

188 106TH AVE NE \ BELLEVUE, WA



Class A Office
in the Heart of
Downtown Bellevue



CBRE

Property Highlights

- Class A office in the heart of downtown Bellevue
- Views of Lake Washington and Seattle
- Walking distance to transit and neighborhood amenities
- Fitness center and pool
- Secure bike storage
- Parking ratio of 2.85/1,000 SF
- Fitwell certified
- Operating expenses: \$18.00 / SF



ON-SITE RETAIL

Royal Bake House
HaiDiLao Hot Pot
Pacific Premier Bank
Trio Cafe Bubble Tea



MARKET READY SUITES
FROM 2,000 SF TO 14,000 SF



SUITE 500 \ 14,399 SF

SUITE 528 \ 7,704 SF

Availabilities

FLOOR	SUITE	VIRTUAL TOUR	SF	NOTES	AVAILABLE
4	400		4,133 SF	Office Use	Now
4	410		2,204 SF	Built out as a dental office	October 1, 2026
5	500		14,399 SF	Market-ready suite with private deck	Now
5	508		4,536 SF	Conceptual Plans Available	Now
5	528		7,704 SF	Market Ready Suite	Now
6	680		4,113 SF	Office Use	Now

The Neighborhood



TWO BLOCKS TO BELLEVUE
TRANSIT CENTER AND EAST
LINK LIGHT RAIL STATION

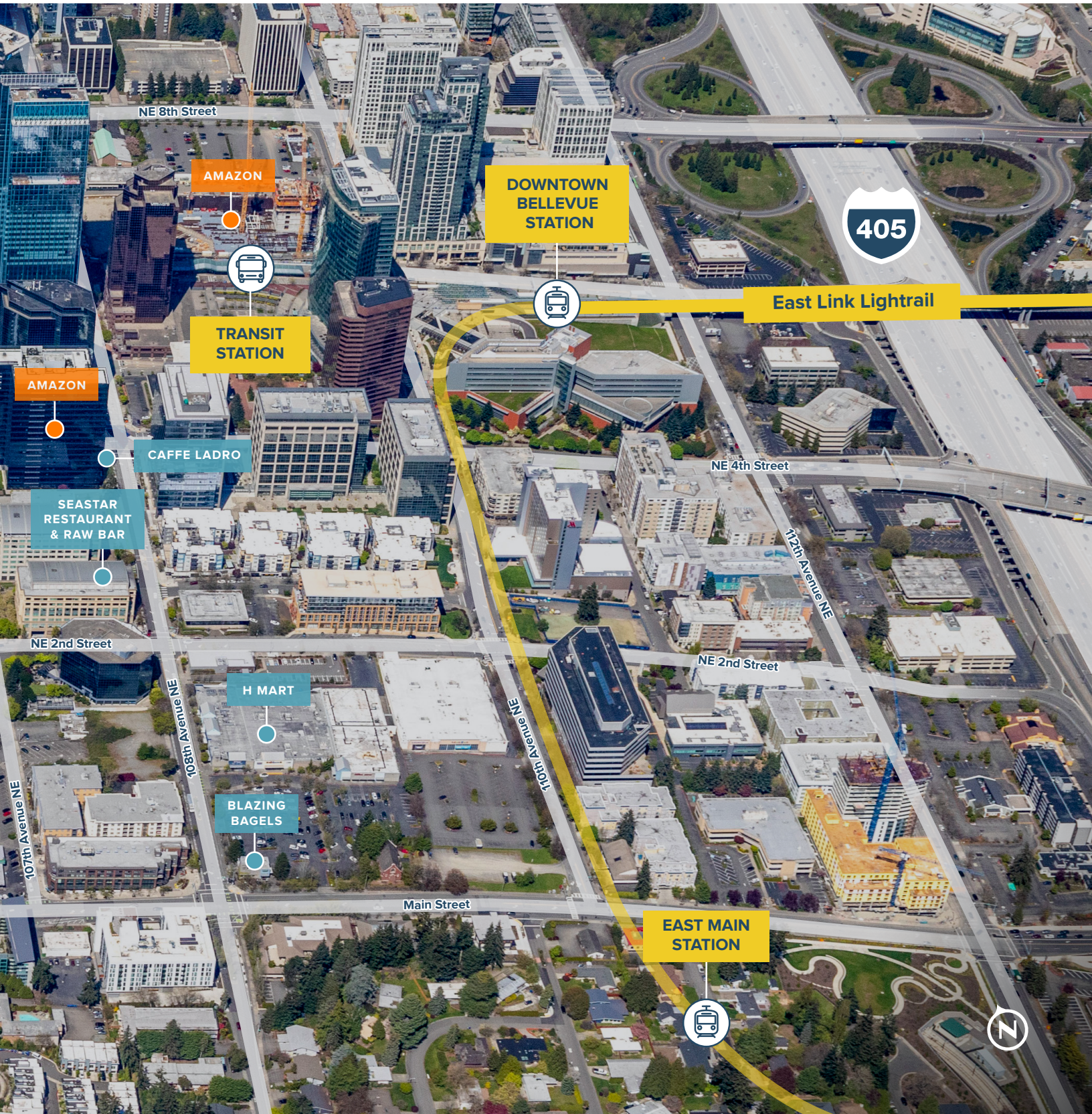




STEPS TO BELLEVUE SQUARE,
LINCOLN SQUARE, THE
BELLEVUE DOWNTOWN PARK



EFFORTLESS
CONNECTIVITY TO
I-405 AND I-90





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