

A tall, modern skyscraper with a dark, faceted glass facade, reflecting the sky and surrounding buildings. The building has a stepped, geometric design. In the background, other glass skyscrapers are visible under a blue sky with scattered white clouds. The foreground shows some green trees and a street level.

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
 MAGGIANO'S LITTLE ITALY
 SUITE RESTAURANT/LOUNGE
 TAVERN HALL
 THAI KITCHEN BIRD PEPPER
 THE CHEESECAKE FACTORY

LINCOLN SQUARE

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

BELLEVUE SQUARE

CHIPOTLE MEXICAN GRILL

FOB POKE BAR

CITY CENTER BELLEVUE

EVERGREENS SALAD

EL GAUCHO BELLEVUE

THE BRAVERN

TRANSIT CENTER

FUTURE EAST LINK LIGHT RAIL

CITY HALL PLAZA

POTBELLY SANDWICH SHOP

THE MELTING POT

NIIBANA THAI RESTAURANT

SEASTAR RESTAURANT & RAW BAR

L'EXPERIENCE PARIS - BELLEVUE

HAIDILAO 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.





CONFERENCE ROOM



INDOOR BIKE STORAGE



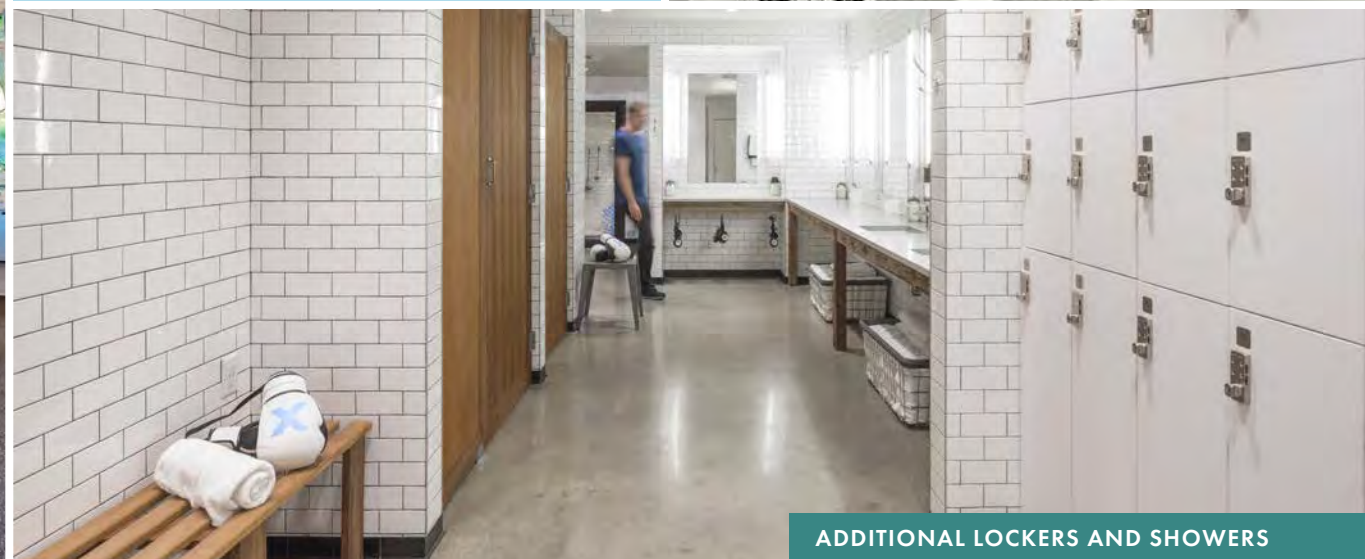
FITNESS CENTER

NEW

BUILDING AMENITIES

ANTICIPATED DELIVERY Q4 2022

**PHOTOS NOT SHOWING EXACT PLANS*



ADDITIONAL LOCKERS AND SHOWERS

BUILDING FACTS

YEAR BUILT:	1987
RBA:	497,083 SF
BUILDING AMENITIES:	Conference center, fitness center, indoor bike storage, renovated showers and lockers (coming soon)
RETAIL AMENITIES:	HomeStreet Bank, El Gaucho (across the Plaza), Bowl Gogi, Pho Cyclo, Mercury Coffee, Jordan Barber Shop, L'Etoile Salon
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: \$67.00 - \$70.00 per rentable square foot, Full Service
OPERATING EXPENSES:	2022 Estimated - \$16.04 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

FLOOR / SUITE	SQUARE FOOTAGE	AVAILABILITY DATE	COMMENTS
<u>5 / 500</u>	20,516 RSF	3/1/2023	Multi-tenant floor that can be converted for a full floor user, two private decks. Two contiguous floors that can be combined for a cumulative 39,110 RSF.
<u>6 / 600</u>	18,594 RSF	3/1/2023	Open tech space with interior private offices and conference rooms, break room, kitchenette, and lockers. Two contiguous floors that can be combined for a cumulative 39,110 RSF.
<u>9 / 960</u>	2,265 RSF	Now	Private offices, conference room, reception area. South-East views. Can be combined with Suite 980 for a cumulative 5,251 RSF.
<u>9 / 980</u>	2,986 RSF	1/1/2023	Open work space, kitchenette, one private office, and two conference rooms. Bright natural light from unobstructed window line. Can be combined with Suite 960 for a cumulative 5,251 RSF.
<u>17 / 1750</u>	3,150 RSF	Now	New Market-Ready space coming available. Space will include two private offices, conference room, small huddle room, and abundant natural light on the North Eastern corner of the City Center Bellevue. Landlord is installing Class A finishes top-bottom.
<u>23 / 2300</u>	5,323 RSF	Now	Elevator lobby exposure, open work space, mix of perimeter private offices, conference rooms, and kitchenette. South and West facing views.
<u>25 / 2500</u>	14,390 RSF	12/1/2022	Full floor availability. Perimeter offices and 360 degree views. Two private decks. Open work space, conference rooms, and kitchenette. Can be combined with Floors 26 and 27 for a total of 31,852 RSF.
<u>26 / 2600</u>	12,192 RSF	12/1/2022	Full floor availability with 360 degree views and a private balcony. Open work space, interior private offices, conference rooms, and kitchenette. Interior stairwell connecting Suites 2600 and 2700. Must be leased with Suite 2700 for a total of 17,462 RSF.
<u>27 / 2700</u>	5,270 RSF	12/1/2022	Small full floor availability. 360 degree views. Open work space, interior private offices, conference rooms, and kitchenette. Interior stairwell connecting Suites 2600 and 2700. Must be leased with Suite 2600 for a total of 17,462 RSF.



SUITE 500

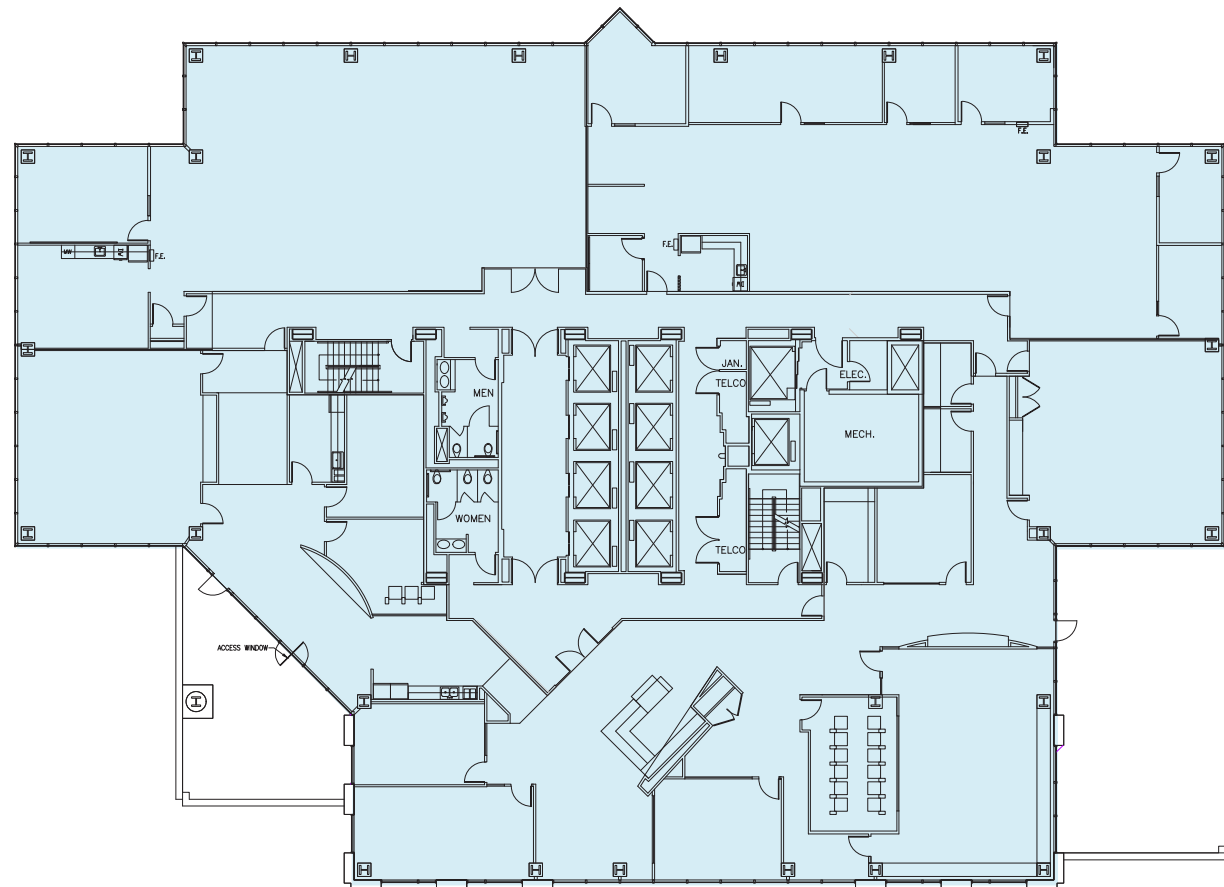
20,516 RSF

CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available 3/1/2023

- Multi-tenant floor that can be converted for a full floor user
- Two private decks
- Can be combined with Suite 600 for a total of 39,110 RSF



AMERICAN
ASSETS
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SUITE 500

20,516 RSF

CITY CENTER **BELLEVUE**

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Available 3/1/2023

CONCEPTUAL FLOOR PLAN

- Multi-tenant floor that can be converted for a full floor user
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SUITE 600

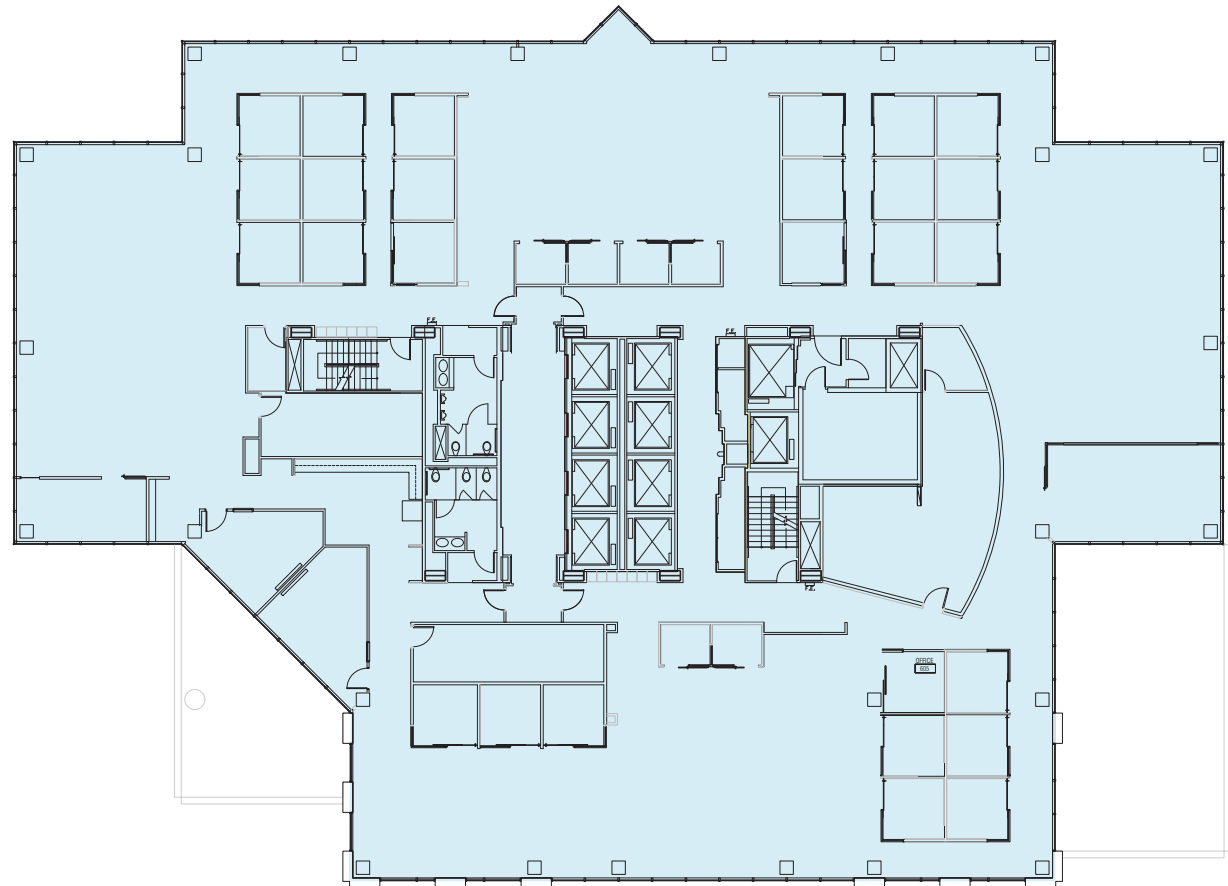
18,594 RSF

CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available 3/1/2023

- Open tech space with interior private office and conference rooms
- Break room, kitchenette, and lockers
- Can be combined with Suite 500 for a total of 39,110 RSF



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SUITE 600

18,594 RSF

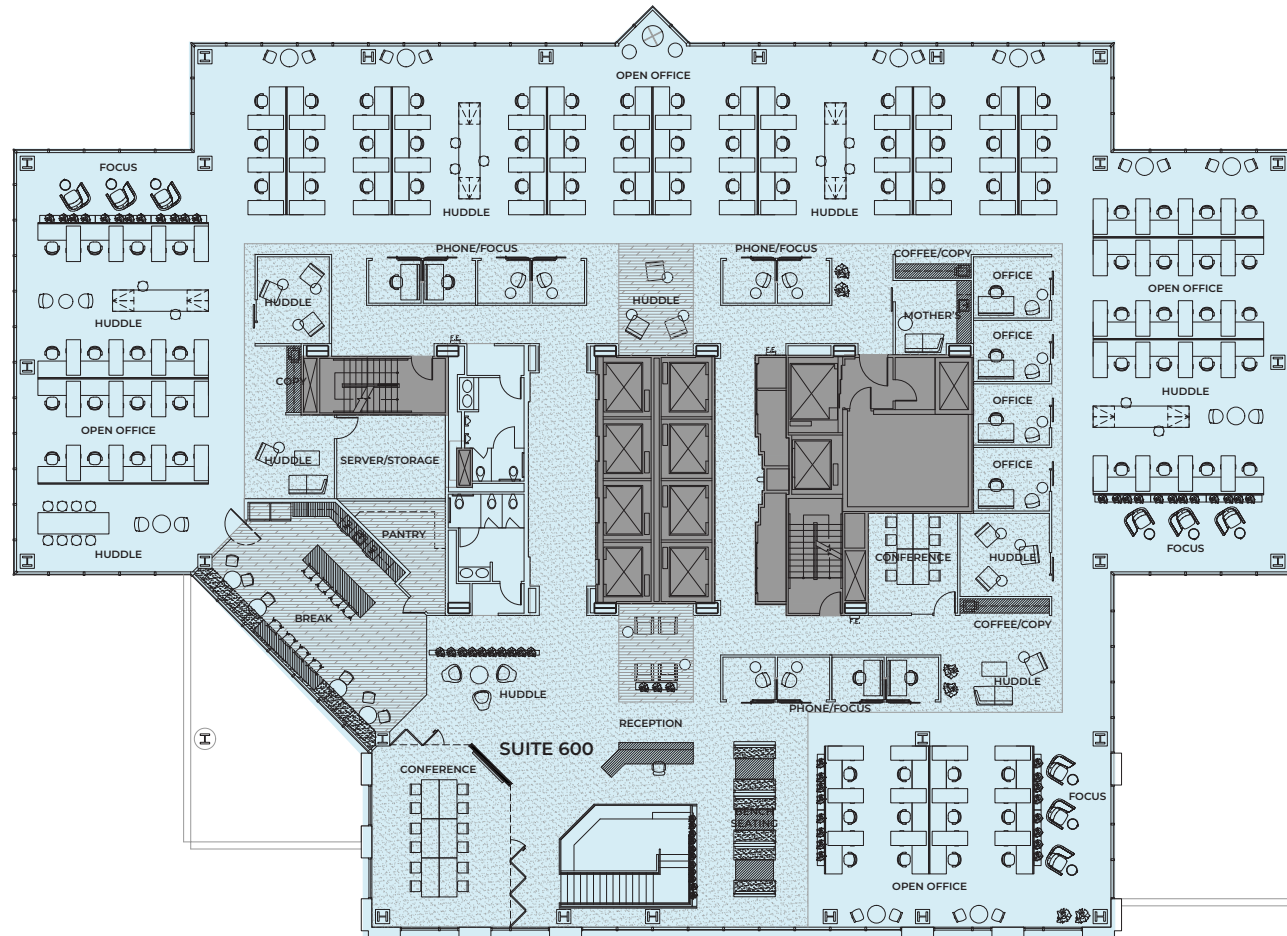
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SUITE 960

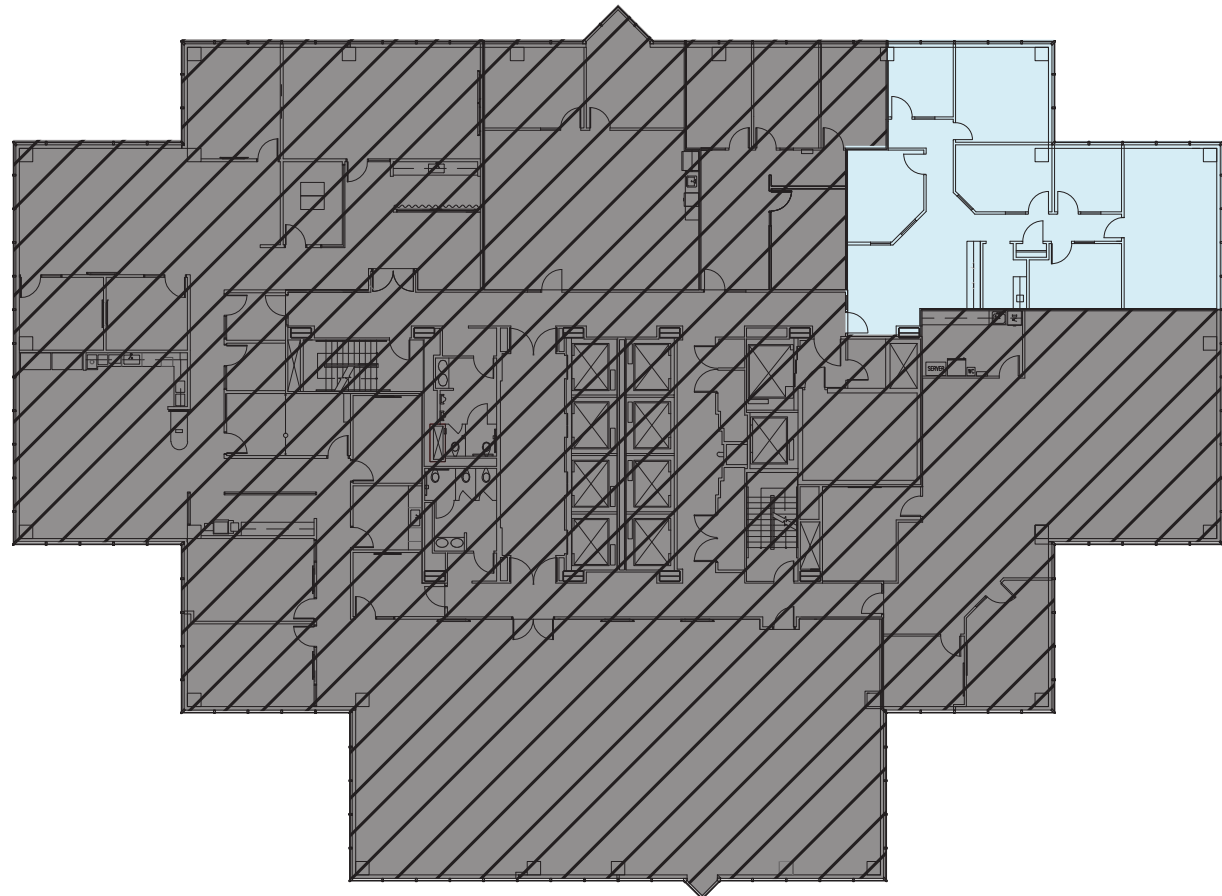
2,265 RSF

CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available Now

- Four private offices and two conference rooms
- Reception area
- South-East views
- Can be combined with Suite 980 for a cumulative 5,251 RSF



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SUITE 980

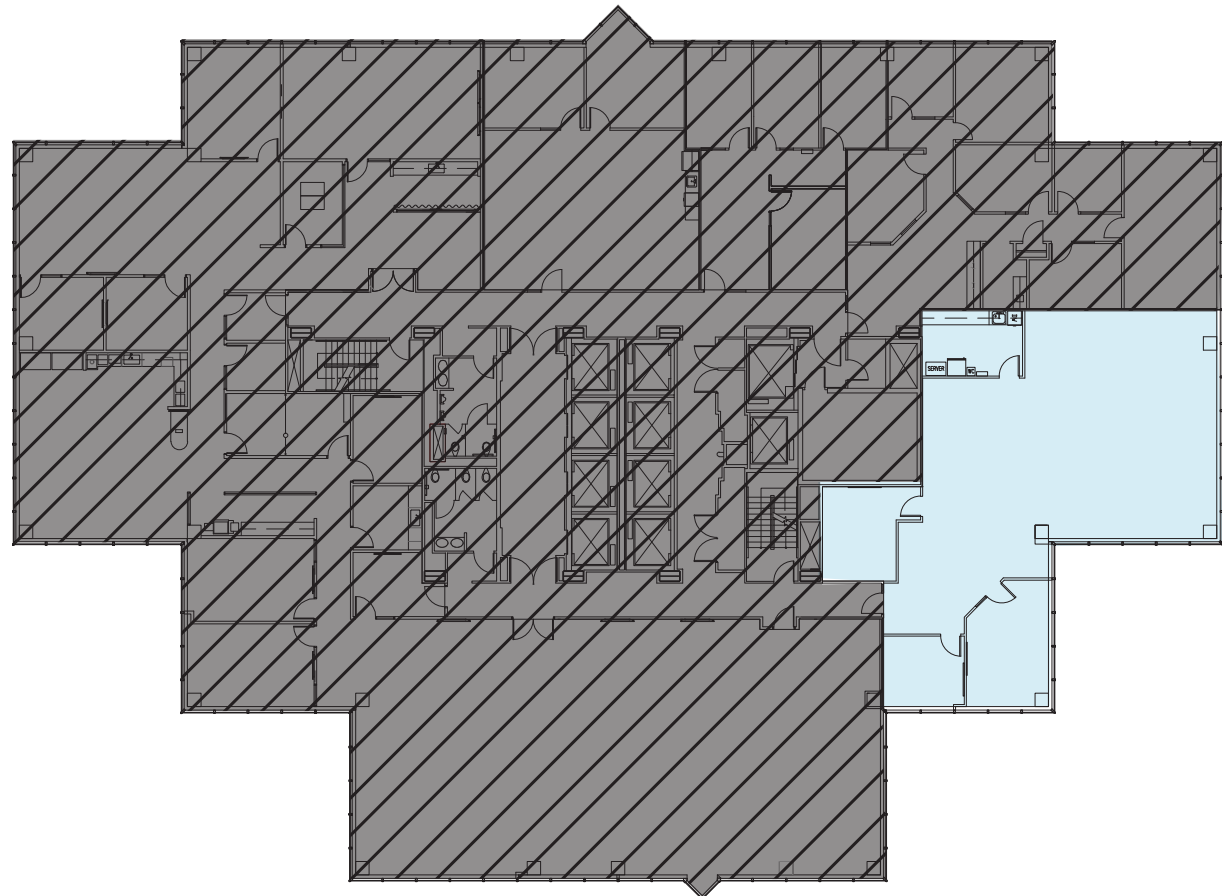
2,986 RSF

CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available 1/1/2023

- Open work space, kitchenette, one private office, and two conference rooms
- Bright natural light from unobstructed window line
- Can be combined with Suite 960 for a cumulative 5,251 RSF



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SUITE 960/980

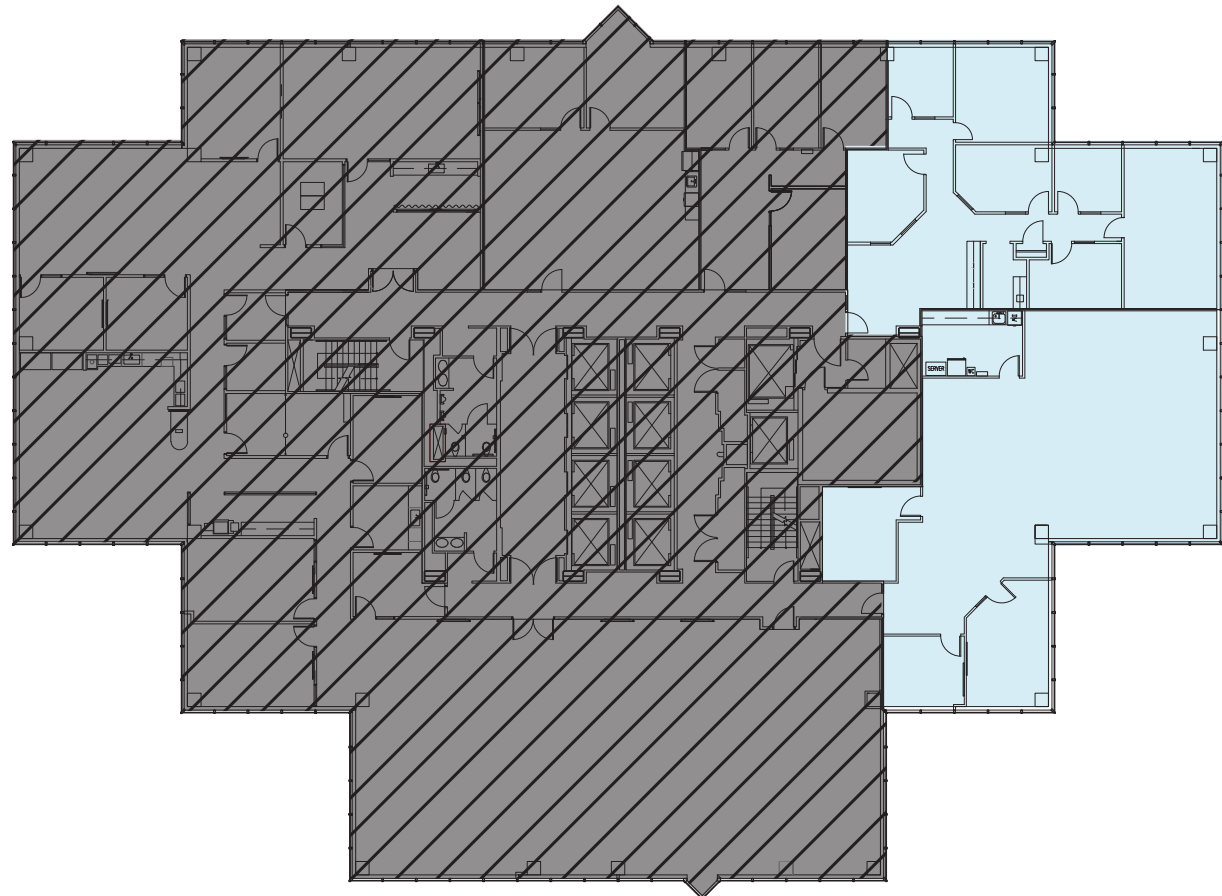
5,251 RSF

CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available 1/1/2023

- Mix of private offices, conference rooms, open space, kitchenette, and reception
- Bright, natural light from unobstructed window line
- Southeastern and Southwestern views



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SUITE 1750

3,150 RSF

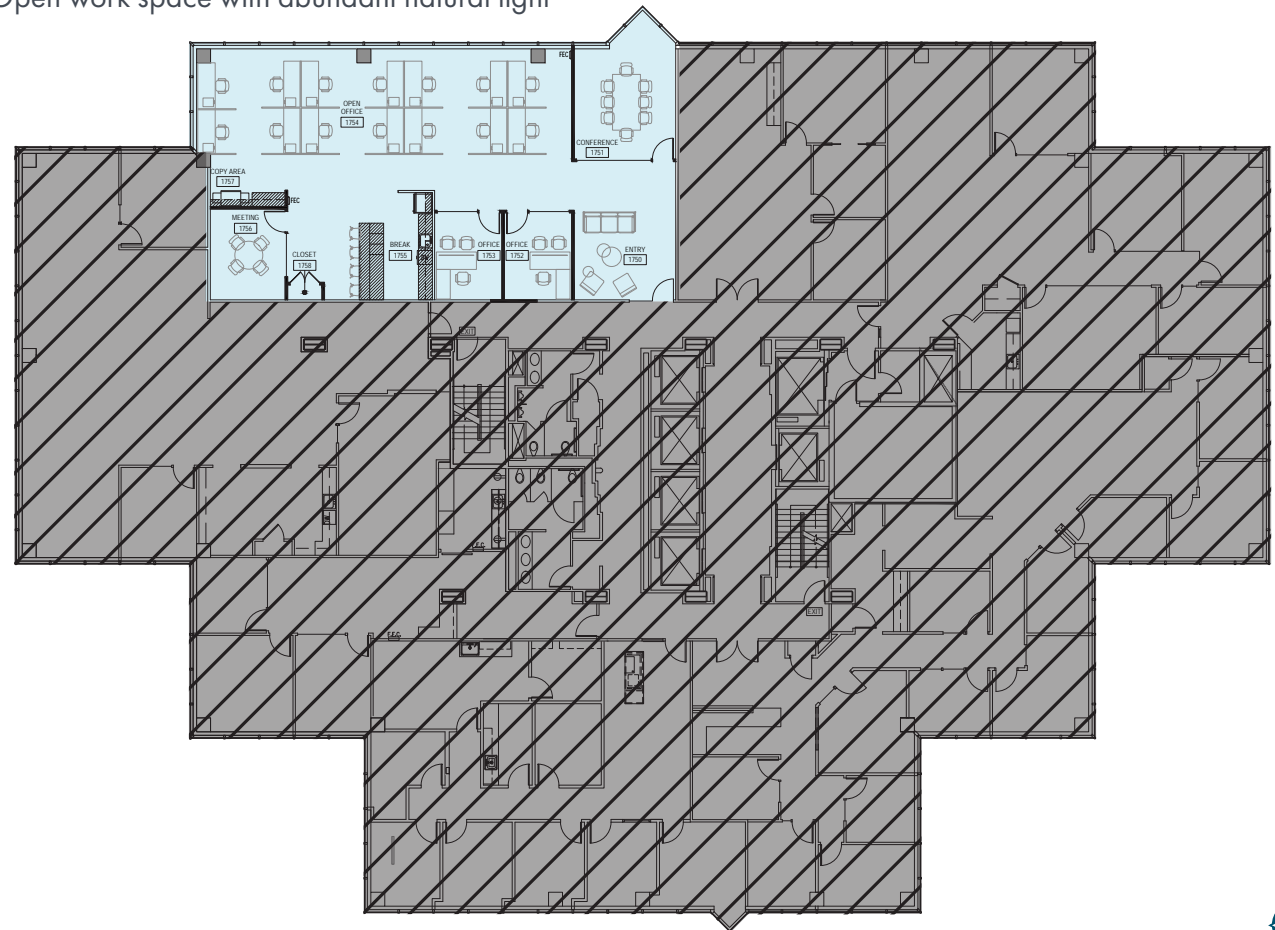
CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available Now –
Anticipated Delivery Q3 2022

MARKET-READY FLOORPLAN

- Market-Ready space with Class A finishes
- Large and small conference rooms
- Private offices
- Open work space with abundant natural light



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SUITE 2300

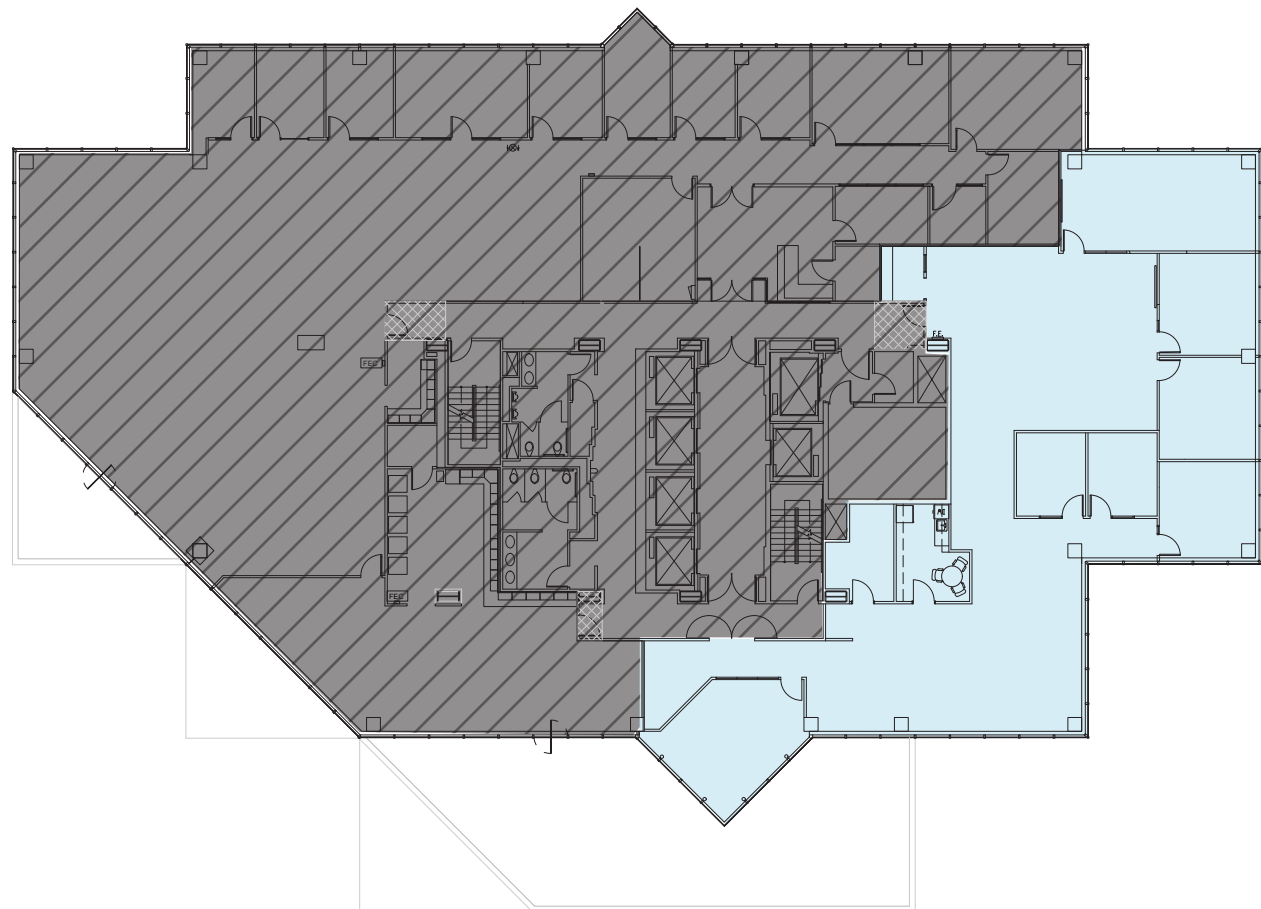
5,323 RSF

CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available Now

- Elevator lobby exposure
- Open work space
- Mix of perimeter private offices and conference rooms
- Kitchenette
- South and West facing views



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SUITE 2500

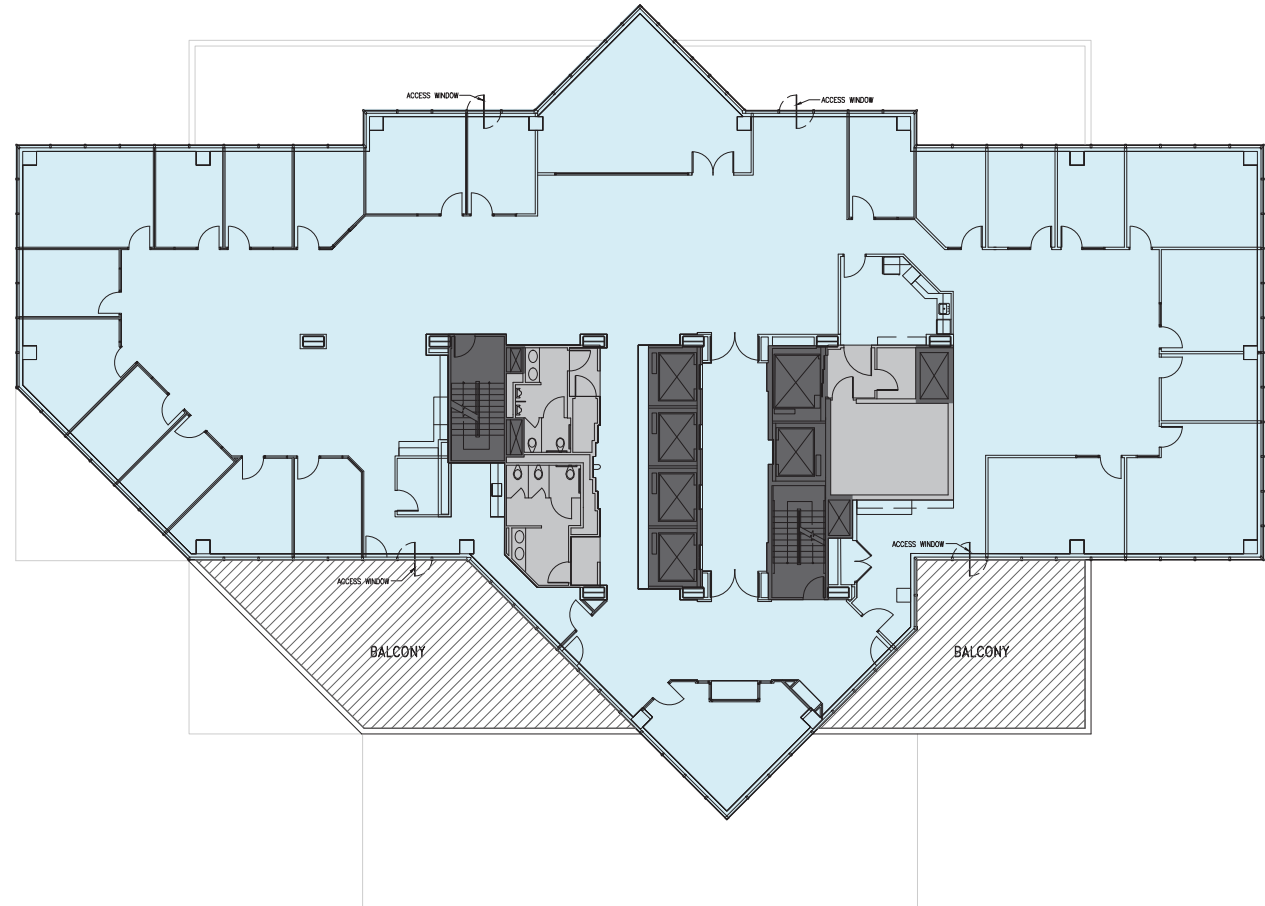
14,390 RSF

CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available 12/1/2022

- Full floor availability
- Perimeter offices and 360 degree views of downtown Bellevue, Mt. Rainier, Lake Washington, Cascade and Olympic Mountains
- Two private decks
- Open work space, conference rooms, and kitchenette
- **Can be combined with Floors 26 and 27 for a total of 31,852 RSF**



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SUITE 2600

12,192 RSF

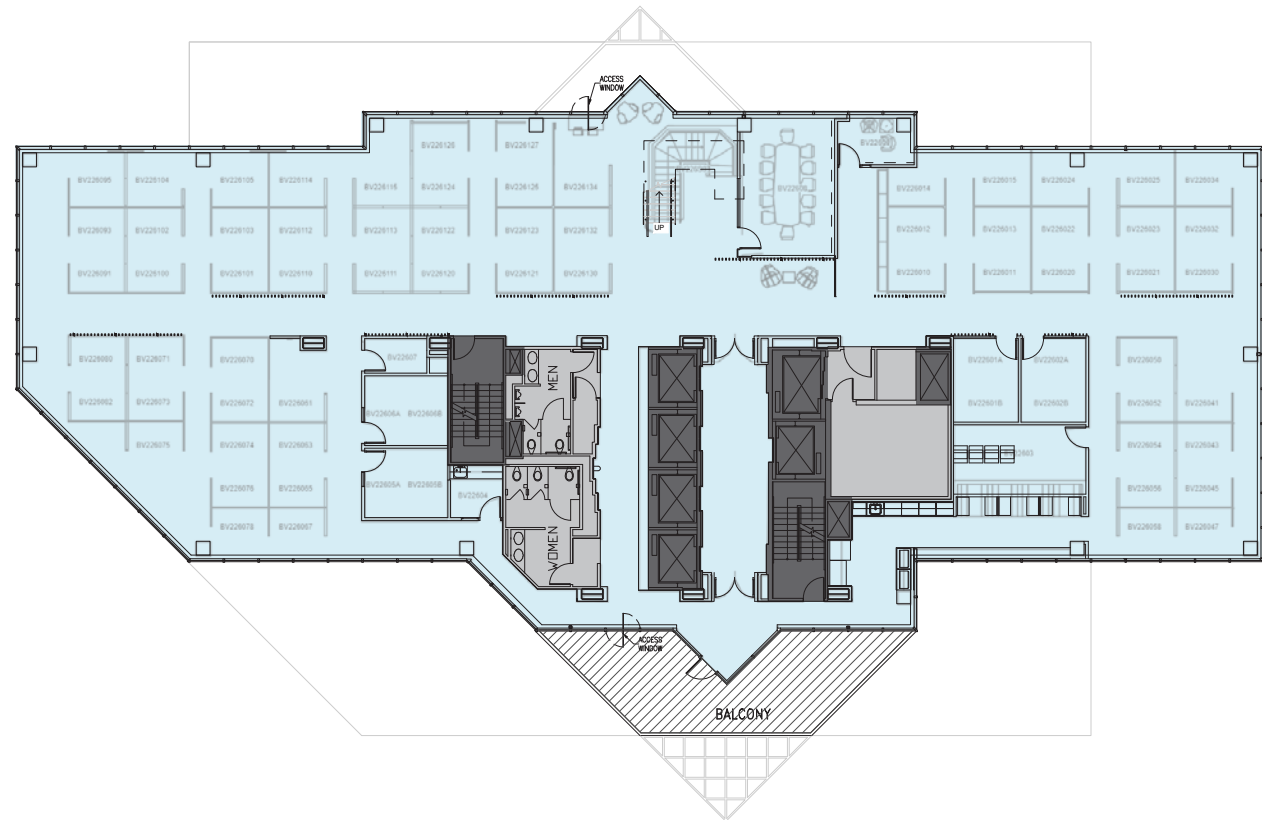
CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available 12/1/2022

SAMPLE FURNITURE PLAN SHOWN

- Full floor availability
- 360 degree views of downtown Bellevue, Mt. Rainier, Lake Washington, Cascade and Olympic Mountains
- Private balcony
- Open work space, conference rooms, and kitchenette
- Interior stairwell connecting Suites 2600 and 2700
- **Must be leased with Suite 2700 for a total of 17,462 RSF**



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SUITE 2700

5,270 RSF

CITY CENTER **BELLEVUE**

500 108th Avenue NE | Bellevue, Washington 98004

Available 12/1/2022

SAMPLE FURNITURE PLAN SHOWN

- Small full floor availability
- 360 degree views of downtown Bellevue, Mt. Rainier, Lake Washington, Cascade and Olympic Mountains
- Open work space, conference rooms, and kitchenette
- Interior stairwell connecting Suites 2600 and 2700
- **Must be leased with Suite 2600 for a total of 17,462 RSF**



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