VIEW BELLEVUE PLACE
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BELLEVUE PLACE

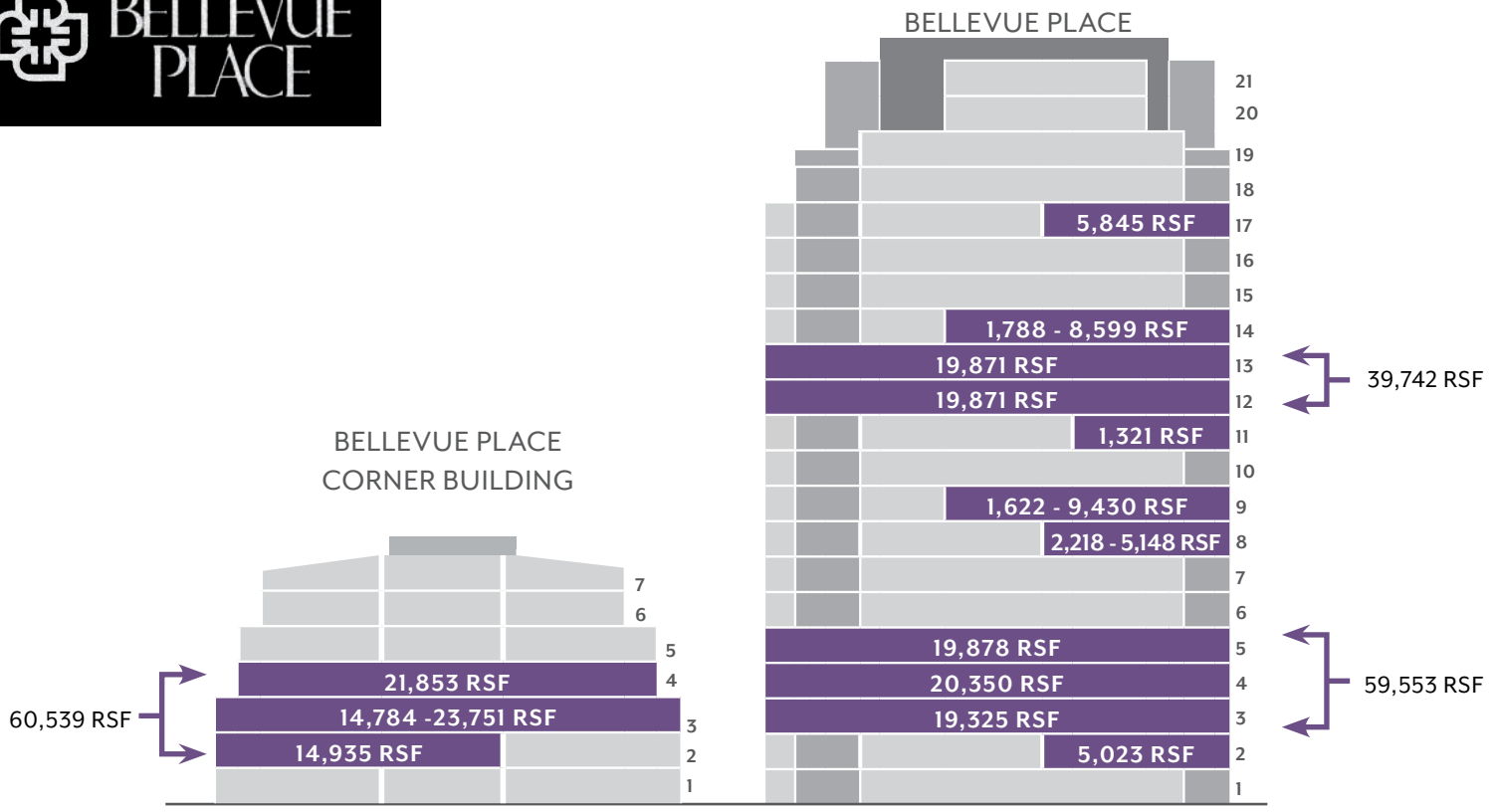
Bellevue's Premier Office Location

Kemper Development Company

THE BELLEVUE COLLECTION™

BRODERICK GROUP

BELLEVUE PLACE



BELLEVUE PLACE • BELLEVUE PLACE BUILDING: 10500 NE 8TH STREET

FLOORPLAN	VIRTUAL TOUR	FLOOR	SUITE	SIZE	AVAILABLE
		17	1776	5,845 RSF	Now
		14	1405	1,788 RSF	Now
		14	1400	6,811 RSF	Now
		13	1300	19,871 RSF	July 1, 2026
		12	1200	19,871 RSF	July 1, 2026
		11	1140	1,321 RSF	Now
		9	960	7,808 RSF	Now
		9	930	1,622 RSF	Now
		8	830	2,930 RSF	Now
		8	825	2,218 RSF	Now
		5	500	19,878 RSF	Now
		4	400	20,350 RSF	Now
		3	301	3,385 RSF	Now
		3	300	15,940 RSF	Now
		2	214	5,023 RSF	Now

BELLEVUE PLACE • CORNER BUILDING: 800 BELLEVUE WAY NE

FLOORPLAN	VIRTUAL TOUR	FLOOR	SUITE	SIZE	AVAILABLE
		4	400	21,853 RSF	February 1, 2027
		3	300	14,784 – 23,751 RSF	Now (Remainder October 1, 2027)
		2	200	14,935 RSF	Now

Three contiguous floors available for options including 23,751, 29,719, 45,604, and 60,539 RSF

BELLEVUE PLACE

Fact Sheet

Addresses:	Bellevue Place Building: 10500 NE 8th Street, Bellevue, WA 98004 Corner Building: 800 Bellevue Way NE, Bellevue, WA 98004	
Square Footage:	Bellevue Place Lincoln Square North Lincoln Square Westin Lincoln Square South	519,549 SF 554,391 SF 15,345 SF 719,573 SF
	Total:	1,808,858 SF
Stories:	Bellevue Place Building: 21 Corner Building: 6	
Rental Rates:	**$52.00 – $56.00 NNN per RSF**	
Operating Expenses:	2026 Projected Operating Expenses: $19.19 per RSF	
Load Factors:	Per 2010 BOMA standards, varies by floor	
Parking:	Three (3) stalls for every 1,000 square feet of usable area at current rate of $261.01 per month, plus tax	
Athletic Club:	Approximately 12,000 RSF with latest equipment, full swimming pool, lockers, showers, managed by Hyatt Regency Stay-Fit	
Access:	Access into the parking garage at four points: • NE 8th Street • Bellevue Way NE • 106th Street • NE 10th Street	Additional access via motor court. Speed ramp directly to third level garage via NE 10th Street.
Restaurants & Retail:	13 Coins, Daniel's Broiler, Eques, Fonte's Coffee, Joey Restaurant in addition to 75,000 square feet of retail, including Wintergarden lunch restaurants, clothing and home furnishings. Bellevue Square restaurants include Cactus, The Cheesecake Factory, Pagliacci Pizza, Starbucks & Tavern Hall. Lincoln Square restaurants include Cantina Monarca, Din Tai Fung, Drip Tea, Duke's, Earl's Kitchen & Bar, Fogo de Chao, King Leroy, Legion Sports Bar, Wagyu House - Coming Soon, Water Grill, West Coast Tacos, Woods Coffee and great retail for team events including Forum Social House and Lucky Strike	
Hotel/Conference Facilities:	The Hyatt Regency Hotel furnishes 732 guest rooms, two (2) grand ballrooms, sloped auditorium, and nine (9) conference rooms that can accommodate meetings from 5 to 900 people. The Westin Hotel and W Hotel (Lincoln Square) can be accessed by skybridge as well.	
Fiber Optics/ Telecommunications:	Five providers in the project currently provide fiber: • Astound • Cogent • Comcast • Lumen • Zayo	
Security System:	Programmable computer controlled card access security system, 24-hour radio-equipped security force with closed circuit TV surveillance of all public areas.	
HVAC:	Chilled water, variable air volume system with constant outside air volume for excellent interior air quality. Winner of Washington State Department of Energy "Energy Edge Award". Zone capacity averages 1 zone per 800 square feet.	
Building Construction:	The Bellevue Place Building at Bellevue Place is a concrete framed Type I Construction office building. The floor slabs are reinforced concrete and the structural frame consists of concrete columns and post-tensioned concrete beams. The exterior is clad in panelized brick and glass windows. The base of the building has precast concrete accent banding and the columns are clad with a granite wainscoting.	
Elevators:	Bellevue Place Building: Four high-speed elevators serving floors 1 – 12, four serving floors 13 –21. One freight elevator. Access to parking garage via four elevators in the Wintergarden.	
Management Ownership:	Locally owned and managed by Kemper Development Company – on site, Suite 215	
Leasing:	Broderick Group, Inc. – On site for convenient tours Bellevue Place Building, Suite 900 425.646.3444	Paul Sweeney | 425.646.5225 | sweeney@broderickgroup.com Jim Kinerk | 425.646.5221 | kinerk@broderickgroup.com Clayton Holm | 425.274.4287 | holm@broderickgroup.com

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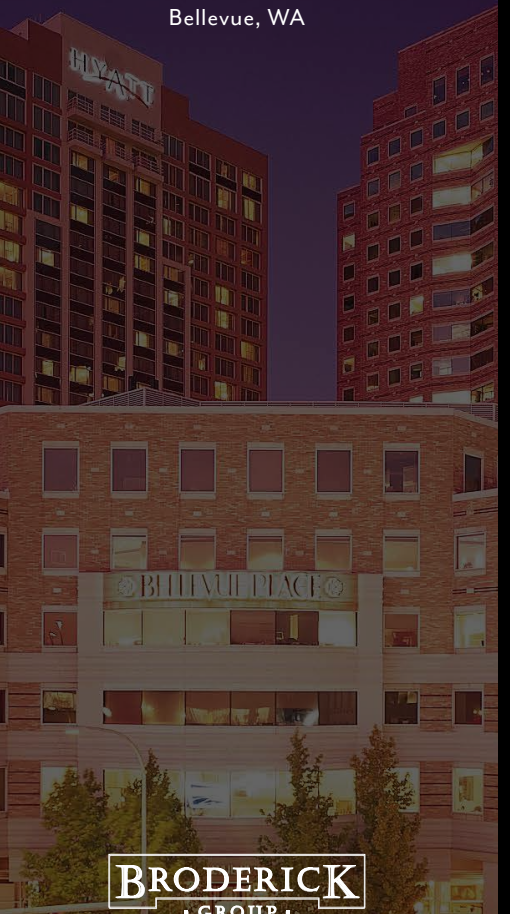
BELLEVUE PLACE BUILDING
10500 NE 8th Street
Bellevue, WA



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LOCATION MAP

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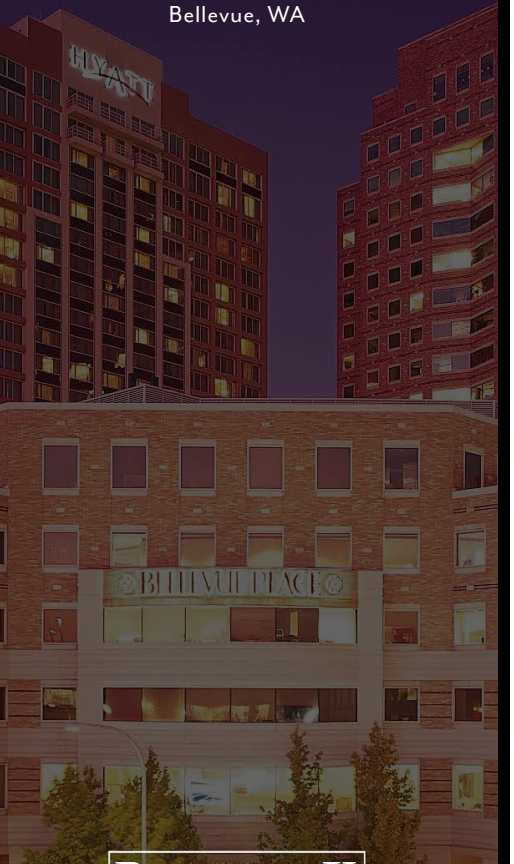
Bellevue, WA



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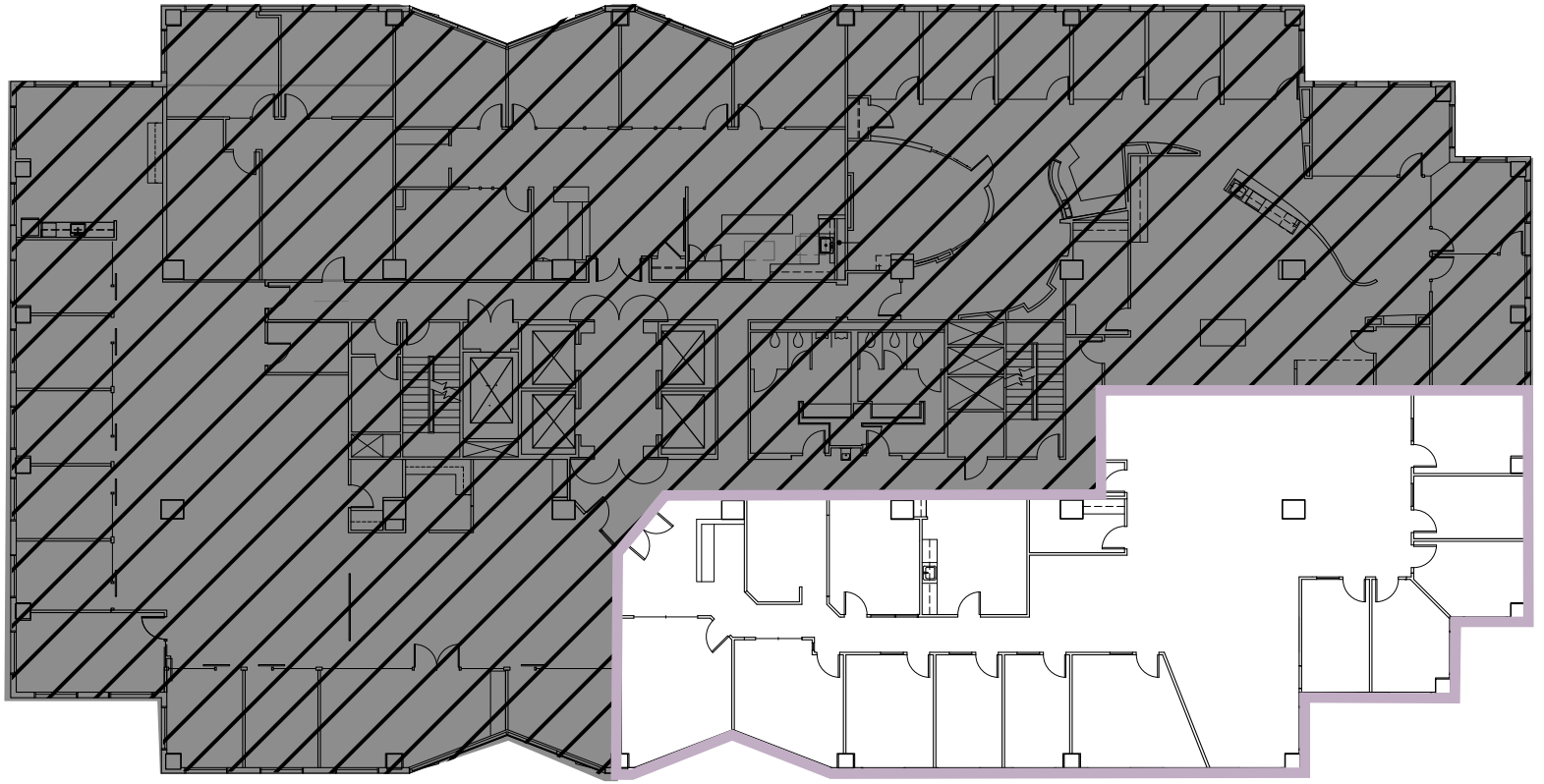
BELLEVUE PLACE BUILDING

17th Floor • **Suite 1776** • 5,845 RSF

CLICK TO TAKE A
VIRTUAL TOUR

SPACE FEATURES

- Available Now
- Double glass herculite entry
- Balance of private offices, conference rooms and open work area
- Kitchenette
- West views of Lake Washington, Seattle and Olympic Mountains



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Bellevue, WA

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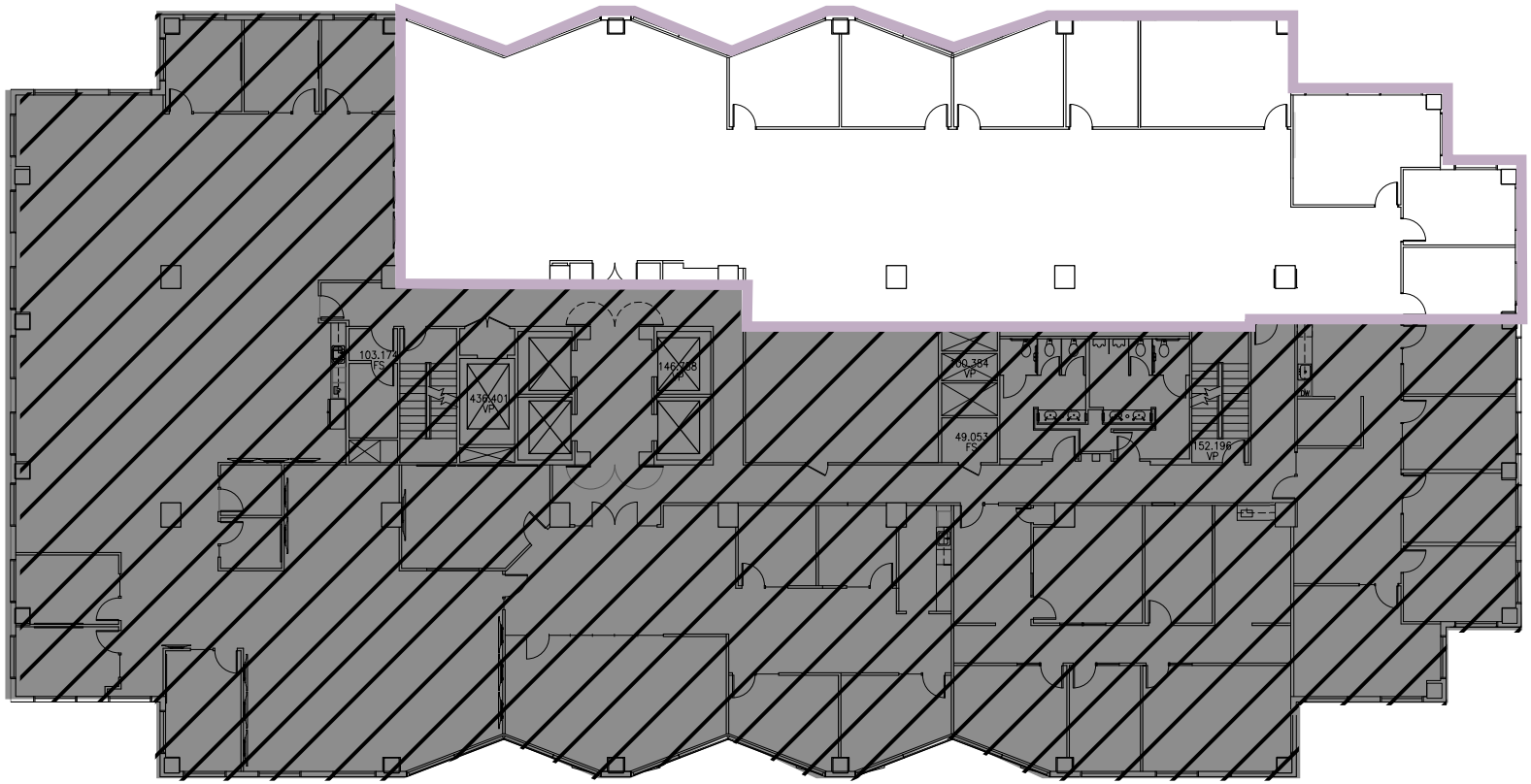
BELLEVUE PLACE BUILDING

14th Floor • **Suite 1400** • 6,811 RSF

CLICK TO TAKE A **VIRTUAL TOUR**

SPACE FEATURES

- Available Now
- Direct elevator lobby exposure
- Double glass door entry
- 8 Private offices
- Open area for workstations
- East facing with Bellevue CBD skyline views
- **Ability to combine with Suite 1405 for a total of 8,599 RSF**



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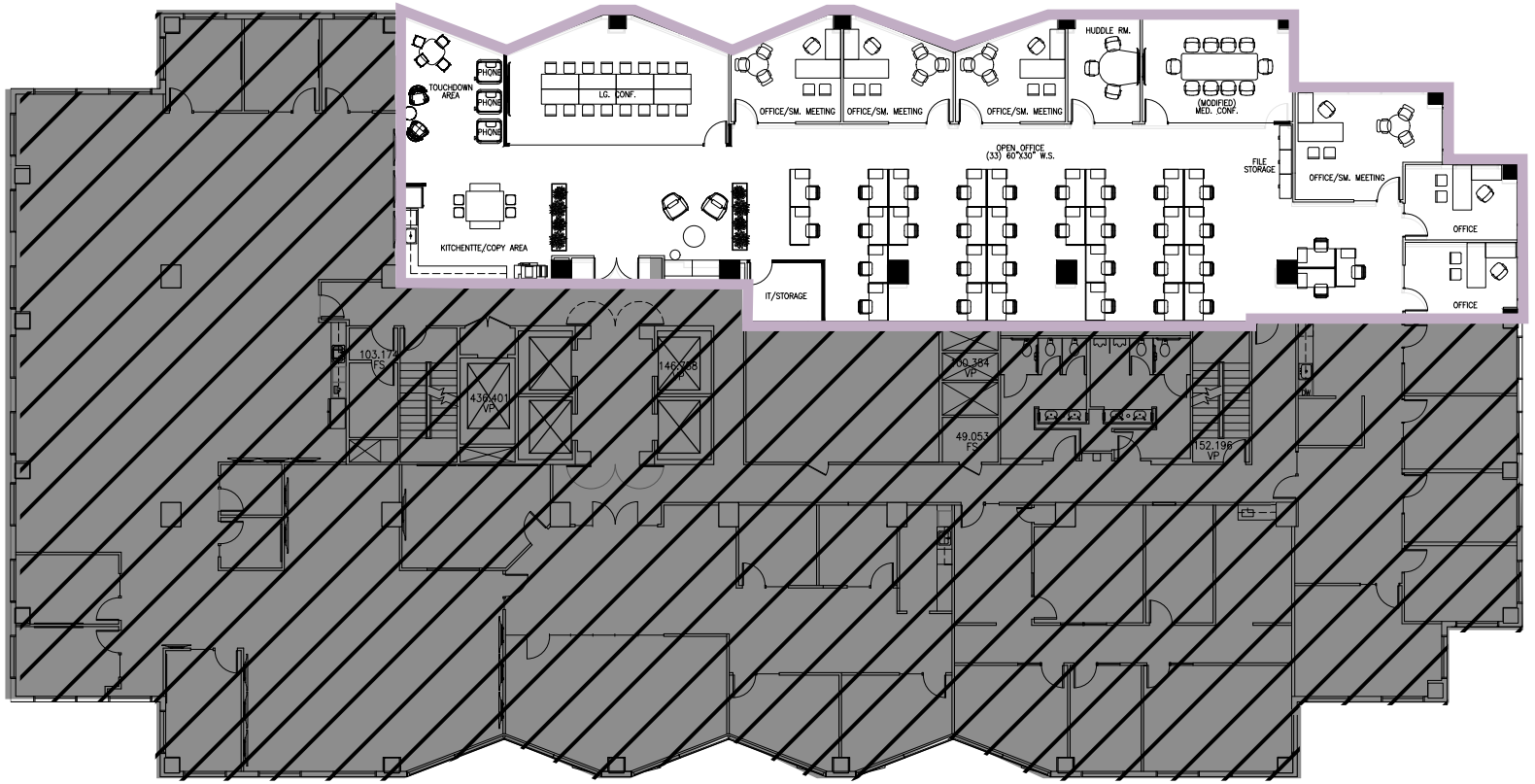
BELLEVUE PLACE BUILDING

14th Floor • **Suite 1400 SAMPLE TEST FIT** • 6,811 RSF

CLICK TO TAKE A
VIRTUAL TOUR

SPACE FEATURES

- Available Now
- 7 office / small meeting rooms
- 1 large conference room
- 1 medium conference room
- 33 Workstations
- Open concept break area
- Touchdown area with room for phone booths



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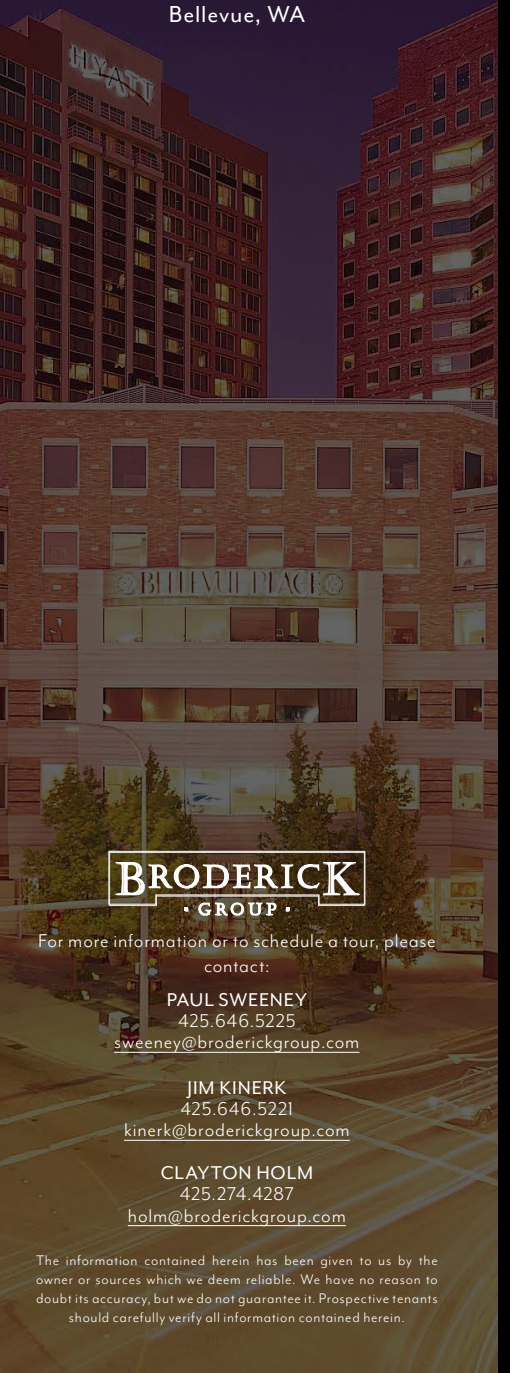

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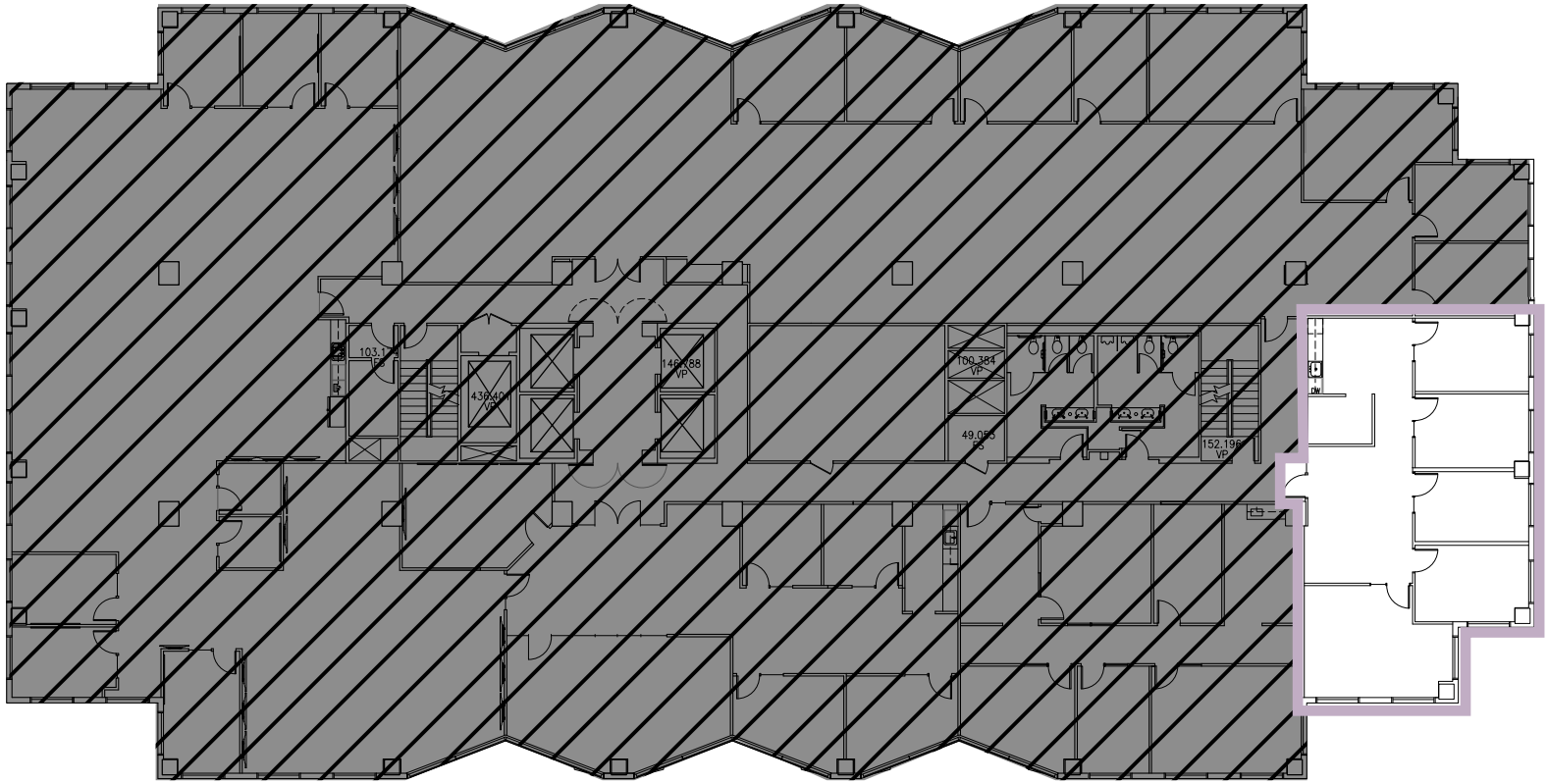
BELLEVUE PLACE BUILDING

14th Floor · **Suite 1405** · 1,788 RSF

SPACE FEATURES

- Available Now
- 4 exterior private offices
- 1 conference room
- Break room
- **Ability to combine with Suite 1400 for a total of 8,599 RSF**



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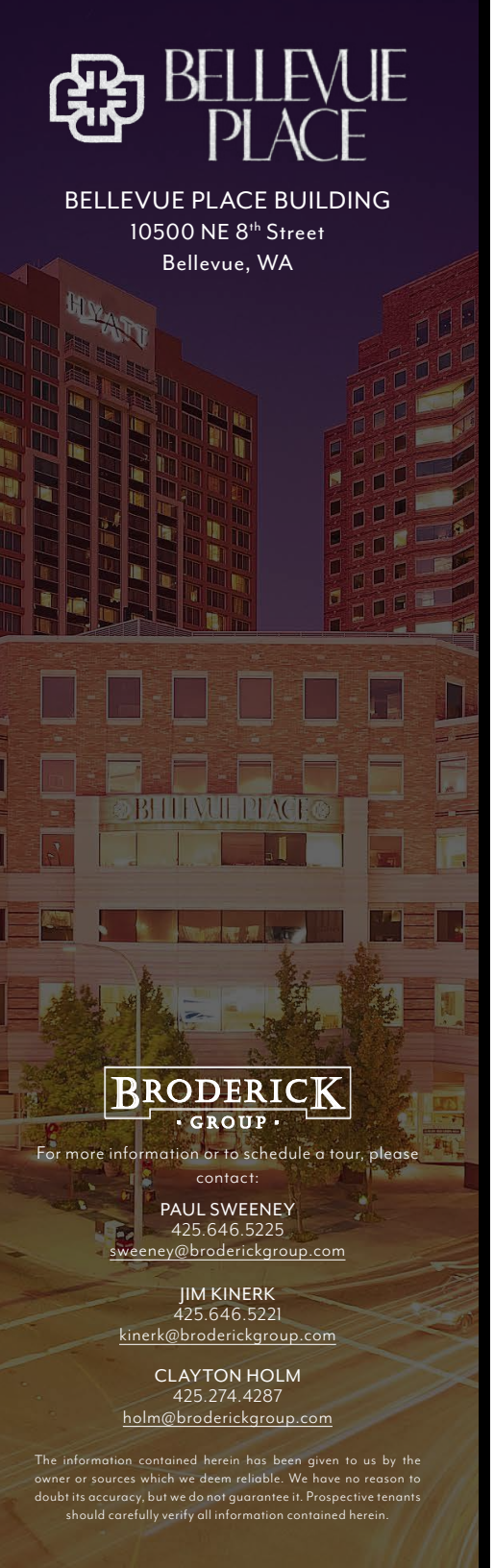

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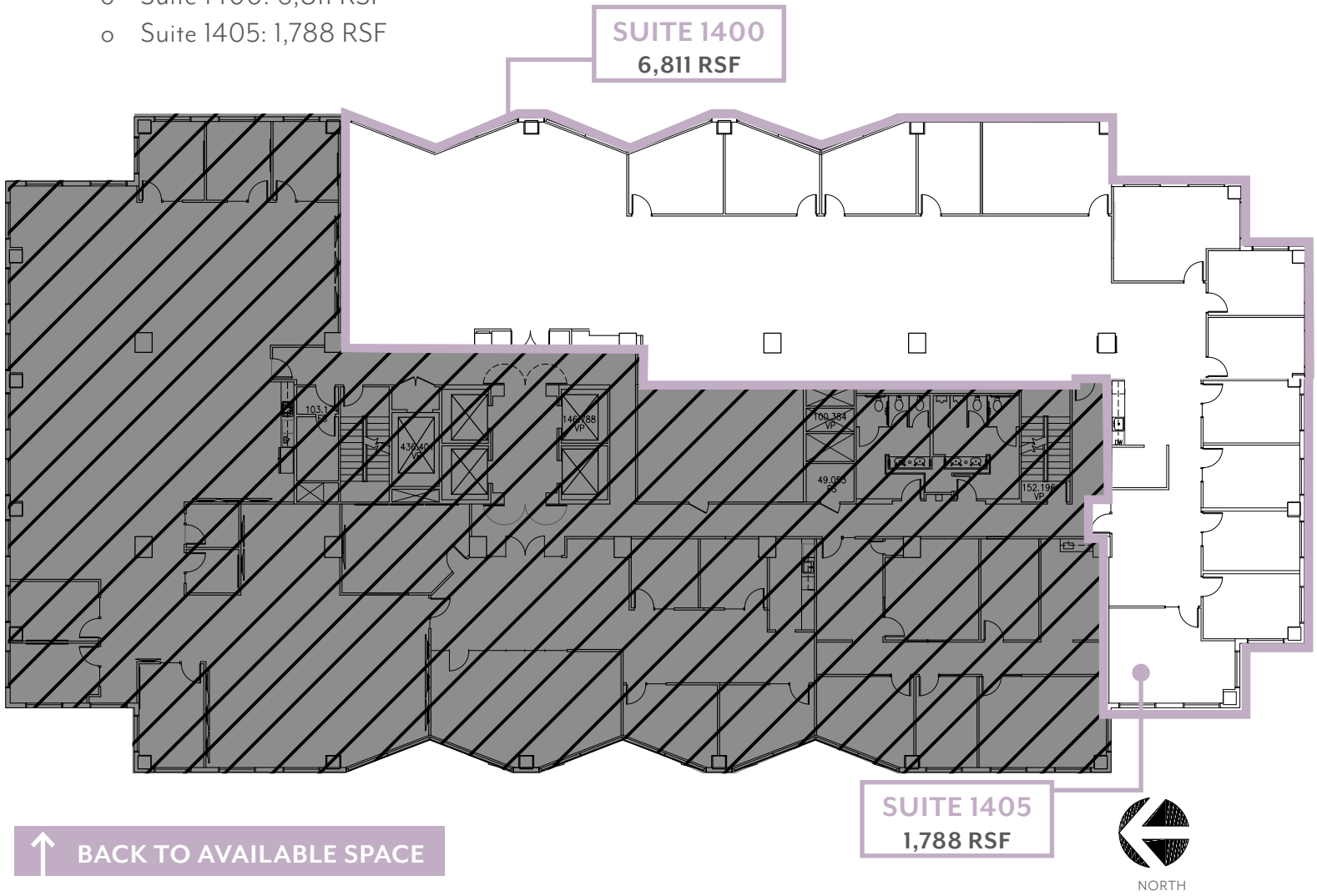
BELLEVUE PLACE BUILDING

14th Floor • **Suites 1400 & 1405** • 8,599 RSF

SPACE FEATURES

- Available Now
- Currently two separate suites that combine for a total of 8,599 RSF
  - Suite 1400: 6,811 RSF
  - Suite 1405: 1,788 RSF
- 13 private offices
- Eastern, Southern and Western Views



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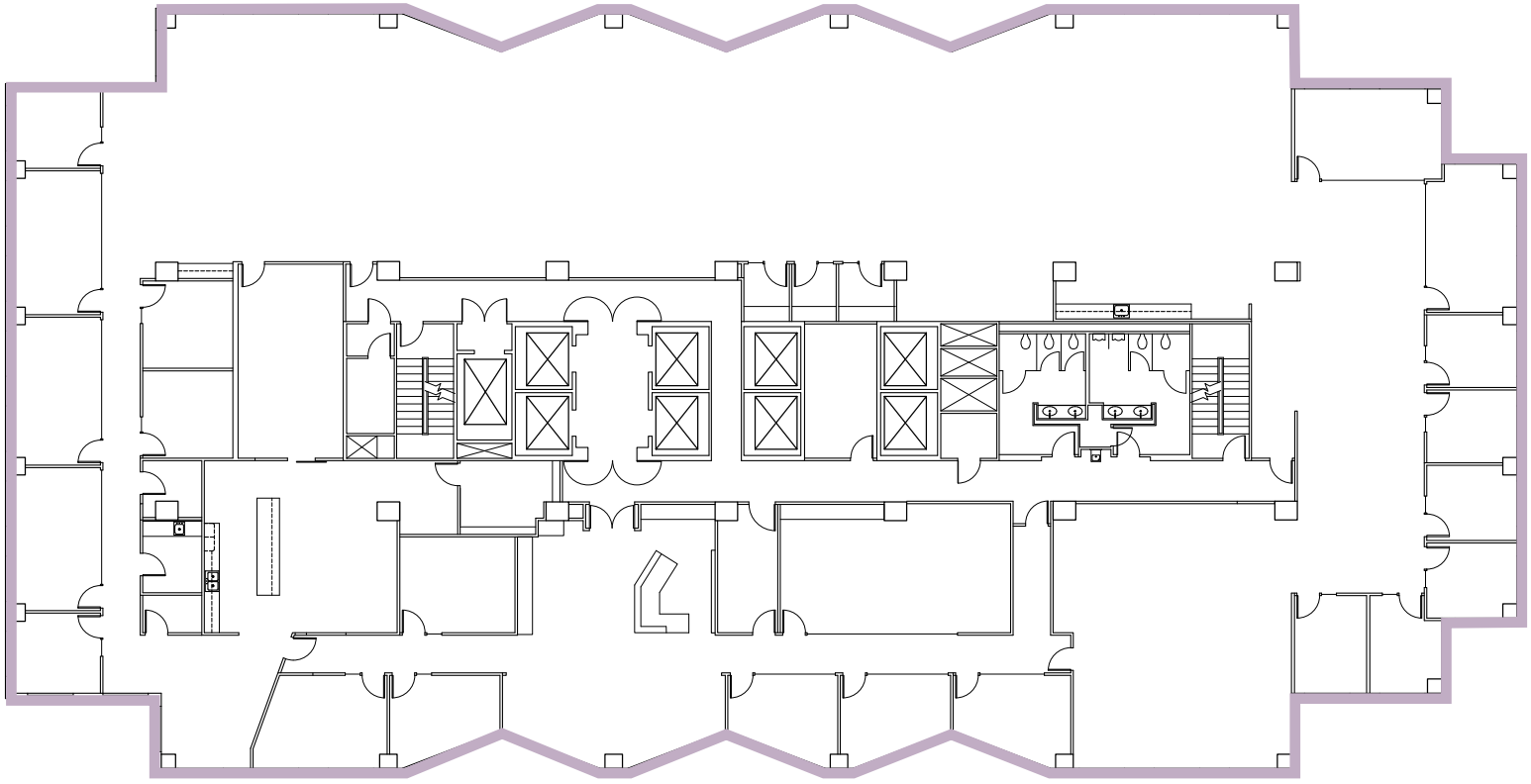
BELLEVUE PLACE BUILDING

13th Floor · **Suite 1300** · 19,871 RSF

SPACE FEATURES

- Available July 1, 2026
- Former Smartsheet main reception floor
- Balance of workstations, meeting rooms, and private offices
- Open plenum ceiling in most areas
- Aluminum frame finishes
- Great views of Lake Washington, Seattle, and Olympic Mountains



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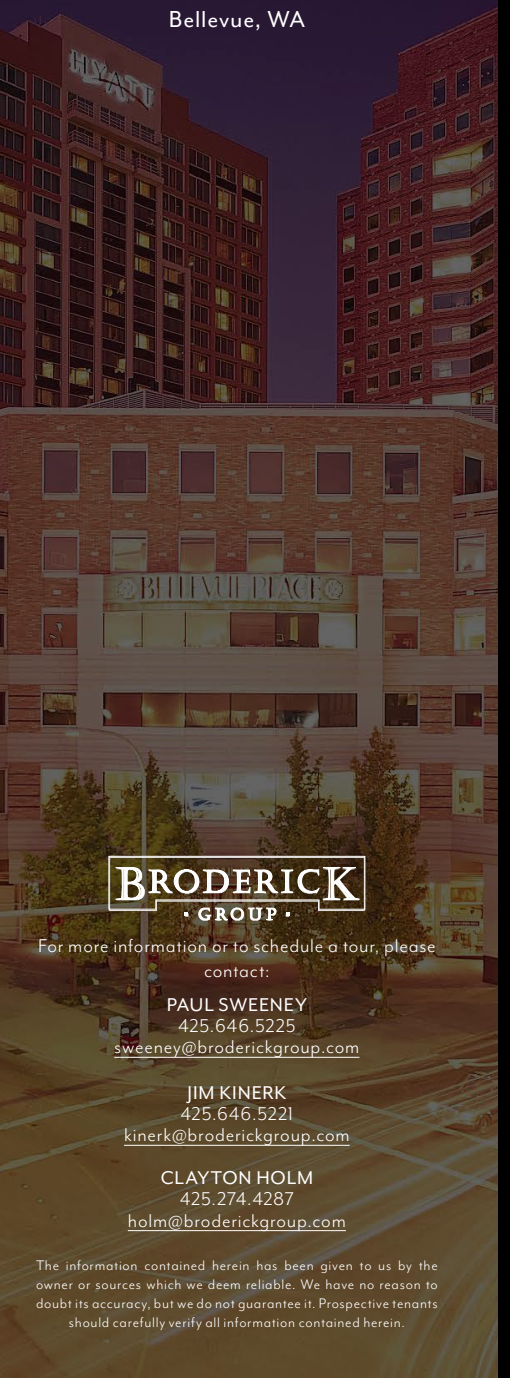

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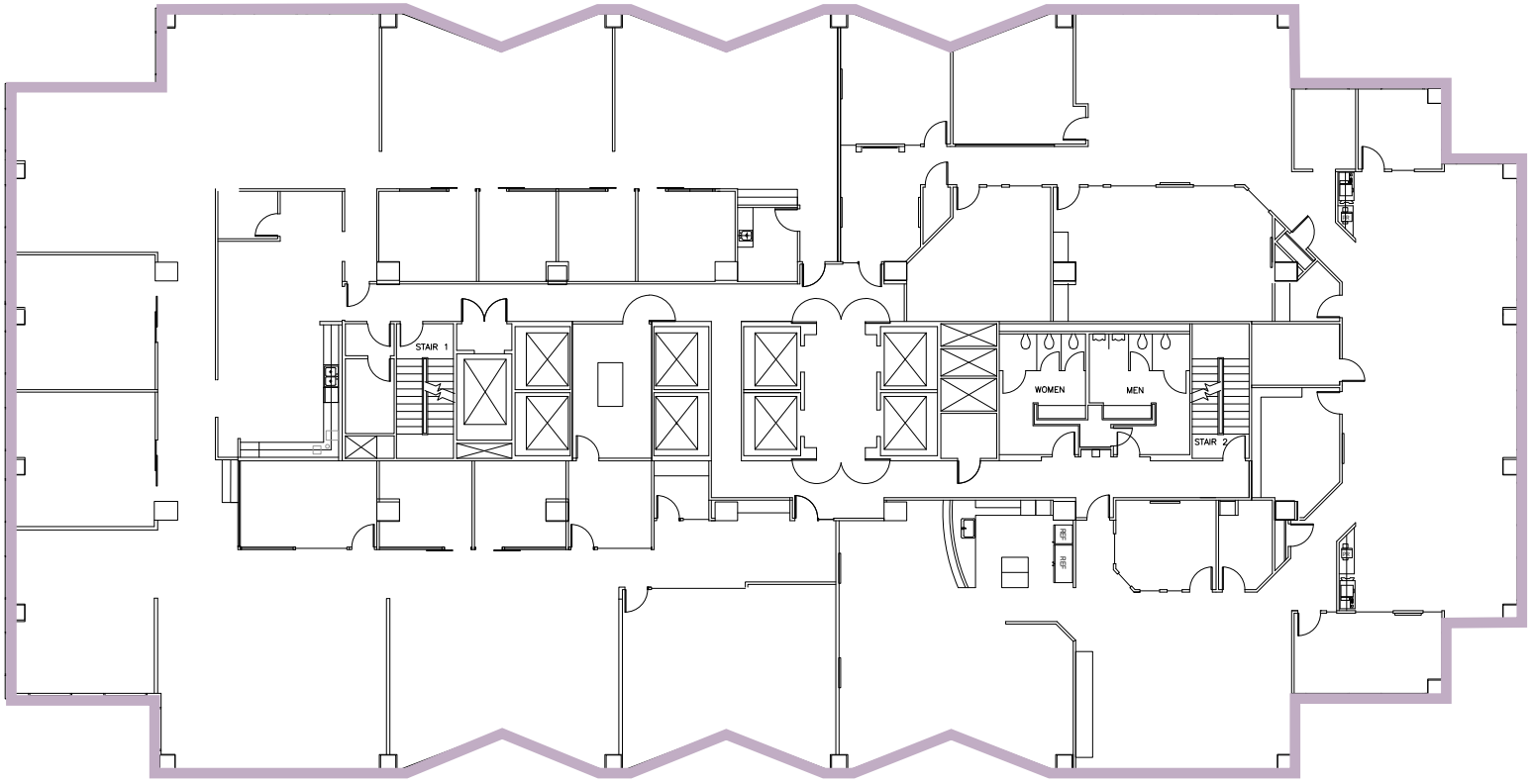
BELLEVUE PLACE BUILDING

12th Floor · **Suite 1200** · 19,987 RSF

SPACE FEATURES

- Available July 1, 2026
- Former Smartsheet
- Balance of workstations, meeting rooms, and private offices
- Open plenum ceiling in most areas
- Aluminum frame finishes
- Great views of Lake Washington, Seatle, and Olympic Mountains



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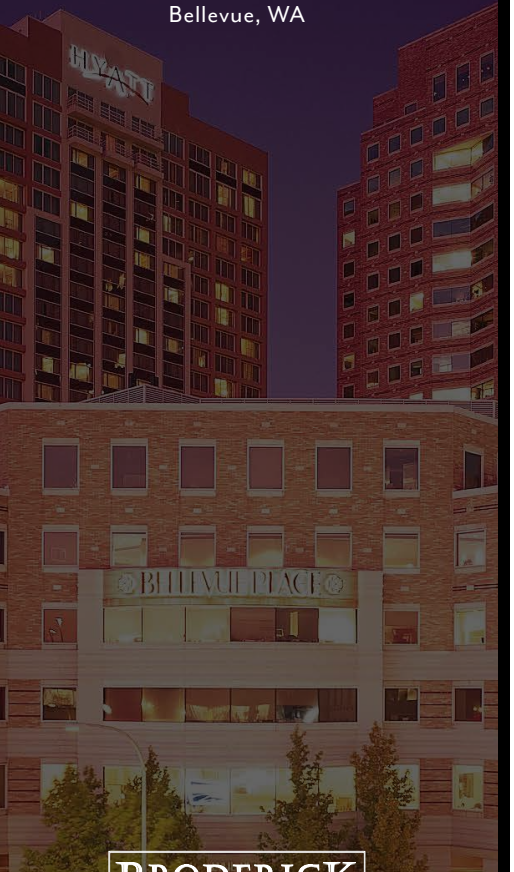

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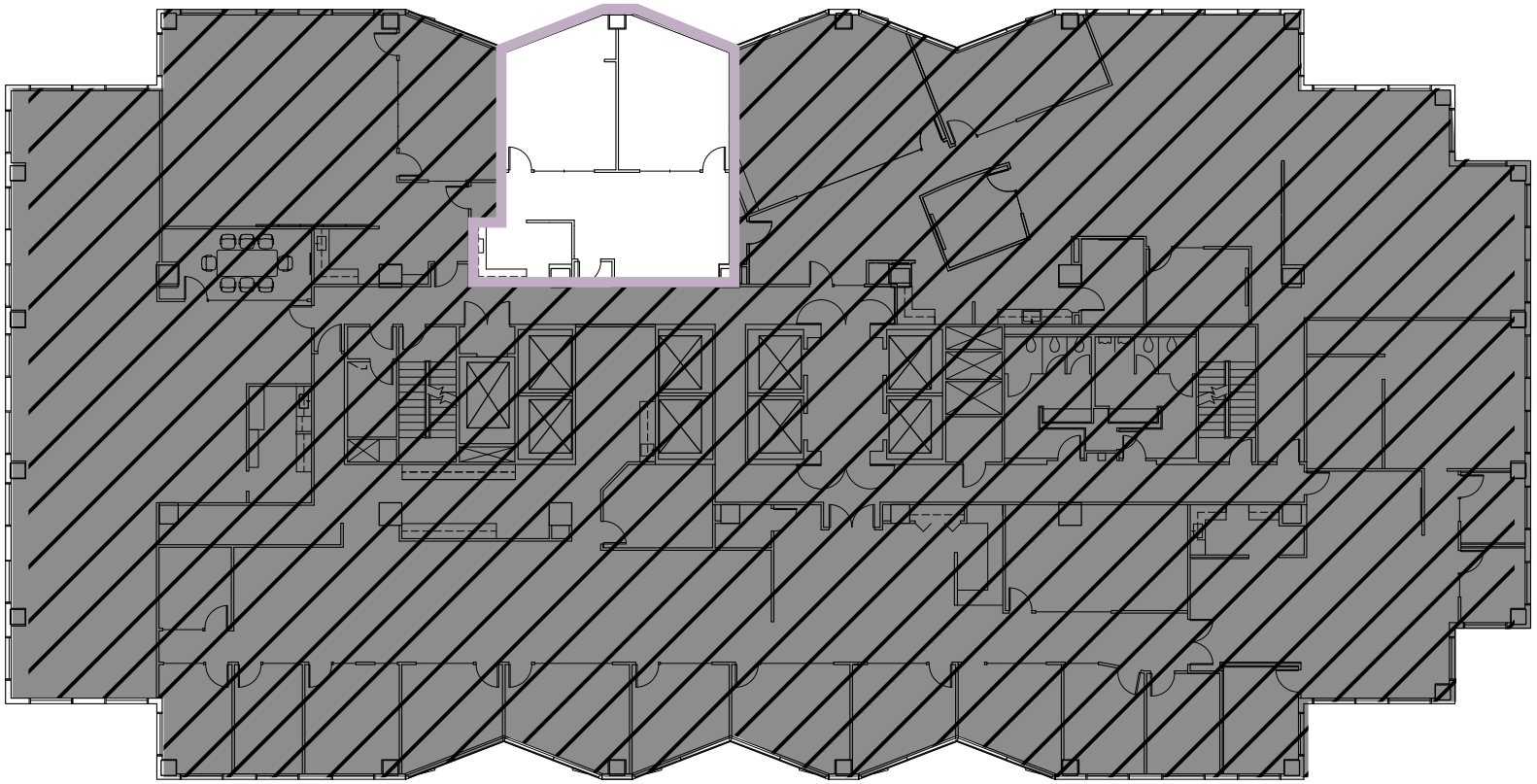
BELLEVUE PLACE BUILDING

11th Floor • **Suite 1140** • 1,321 RSF

CLICK TO TAKE A **VIRTUAL TOUR**

SPACE FEATURES

- Available Now
- Direct elevator lobby exposure
- Two large private offices
- Open area
- East facing with Bellevue CBD skyline views



BACK TO AVAILABLE SPACE

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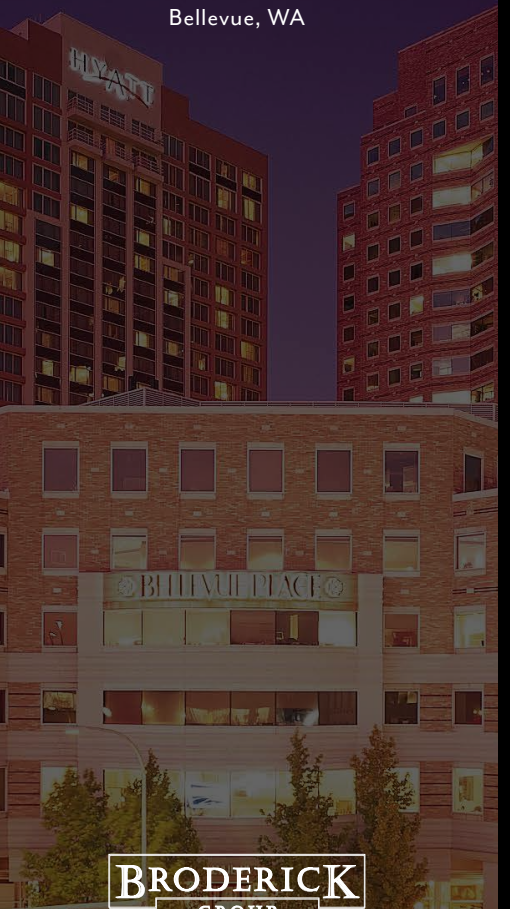

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BELLEVUE PLACE BUILDING

9th Floor · **Suite 960** · 7,808 RSF

CLICK TO TAKE A **VIRTUAL TOUR**

SPACE FEATURES

- Available Now
- Recently renovated elevator lobby and common areas
- Open layout for workstations
- Large break area
- Reception entry with conference rooms at the front of the space
- **Ability to combine with Suite 930 for 9,430 RSF**

BACK TO AVAILABLE SPACE

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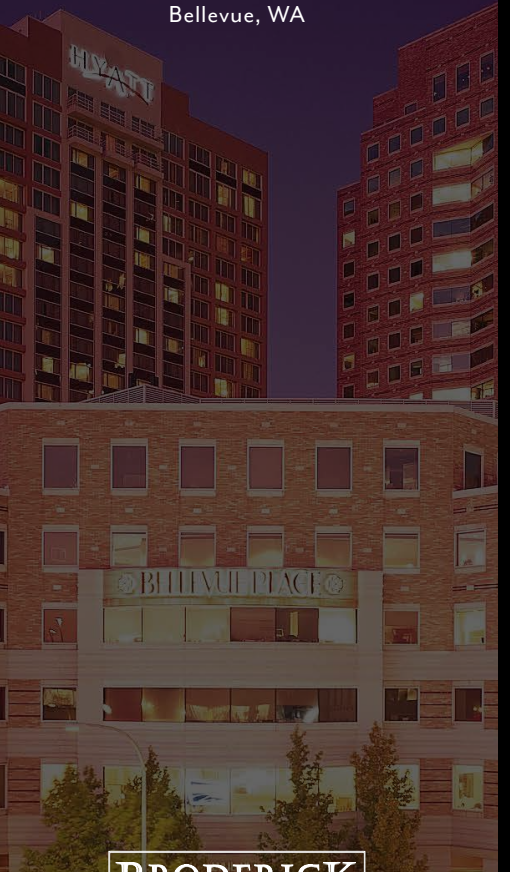
BELLEVUE PLACE

BELLEVUE PLACE BUILDING
10500 NE 8th Street
Bellevue, WA



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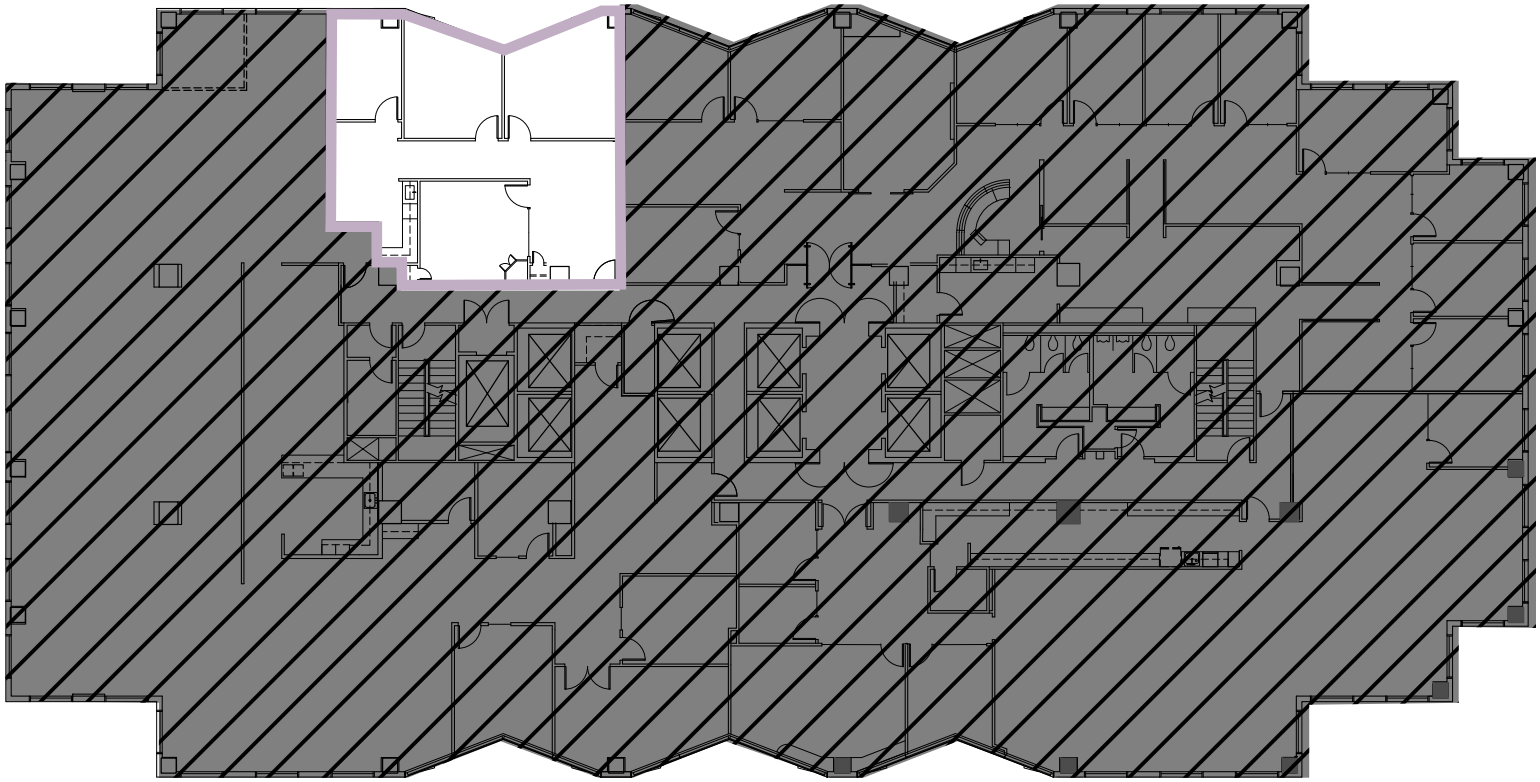
BELLEVUE PLACE BUILDING

9th Floor • **Suite 930** • 1,622 RSF

CLICK TO TAKE A **VIRTUAL TOUR**

SPACE FEATURES

- Available Now
- Three private offices
- Efficient break area with kitchenette
- Interior conference room
- **Ability to combine with Suite 960 for 9,430 RSF**



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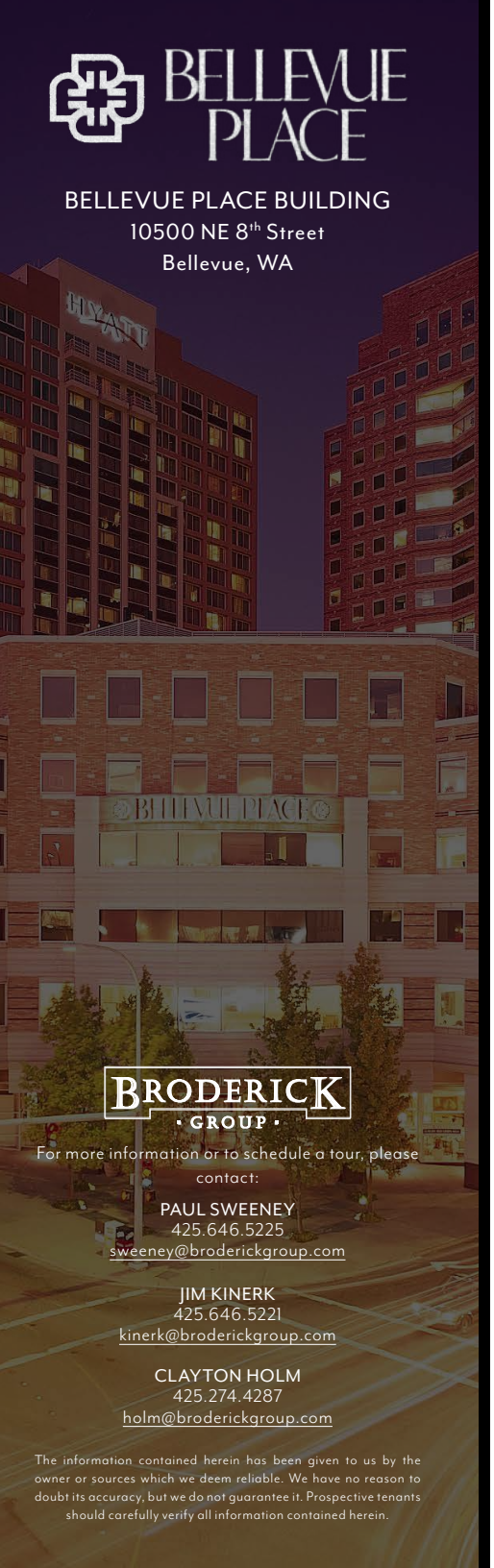

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BELLEVUE PLACE BUILDING

9th Floor · **Suite 930 & 960** · 9,430 RSF

SPACE FEATURES

- Available Now
- Currently two separate suites that combine for a total of 9,430 RSF
  - Suite 930: 1,622 RSF
  - Suite 960: 7,808 RSF
- Reception entry with conference rooms at the front of the space
- Open layout work stations
- 3 private offices
- Large break areas
- Recently renovated elevator lobby and common areas

BACK TO AVAILABLE SPACE

BELLEVUE PLACE

BELLEVUE PLACE BUILDING
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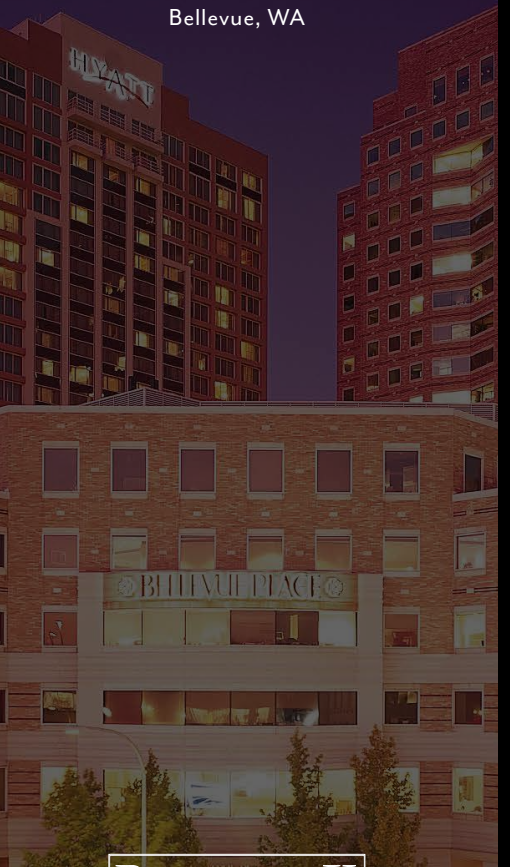
Bellevue, WA



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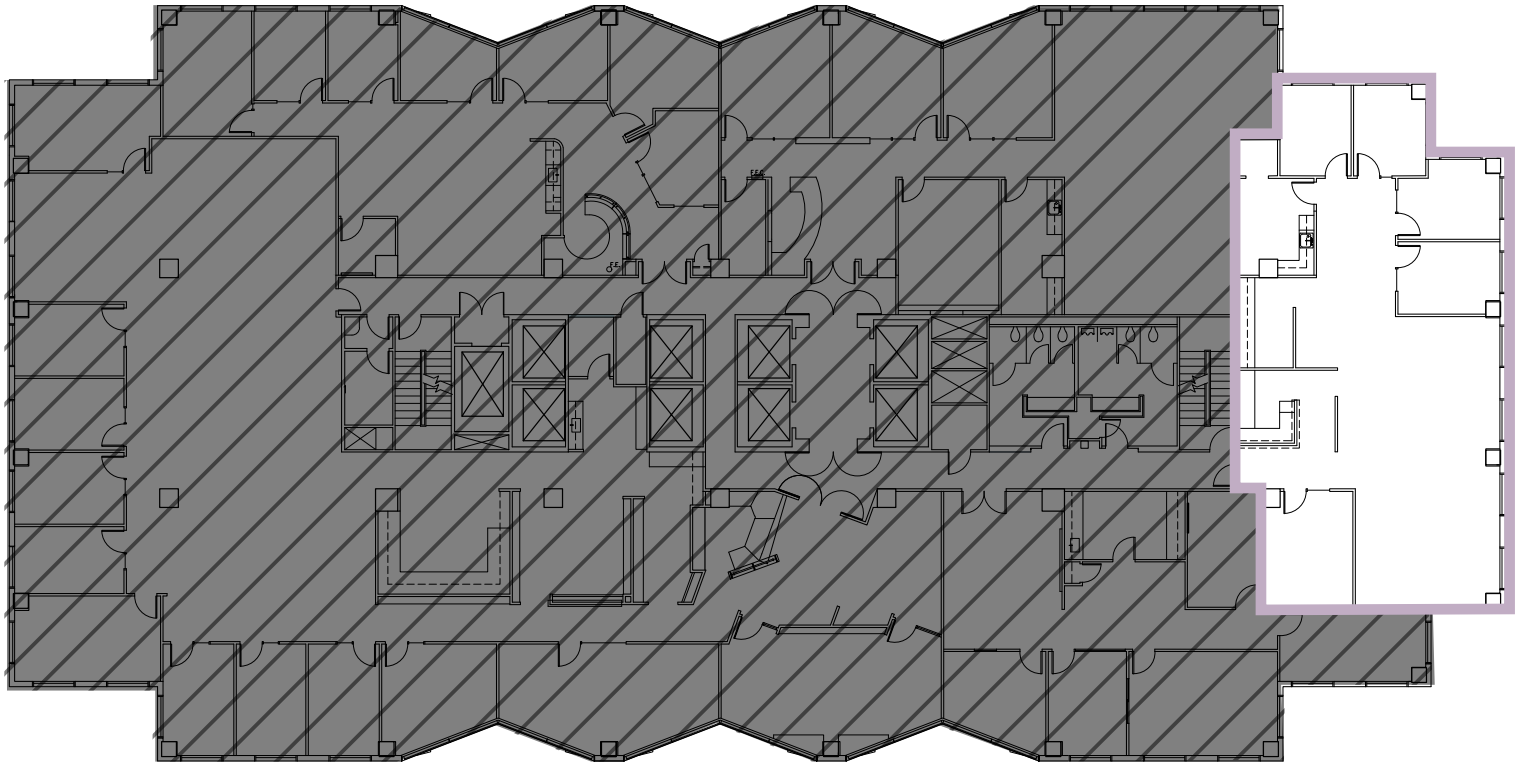
BELLEVUE PLACE BUILDING

8th Floor · **Suite 830** · 2,930 RSF

CLICK TO TAKE A **VIRTUAL TOUR**

SPACE FEATURES

- Available Now
- Four private offices
- One conference rooms
- Open workstation area
- Kitchenette
- Reception entry
- South, West and Eastern views
- **Ability to combine Suites 825 & 830 for 5,148 RSF**

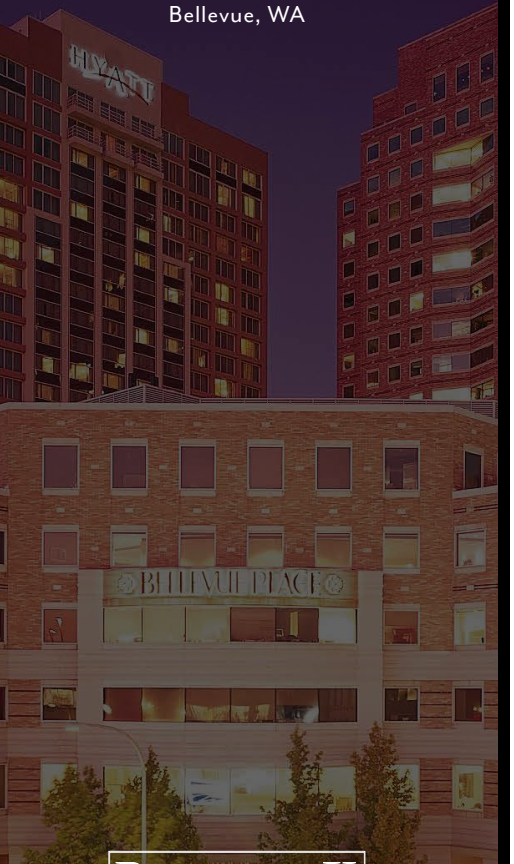


BACK TO AVAILABLE SPACE

NORTH

BELLEVUE PLACE

BELLEVUE PLACE BUILDING
10500 NE 8th Street
Bellevue, WA



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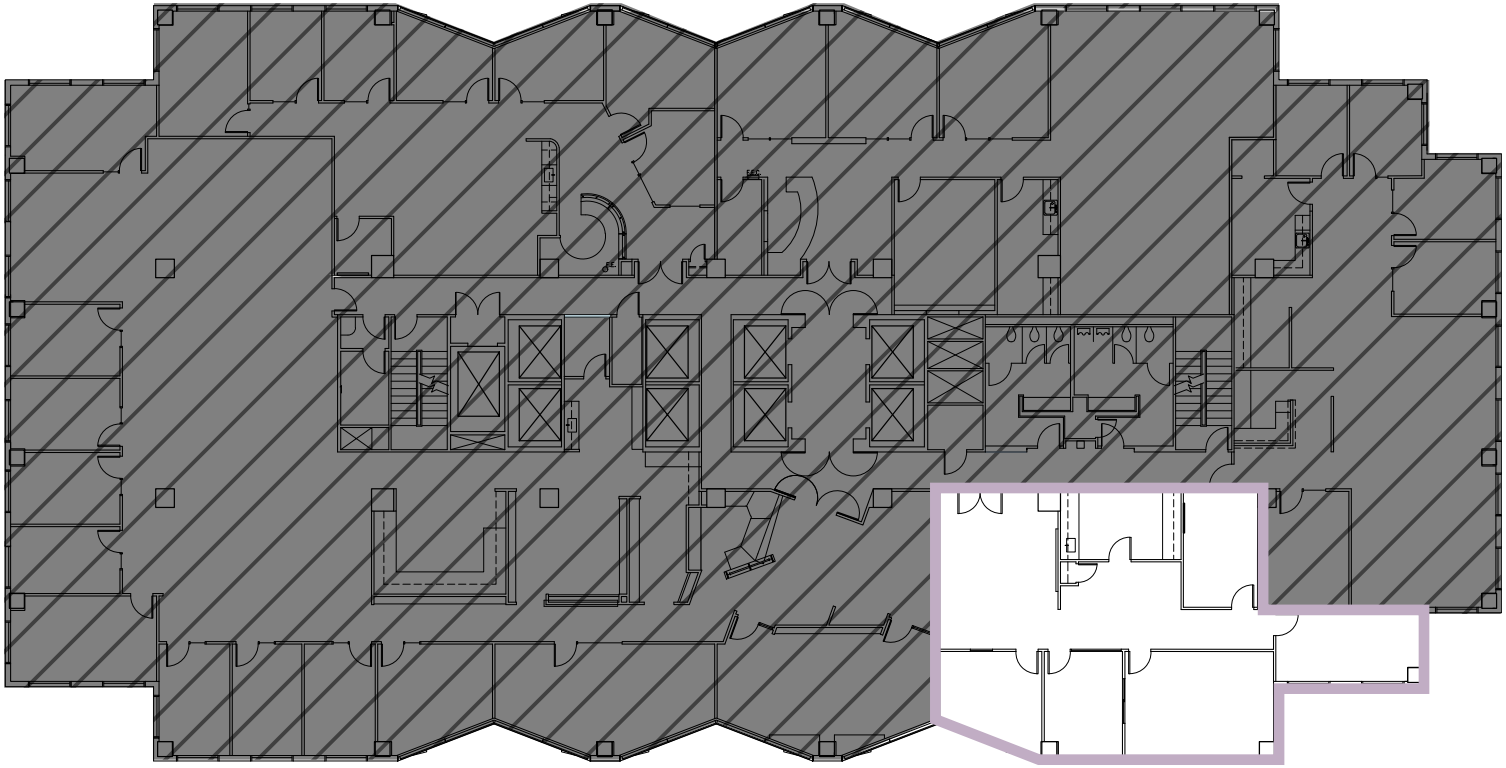
BELLEVUE PLACE BUILDING

8th Floor · **Suite 825** · 2,218 RSF

CLICK TO TAKE A
VIRTUAL TOUR

SPACE FEATURES

- Available Now
- Three private offices
- Two Conference rooms
- Kitchenette
- Western views
- **Ability to combine Suites 825 & 830 for 5,148 RSF**



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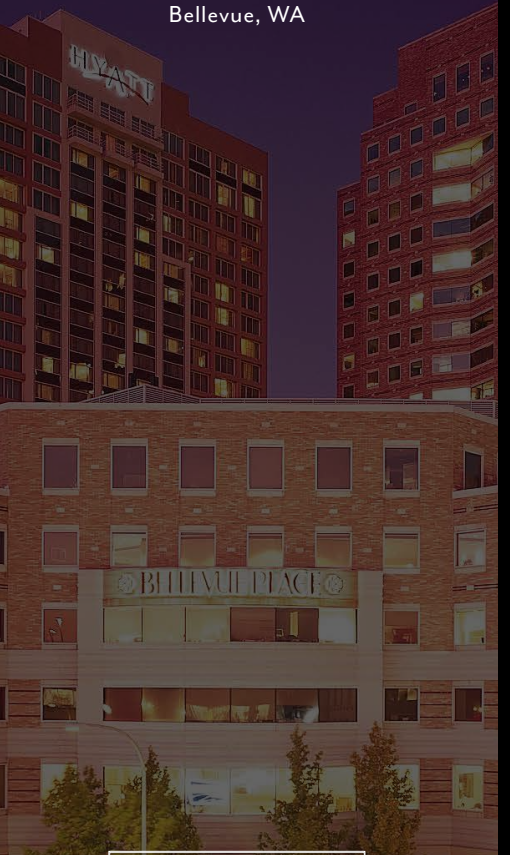

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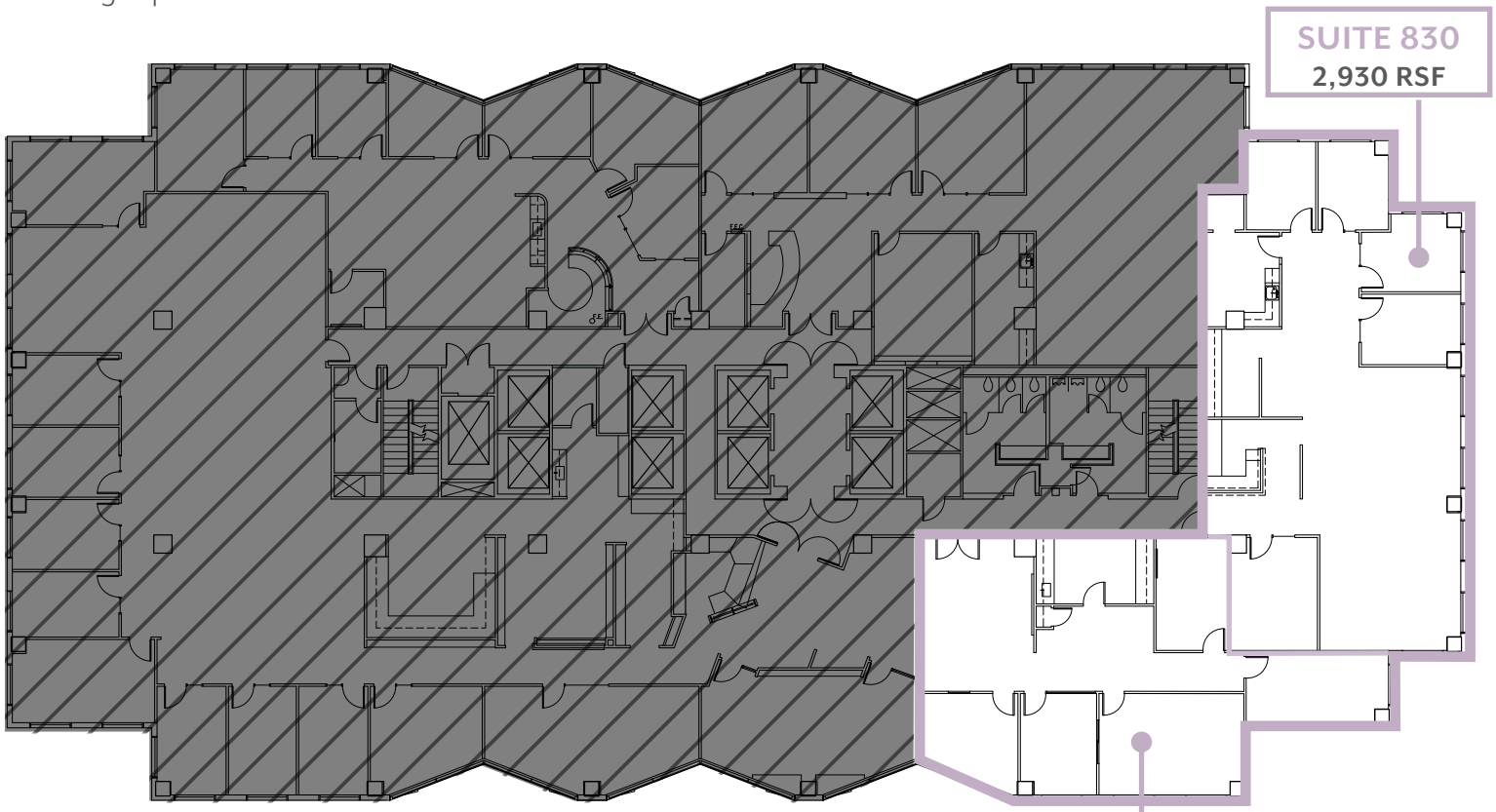
BELLEVUE PLACE BUILDING

8th Floor · **Suite 825 & 830** · 5,148 RSF

SPACE FEATURES

- Available Now
- Currently two separate suites that combine for a total of 5,148 RSF
  - Suite 825: 2,218 RSF
  - Suite 830: 2,930 RSF
- Eight private offices
- Four conference rooms
- Open workstation area
- Kitchenette
- Reception entry
- Views of the South, West and East



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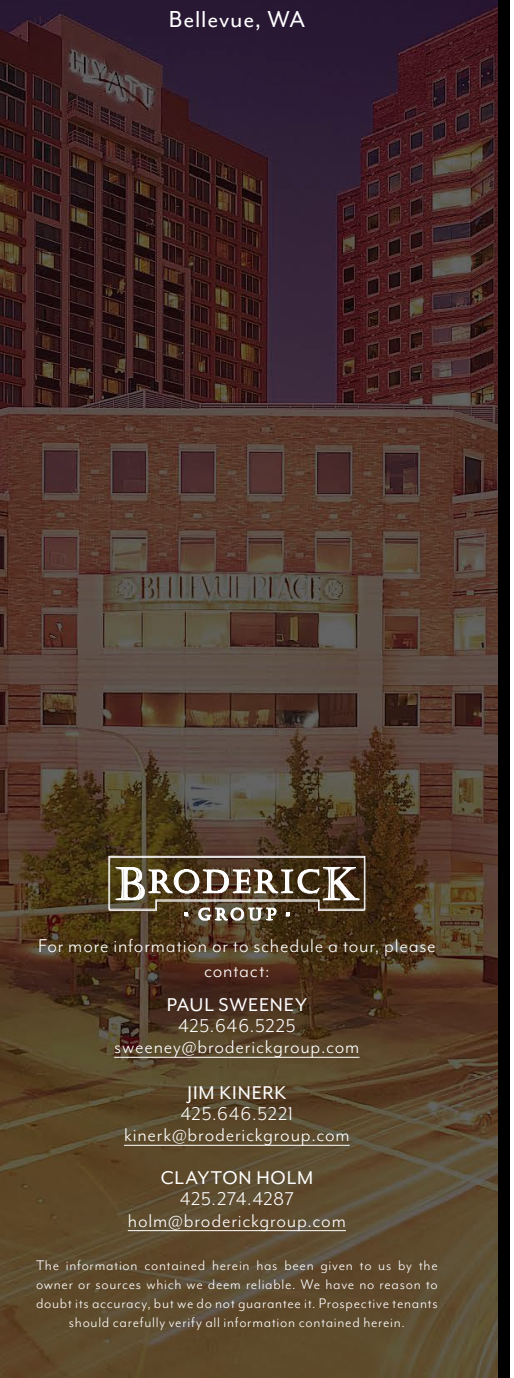
Bellevue, WA



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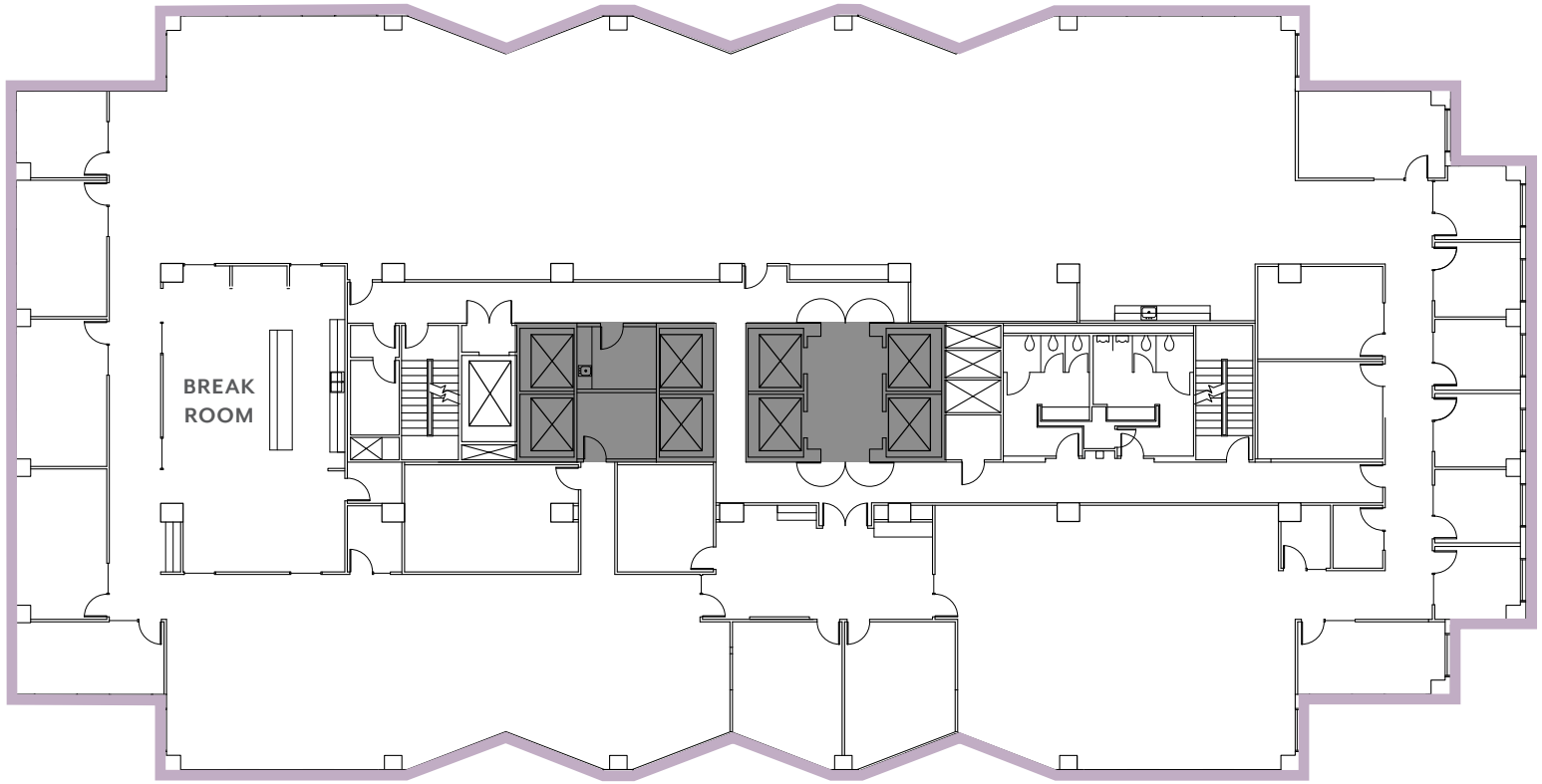
BELLEVUE PLACE BUILDING

5th Floor • **Suite 500** • 19,878 RSF

CLICK TO TAKE A
VIRTUAL TOUR

SPACE FEATURES

- Available Now
- Full floor with modern finishes
- Balance of open area for workstations and private offices
- High-end break room



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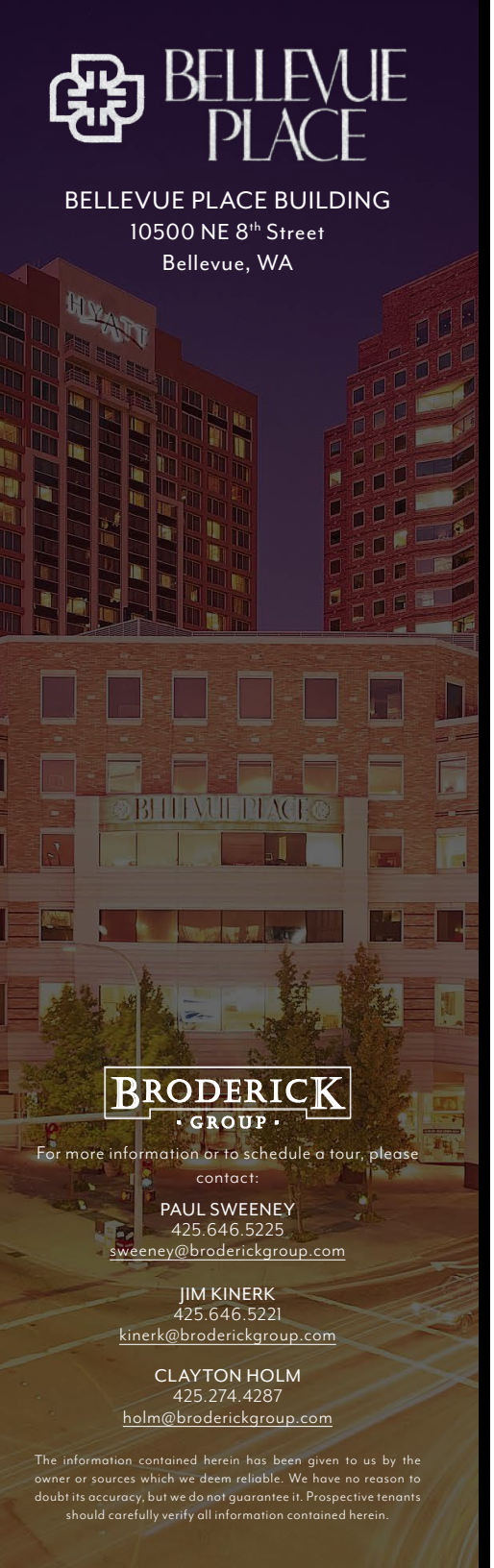

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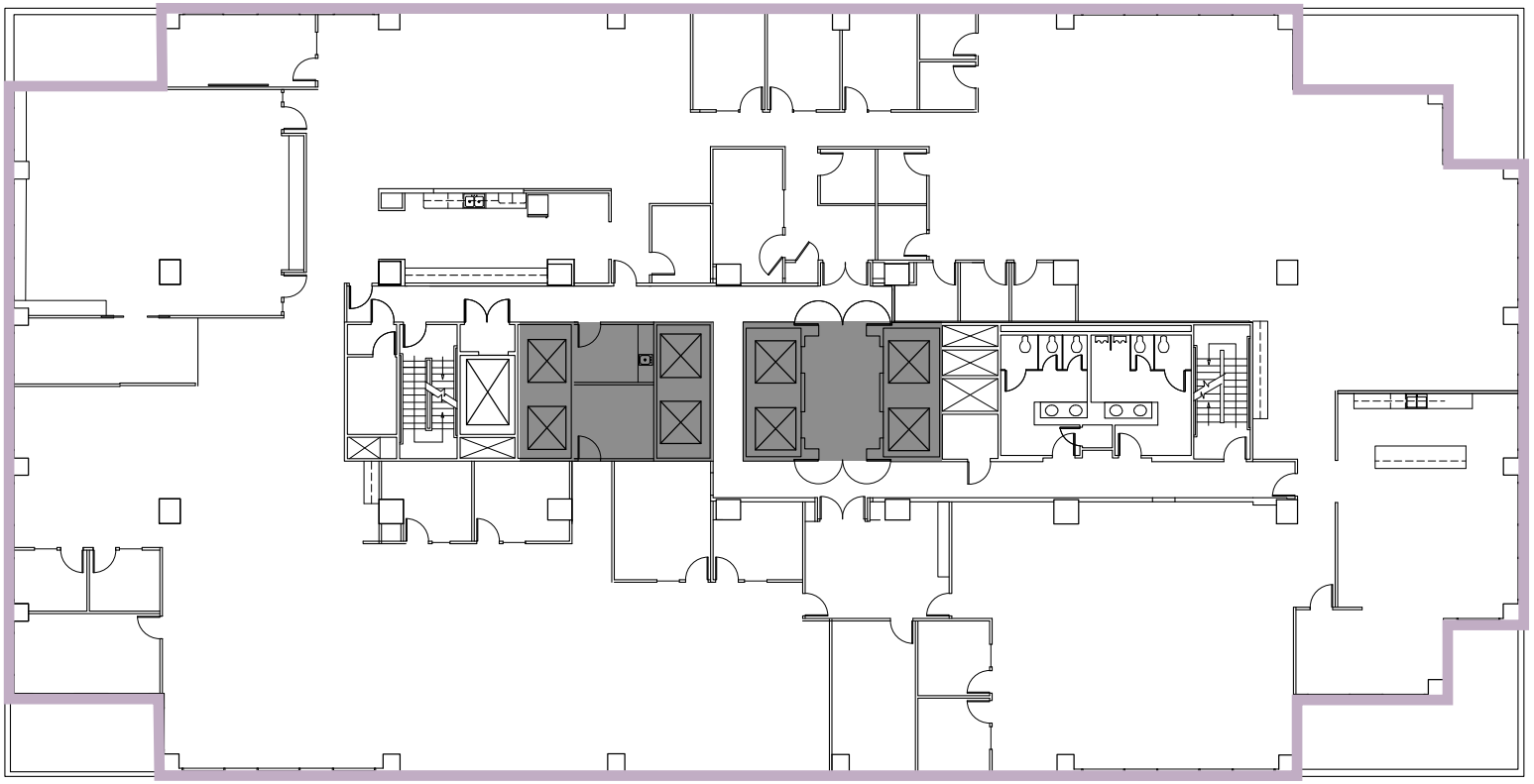
BELLEVUE PLACE BUILDING

4th Floor • **Suite 400** • 20,350 RSF

CLICK TO TAKE A **VIRTUAL TOUR**

SPACE FEATURES

- Available Now
- Full floor
- Mixture of meeting rooms, private offices and open area



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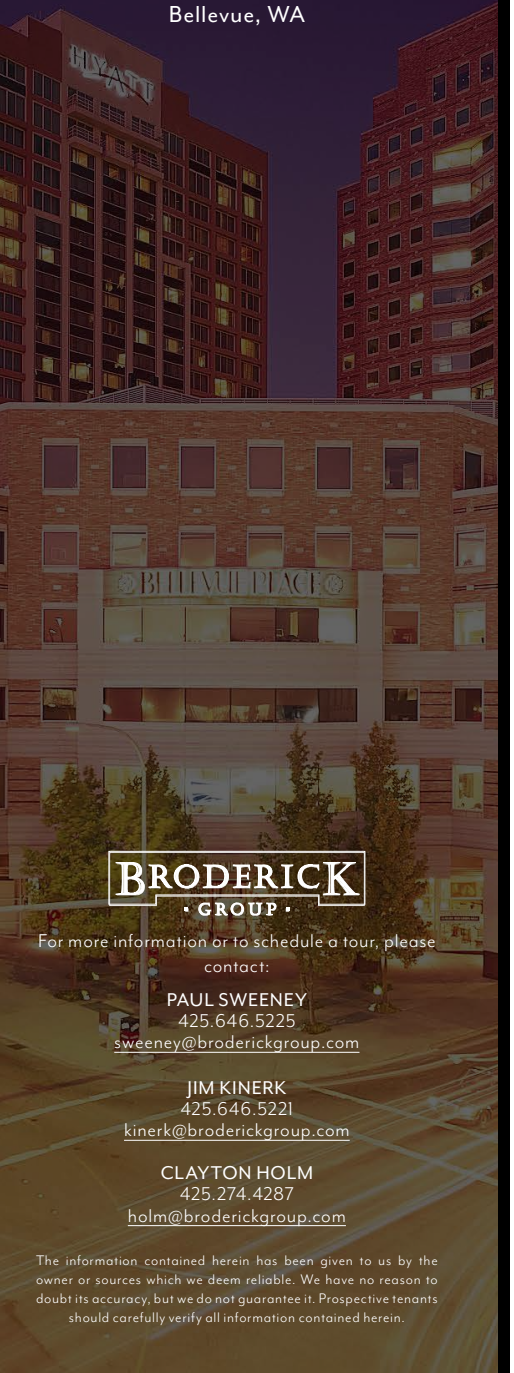
Bellevue, WA



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BELLEVUE PLACE BUILDING

3rd Floor • **Suite 301** • 3,385 RSF

CLICK TO TAKE A **VIRTUAL TOUR**

SPACE FEATURES

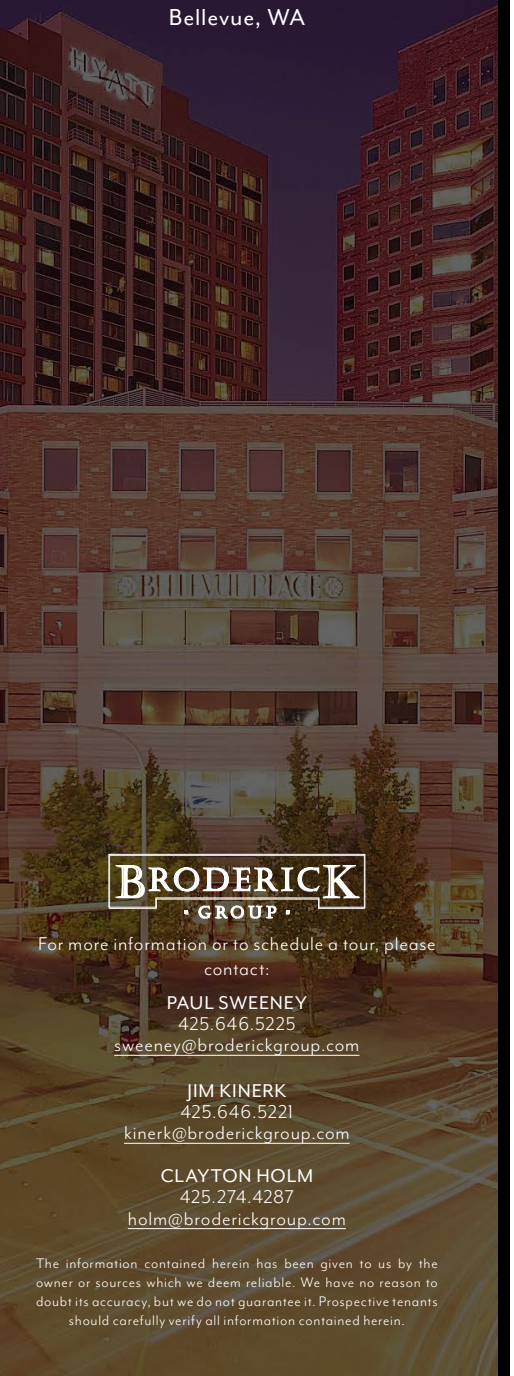
- Available Now
- Efficient open layout with flexible layout potential
- Two private offices
- Open kitchen concept
- **Contiguous with Suite 300 for a total of 19,325 RSF**

BACK TO AVAILABLE SPACE

NORTH

BELLEVUE PLACE

BELLEVUE PLACE BUILDING
10500 NE 8th Street
Bellevue, WA



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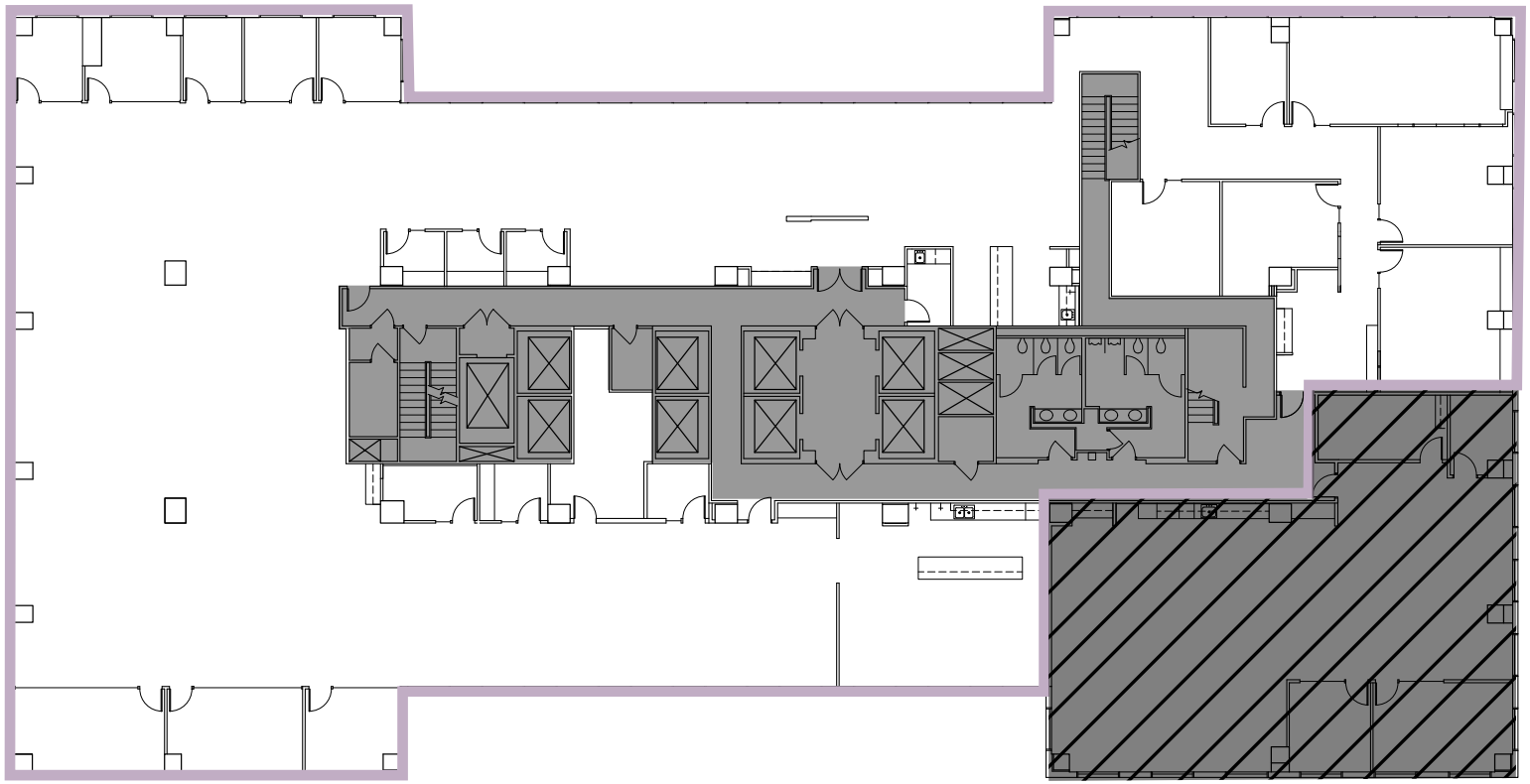
BELLEVUE PLACE BUILDING

3rd Floor · **Suite 300** · 15,940 RSF

CLICK TO TAKE A **VIRTUAL TOUR**

SPACE FEATURES

- Available Now
- Balance of open area and private offices
- Renovated break area
- **Contiguous with Suite 301 for a total of 19,325 RSF**



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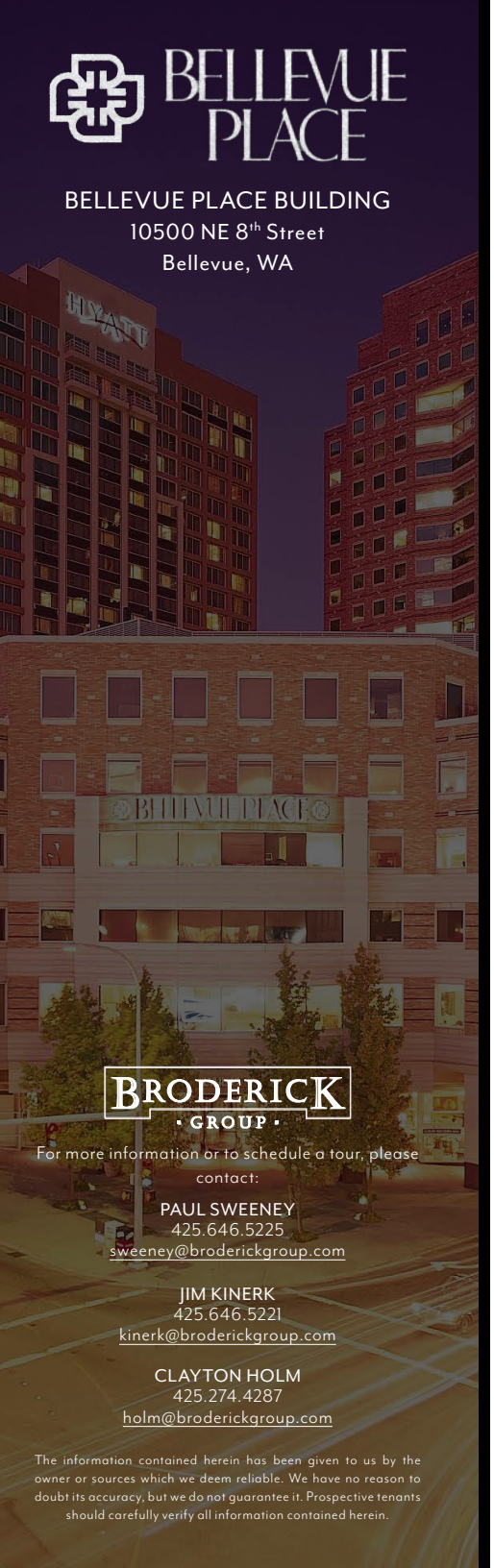

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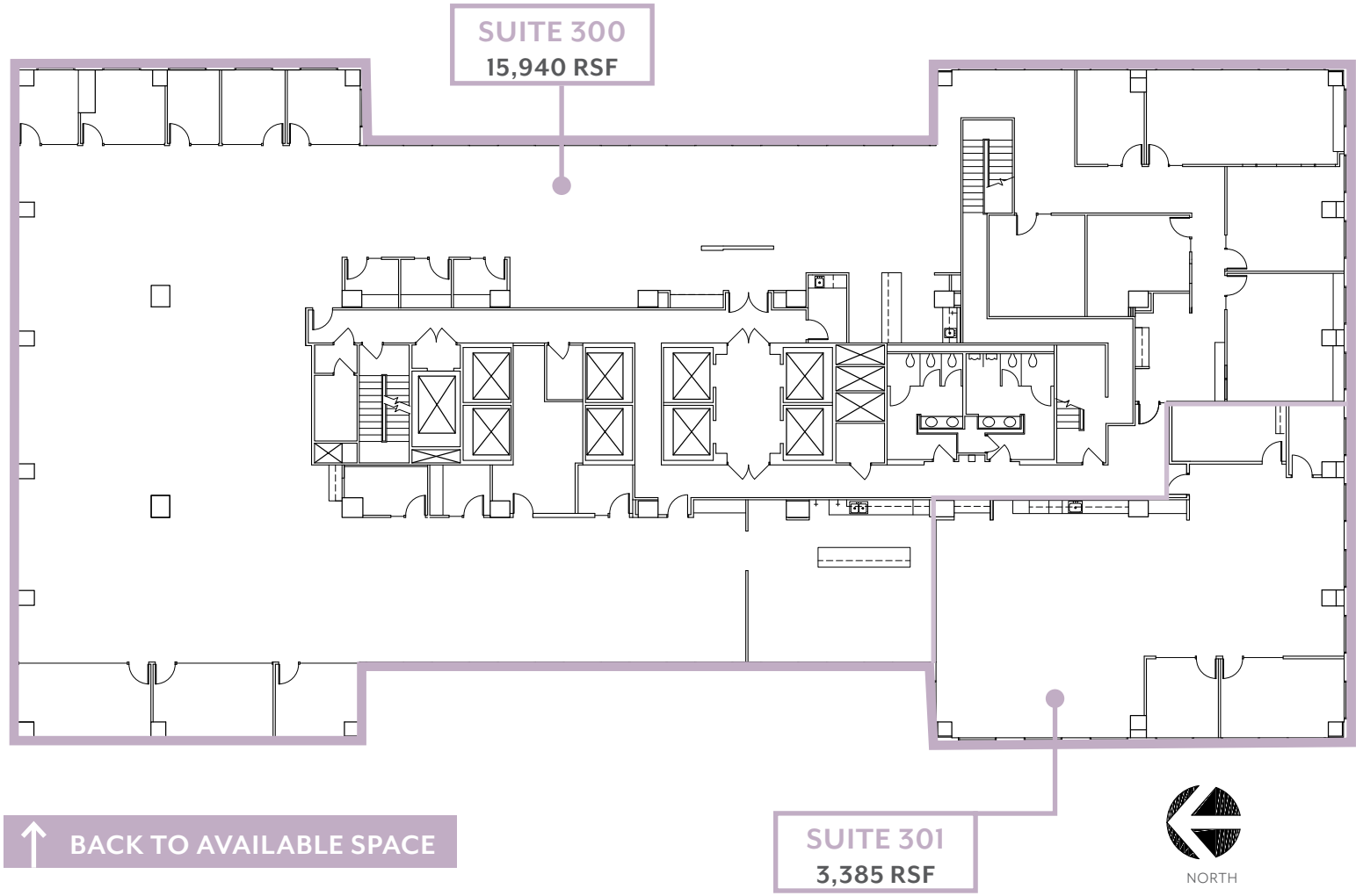
BELLEVUE PLACE BUILDING

3rd Floor · **Suite 300 & 301** · 19,325 RSF

SPACE FEATURES

- Available Now
- Currently two separate suites that combine for a total of 19,325 RSF
  - o Suite 300: 15,940 RSF
  - o Suite 301: 3,385 RSF
- Efficient open area and private offices with flexibility
- Open kitchen concept
- Renovated break area



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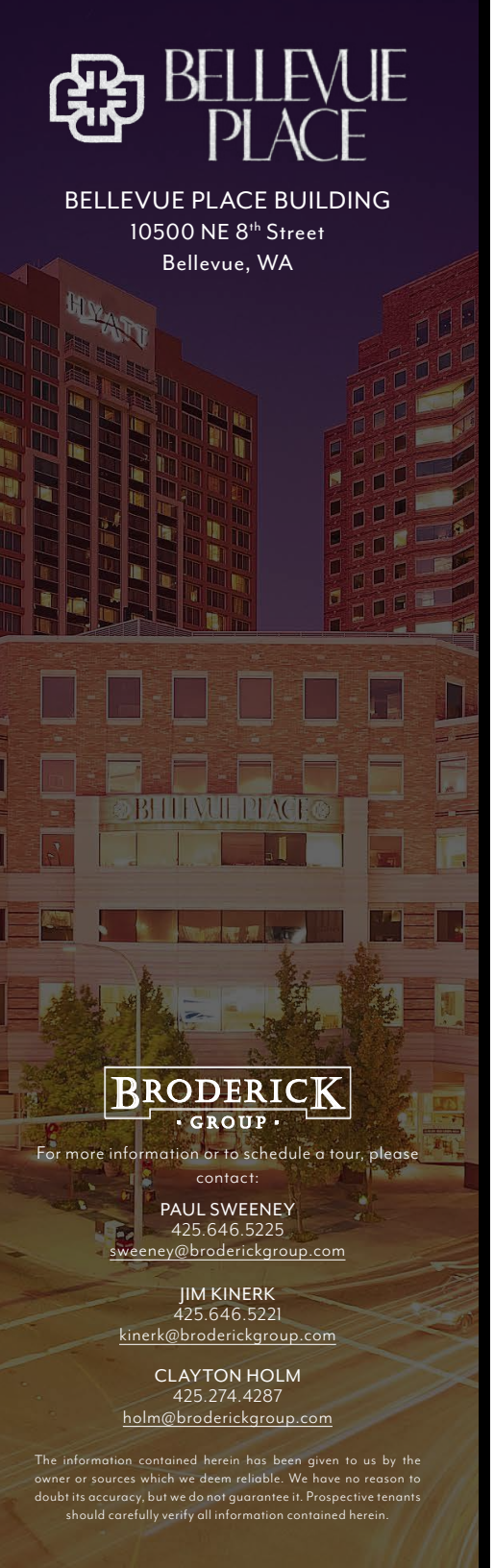

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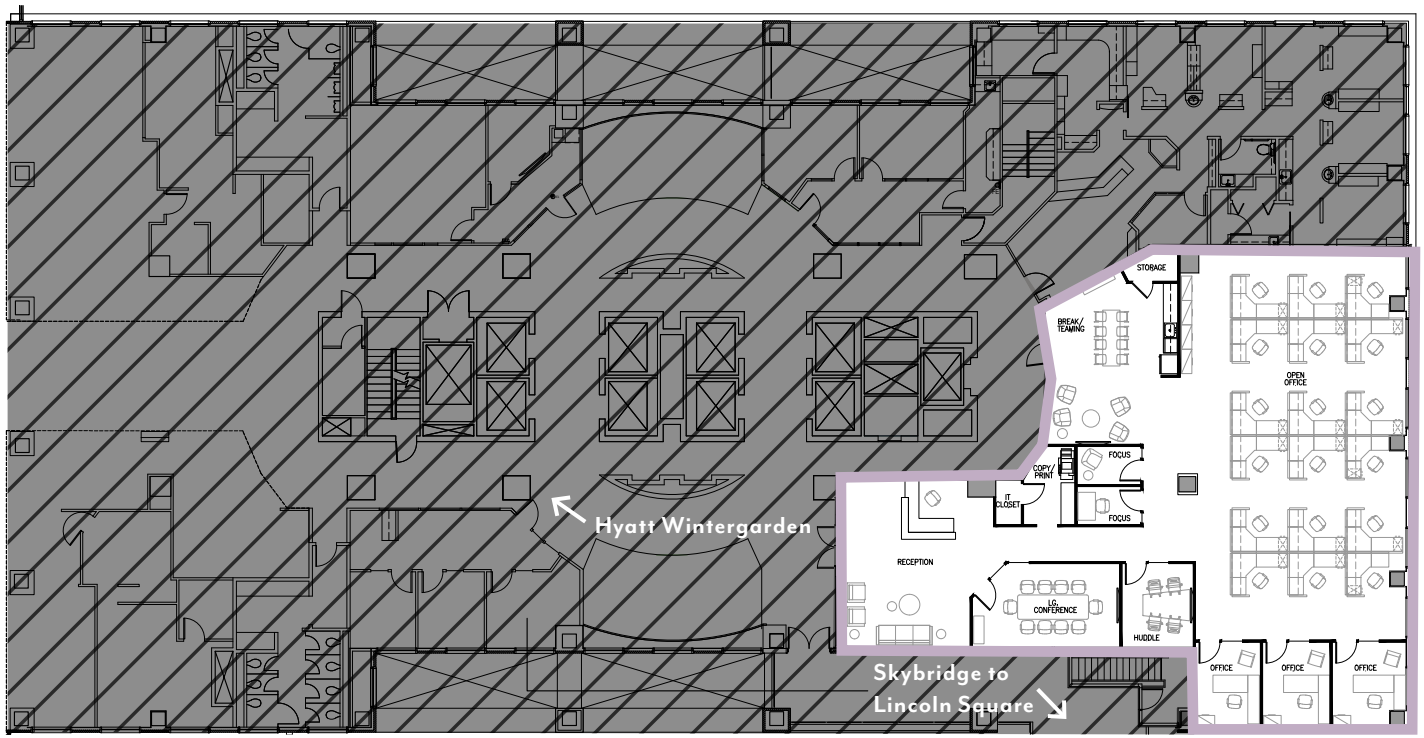
BELLEVUE PLACE BUILDING

2nd Floor • **Suite 214** • 5,023 RSF

CLICK TO TAKE A **VIRTUAL TOUR**

SPACE FEATURES

- Available Now
- Double door entry with substantial foot traffic and direct access to Bellevue Place / Lincoln Square North skybridge
- Easy to find; great for client-facing companies
- Exterior ceiling heights of 13.5'
- Overlooks NE 8th Street
- **Currently in shell condition, market plan shown below**



BACK TO AVAILABLE SPACE

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BELLEVUE PLACE

CORNER BUILDING
800 Bellevue Way NE
Bellevue, WA

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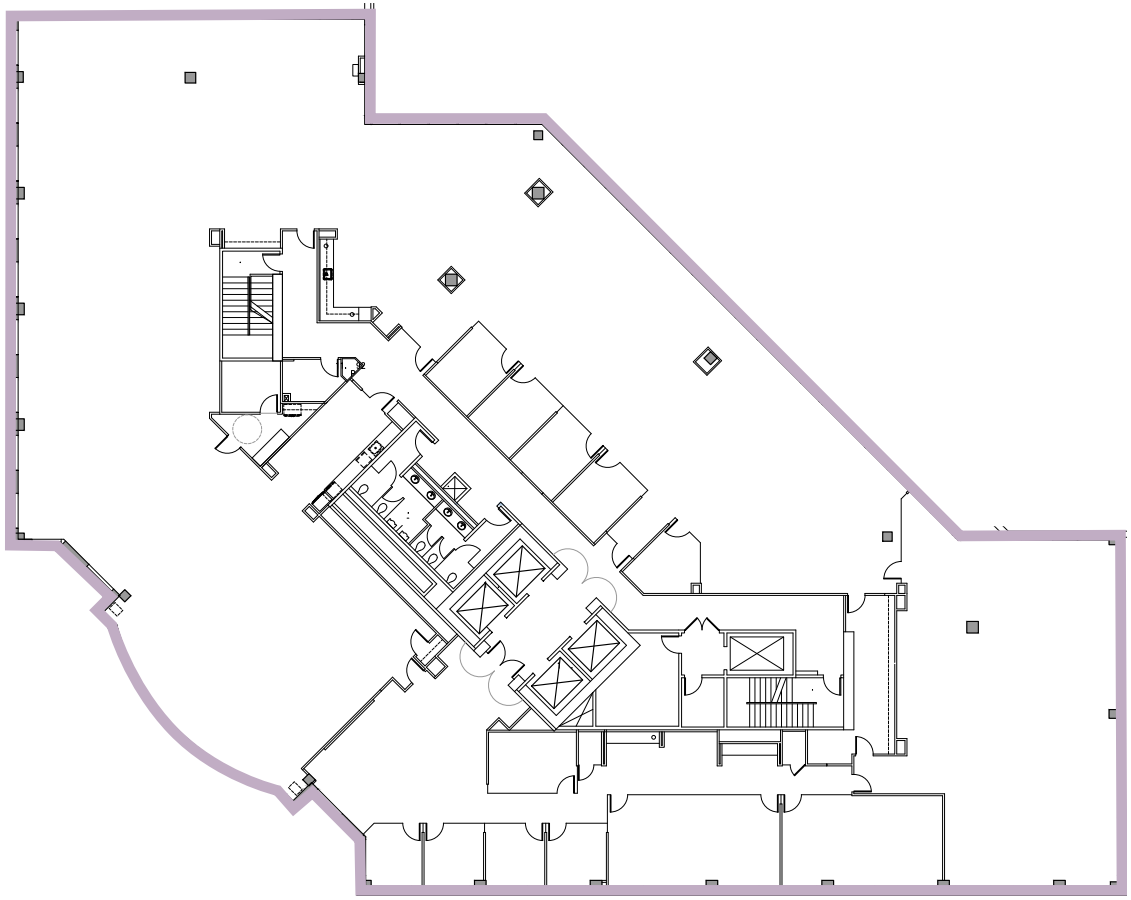
CORNER BUILDING

4rd Floor • **Suite 400** • 21,853 RSF

SPACE FEATURES

- Available February 1, 2027
- Great condition with reusable buildout
- Primarily open work space with plenty of interior conference rooms
- Four window line private offices
- **Can be combined with 3rd floor and 2nd floor for a total of 45,604 – 60,539 RSF**



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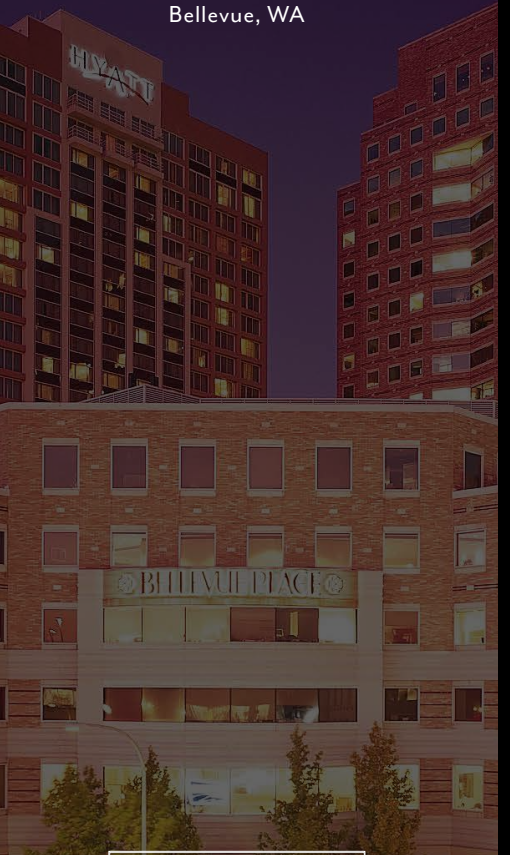
Bellevue, WA



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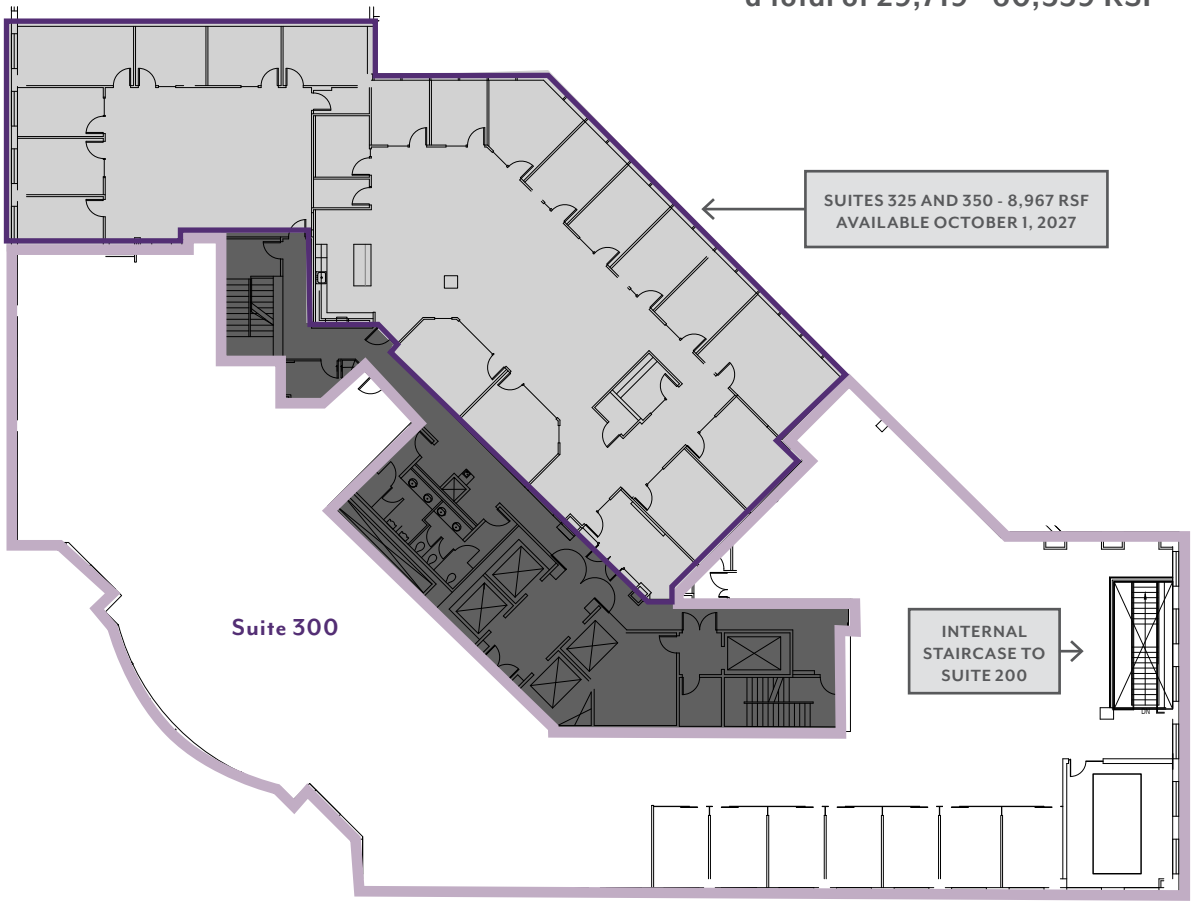
CORNER BUILDING

3rd Floor · **Suite 300** · **14,784 – 23,751 RSF**

CLICK TO TAKE A **VIRTUAL TOUR**

SPACE FEATURES

- Available Now
- Shell condition with a conference room and 7 private offices in place
- High-end glass private offices
- Connected to Suite 200 with an internal staircase
- New double-door glass entrance
- New elevator lobby and corridor renovation
- **Remaining spaces on the floor are available October 1, 2027 for a total of 23,751 RSF**
- **Ability to combine with Floor 2 and Floor 4 for a total of 29,719– 60,539 RSF**



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CORNER BUILDING

2nd Floor • **Suite 200** • 14,935 RSF

CLICK TO TAKE A **VIRTUAL TOUR**

SPACE FEATURES

- Available Now
- High ceilings
- High-end glass private office buildout
- Break area with seating and exposed ceilings
- Internal staircase to the 3rd floor

- **Can be combined with 3rd floor and 2nd floor for a total of 45,604 – 60,539 RSF**

BACK TO AVAILABLE SPACE