

CITY CENTER **BELLEVUE**

500 108th Avenue NE
Bellevue, Washington 98004

citycenterbellevue.com



BELLEVUE'S CENTERPIECE

NEARBY RESTAURANTS

THE BELLEVUE COLLECTION
 13 COINS RESTAURANT 24/7
 CACTUS
 CASTILLA
 DANIEL'S BROILER
 JOEY BELLEVUE
 SUITE RESTAURANT/LOUNGE
 TAVERN HALL
 THAI KITCHEN BIRD PEPPER
 THE CHEESECAKE FACTORY

LINCOLN SQUARE NORTH
 CYPRESS LOUNGE & WINE BAR
 DIN TAI FUNG
 EARL'S RESTAURANT + BAR
 PADDY COYNE'S IRISH PUB
 WOOD'S COFFEE

LINCOLN SQUARE SOUTH
 ASCEND PRIME STEAK & SUSHI
 BARON'S XI'AN KITCHEN & BAR
 CENTRAL BAR + RESTAURANT
 CIVILITY & UNREST
 CROSTA
 DOTE COFFEE BAR
 DUKE'S CHOWDER HOUSE
 FOGO DE CHÃO
 JAPONESSA SUSHI COCINA
 THE LAKEHOUSE
 LINCOLN SOUTH FOOD HALL
 WILD GINGER

CITY CENTER BELLEVUE

THE BRAVERN

EVERGREENS SALAD

EL GAUCHO BELLEVUE

FOB POKE BAR

TRANSIT CENTER

FUTURE EAST LINK LIGHT RAIL

BELLEVUE SQUARE

CHIPOTLE MEXICAN GRILL

POTBELLY SANDWICH SHOP

CITY HALL PLAZA

THE MELTING POT

NIBBANA THAI RESTAURANT

SEASTAR RESTAURANT & RAW BAR

L'EXPERIENCE PARIS - BELLEVUE

HAIDLAO HOT POT BELLEVUE

BAKE'S PLACE BAR & BISTRO

DOWNTOWN BELLEVUE PARK

HOKKAIDO RAMEN SANTOUKA BELLEVUE

DOUGH ZONE DUMPLING HOUSE

PAGLIACCI PIZZA

BLAZING BAGELS

BELLEVUE WAY SE

106TH AVE NE

108TH AVE NE

110TH AVE NE

112TH AVE NE

MAIN ST

NE 8TH ST

NE 6TH ST

NE 4TH ST

NE 2ND ST





Located in the center of Bellevue's business district, City Center Bellevue is Downtown Bellevue's most recognizable and uniquely designed skyscraper, offering 27 stories of Class A office space.

The building's large floor plates can accommodate single or multi-tenant layouts, and the sophisticated building systems meet the needs of today's high-tech companies.

City Center Bellevue features convenient access to mass transit, pedestrian

thoroughfares, as well as quick access to the region's freeways. Several on-site and nearby restaurants provide quick and delicious dining or lunch options for City Center Bellevue's tenants.

Views from the building include the Seattle skyline, Lake Washington, and surrounding mountain ranges. The adjacent 2.5 acre landscaped plaza provides an exceptional outdoor environment in the heart of downtown Bellevue.

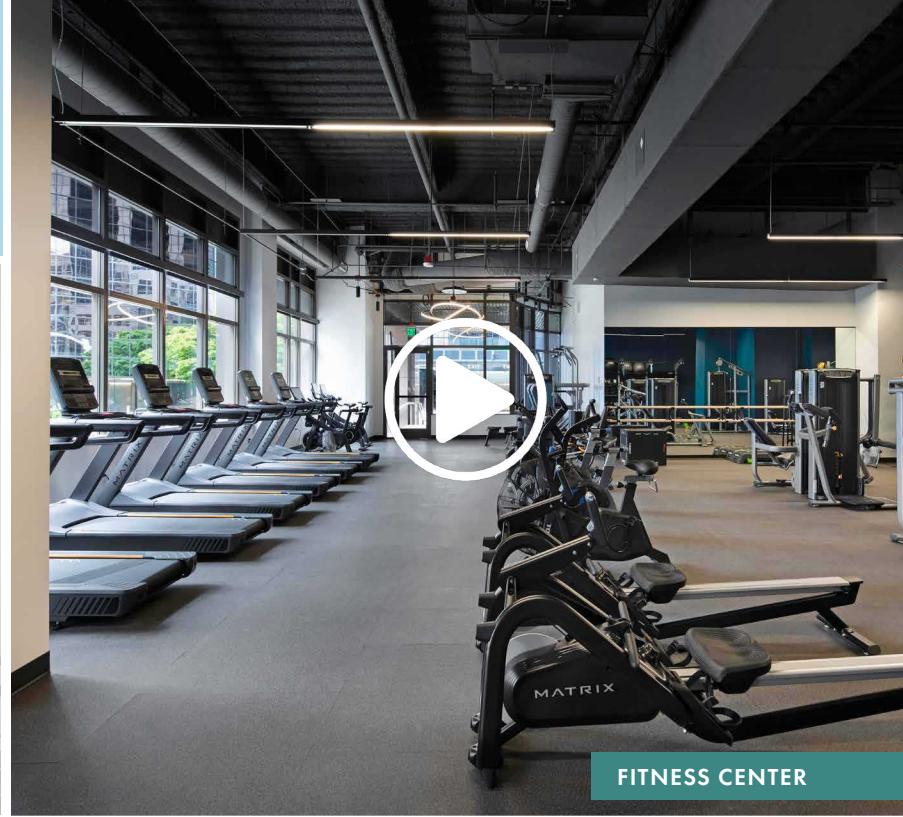


BUILDING AMENITIES

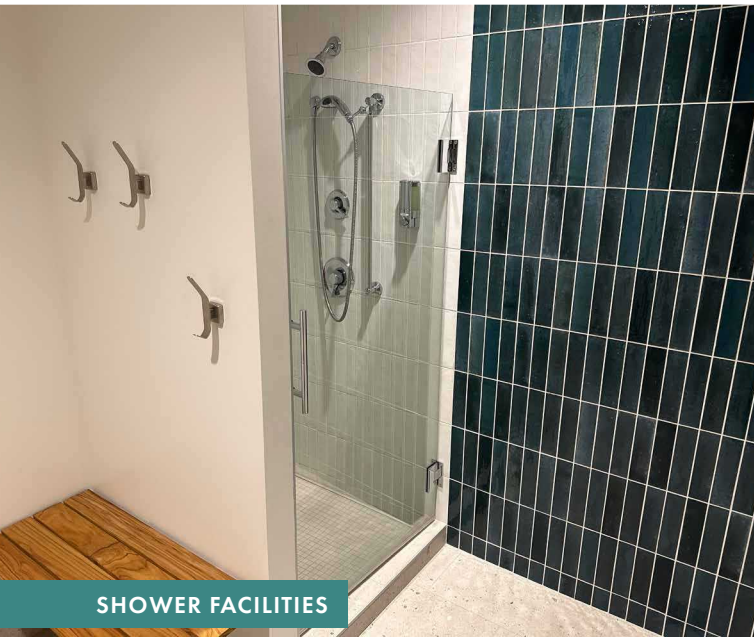
CLICK PLAY BUTTONS TO VIEW VIRTUAL TOURS



INDOOR BIKE STORAGE



FITNESS CENTER



SHOWER FACILITIES



CONFERENCE ROOM

BUILDING FACTS

YEAR BUILT:	1987
RBA:	498,606 SF
BUILDING AMENITIES:	Conference center, fitness center, indoor bike storage, renovated showers and lockers
RETAIL AMENITIES:	Mechanics Bank, Bowl Gogi, Pho Cyclo, Mercury Coffee, El Gaucho (across the Plaza)
LOCATION:	City Center Bellevue is located in the heart of Bellevue's Central Business District. The building is easily accessible via Interstate 405, Interstate 90, and the Public Transit Center, immediately adjacent to the building along N.E. 6th Street. The building has a 2.5 acre plaza to the east that features grassy areas, seating areas and water features.
AREA AMENITIES:	The building location is the east-end destination for the Pedestrian Corridor linking it to local recreation, hotels, restaurants, and retail centers such as Bellevue Square and Lincoln Square. Within walking distance are the Bellevue Public Library, Bellevue Art Museum, and Downtown Bellevue Park.
RENTAL RATES	Office: \$70.00 - \$75.00 per rentable square foot, Gross
OPERATING EXPENSES:	2026 Estimated - \$15.69 per rentable square foot
LEED CERTIFICATION:	LEED Gold
PARKING:	City Center Bellevue is equipped with a four level garage (720 covered spaces)
RATIO:	Two (2) stalls for every 1,000 square feet of rentable area.
EXTERIOR:	This contemporary 27 story building is clad in panels of rich, rose-tinted glass windows and spandrels. Its innovative multi-faceted design creates an angle architectural profile, which offers advantages to both small and large companies in creating unique office layouts. The distinctive clock tower at the entrance creates an exceptional visual appeal.
LOBBY:	The main lobby has an aura of contemporary elegance and modern luxury with its 16-foot ceiling and stylish flooring. The wall treatments are highlighted by hardwood paneling.
ELEVATORS:	Destination Elevators service the building's nine passenger elevators, four in the low-rise and five in the high-rise. The four-level garage has two dedicated elevators. One freight elevator services the building.
VIEW:	Six-foot-high windows showcase views of Meydenbauer Bay, Lake Washington, Mount Rainier, The Olympic and Cascade Mountain ranges and the downtown Seattle high-rise buildings.
SECURITY SYSTEM:	City Center Bellevue is equipped with a high-tech computerized access control system in addition to a 24-hour security guard.
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.
OWNERSHIP/ PROPERTY MANAGEMENT:	American Assets Trust



CURRENT AVAILABILITIES

TOUR	FLOOR / SUITE	SQ. FT.	AVAILABLE	COMMENTS
	<u>5 / 500</u>	12,547 RSF	9/1/2026	Market ready suite - under construction. Efficient floorplan to be delivered with high-end, Class-A finishes. Two private decks. Direct elevator lobby exposure.
	<u>6 / 650</u>	5,997 RSF	9/1/2026	Market ready suite - under construction. Efficient floorplan to be delivered with high-end, Class-A finishes. Suites 650 and 675 can be combined for a cumulative 10,949 RSF.
	<u>6 / 675</u>	4,952 RSF	9/1/2026	Market ready suite - under construction. Efficient floorplan to be delivered with high-end, Class-A finishes. Suites 650 and 675 can be combined for a cumulative 10,949 RSF.
	<u>17 / 1750</u>	3,196 RSF	10/1/2026	Very efficient buildout with two conference rooms, two private offices, kitchenette, and open work space. High quality second generation space with northern and eastern views.
	<u>18 / 1800</u>	5,675 RSF	12/1/2026	Perimeter private offices and conference rooms, open work space and kitchenette. 180-degree view of surrounding cityscapes, Cascade and Olympic mountain ranges, and surrounding landscapes.
	<u>23 / 2350</u>	10,838 RSF	2/1/2027	Upper bank space with high end finishes throughout. Efficient mix of private offices and open space. Lake Washington, Cascade and Olympic Mountain, and Mt. Rainier views.



SUITE 500

12,547 RSF

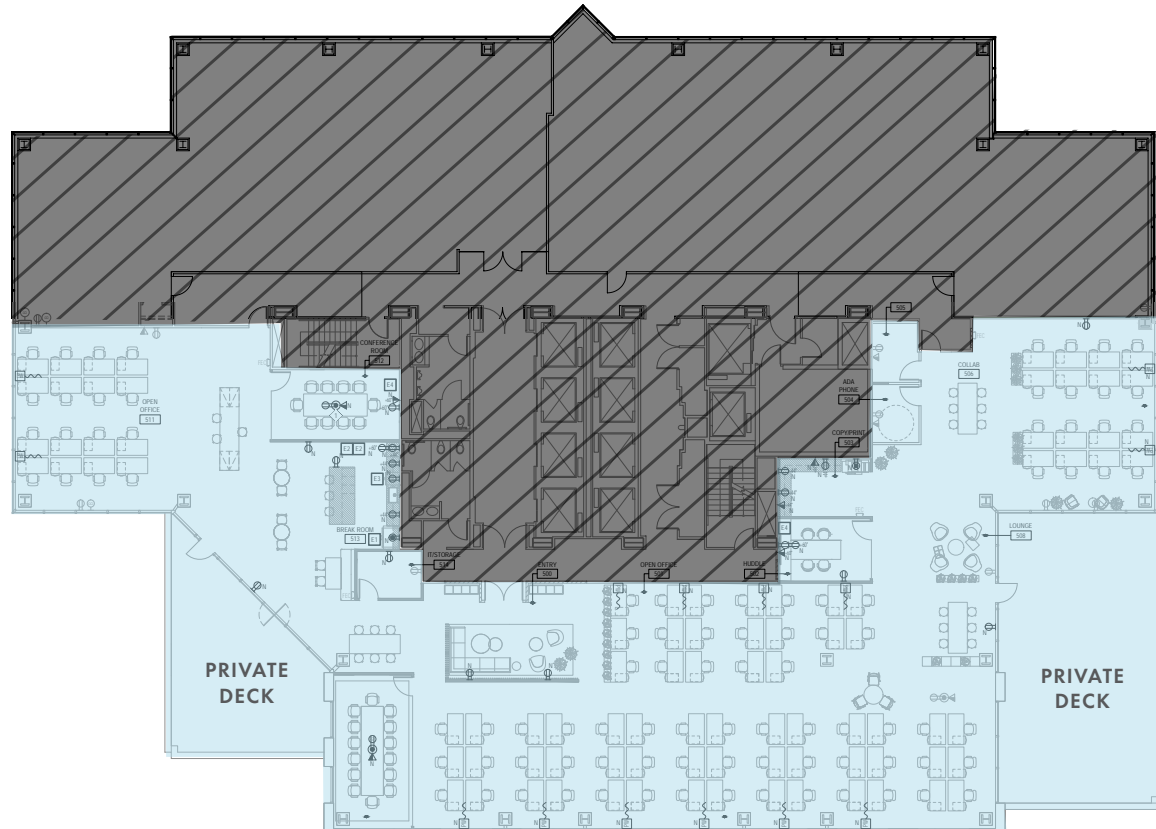
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Estimated Construction Completion September 1, 2026

MARKET READY SUITE - UNDER CONSTRUCTION

- Efficient floorplan to be delivered with high-end, Class-A finishes
- Two private decks
- Direct elevator lobby exposure



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Furniture shown is not included in Landlord's market ready work

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SUITE 650

5,997 RSF

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Estimated Construction Completion September 1, 2026

MARKET READY SUITE - UNDER CONSTRUCTION

- Efficient floorplan to be delivered with high-end, Class-A finishes
- **Suites 650 and 675 can be combined for a cumulative 10,949 RSF**



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SUITE 675

4,952 RSF

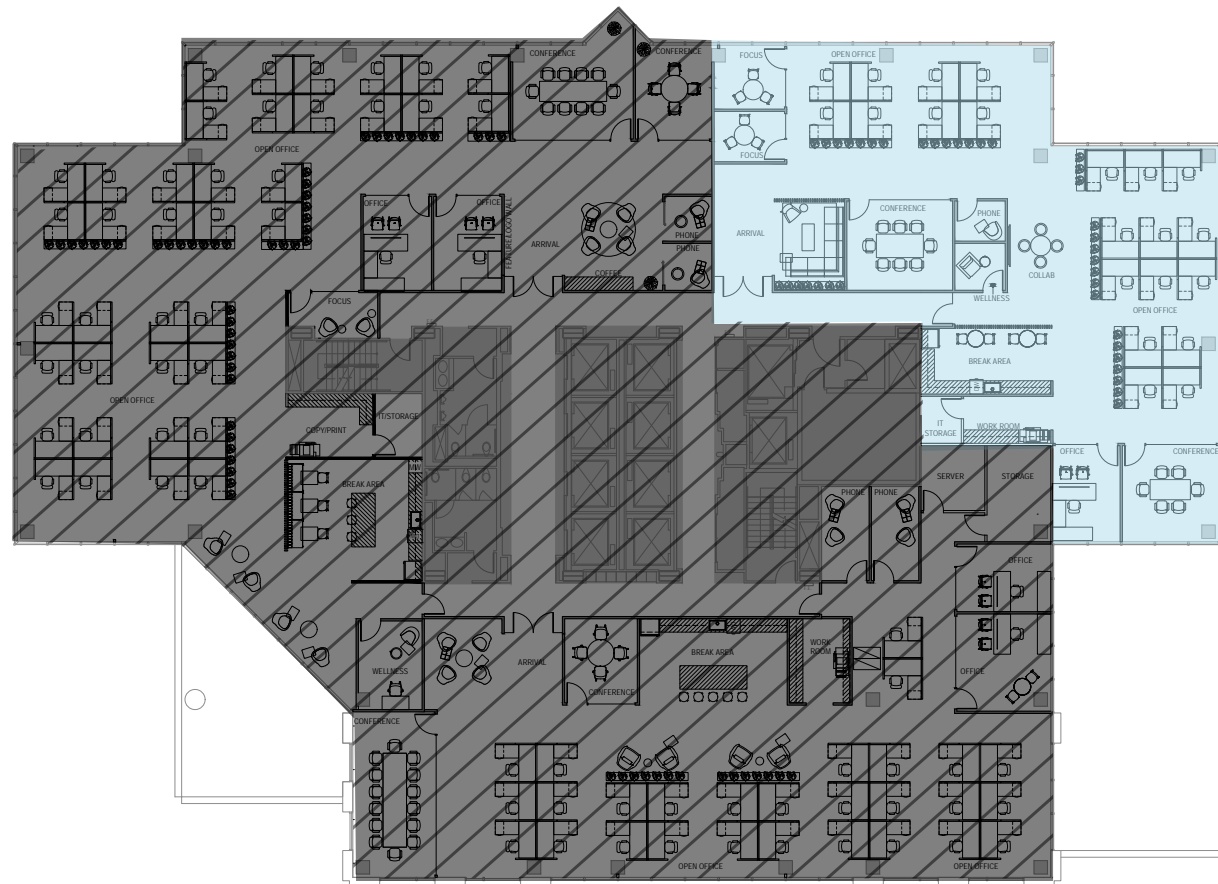
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MARKET READY SUITE - UNDER CONSTRUCTION

- Efficient floorplan to be delivered with high-end, Class-A finishes
- **Suites 650 and 675 can be combined for a cumulative 10,949 RSF**



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SUITE 1750

3,196 RSF

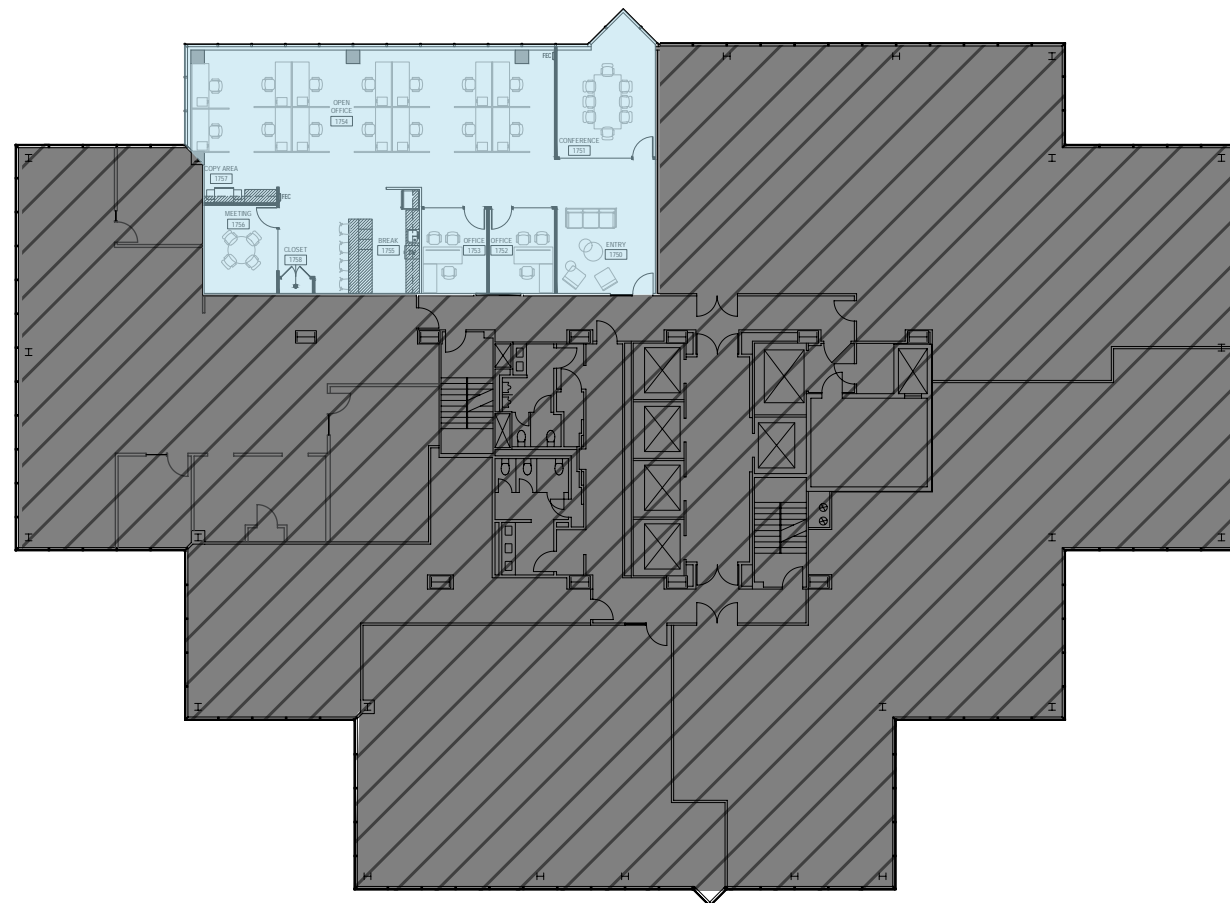
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Available 10/1/2026

- Very efficient buildout with two conference rooms, two private offices, kitchenette, and open work space
- High quality second generation space with northern and eastern views

 [VIEW VIRTUAL TOUR](#)



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SUITE 1800

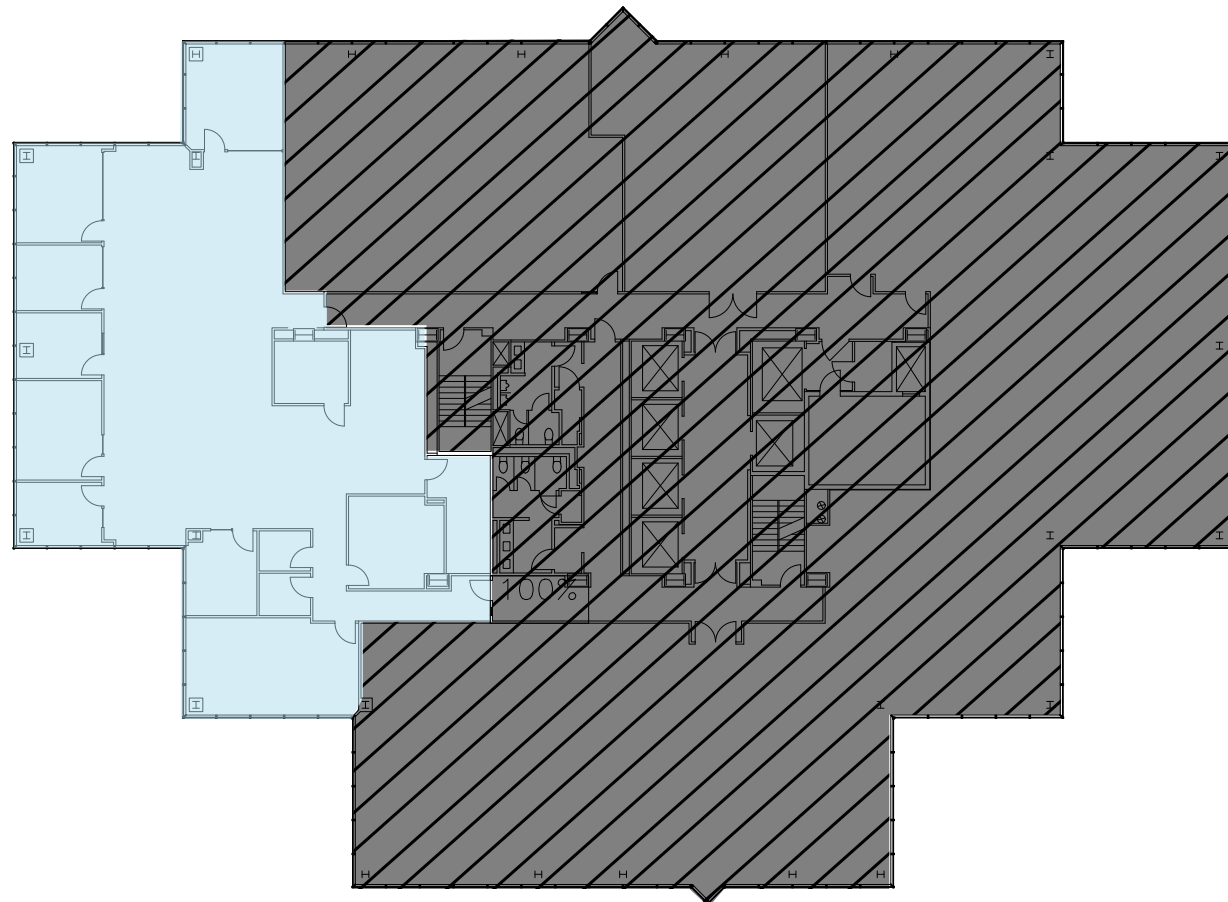
5,675 RSF

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Available 12/1/2026

- Perimeter private offices and conference rooms, open work space and kitchenette
- 180-degree view of surrounding cityscapes, Cascade and Olympic mountain ranges, and surrounding landscapes



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SUITE 2350

10,838 RSF

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Available 2/1/2027

- Upper bank space with high end finishes throughout
- Efficient mix of private offices and open space
- Lake Washington, Cascade and Olympic Mountain, and Mt. Rainier views



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