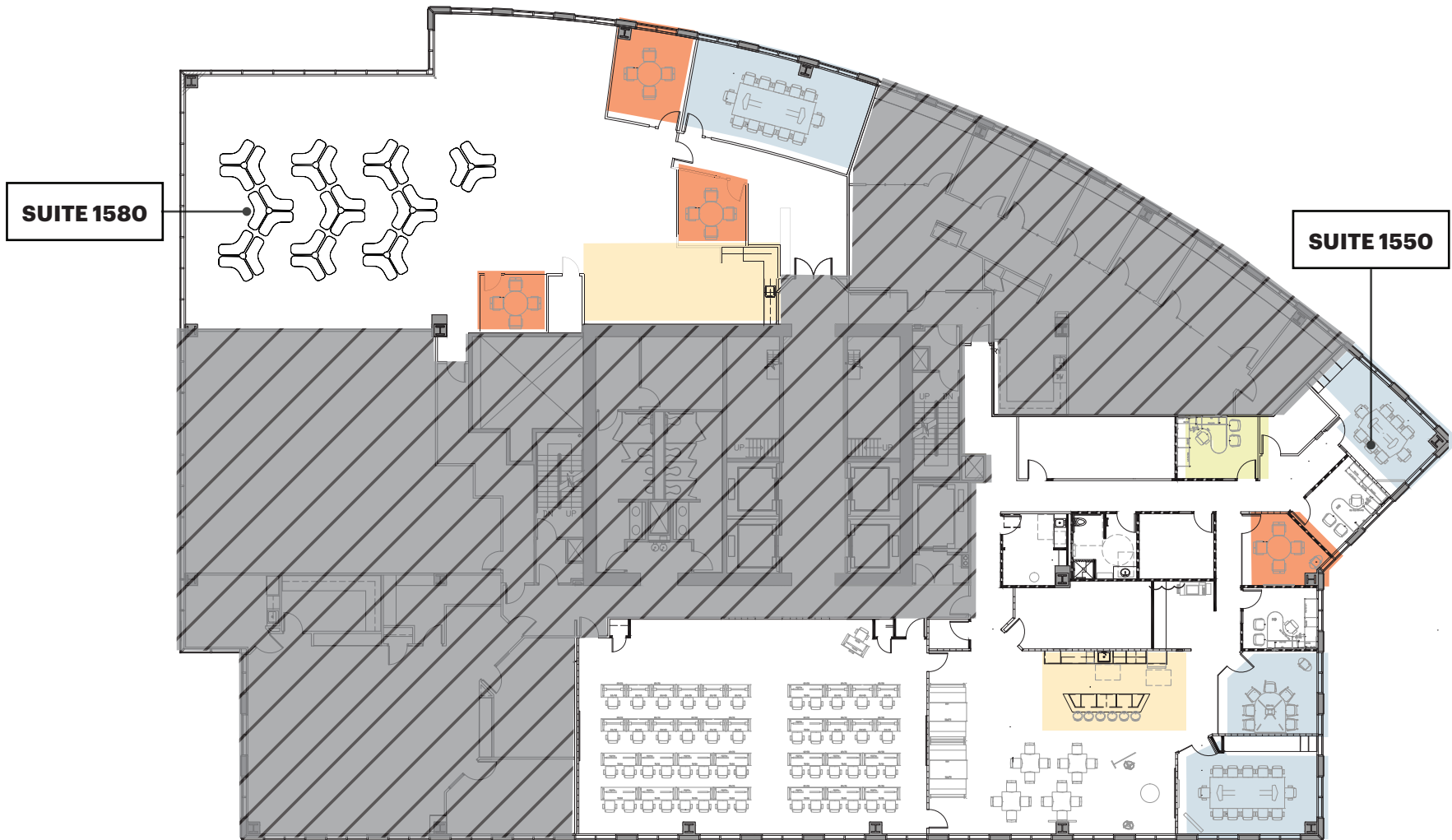
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Suite 1550 & 1580

- 1550: 8,424 RSF — Available Now
- 1580: 6,414 RSF — Available Now — [VIRTUAL TOUR](#)

KEY





 MEETING ROOM	 COLLABORATION
 PHONE ROOM	 KITCHEN



Suite 1400

- 22,925 RSF
- Available Now

KEY

	MEETING ROOM		COLLABORATION
	PHONE ROOM		KITCHEN







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Suite 1200

- 22,954 RSF
- Available Now

KEY

 MEETING ROOM	 COLLABORATION
 PHONE ROOM	 KITCHEN







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Suite 1100

- 22,972 RSF
- Available Now

KEY

 MEETING ROOM	 COLLABORATION
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Suite 700

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

KEY

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	PHONE ROOM		KITCHEN







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Suite 600

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

KEY

 MEETING ROOM	 COLLABORATION
 PHONE ROOM	 KITCHEN







BACK TO AVAILABLE SPACE ↑

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Suite 500

- 23,098 RSF
- Available 5/1/2026

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 MEETING ROOM	 COLLABORATION
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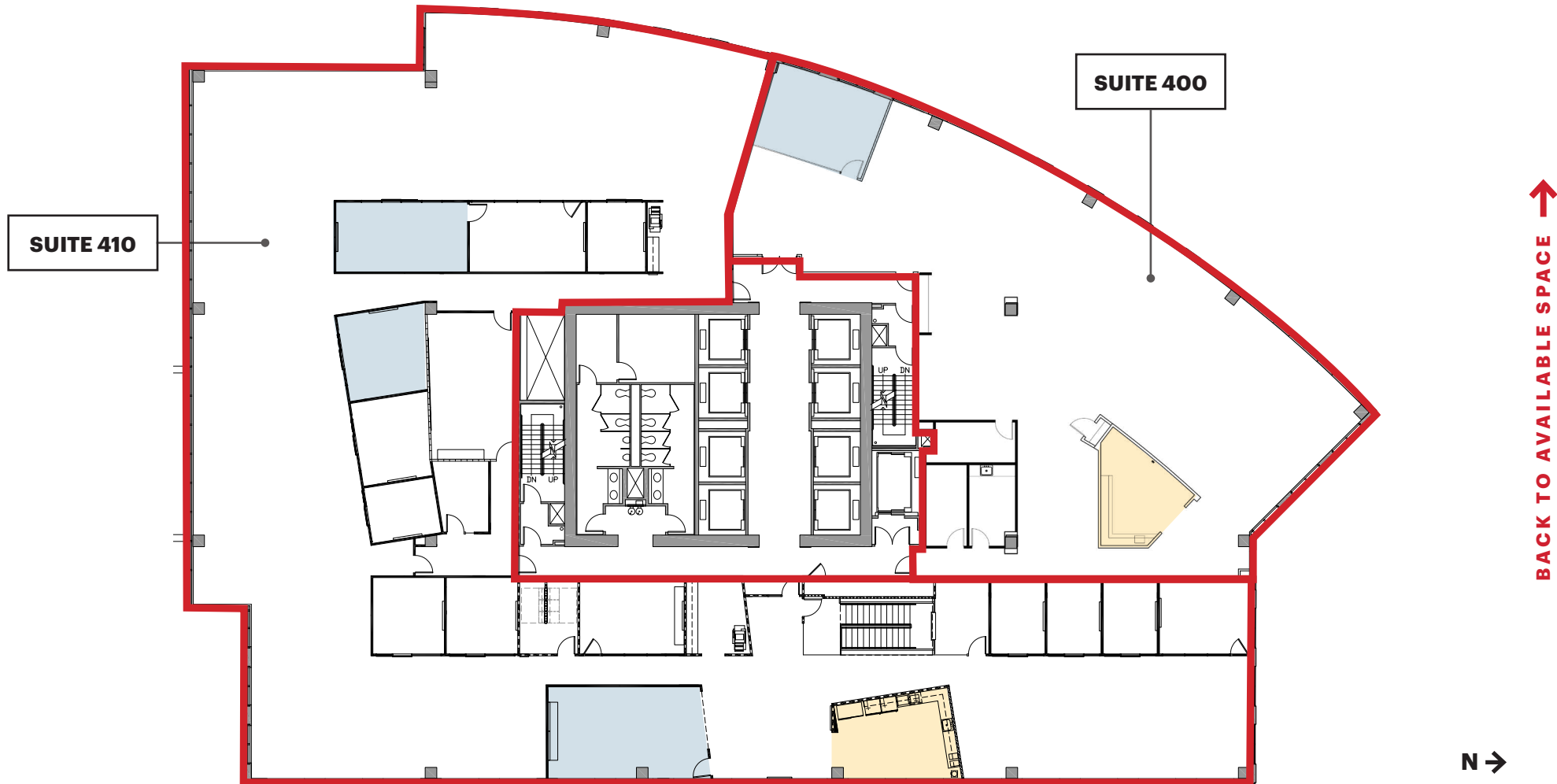
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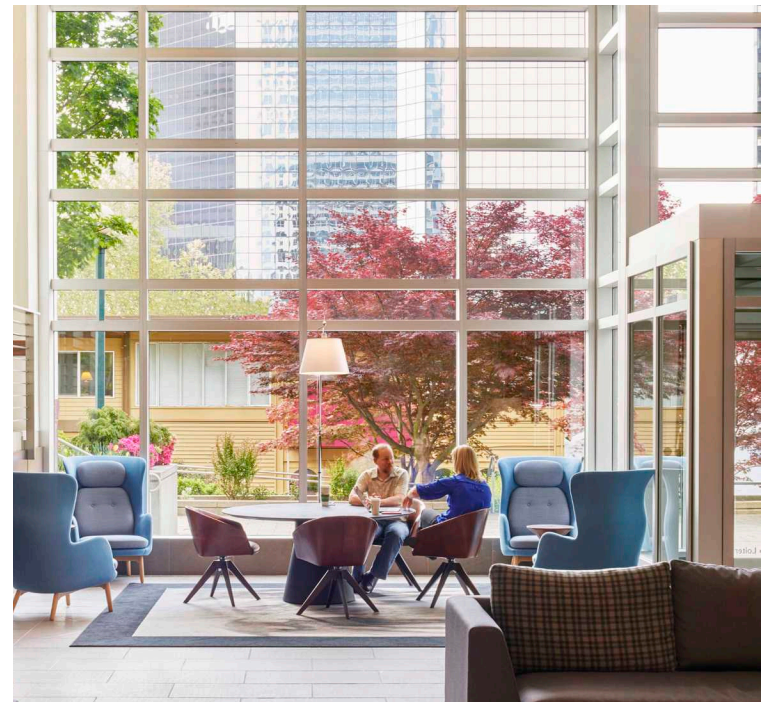
Suite 400 & 410

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

KEY

 MEETING ROOM	 COLLABORATION
 PHONE ROOM	 KITCHEN





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