



ONE BELLEVUE

ONE
BELLEVUE

411 108TH AVENUE NE, BELLEVUE, WA

368,000 RSF • CLASS A OFFICE

CBRE

 LaSalle™

1BELLEVUECENTER.COM

IN THE HEART OF **DOWNTOWN BELLEVUE**

- » 368,000 RSF Class A Office
- » 18,000 – 19,000 SF Floor Plates
- » 2026 Operating Expenses: \$16.54/Sq. Ft.
- » Covered Parking: 1/850 RSF
- » On-site Property Management





THE ELEVATED TENANT EXPERIENCE



SPACIOUS CONFERENCE FACILITIES

Large room: 71 occupants

Small room: 51 occupants

Combined rooms: 122 occupants



Outdoor seating space for tenants to connect and recharge



Cafe



High-end fitness center



Fully secured bike spa



Electric car charging stations



Indoor / outdoor tenant lounge



Destination dispatch elevators



Common area Wi-Fi



EXCEPTIONAL VIEWS

AVAILABLE SPACE

36,693 SF
CONTIGUOUS
AVAILABLE

Floor 15

Floor 14

Floor 11

10-1050

Floor/Suite

Size/SF

Virtual Tour

Floor 15

18,349



Floor 14

18,344



Floor 11

18,361



Suite 1050

5,504

DOWNLOAD AVAILABLE
FLOORPLANS



RENOVATED LOBBY
VIRTUAL TOUR



GROUND FLOOR SITE PLAN

CONFERENCE FACILITIES WITH
RETRACTABLE WALL FOR
122 MAXIMUM OCCUPANT FACILITY

ON-SITE PROPERTY
MANAGEMENT

RENOVATED RESTROOMS

CAFE

FUTURE RETAIL

SECURITY & CONCIERGE

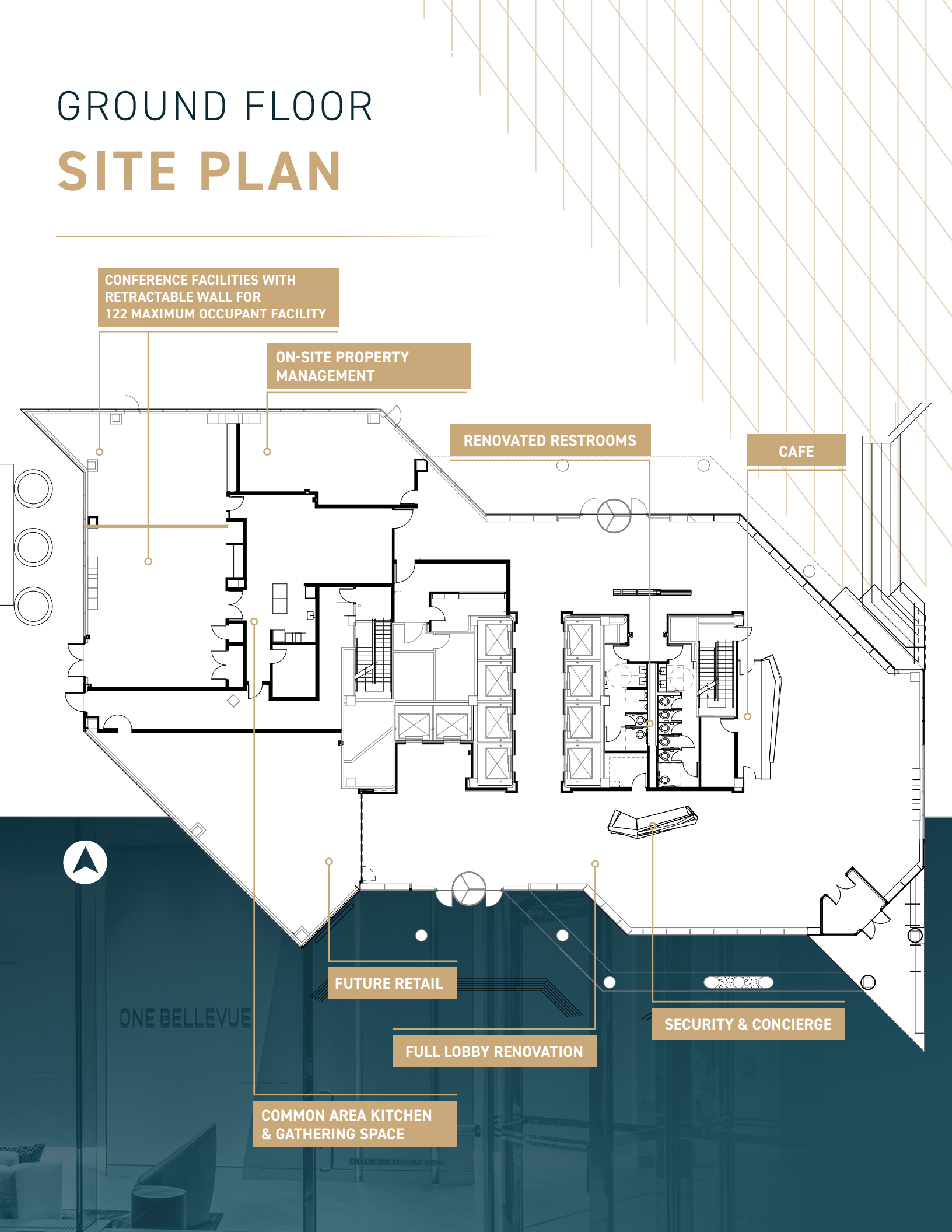
FULL LOBBY RENOVATION

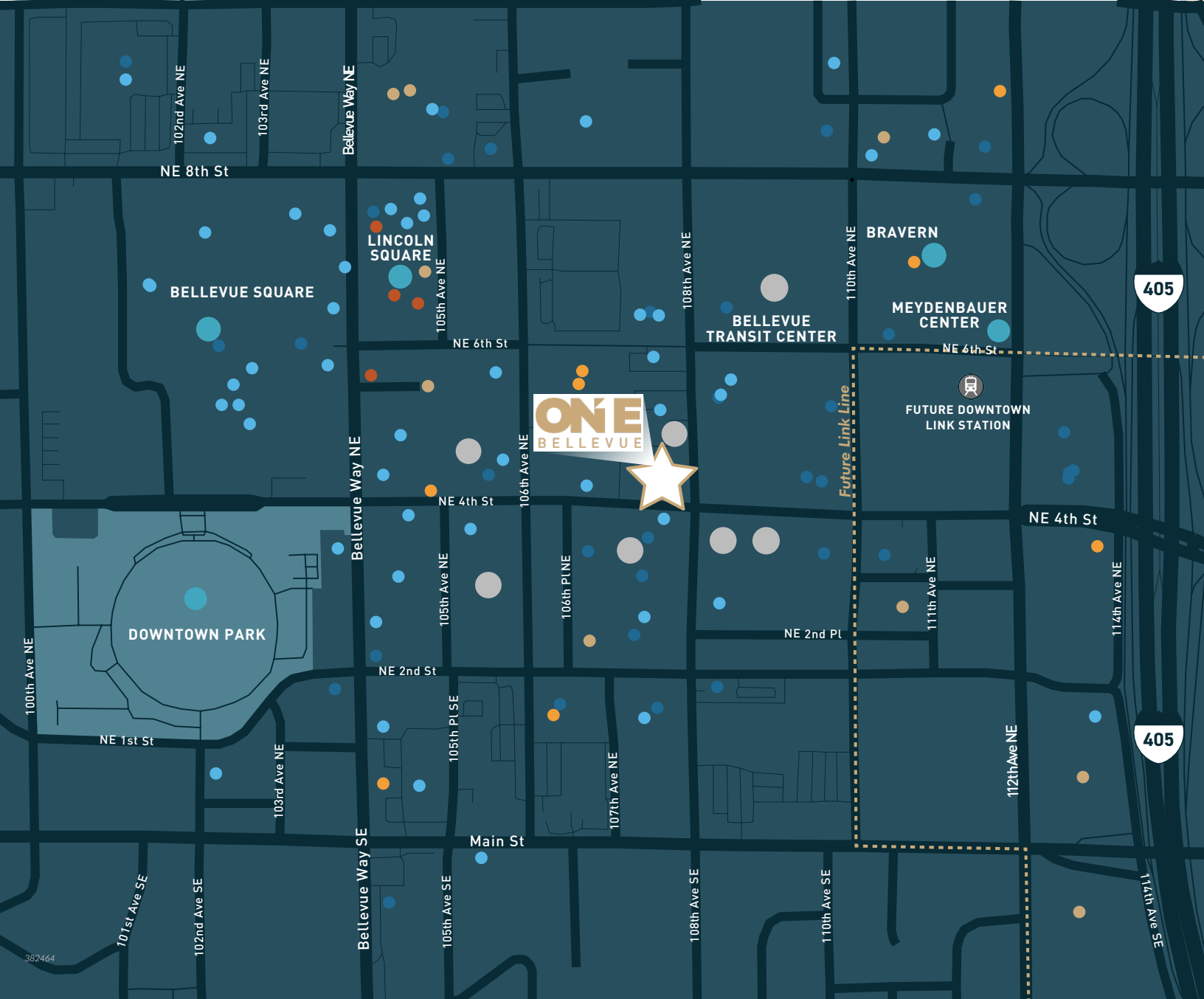
COMMON AREA KITCHEN
& GATHERING SPACE



ONE BELLEVUE

PLEASE USE REVOLVING DOOR

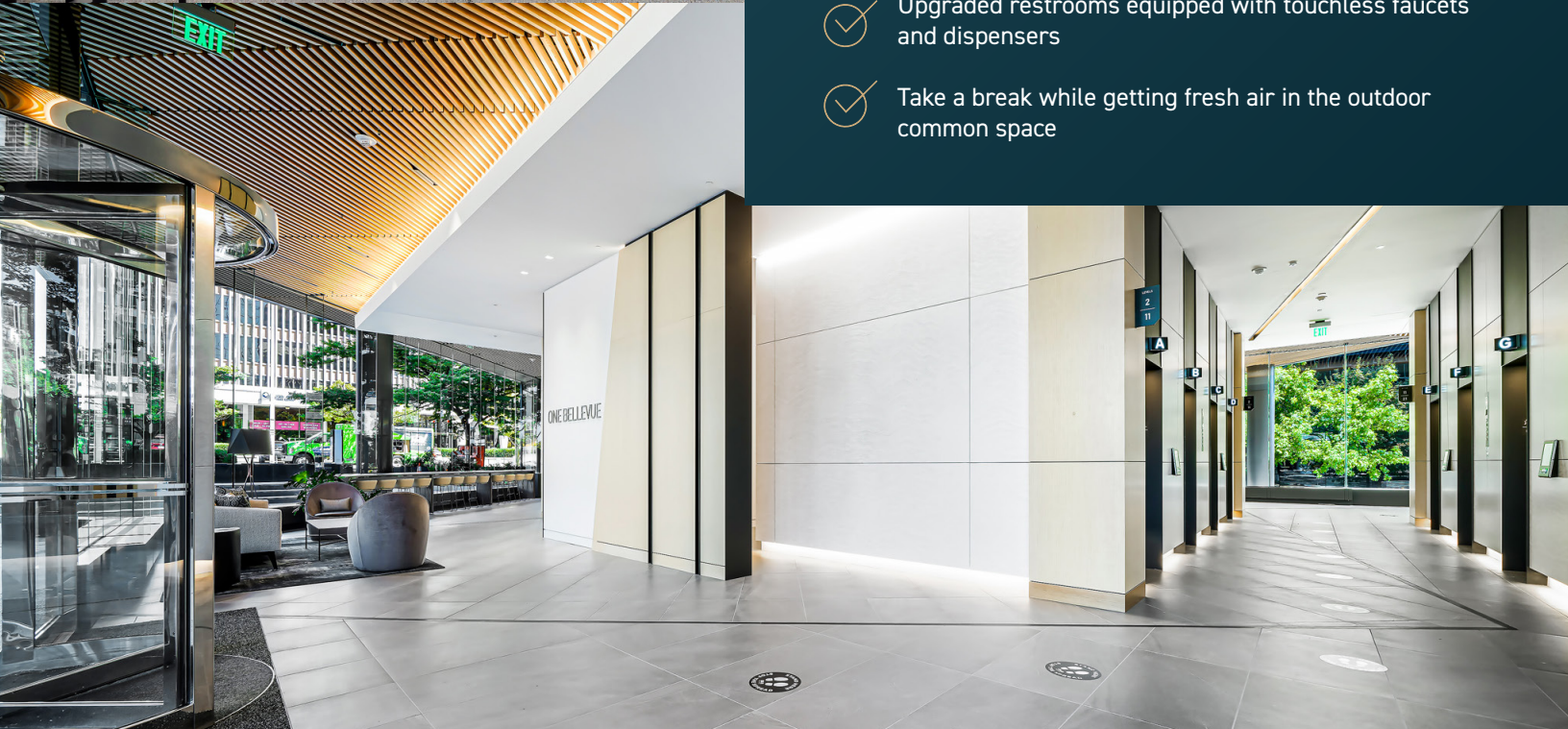




AMENITY MAP KEY

- Food & Drink
- Banks
- Hotels
- Landmarks
- Fitness
- Entertainment
- Amazon Buildings





ONE BELLEVUE

HAS WELLNESS IN MIND

- ✓ Enhanced cleaning protocols in common areas beyond CDC recommendations
- ✓ MERV 13 air filters for cleaner air
- ✓ Hand sanitizing stations throughout common area
- ✓ Destination dispatch elevators and spacing markers keep social distancing top of mind
- ✓ Contact-less visitor management systems
- ✓ Upgraded restrooms equipped with touchless faucets and dispensers
- ✓ Take a break while getting fresh air in the outdoor common space



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FOR MORE INFORMATION, PLEASE CONTACT

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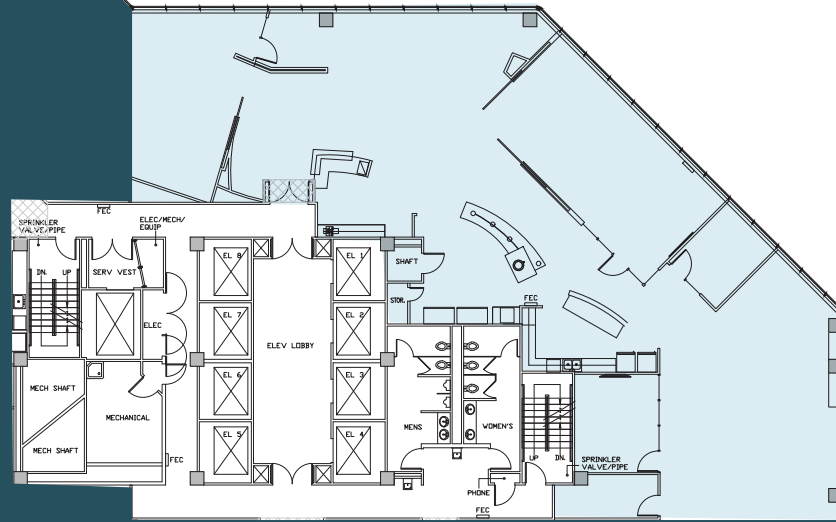
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FLOOR 10
SUITE | 1050
5,504 RSF

AVAILABLE NOW



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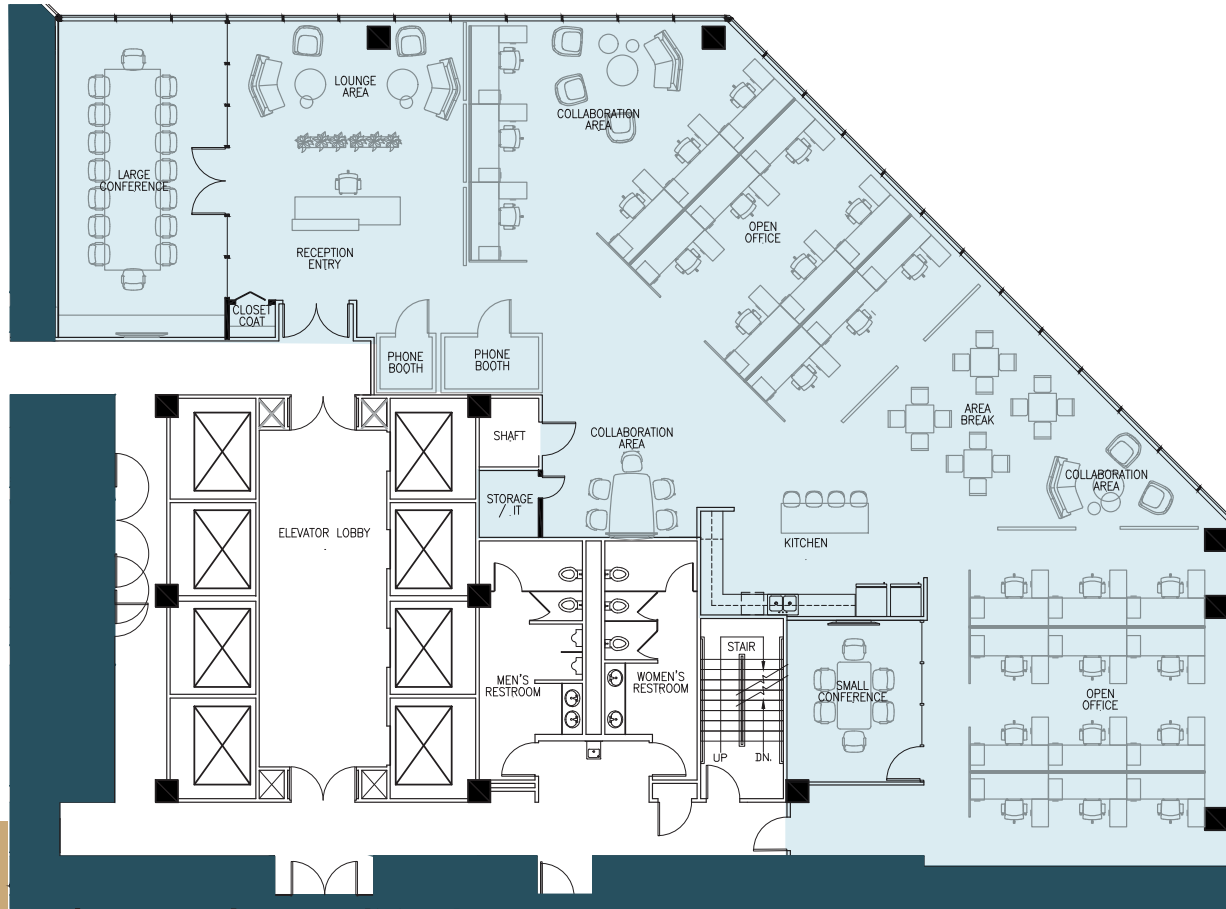
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FLOOR 10
SUITE | 1050
5,504 RSF
CONCEPTUAL PLAN

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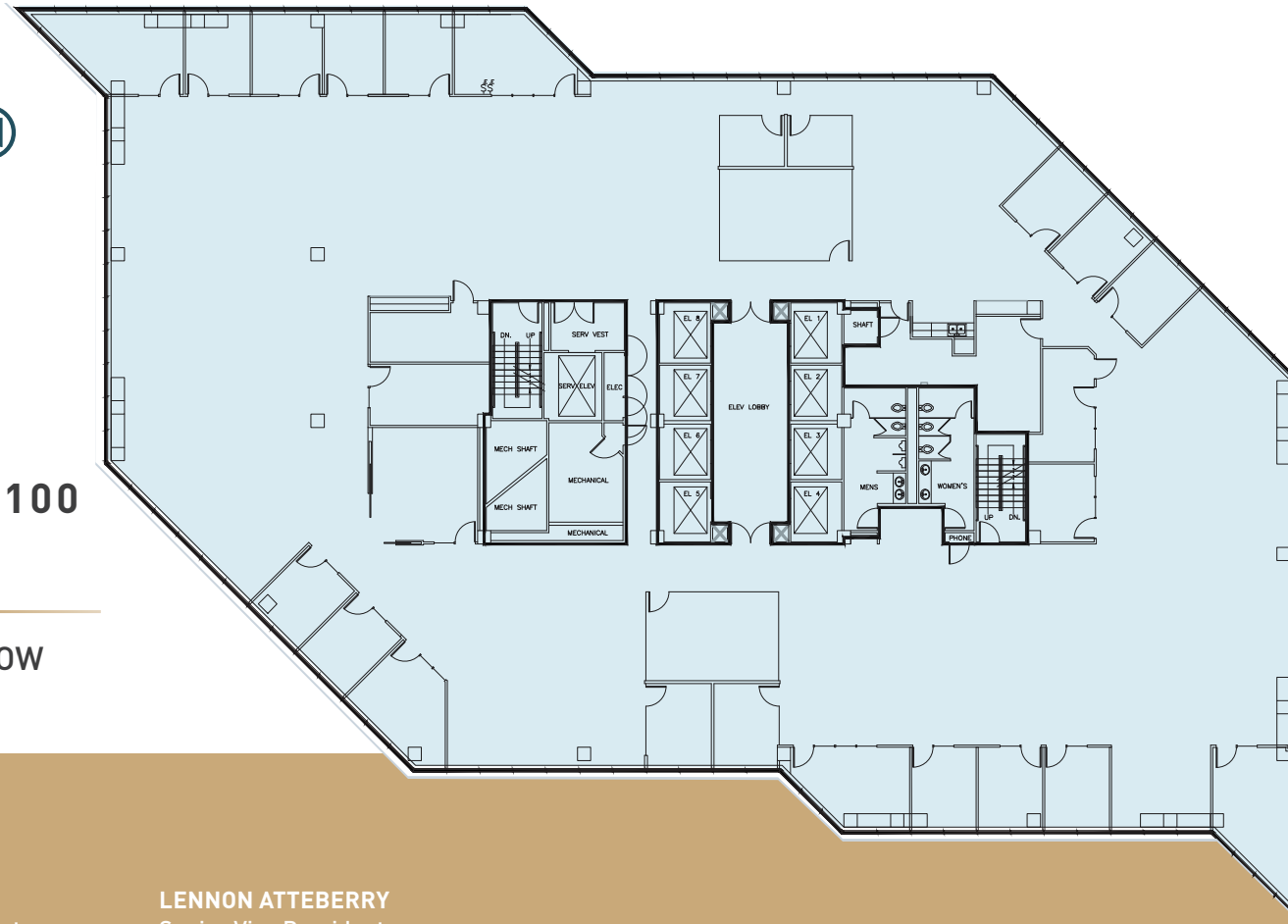
ONE BELLEVUE

411 108TH AVENUE NE, BELLEVUE, WA



FLOOR 11
SUITE | 1100
18,361 RSF

AVAILABLE NOW



SUITE 1100
VIRTUAL TOUR



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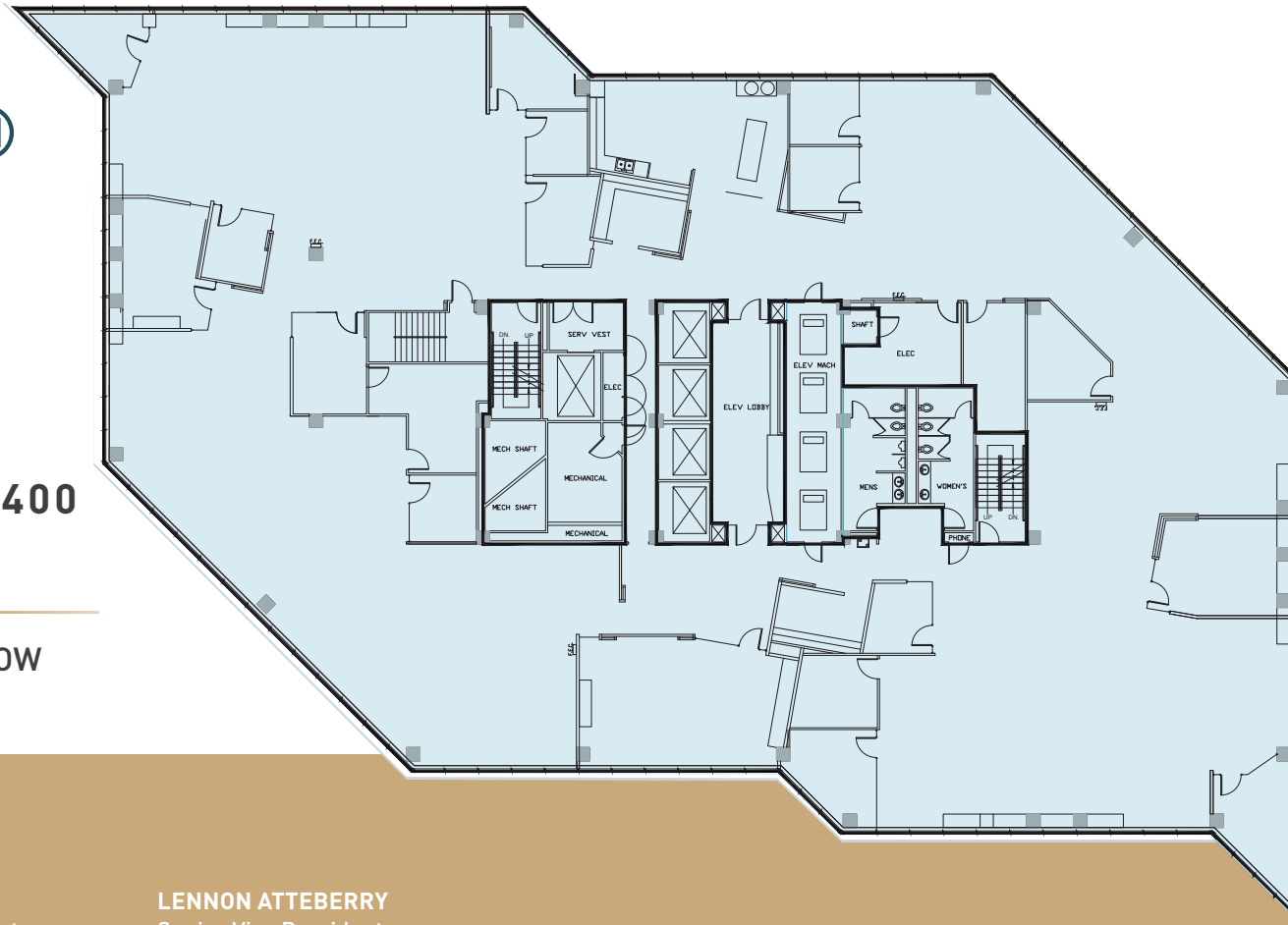
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FLOOR 14
SUITE | 1400
18,344 RSF

AVAILABLE NOW



SUITE 1400
VIRTUAL TOUR



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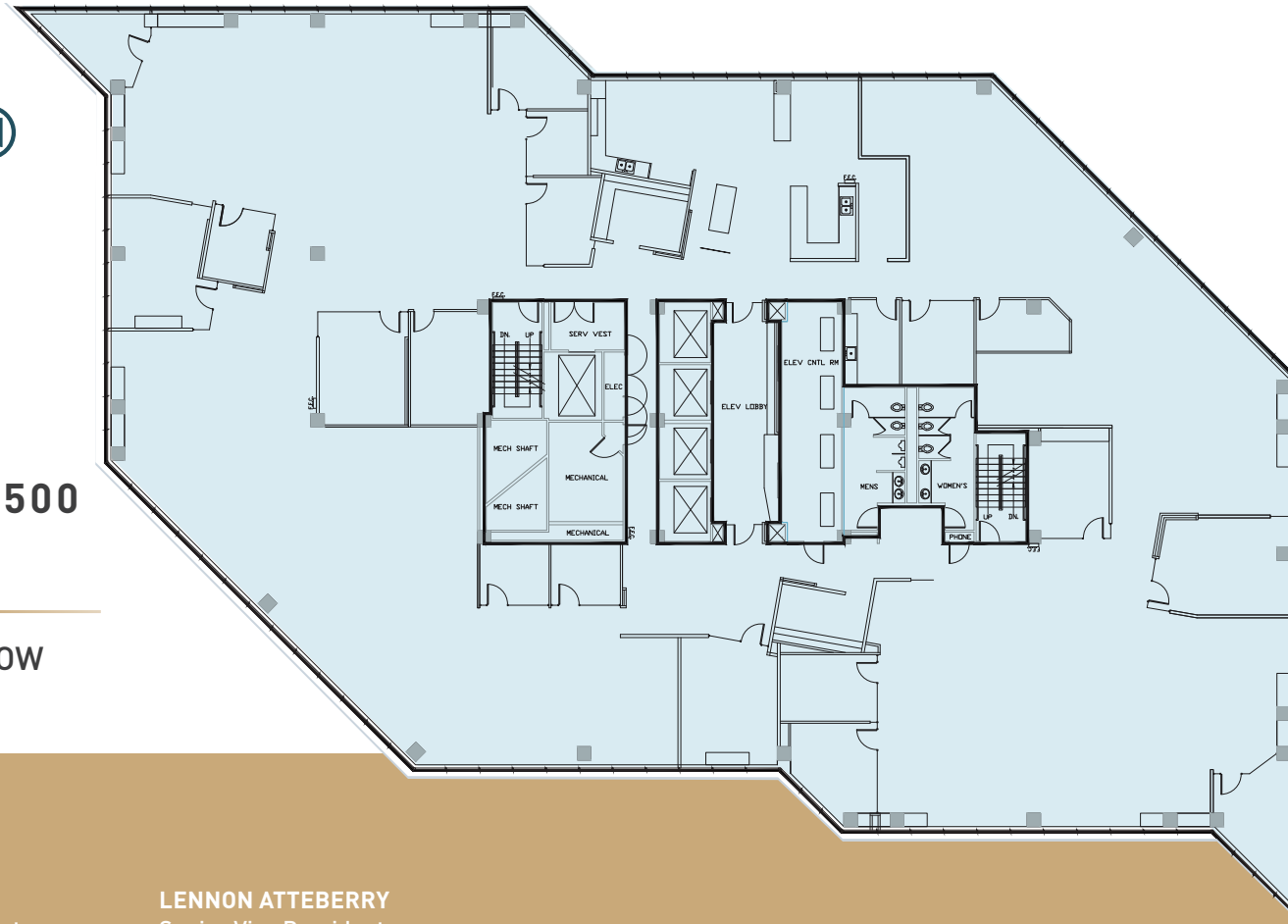
ONE BELLEVUE

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FLOOR 15
SUITE | 1500
18,349 RSF

AVAILABLE NOW



SUITE 1500
VIRTUAL TOUR



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