

KEY CENTER



KILROY

Designed for Connection—Inside and Beyond the Building.

Positioned in the heart of Downtown Bellevue, Key Center offers immediate access to top shopping, dining, and entertainment at Bellevue Square, Lincoln Square, The Shops at The Bravern, and Meydenbauer Center—all steps from the building.

Directly across from the Bellevue Transit Center and East Link Light Rail Station, and just three blocks from I-405, the location provides unmatched access for commuters and clients alike.

LEED Gold and ENERGY STAR NextGen certified, Key Center pairs its central location and strong connectivity with a commitment to sustainable performance.



At the Core of Downtown Bellevue



THE BUILDING

22-story, Class A office building, ~491,000 square feet.

PREMIER DESIGN

An established Bellevue high-rise, offering a welcoming, well-appointed lobby.

TRANSPORTATION HUB

Steps from the Bellevue Transit Center and East Link Light Rail Station with convenient freeway access via NE 4th and NE 8th Street.

NEARBY AMENITIES

Along the Pedestrian Corridor, Key Center is within blocks to over 3 million sq. ft. of retail, dining, and 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, Market Fresh, Inchin's Bamboo Garden, Jimmy John's along with additional retail services.

THE BOARD ROOM

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

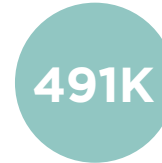
THE LOUNGE

Premium, activity-rich tenant lounge with concierge service, ideal for meetings or recharging with direct access to the 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

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The Lounge

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The Boardroom

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



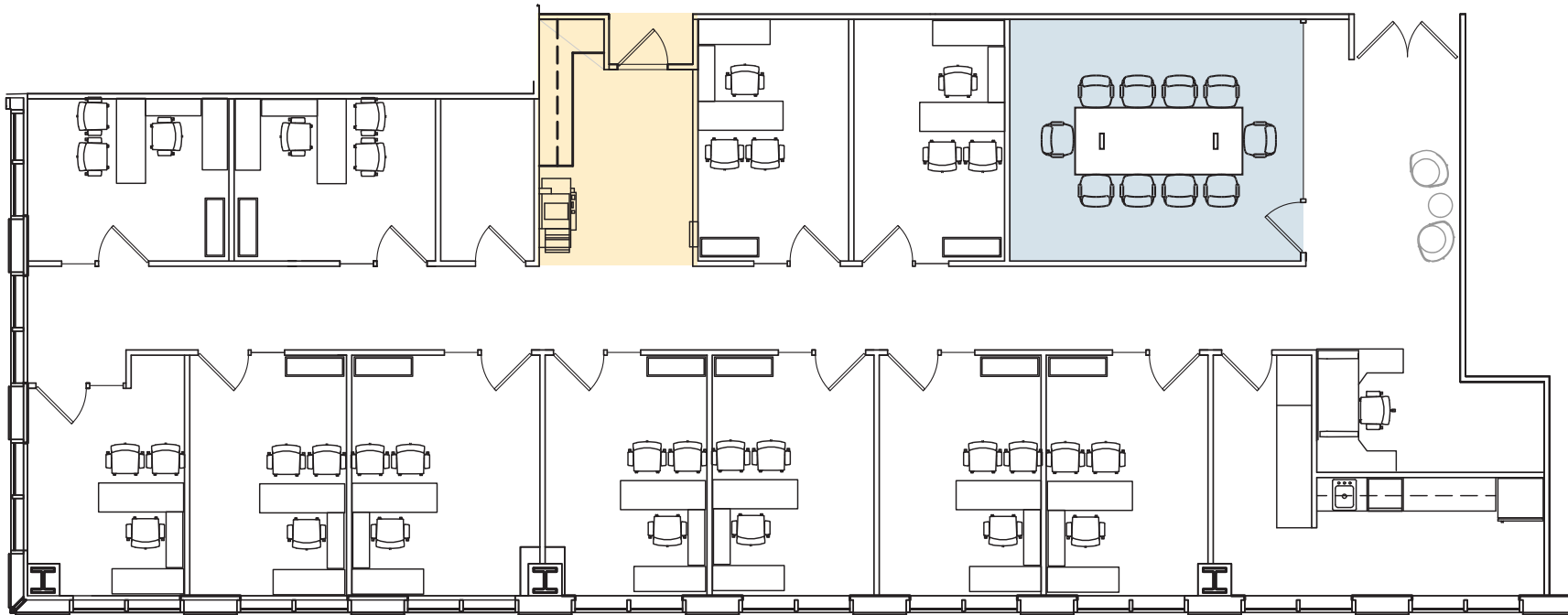
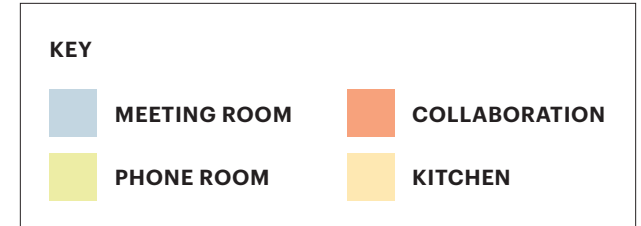
Available Space



| VIRTUAL TOUR | SUITE | SIZE | AVAILABILITY |
|--------------|-------------|------------|--------------|
| | <u>1850</u> | 3,679 RSF | NOW |
| | <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 | 1/1/2027 |
| | <u>410</u> | 16,619 RSF | NOW |
| | <u>400</u> | 6,502 RSF | NOW |

Suite 1850

- 3,679 RSF
- Available Now
- Short-term leases 10-24 months considered and preferred
- Corner space with large amount of window line
- Reception area
- Kitchen
- Conference room (seating for 10)
- 11 private offices (8 windowed, 3 interior)
- Copy storage



BACK TO AVAILABLE SPACE ↑





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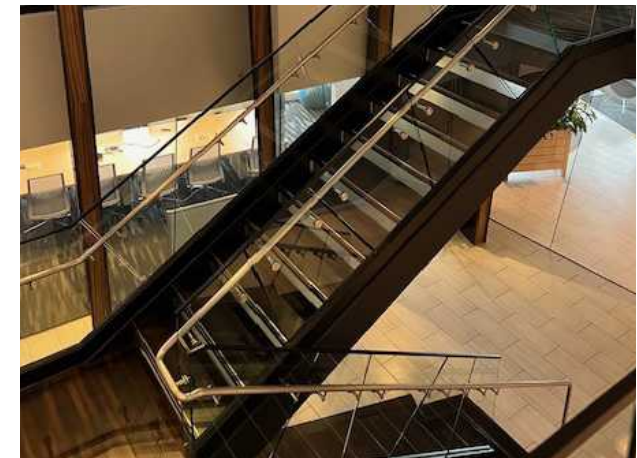
Suite 1700

- 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 |







BACK TO AVAILABLE SPACE ↑

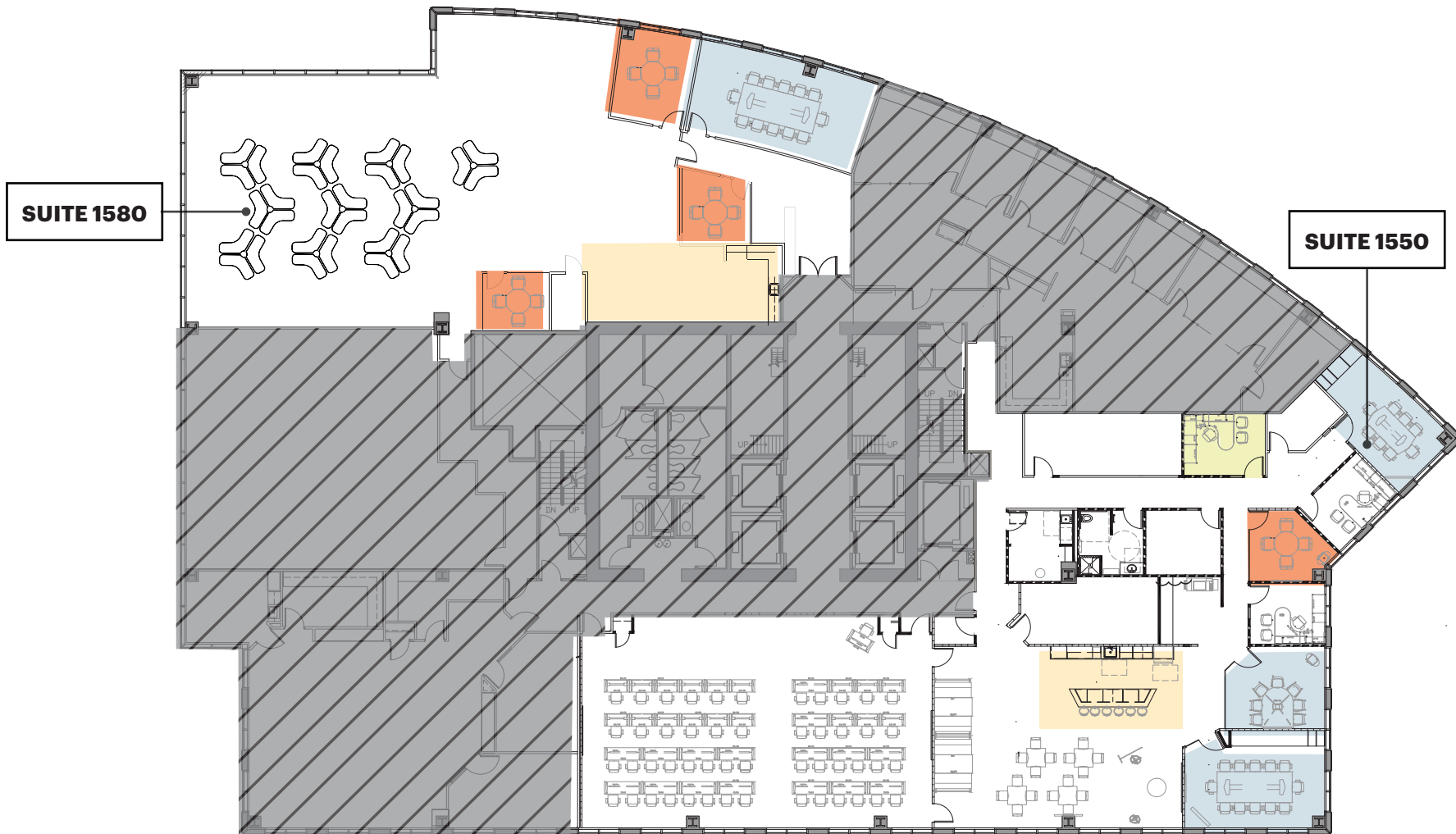
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Suite 1550 & 1580

- 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 |







BACK TO AVAILABLE SPACE ↑

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Suite 1200

- 22,954 RSF
- Available Now

KEY

| | |
|--|---|
|  MEETING ROOM |  COLLABORATION |
|  PHONE ROOM |  KITCHEN |







BACK TO AVAILABLE SPACE ↑

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Suite 1100

- 22,972 RSF
- Available Now

KEY

| | | | |
|---|--------------|---|---------------|
|  | MEETING ROOM |  | COLLABORATION |
|  | PHONE ROOM |  | KITCHEN |







BACK TO AVAILABLE SPACE ↑

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Suite 700

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

KEY

| | |
|--|---|
|  MEETING ROOM |  COLLABORATION |
|  PHONE ROOM |  KITCHEN |







BACK TO AVAILABLE SPACE ↑

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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 1/1/2027

KEY

| | |
|--|---|
|  MEETING ROOM |  COLLABORATION |
|  PHONE ROOM |  KITCHEN |







BACK TO AVAILABLE SPACE ↑

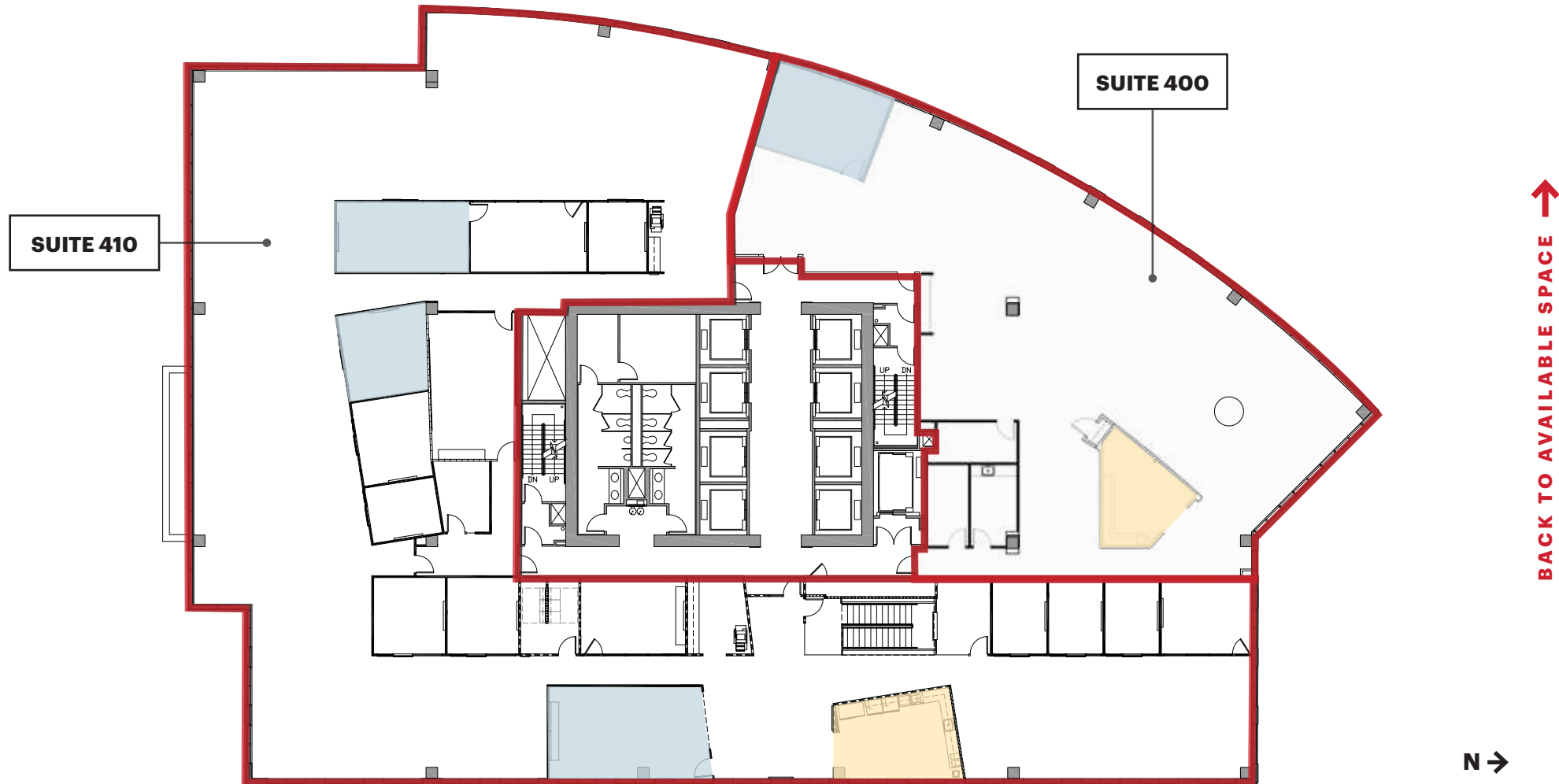
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Suite 400 & 410

- 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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