

FOR LEASE

# 155 BELLEVUE

155 108th Avenue NE



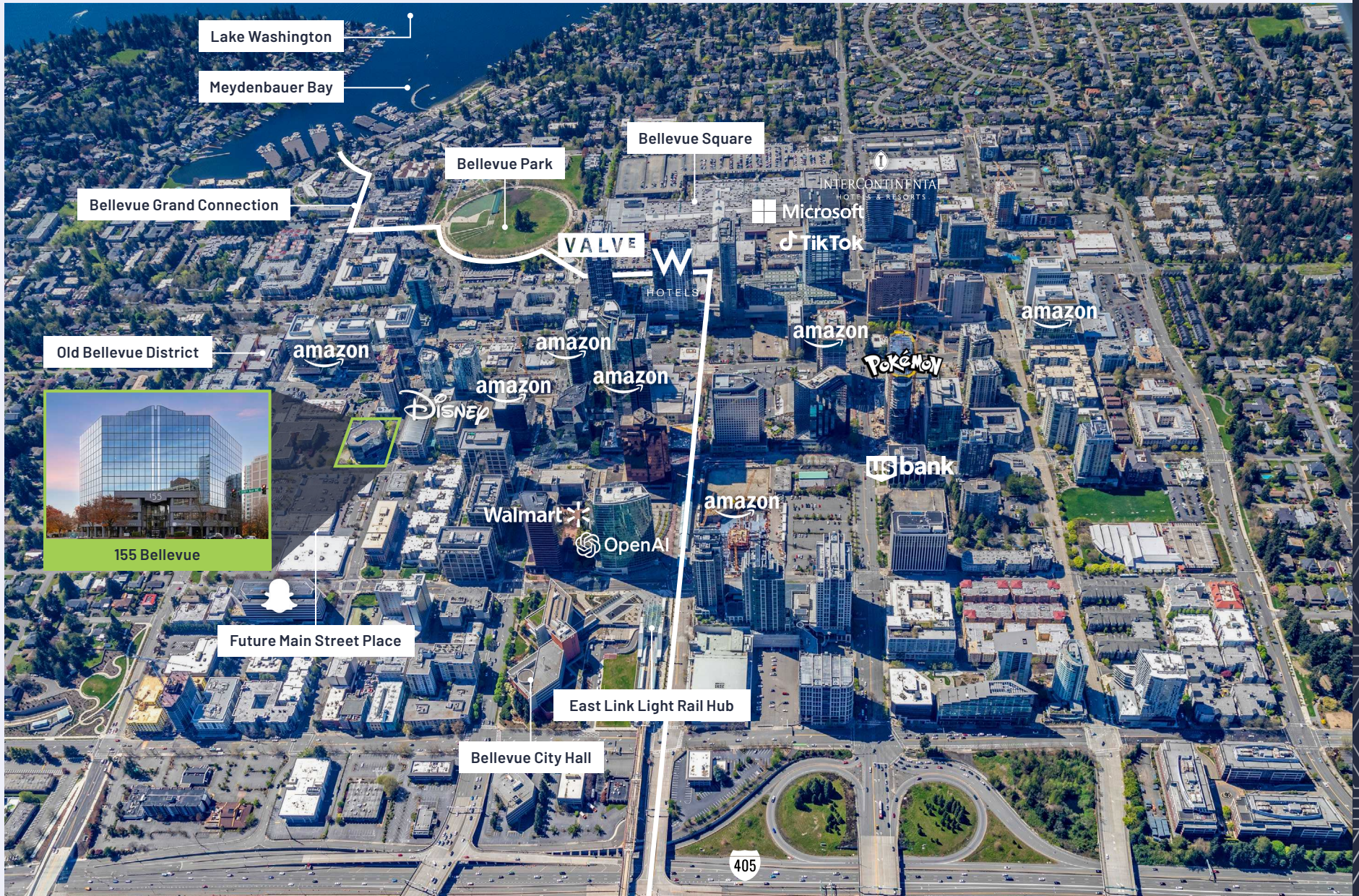
**NEWMARK**

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# AT THE HEART OF EVERYTHING

155 Bellevue is located in Downtown Bellevue's amenity rich core, within walking distance of numerous restaurants, high-end retail destinations and future light rail. Corporate neighbors include Amazon, Microsoft and Facebook, to name just a few as Bellevue is quickly evolving into a global scale technology hub-city.



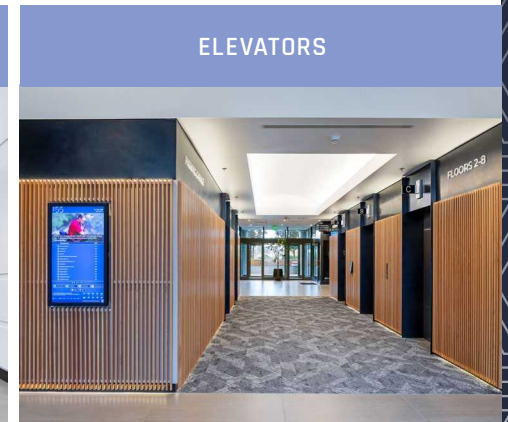
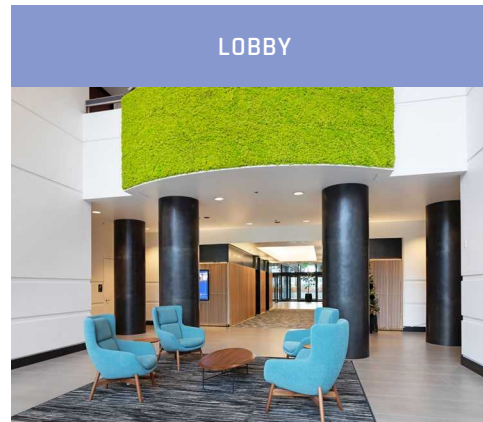
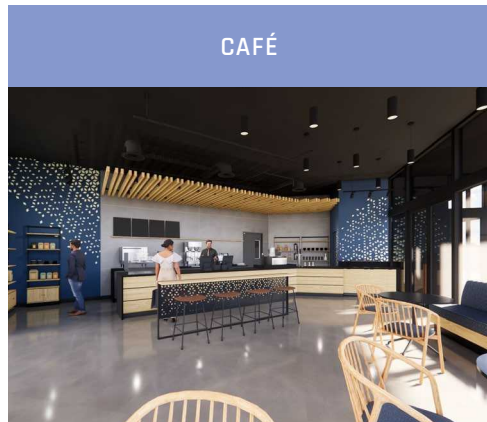
# BUILDING HIGHLIGHTS

- 8 story Class A mid-rise office building totaling 149,882 square feet with secure garage parking offered at a ratio of 2.0 stalls per 1,000 square feet of leased space
- All of the building common areas are updated with a northwest contemporary theme; including new building conference center, lobby, outdoor amenity space and street frontage
- Centrally located with immediate access to mass transit, future light rail and pedestrian thoroughfares, as well as equal access to all major regional freeways offering quick and convenient commute and travel times
- Neighborhood amenities within walking distance including; Bellevue Square Mall, Lincoln Square, The Shops at the Bravern and Bellevue's Old Main district
- Unobstructed views of Seattle Skyline, Lake Washington and the Cascade mountain range
- Owned and professionally managed by Swift Real Estate Partners with onsite personnel for quick and reliable response times

 [CLICK FOR VIDEO WALKTHROUGH](#)

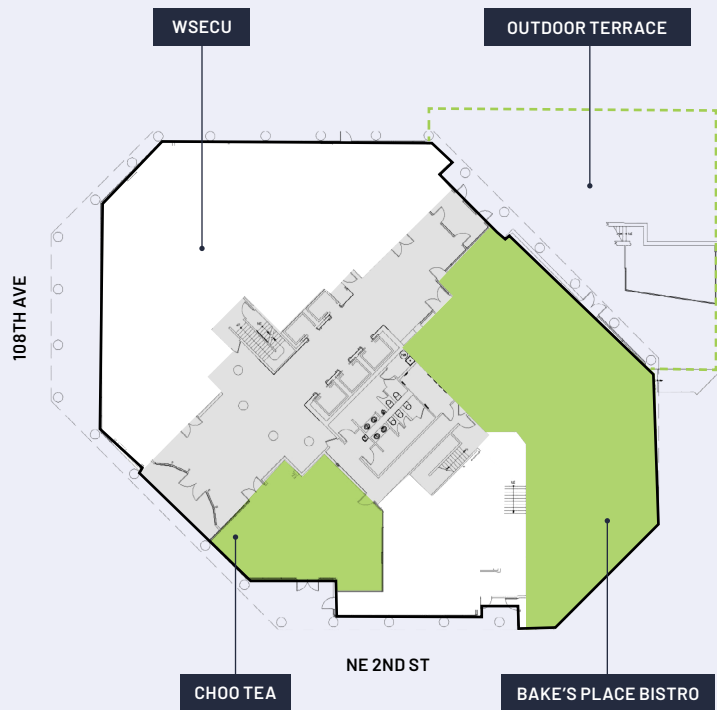


PROPERTY OVERVIEW



# WORK/LIFE BALANCE

155 Bellevue offers tenants a modern full service environment that provides spaces for impromptu meetings and a balance between work and play. A newly refreshed landscaped terrace with outdoor seating is an ideal spot for taking work or lunch outdoors in the summer months, and Bake's Place is an on-site full service restaurant and popular happy hour destination.



**NOW OPEN - CHOO TEA**  
Featuring boba tea, coffee, egg waffles, sandwiches, and more.

NEW OUTDOOR SEATING TERRACE



BAKE'S PLACE BISTRO PATIO



UPDATED FACADE

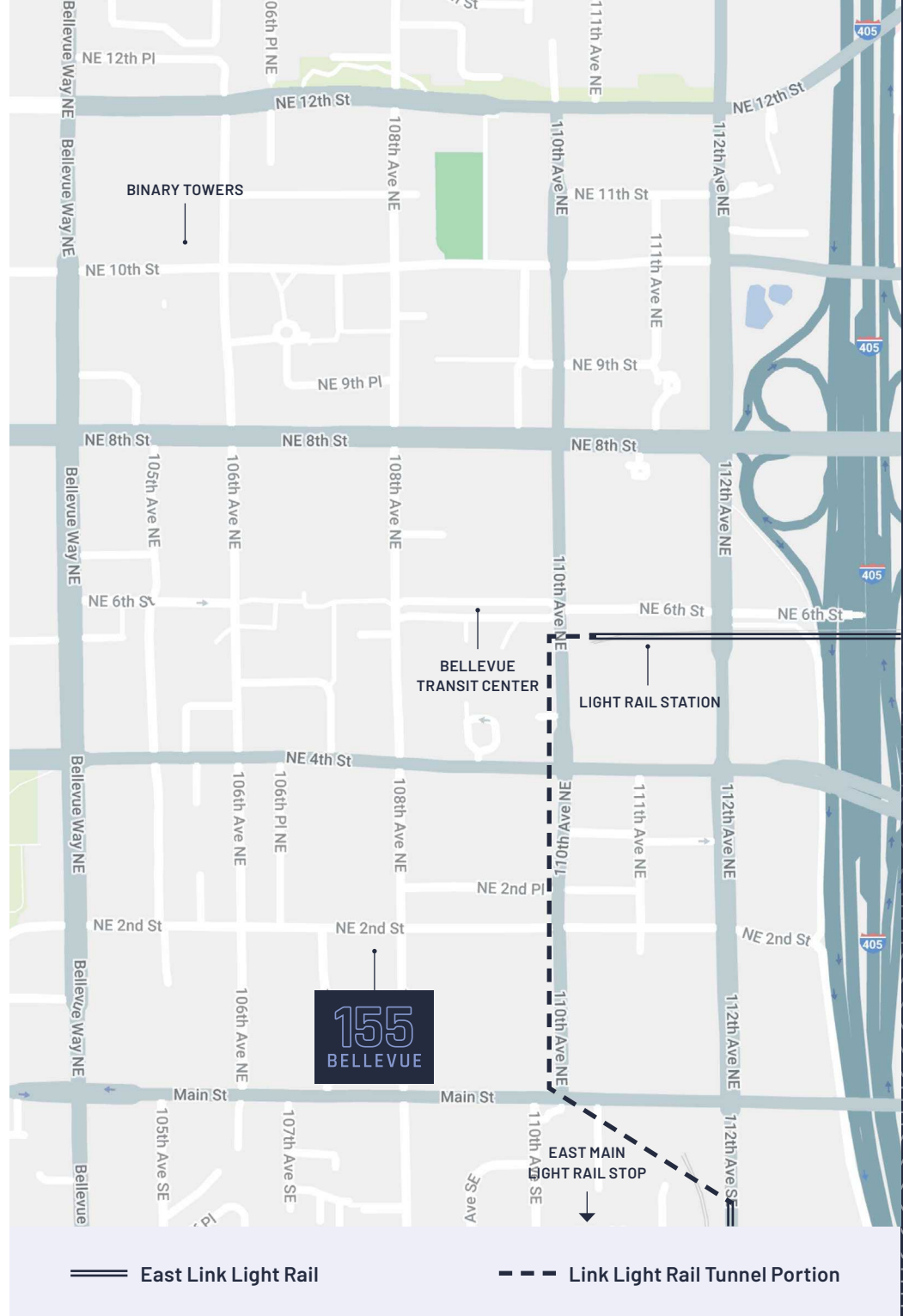


# SOUND TRANSIT EAST LINK

Sound Transit’s 2 Line (formerly East Link) officially opened its first segment in April 2024, connecting South Bellevue to Redmond Technology Station with trains running every 10 minutes during peak hours. The remaining segment extending to Downtown Redmond is scheduled to open in May 2025, with the full connection to Seattle—via the first-ever light rail line constructed on a floating bridge—expected by late 2025. Once fully operational, the 2 Line will provide a fast, reliable commute between Bellevue, Redmond, and Seattle, with the trip from Redmond to Bellevue taking just 10 minutes. Sound Transit anticipates daily ridership to reach approximately 50,000 by 2026. Trains serving Downtown Bellevue will enter via a tunnel running beneath city streets, emerging at the new Bellevue Downtown Station near NE 6th Street.

DRIVE TIMES	
18 minutes	Downtown Seattle
20 minutes	SeaTac Airport
18 minutes	University of Washington
10 minutes	Redmond Microsoft Campus
8 minutes	The Spring District

BUS TIMES	
30 minutes	Kirkland
50 minutes	Redmond
50 minutes	Seattle CBD



# STACKING PLAN



SUITE	SF	AVAILABLE
330	961 RSF	Available Now
400*	18,858 RSF	Available Now
500	18,856 RSF	Available Now
600	18,847 RSF	Available Now
700	18,847 RSF	Available Now
820	6,935 RSF	Available Now

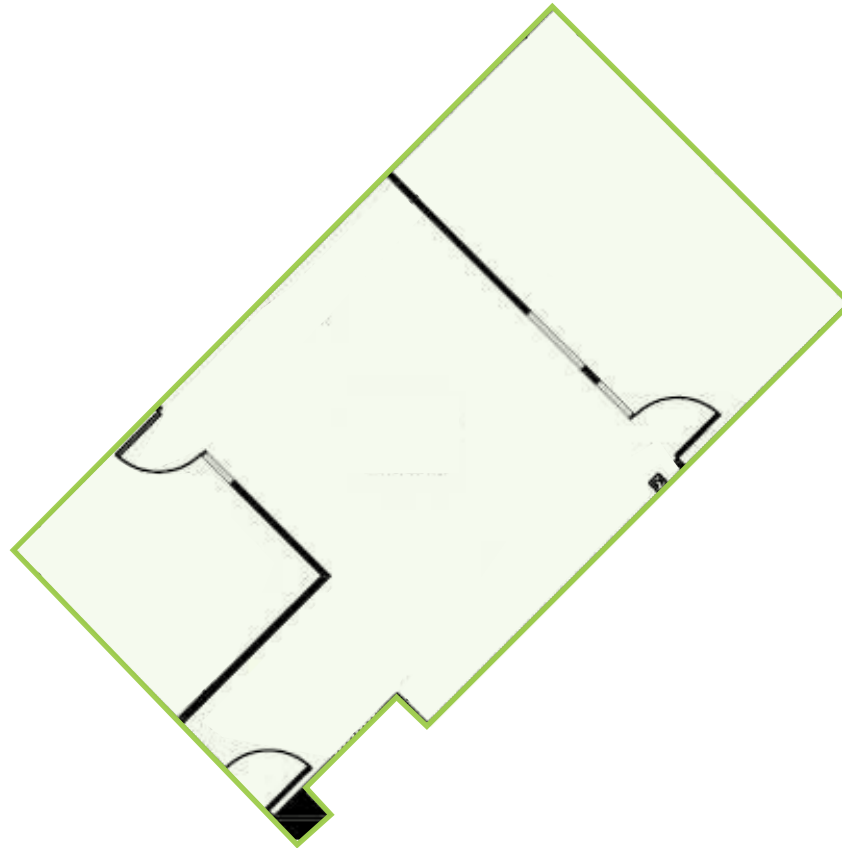
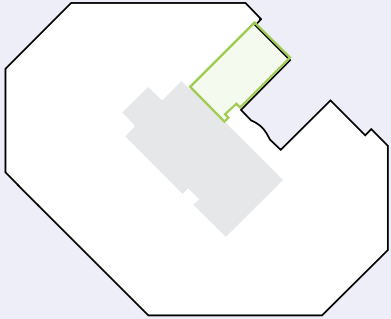
*\*4th floor is divisible*

**75,408 RSF**  
Available on 4  
Contiguous Floors

# THIRD FLOOR AVAILABILITY

**Suite 330**  
961 RSF  
Available Now

As-Built plan



# FOURTH FLOOR AVAILABILITY

## Suite 400

18,858 RSF  
Available Now

## Divisible

Suite A - 8,917 RSF  
Suite B - 4,293 RSF  
Suite C - 3,071 RSF  
Suite D - 2,376 RSF

- Market ready work is underway
- Furniture shown is an example

Up to 75,408 RSF Available  
on 4 Contiguous Floors



# FIFTH FLOOR AVAILABILITY

**Suite 500**  
18,856 RSF  
Available Now

Up to 75,408 RSF Available  
on 4 Contiguous Floors



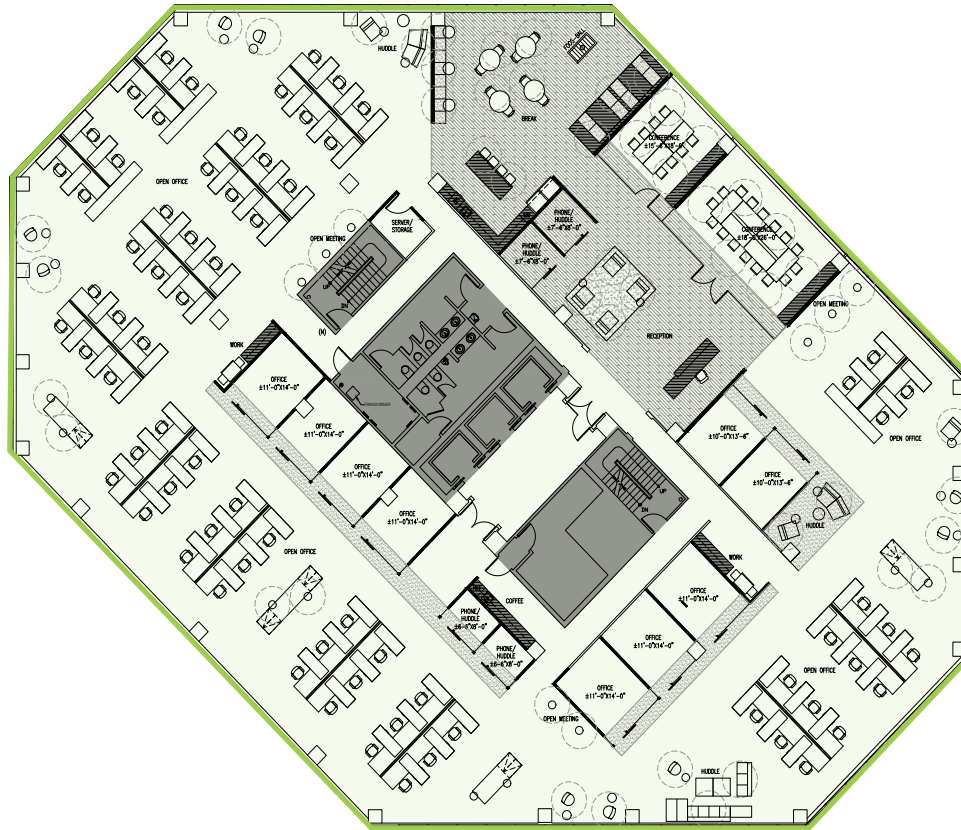
# SIXTH FLOOR

**Suite 600**  
18,847 RSF  
Available Now

**Suite 600 & 700**  
37,694 SF Total  
Available Now

Up to 75,408 RSF Available  
on 4 Contiguous Floors

 SUITE 600 VIRTUAL TOUR



# SEVENTH FLOOR


## Suite 700

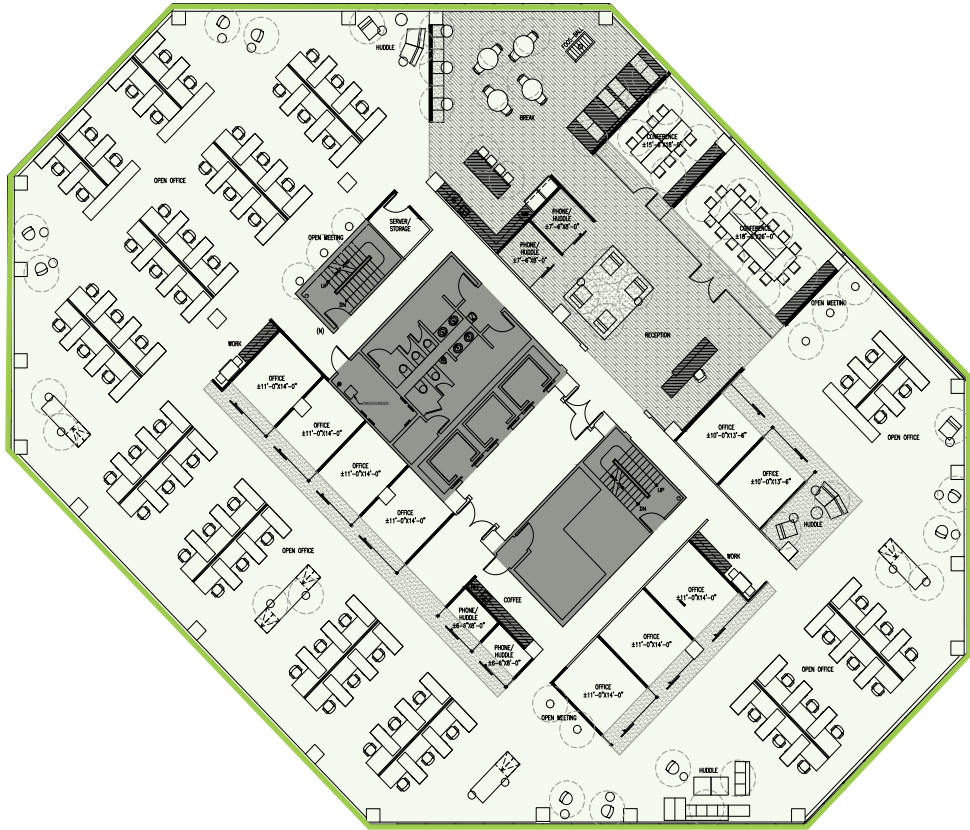
18,847 RSF  
Available Now

## Suite 600 & 700

37,694 SF Total  
Available Now

Up to 75,408 RSF Available  
on 4 Contiguous Floors

 SUITE 700 VIRTUAL TOUR



# FOURTH – SEVENTH CONTIGUOUS FLOORS

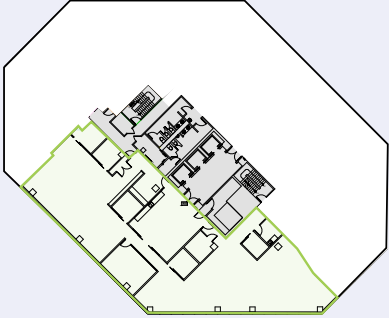
**Suites 400, 500, 600, 700**  
Up to 75,408 RSF Available  
on 4 Contiguous Floors  
Available now



AVAILABLE SPACE

# EIGHTH FLOOR AVAILABILITY

**Suite 820**  
6,935 RSF  
Available Now



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155 108th Avenue NE

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**NEWMARK**

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