

**GROUND FLOOR INTERIOR
& EXTERIOR RENOVATIONS
COMPLETED!**



SYMETRA[®]
CENTER

777 108TH AVENUE NE
BELLEVUE, WA

IN THE HEART OF DOWNTOWN BELLEVUE

Symetra Center is a 25-story, 445,089 RSF, Class A office building offering 18,500 SF floor plates and excellent views of the city, Lake Washington and mountain ranges.



State-of-the-art conference center



Ground floor fitness center



Café Hagen



Modern and inviting lobby experience with emphasis on hospitality



Destination dispatch elevators



All multi-tenant lobbies and restrooms recently renovated



Strategic multi-point ingress/egress via NE 8th, 108th & 106th Avenues



Electric car charging stations and valet parking



One block from Bellevue Transit Center and EastLink Light Rail



Bike storage and locker/shower facilities



24/7 on-site security and engineering



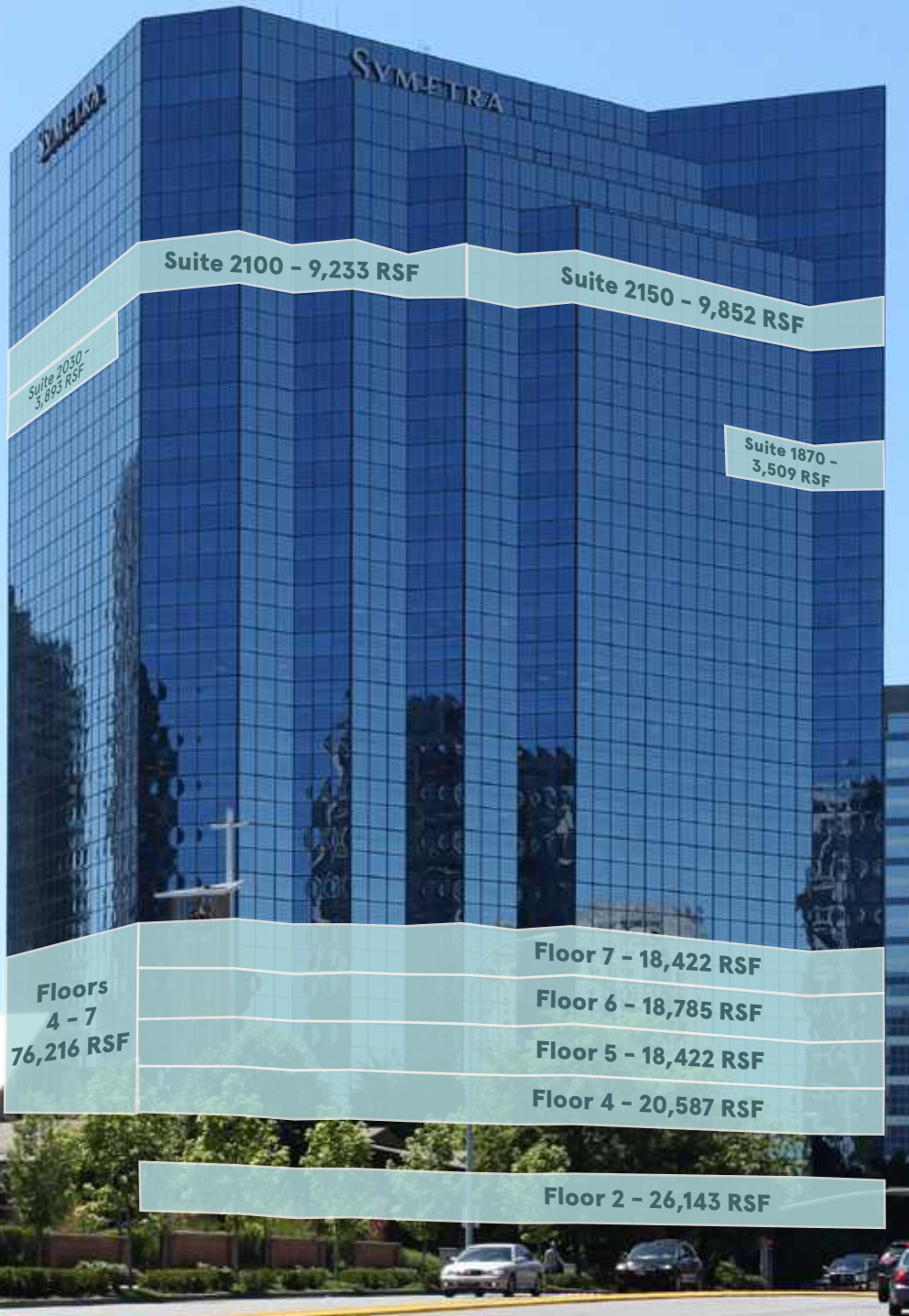
100% Electric Operated Building



SYMETRA[®]

CENTER

777 108th Avenue NE
Bellevue, WA 98004



AVAILABLE SPACE

| FLOOR / SUITE | SQ. FT. | AVAILABILITY |
|-------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------|
| <u>21 / 2100</u> | 9,233 RSF | 10/1/2026 |
| Financial services space with modern finishes and extensive views. | | |
| <u>21 / 2150</u> | 9,852 RSF | 30 Days' Notice |
| Fully Furnished plug and play recently improved suite with direct elevator access and West, North and East views. | | |
| Full floor opportunity for a total of 19,085 RSF | | |
| <u>20 / 2030</u> | 3,893 SF | Now |
| East facing suite with mix of offices and open area. | | |
| <u>18 / 1870</u> | 3,509 SF | Now |
| Heavily built out suite with direct lobby exposure and views looking North and East to the Cascades. | | |
| <u>7</u> | 18,422 RSF | Now |
| <u>6</u> | 18,785 RSF | Now |
| <u>5</u> | 18,422 RSF | Now |
| <u>4</u> | 20,587 RSF | Now |
| Four contiguous floors for up to 76,216 RSF | | |
| <u>2 / 200</u> | 26,143 RSF | Now |
| Full floor available. Direct access via building garage elevators. Efficient large floor plate with exterior private offices and open interior. | | |

Lobby



SYMETRA CENTER AT A GLANCE

BUILDING

450,359 SF

25-story Class A Office Tower

YEAR BUILT / RENOVATED

1987 / 2024

RENTAL RATES

\$46.00 – \$52.00 / NNN

OPERATING EXPENSES

\$16.12/SF

FLOOR PLATE SIZE

~18,500 RSF

PARKING

1.5/1,000 parking permits per rentable square foot. All covered with valet assist.

LOCATION

Strategically located on the corner of NE 8th Street and 108th Avenue with direct access to I-405

SYMETRA[®] CENTER

777 108th Avenue NE
Bellevue, WA 98004

SPACE FOR ALL TENANT TYPES

Whether a tech tenant or a professional firm, Symetra Center offers signature and distinguished office space alternatives.

Lobby
[▶ Virtual Tour](#)



Conference Rooms
[▶ Virtual Tour](#)



Library



SYMETRA[®]

CENTER

777 108th Avenue NE
Bellevue, WA 98004

Cafe Hagen
▶ *Virtual Tour*



Fitness Center
▶ *Virtual Tour*

SYMETRA[®]

CENTER

777 108th Avenue NE
Bellevue, WA 98004



PRIME DOWNTOWN LOCATION

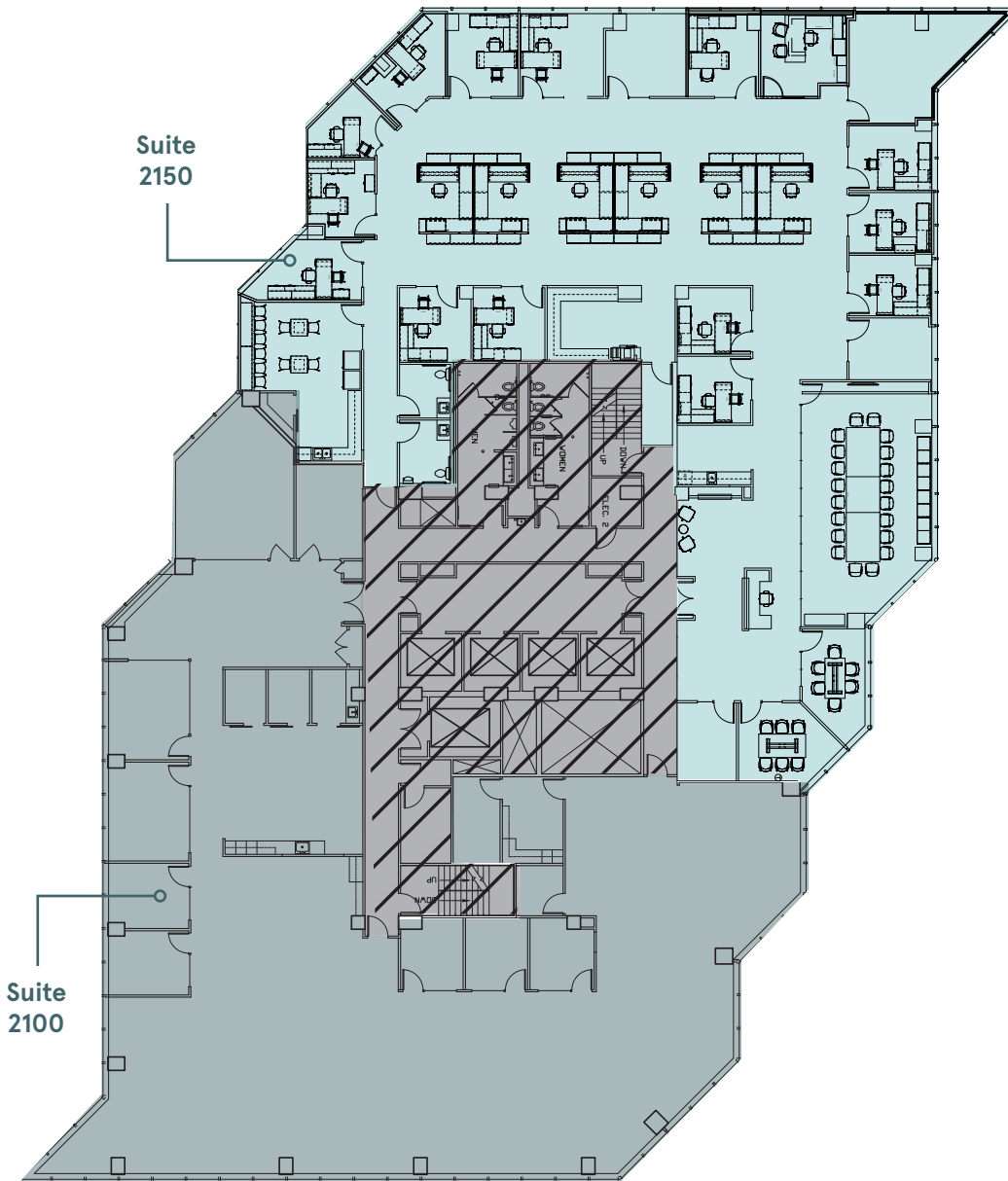
- Located on the corner of NE 8th Street and 110th Avenue NE
- Easy access to I-405 and public transportation
- Nearby conveniences include the Transit Center, Pedestrian Corridor, shopping at Bellevue Square and The Bravern, Bellevue Park, restaurants, hotels and The Bellevue Convention Center.



SYMETRA[®]

CENTER

777 108th Avenue NE
Bellevue, WA 98004



21ST FLOOR

FULL FLOOR OPPORTUNITY FOR 19,085 RSF

Suite 2100 • 9,233 RSF

Available 10/1/2026

- Financial services space with modern finishes and extensive views

Suite 2150 • 9,852 RSF

Available with 30 Days' Notice

- Fully furnished plug and play recently improved suite with direct elevator access
- West, North and East views



GRANT YERKE
425.646.5264
yerke@broderickgroup.com

MATT SCHRECK
425.646.5232
schreck@broderickgroup.com

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

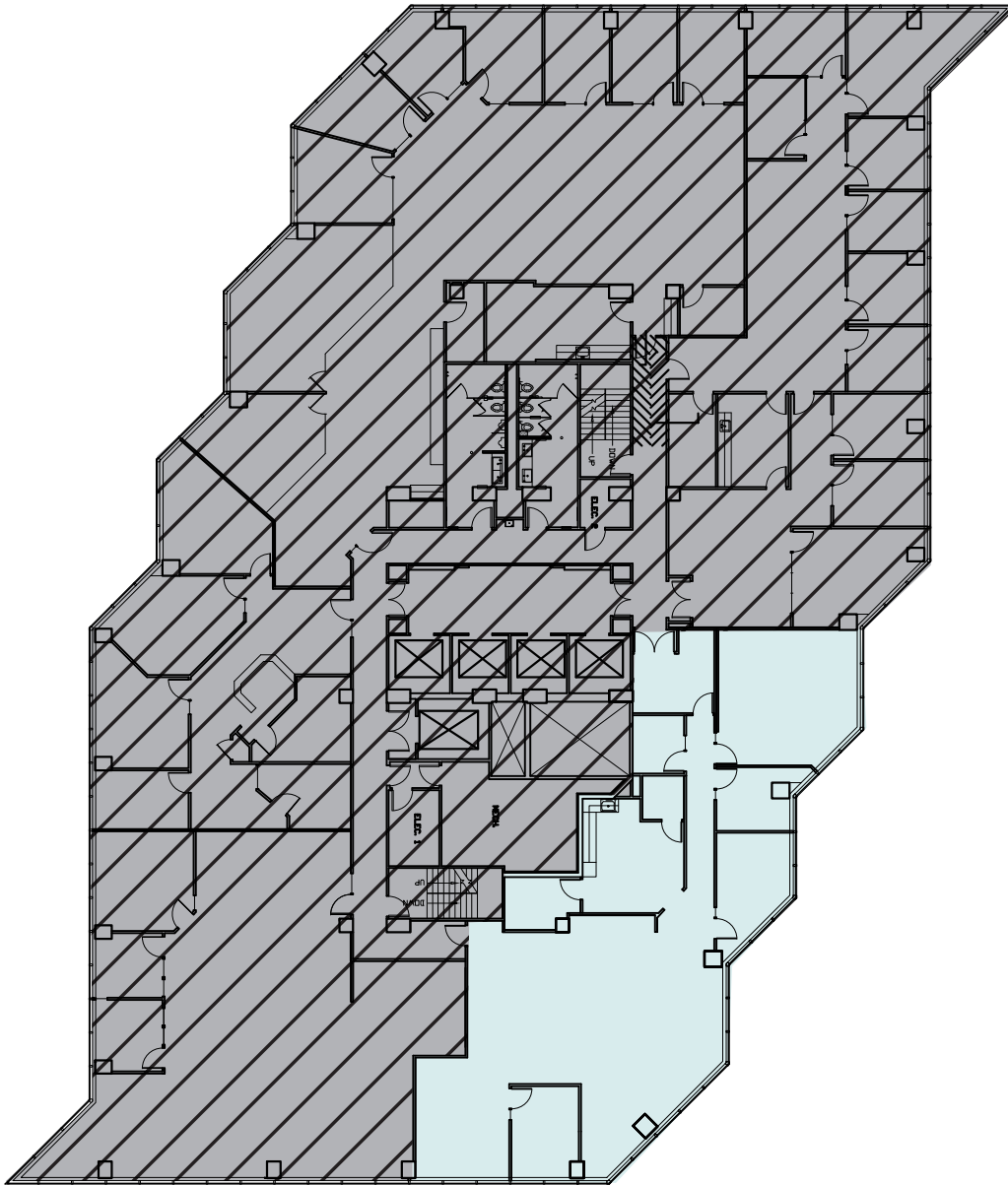
↑
**BACK TO
AVAILABILITIES**



SYMETRA[®]

CENTER

777 108th Avenue NE
Bellevue, WA 98004



20TH FLOOR

Suite 2030 • 3,893 RSF

Available Now

- East facing suite with mix of offices and open area



GRANT YERKE

425.646.5264

yerke@broderickgroup.com

MATT SCHRECK

425.646.5232

schreck@broderickgroup.com

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.



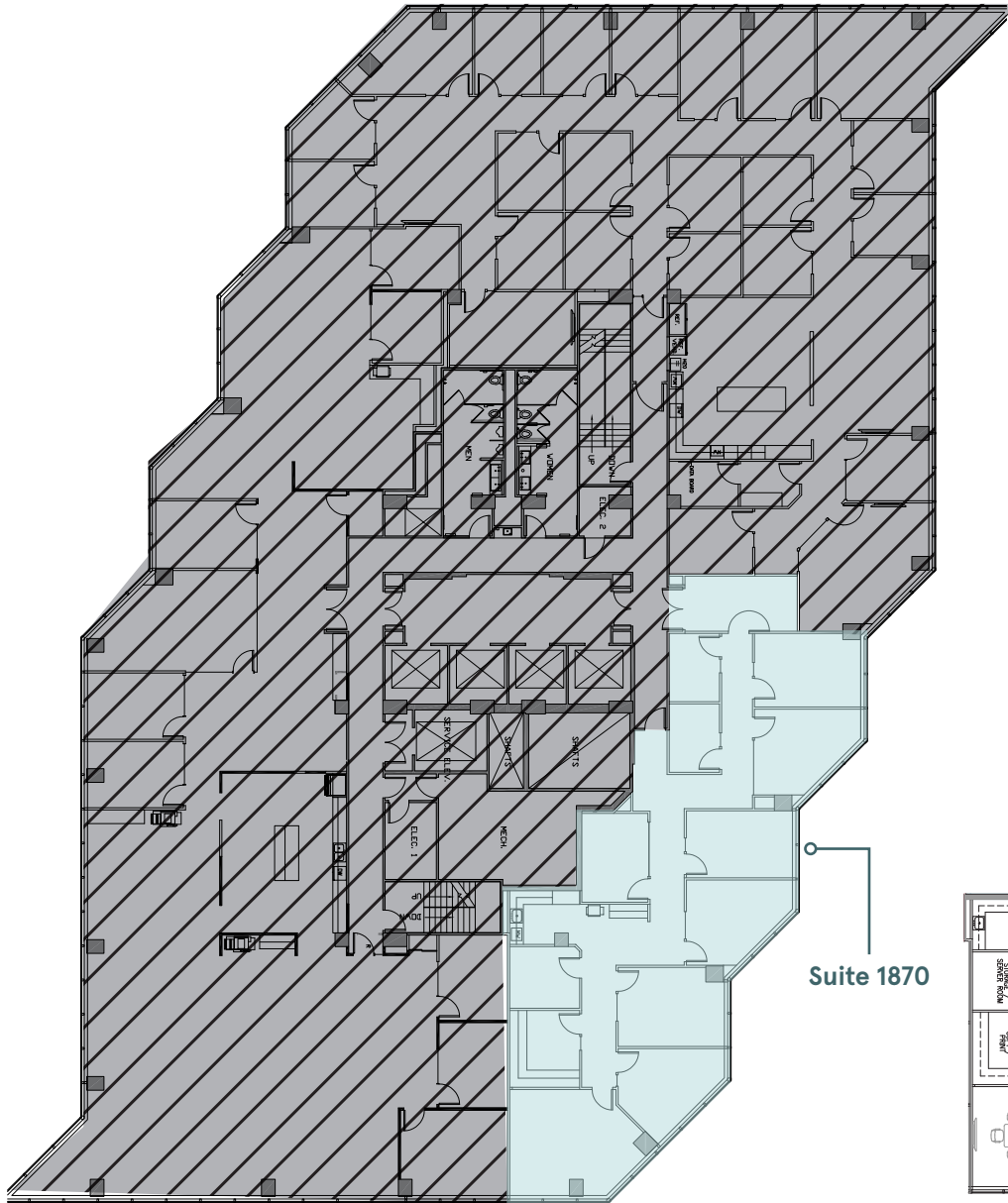
BACK TO
AVAILABILITIES



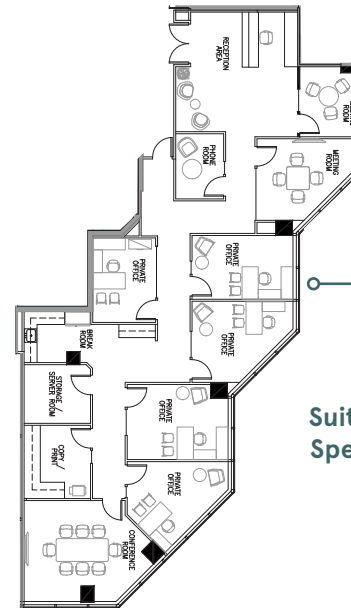
SYMETRA[®]

CENTER

777 108th Avenue NE
Bellevue, WA 98004



Suite 1870



Suite 1870
Spec Plan

18TH FLOOR

Suite 1870 • 3,509 RSF

Available Now

- Heavily built out suite with direct lobby exposure and views looking North and East to the Cascades



GRANT YERKE

425.646.5264

yerke@broderickgroup.com

MATT SCHRECK

425.646.5232

schreck@broderickgroup.com

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.



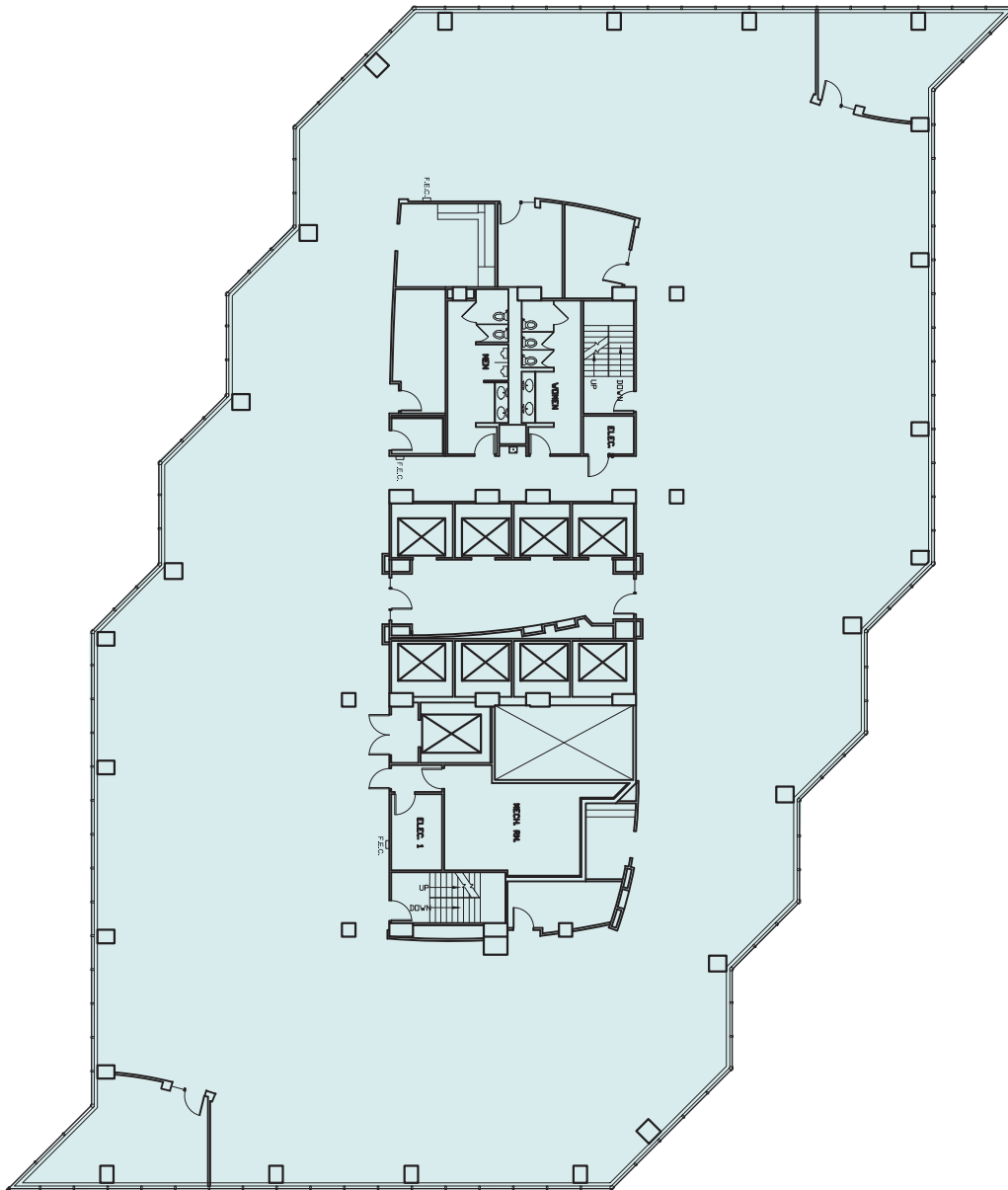
BACK TO
AVAILABILITIES



SYMETRA[®]

CENTER

777 108th Avenue NE
Bellevue, WA 98004



7TH FLOOR

Suite 700 • 18,422 RSF

Available Now

- Floors 4 - 7 contiguous for up to 76,216 RSF

 VIRTUAL TOUR



GRANT YERKE

425.646.5264

yerke@broderickgroup.com

MATT SCHRECK

425.646.5232

schreck@broderickgroup.com

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

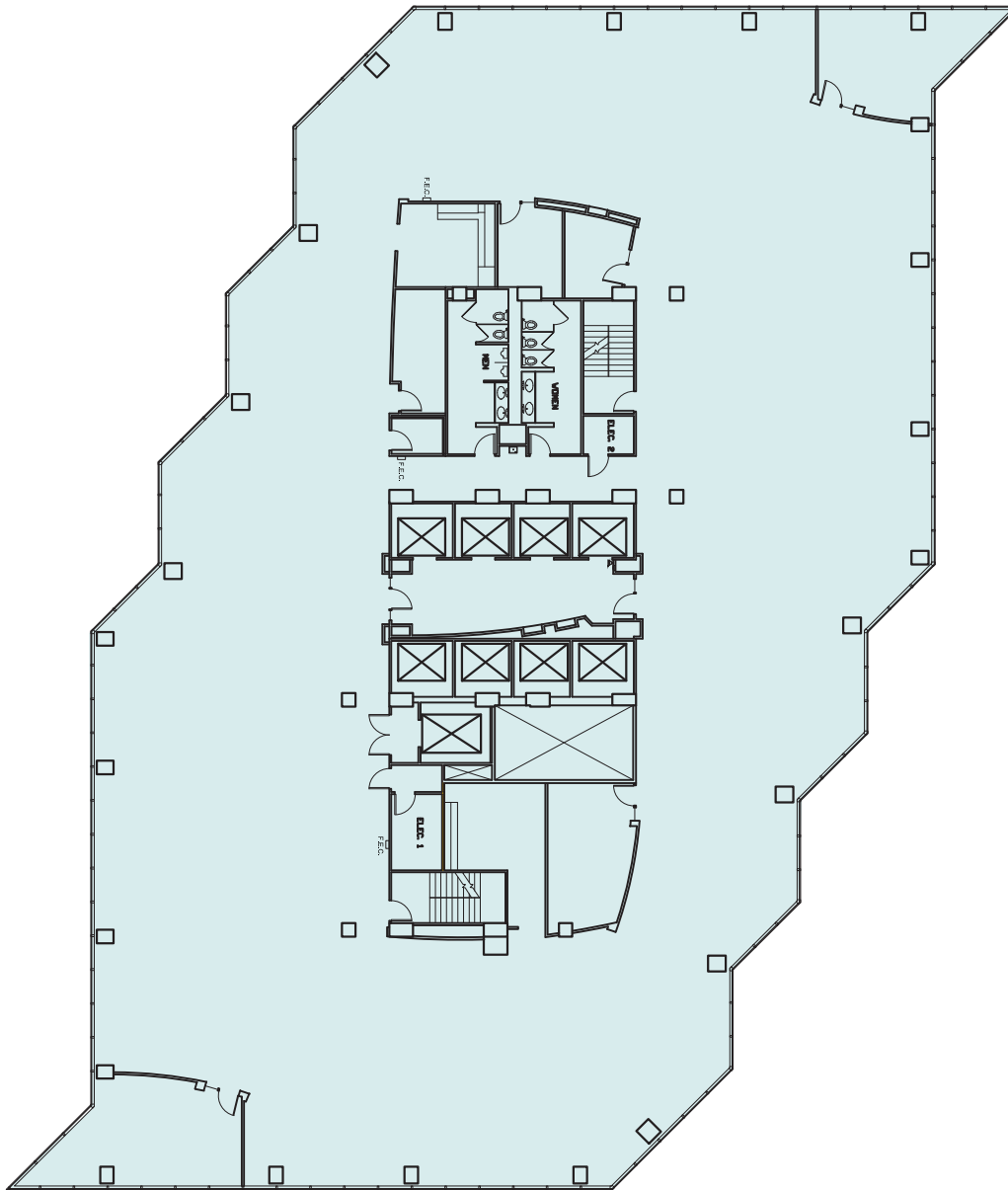

BACK TO
AVAILABILITIES



SYMETRA[®]

CENTER

777 108th Avenue NE
Bellevue, WA 98004



6TH FLOOR

Suite 600 • 18,785 RSF

Available Now

- Floors 4 - 7 contiguous for up to 76,216 RSF



GRANT YERKE

425.646.5264

yerke@broderickgroup.com

MATT SCHRECK

425.646.5232

schreck@broderickgroup.com

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.



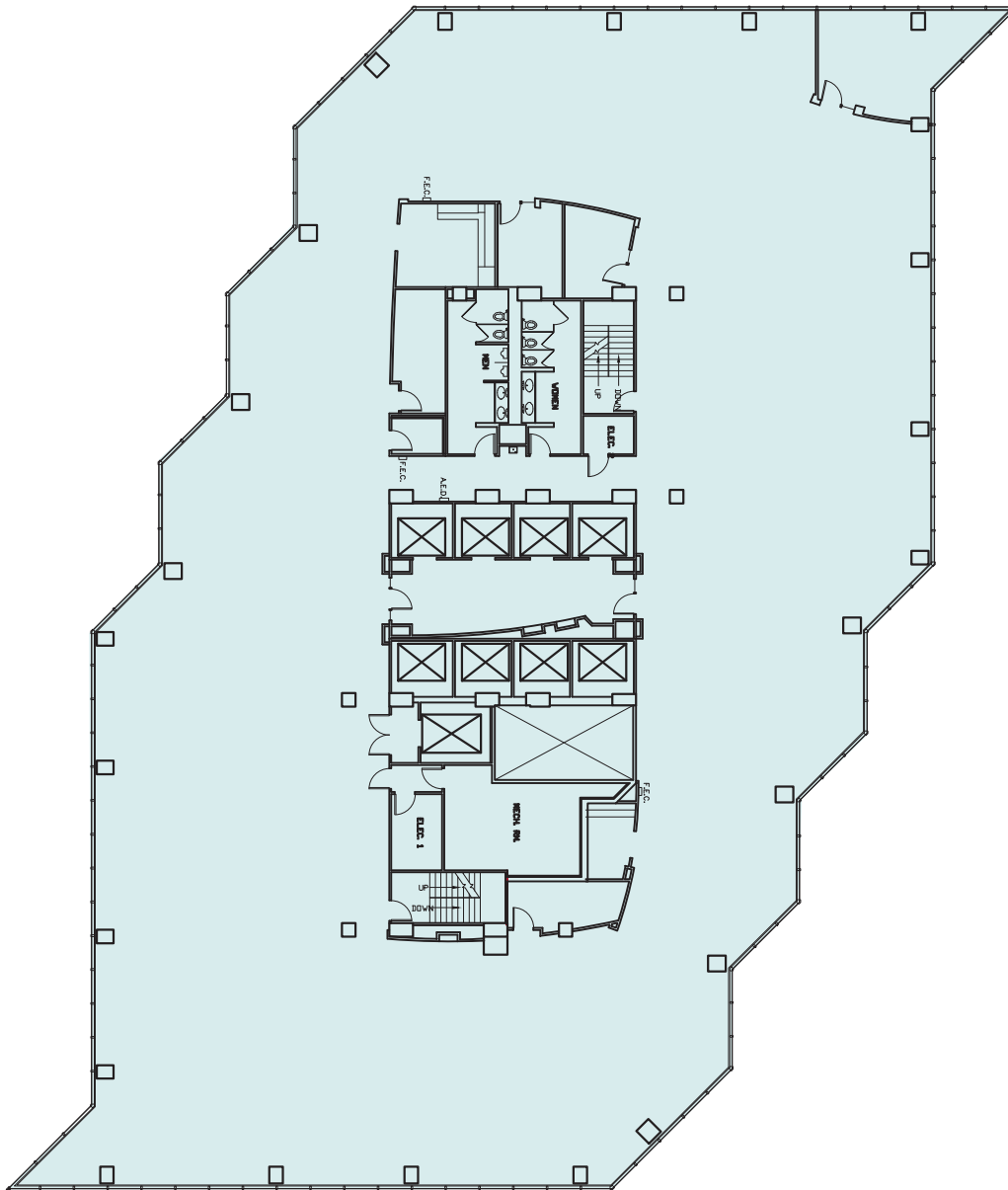
BACK TO
AVAILABILITIES



SYMETRA[®]

CENTER

777 108th Avenue NE
Bellevue, WA 98004



5TH FLOOR

Suite 500 • 18,422 RSF

Available Now

- Floors 4 - 7 contiguous for up to 76,216 RSF



GRANT YERKE

425.646.5264

yerke@broderickgroup.com

MATT SCHRECK

425.646.5232

schreck@broderickgroup.com

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.



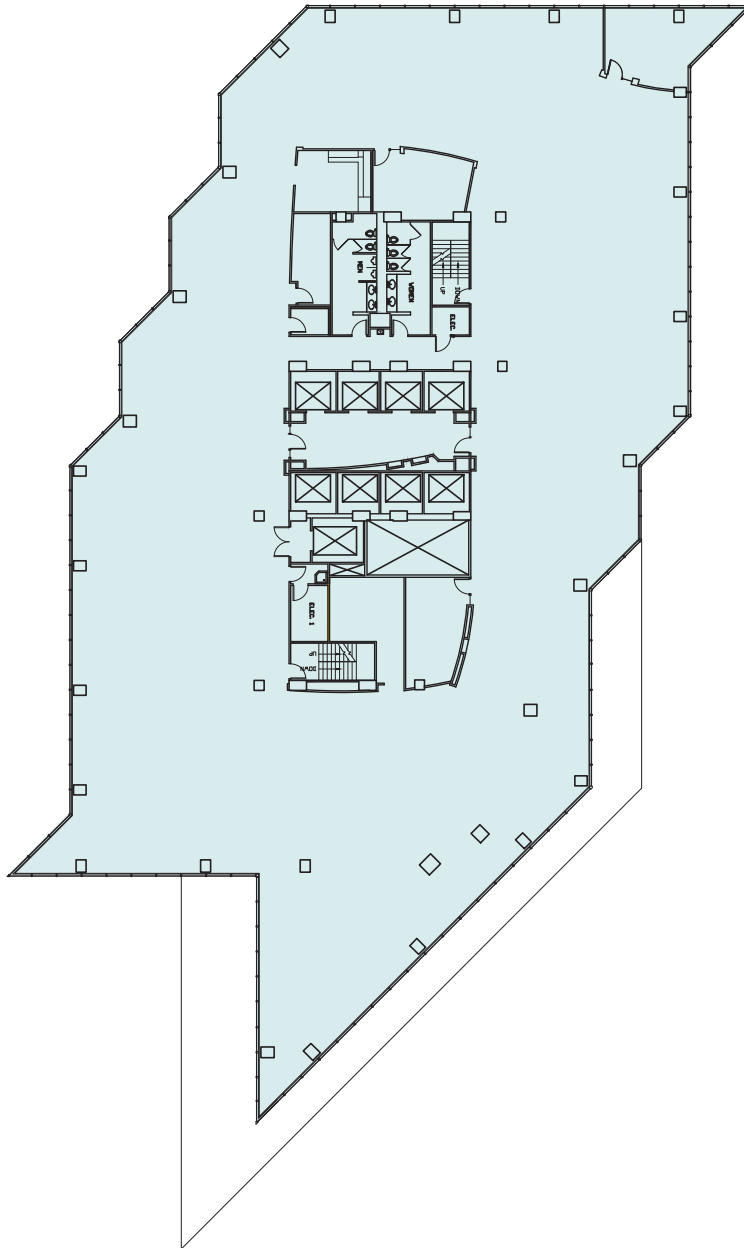
BACK TO
AVAILABILITIES



SYMETRA[®]

CENTER

777 108th Avenue NE
Bellevue, WA 98004



4TH FLOOR

Suite 400 • 20,587 RSF

Available Now

- Floors 4 - 7 contiguous for up to 76,216 RSF



GRANT YERKE

425.646.5264

yerke@broderickgroup.com

MATT SCHRECK

425.646.5232

schreck@broderickgroup.com

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.



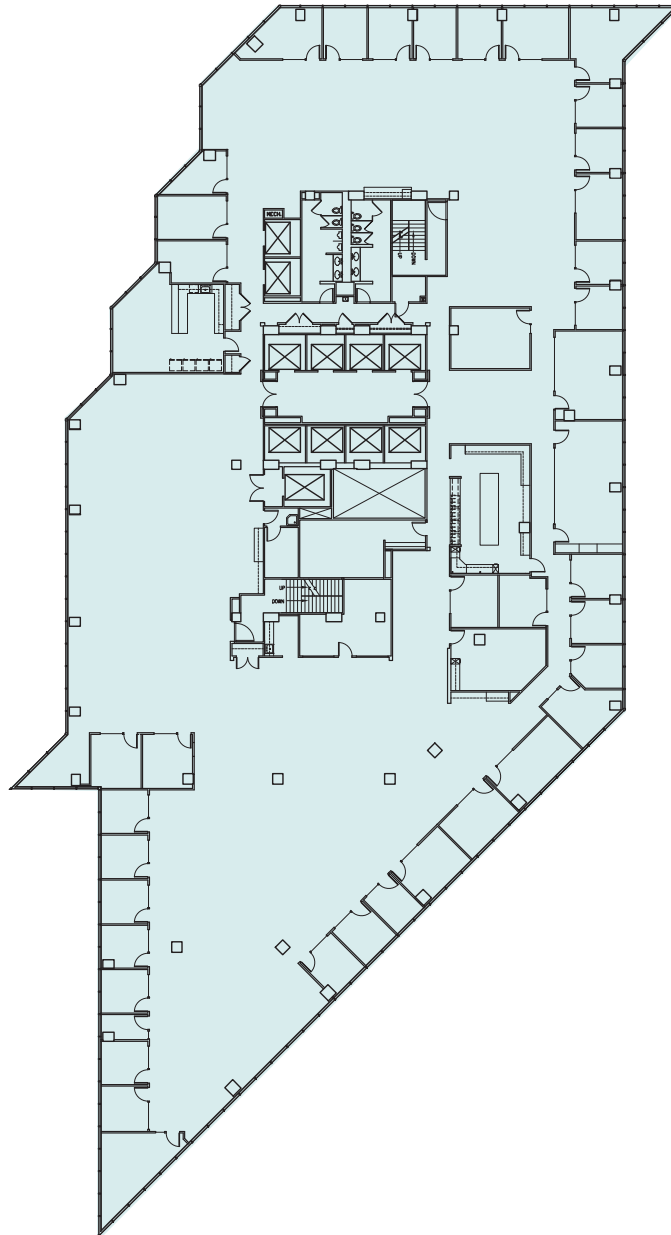
BACK TO
AVAILABILITIES



SYMETRA[®]

CENTER

777 108th Avenue NE
Bellevue, WA 98004



2ND FLOOR

Suite 200 • 26,143 RSF

Available Now

- Full floor available
- Direct access via building garage elevators
- Efficient large floor plate with exterior private offices and open interior



GRANT YERKE

425.646.5264

yerke@broderickgroup.com

MATT SCHRECK

425.646.5232

schreck@broderickgroup.com

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.



BACK TO
AVAILABILITIES

SYMETRA[®]

CENTER

777 108th Avenue NE
Bellevue, WA 98004

For more information or to schedule a
tour, please contact:

GRANT YERKE

425.646.5264

yerke@broderickgroup.com

MATT SCHRECK

425.646.5232

schreck@broderickgroup.com

