

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.

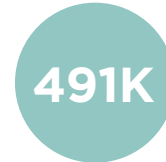
THE LOUNGE

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

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 concierge service, ideal for meetings or recharging with direct access to the west plaza.

The Boardroom

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KILROY

KEY CENTER | 601 108TH AVENUE NE, BELLEVUE, WA
KEYCENTER.KILROYREALTY.COM

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	NOW
	<u>410</u>	16,619 RSF	NOW
	<u>400</u>	6,502 RSF	NOW

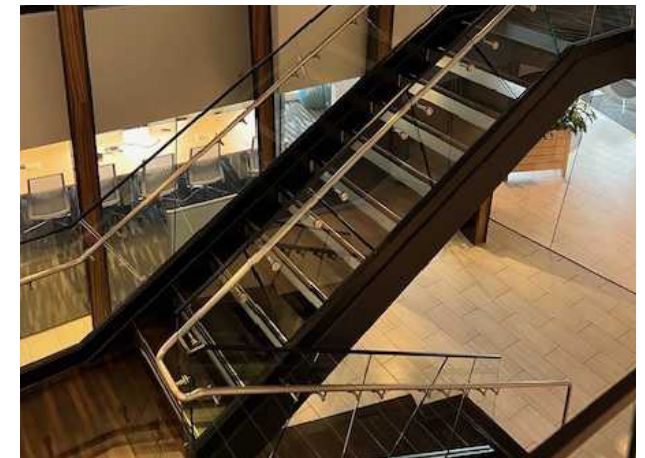
Suite 1700

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



KEY

	MEETING ROOM		COLLABORATION
	PHONE ROOM		KITCHEN



BACK TO AVAILABLE SPACE

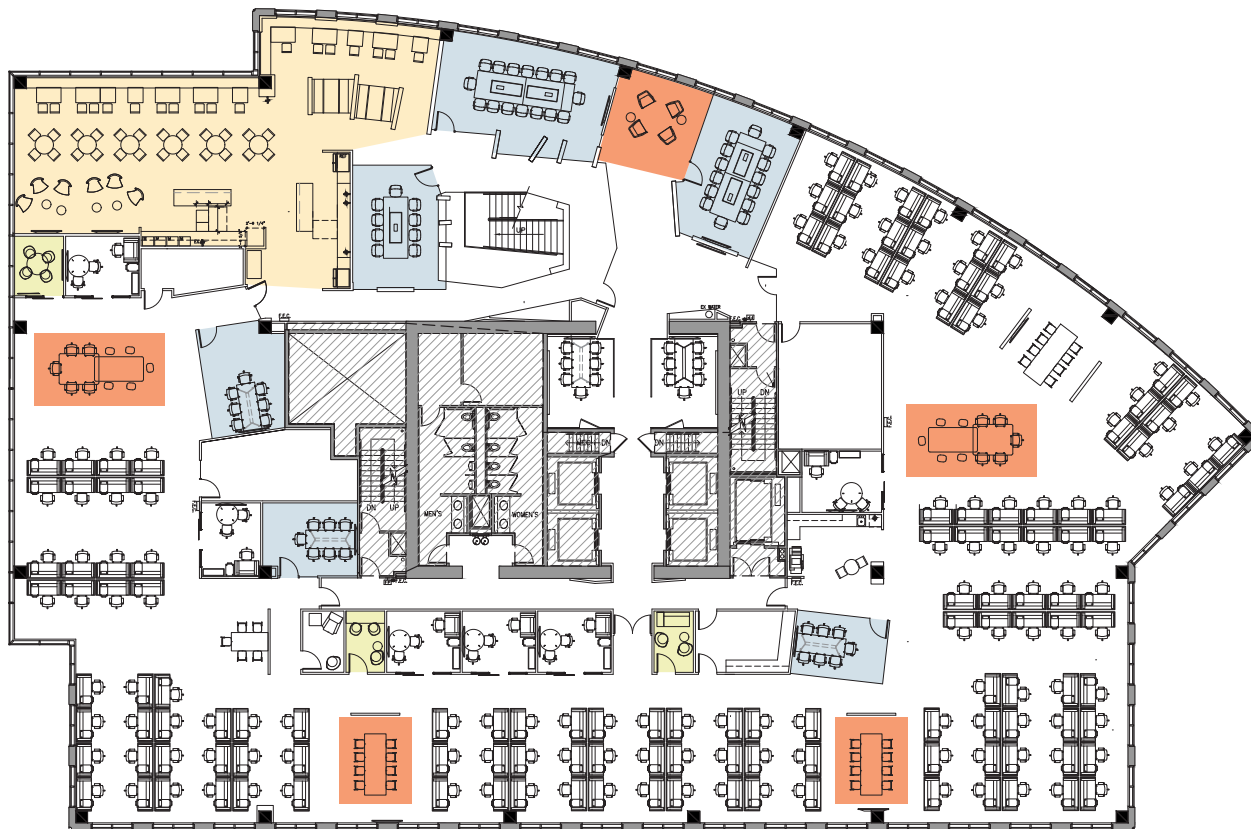
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Suite 1600

- 23,168 RSF
- Available Now — [VIRTUAL TOUR](#)
- Internal stairwell connecting to Suite 1700



KEY

	MEETING ROOM		COLLABORATION
	PHONE ROOM		KITCHEN



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Suite 1550 & 1580

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

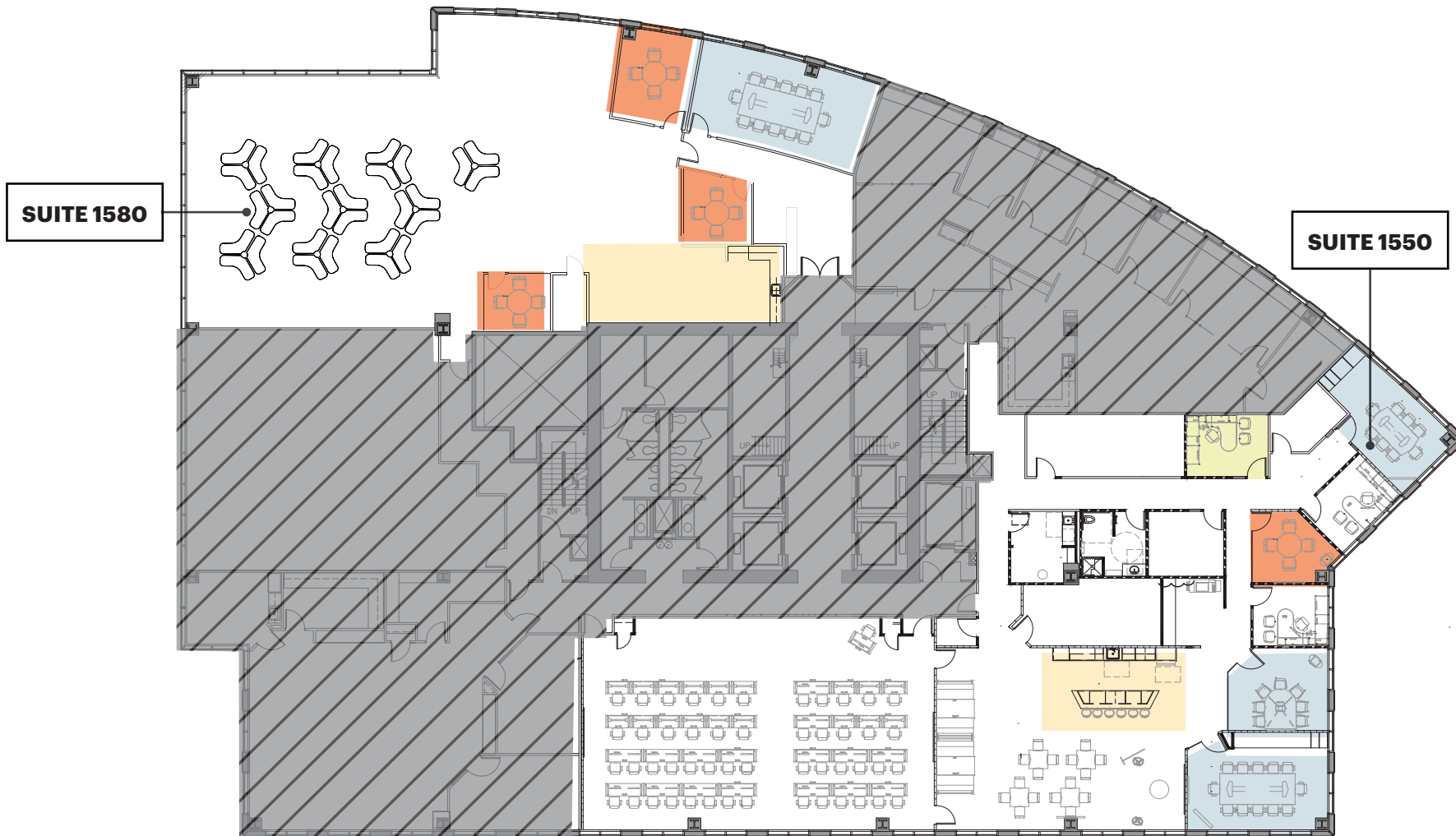
KEY

MEETING ROOM

COLLABORATION

PHONE ROOM

KITCHEN



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Suite 1400

- 22,925 RSF
- Available Now

KEY

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Suite 1200

- 22,954 RSF
- Available Now

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	PHONE ROOM		KITCHEN



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Suite 1100

- 22,972 RSF
- Available Now

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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

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	MEETING ROOM		COLLABORATION
	PHONE ROOM		KITCHEN



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Suite 500

- 23,098 RSF
- Available Now

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



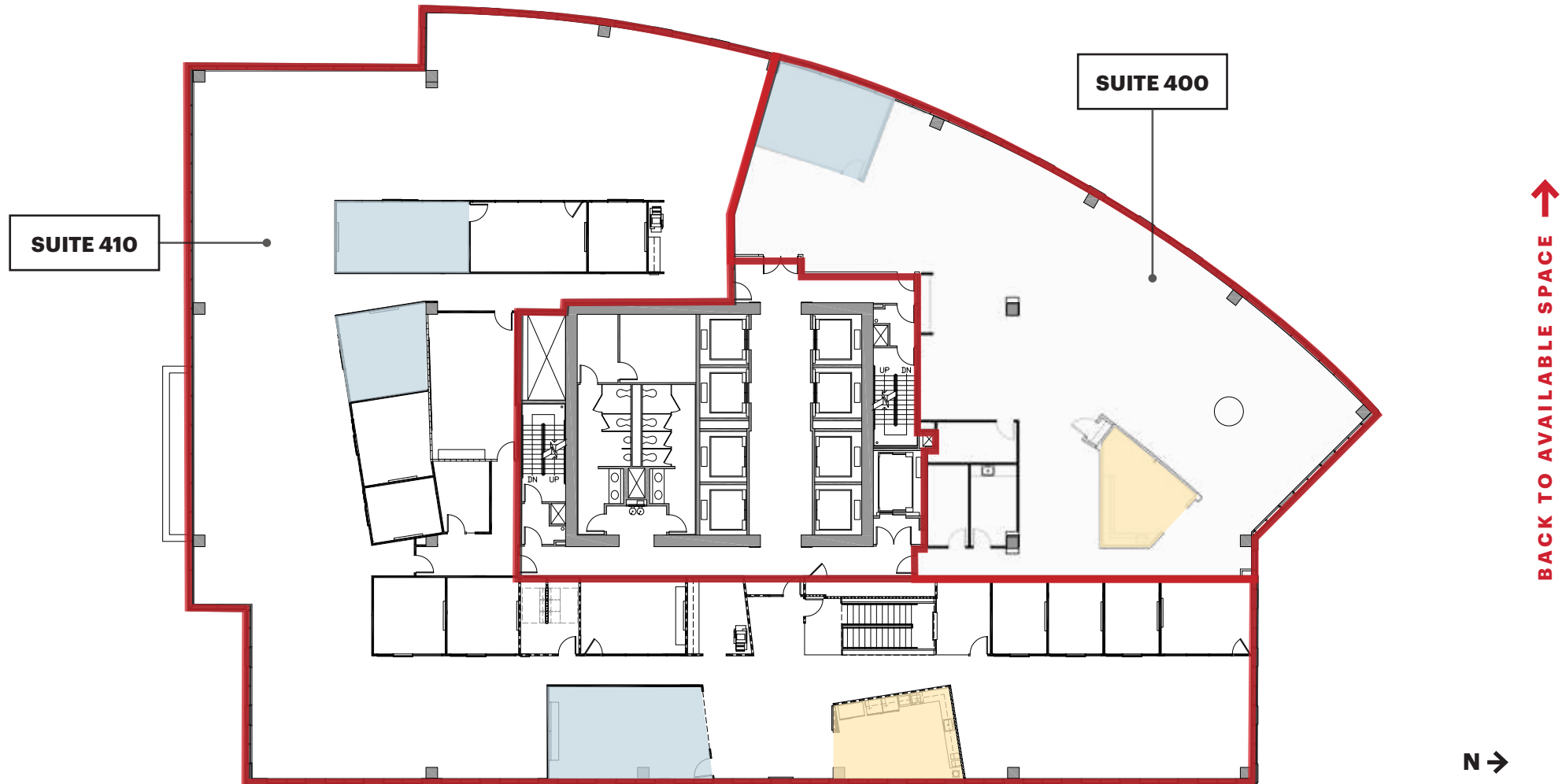
PHONE ROOM



COLLABORATION



KITCHEN





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