

**GROUND FLOOR INTERIOR
& EXTERIOR RENOVATIONS
UNDER CONSTRUCTION**

COMPLETION SPRING 2024



SYMETRA[®]
CENTER

777 108TH AVENUE NE
BELLEVUE, WA

IN THE HEART OF DOWNTOWN BELLEVUE

Symetra Center is a 25-story, 445,089 RSF, Class A office building offering 18,500 SF floor plates and excellent views of the city, Lake Washington and mountain ranges.

Currently under construction is a reimagining of the entire ground floor of the building, which will be completed in Spring 2024.



State-of-the-art conference center



Ground floor fitness center



All-day destination café and bar



Modern and inviting lobby experience with emphasis on hospitality



Destination dispatch elevators



All multi-tenant lobbies and restrooms recently renovated



Strategic multi-point ingress/egress via NE 8th, 108th & 106th Avenues



Electric car charging stations and valet parking



One block from Bellevue Transit Center and Future EastLink Light Rail



Bike storage and locker/shower facilities



24/7 on-site security and engineering



100% Electric Operated Building



Full Height Glass Exterior Curtain Wall

Elevator Lobby



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777 108th Avenue NE
Bellevue, WA 98004

AVAILABLE SPACE

FLOOR / SUITE	SQ. FT.	AVAILABILITY
<u>24 / 2410</u>	5,186 RSF	Now
Newly improved, fully furnished modern tech space with direct elevator access. Premier view space.		
<u>22 / 2230</u>	3,461 RSF	3/1/2024
Professional services suite with exterior private offices and southeast views.		
<u>19 / 1900</u>	18,943 RSF	30 days' notice
Newly improved plug and play full floor with modern tech finishes.		
<u>7</u>	18,286 RSF	Now
<u>6</u>	18,646 RSF	Now
<u>5</u>	18,286 RSF	Now
<u>4</u>	20,435 RSF	Now
Four contiguous floors for up to 75,653 RSF currently for sublease through June 2025 and available directly from Landlord.		
<u>2 / 200</u>	26,485 RSF	12/1/2024
Full floor available. Direct access via building garage elevators. Efficient large floor plate with exterior private offices and open interior.		

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.



SYMETRA CENTER AT A GLANCE

BUILDING

450,359 SF

25-story Class A Office Tower

YEAR BUILT / RENOVATED

1987 / 2024

RENTAL RATES

\$48.00 – \$51.00 / NNN

OPERATING EXPENSES

\$14.39/SF

FLOOR PLATE SIZE

~18,500 RSF

PARKING

1.5/1,000 parking permits per rentable square foot. All covered with valet assist.

LOCATION

Strategically located on the corner of NE 8th Street and 108th Avenue with direct access to I-405

SPACE FOR ALL TENANT TYPES

Whether a tech tenant or a professional firm, Symetra Center offers signature and distinguished office space alternatives.

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Lobby



Conference Facility



Library

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All Day Café & Bar



Fitness Center

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PRIME DOWNTOWN LOCATION

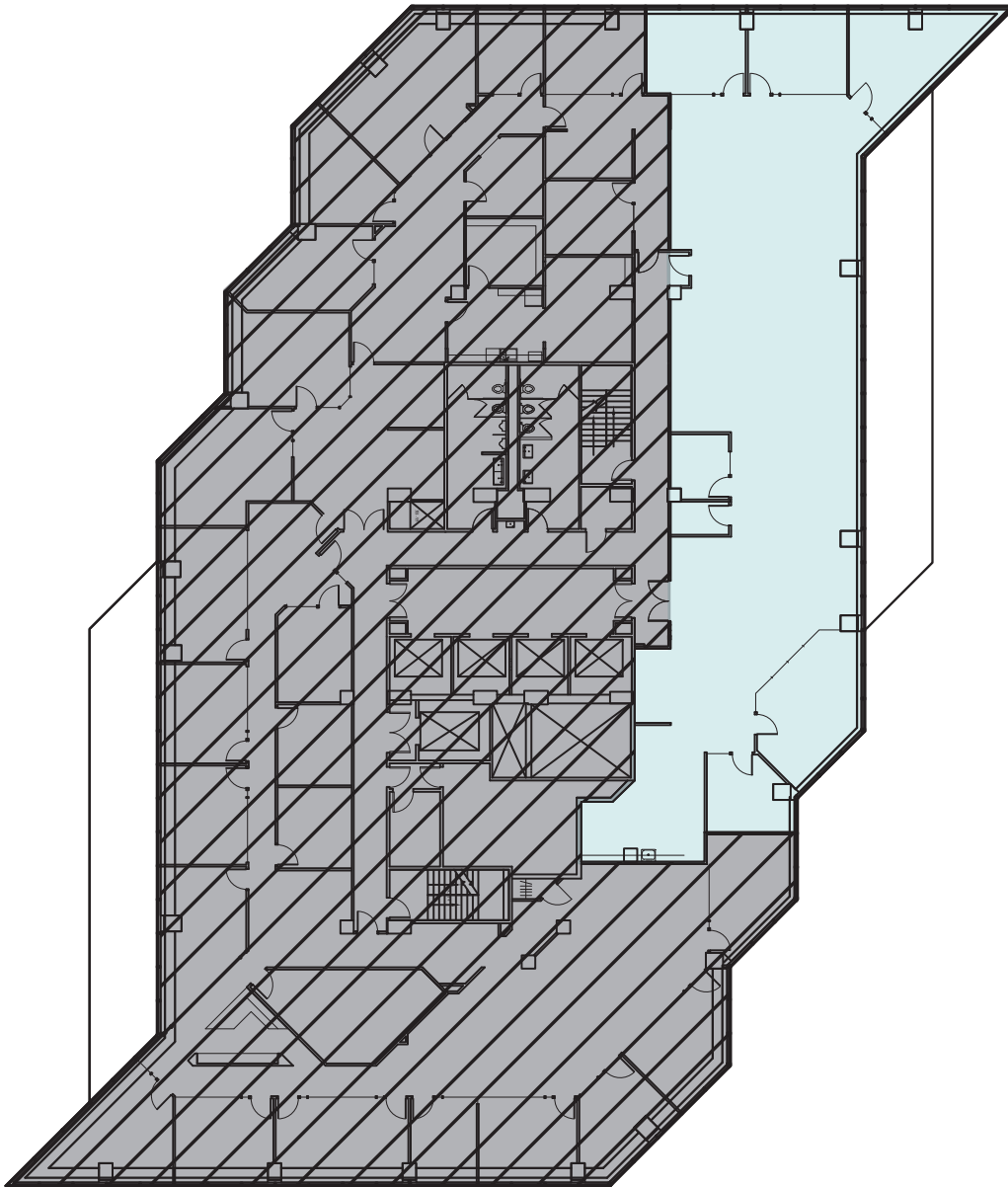
- Located on the corner of NE 8th Street and 110th Avenue NE
- Easy access to I-405 and public transportation
- Nearby conveniences include the Transit Center, Pedestrian Corridor, shopping at Bellevue Square and The Bravern, Bellevue Park, restaurants, hotels, The Bellevue Convention Center and The Bellevue Arts Museum



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24TH FLOOR

Suite 2410 • 5,186 RSF

Available Now

- Newly improved, modern tech space with direct elevator access
- Premier view space



VIRTUAL TOUR

SRO STERLING REALTY ORGANIZATION

BRODERICK
• GROUP •

GRANT YERKE

425.646.5264

yerke@broderickgroup.com

MATT SCHRECK

425.646.5232

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BACK TO
AVAILABILITIES



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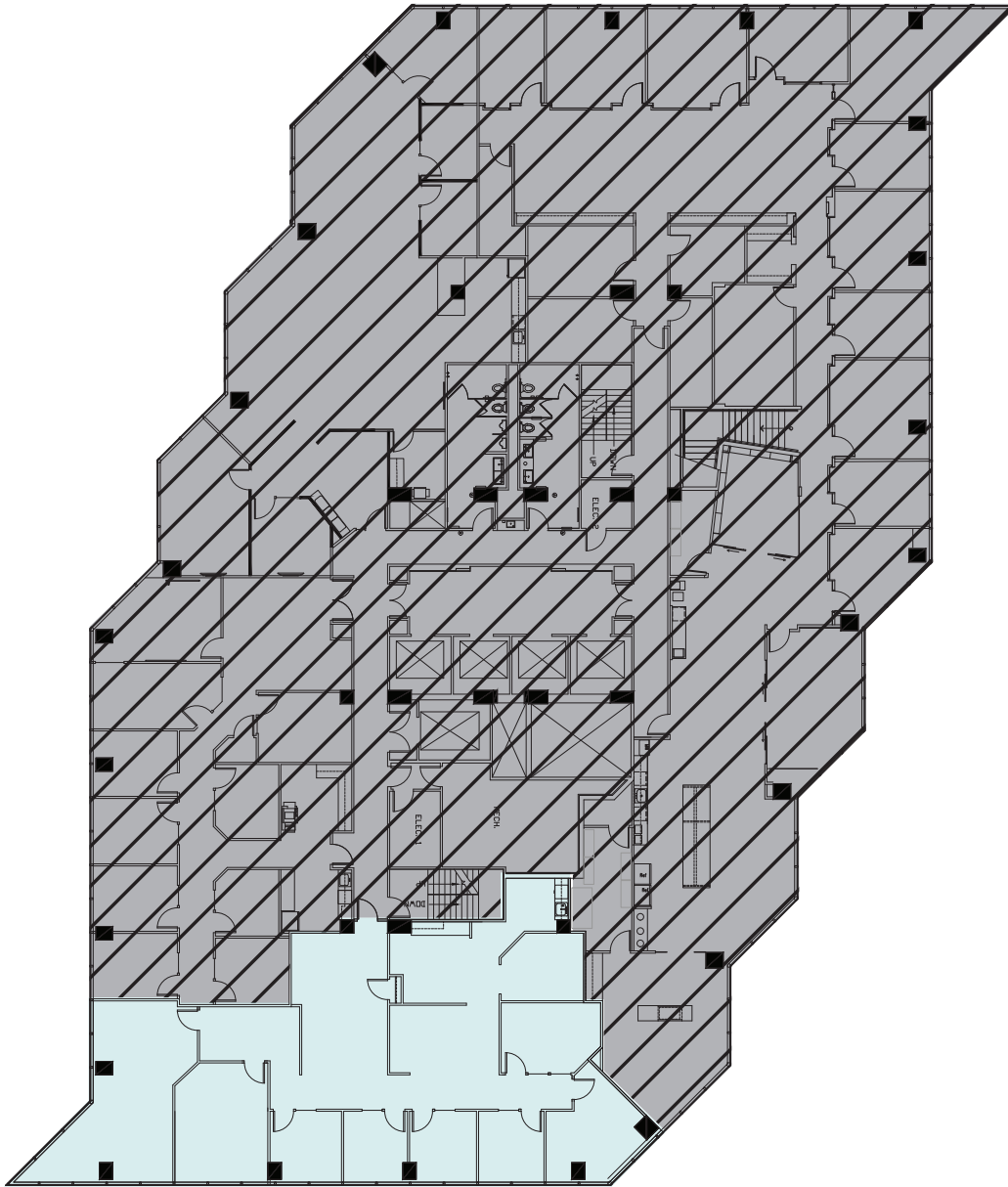
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22TH FLOOR

Suite 2230 • 3,461 RSF

Available March 1, 2024

- Professional services suite with exterior private offices and southeast views.



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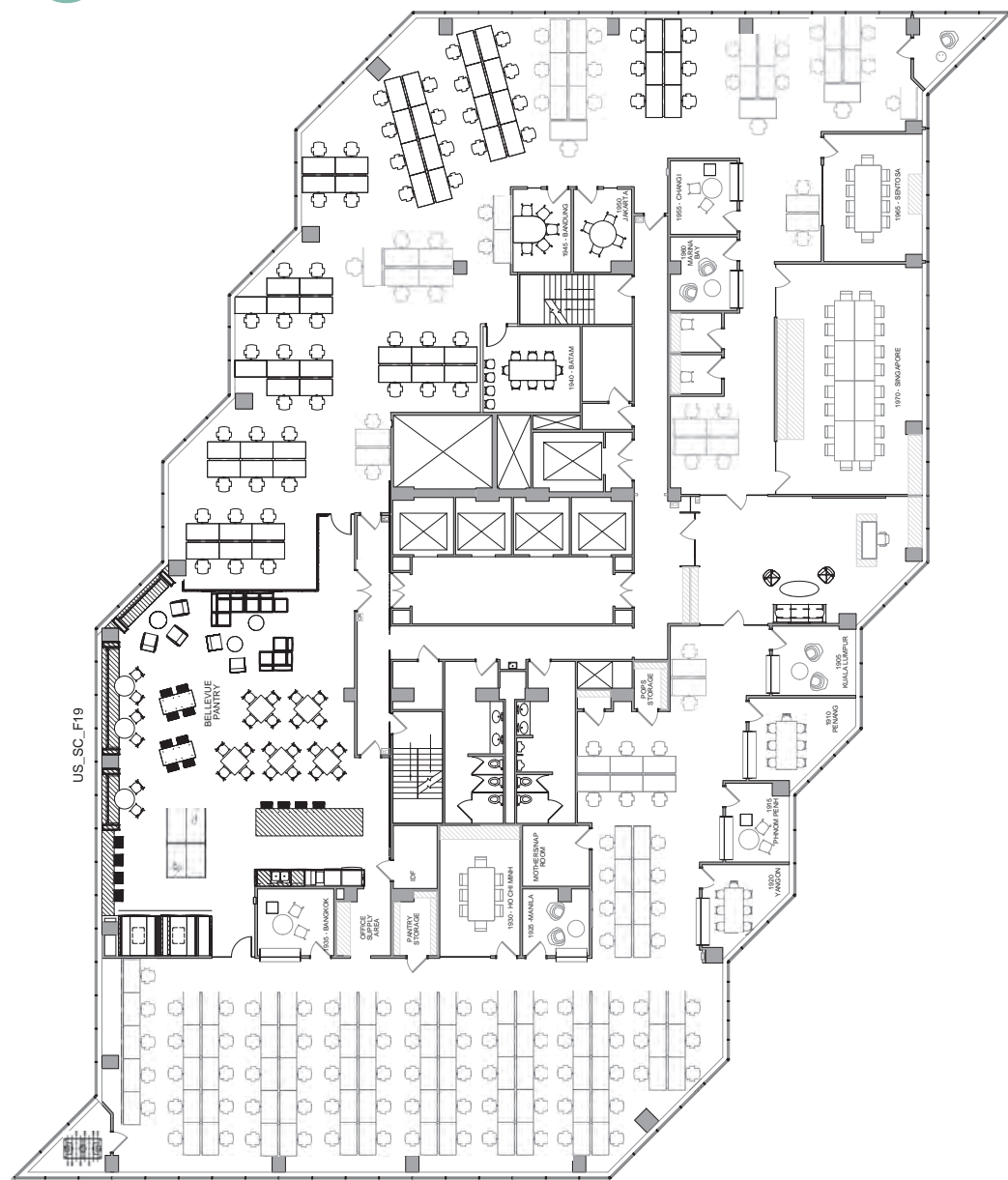


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19TH FLOOR

Suite 1900 • 18,943 RSF • As-Built

Available with 30 days' notice

- Newly improved plug and play full floor with modern tech finishes

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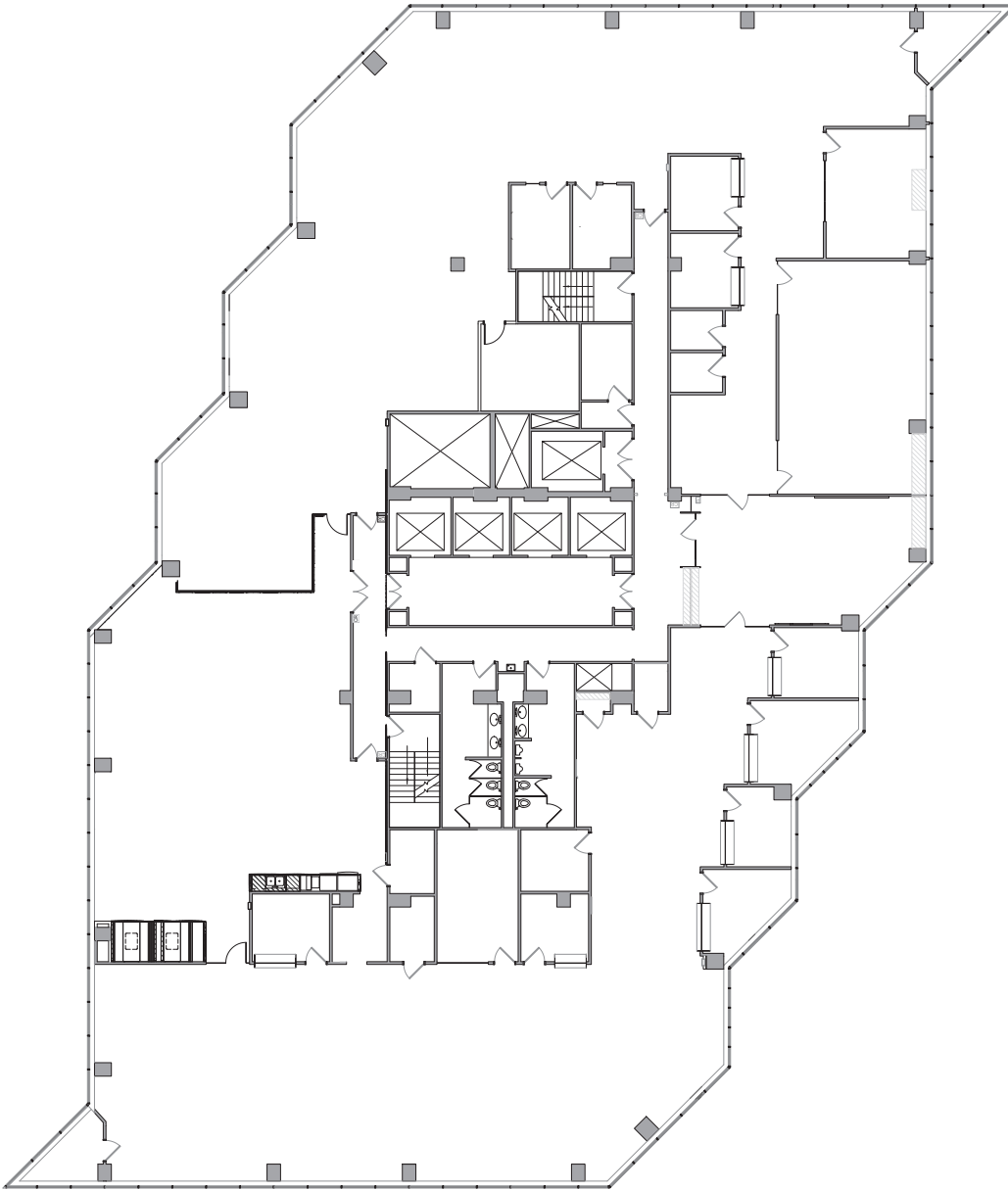

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19TH FLOOR

Suite 1900 • 18,943 RSF

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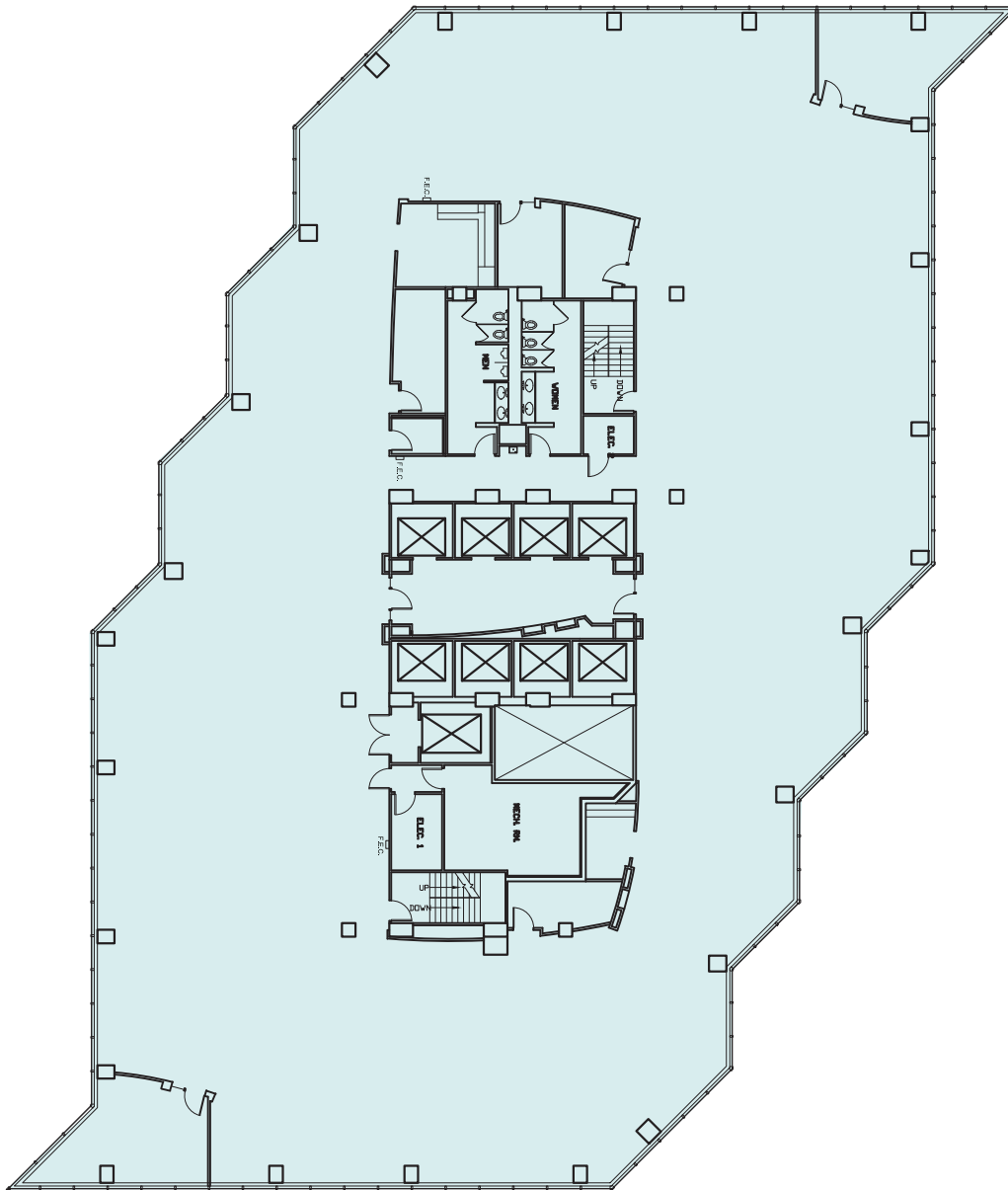

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7TH FLOOR

Sublease • 18,286 RSF

Available Now

- Floors 4 - 7 contiguous for up to 75,653 RSF currently for sublease and available directly from Landlord.



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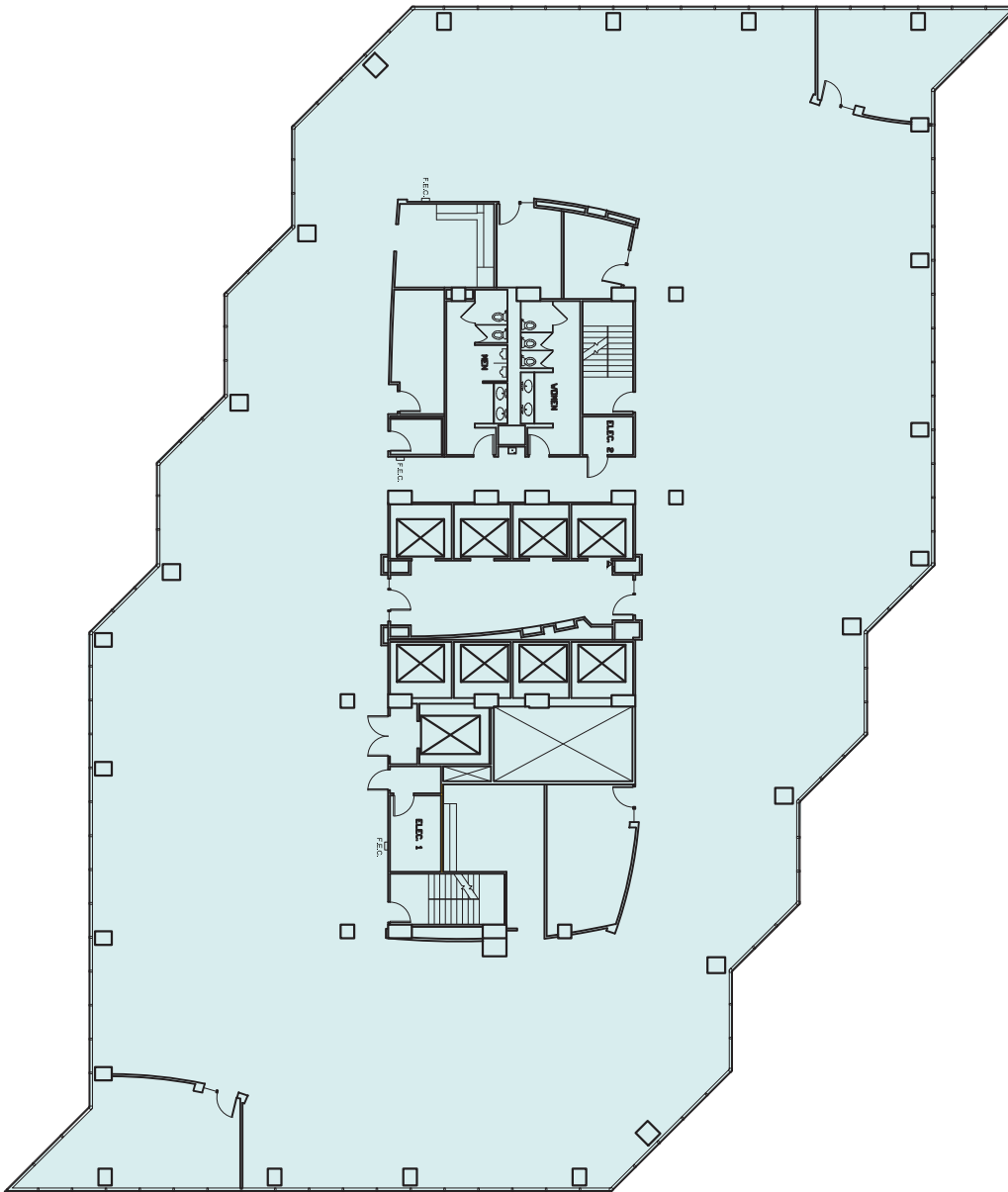
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6TH FLOOR

Sublease • 18,646 RSF

Available Now

- Floors 4 - 7 contiguous for up to 75,653 RSF currently for sublease and available directly from Landlord.



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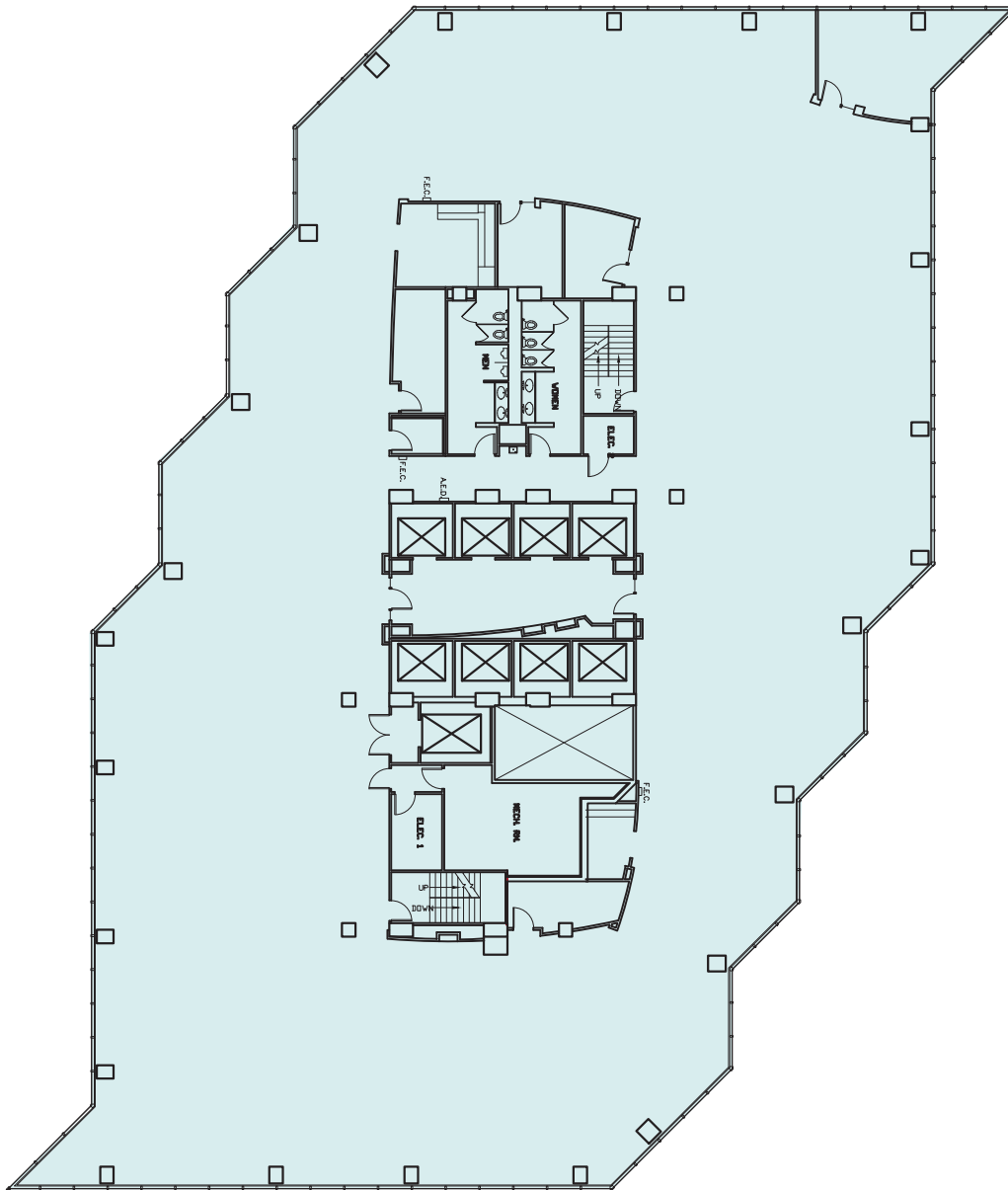
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5TH FLOOR

Sublease • 18,286 RSF

Available Now

- Floors 4 - 7 contiguous for up to 75,653 RSF currently for sublease and available directly from Landlord.



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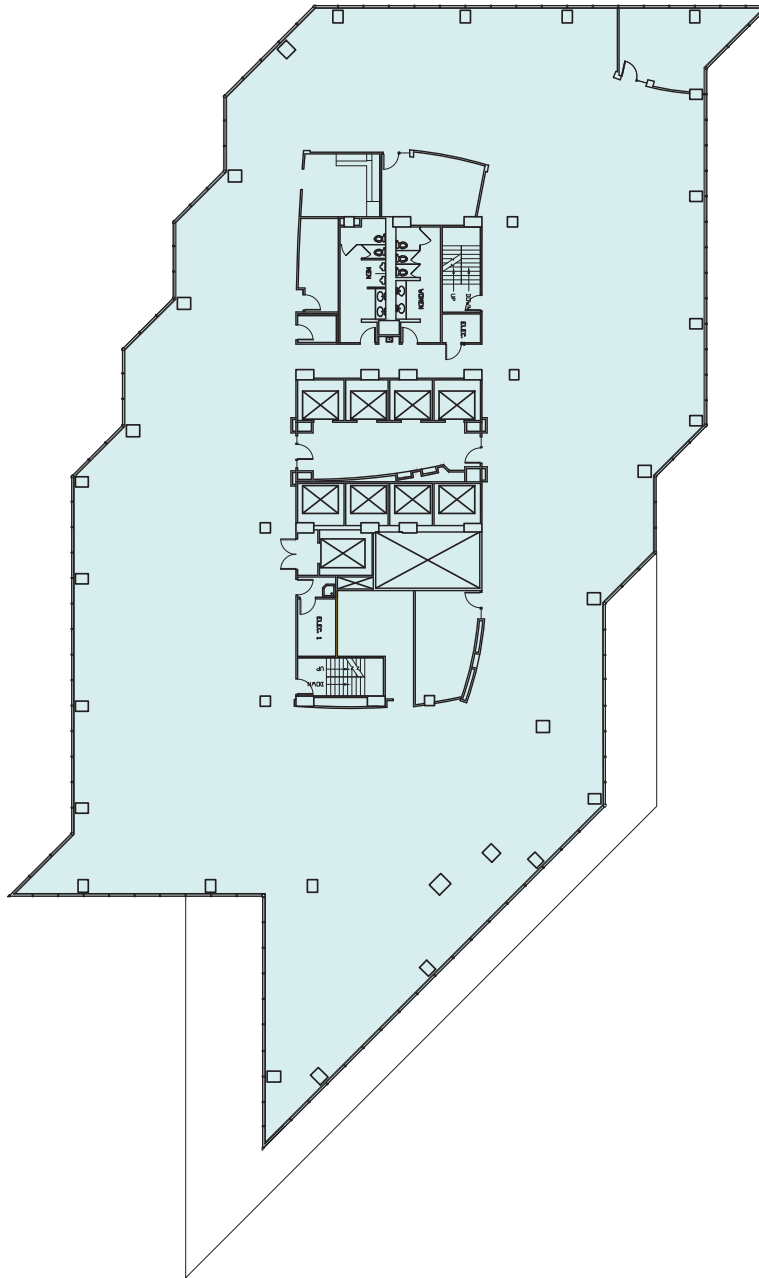
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4TH FLOOR

Sublease • 20,435 RSF

Available Now

- Floors 4 - 7 contiguous for up to 75,653 RSF currently for sublease and available directly from Landlord.



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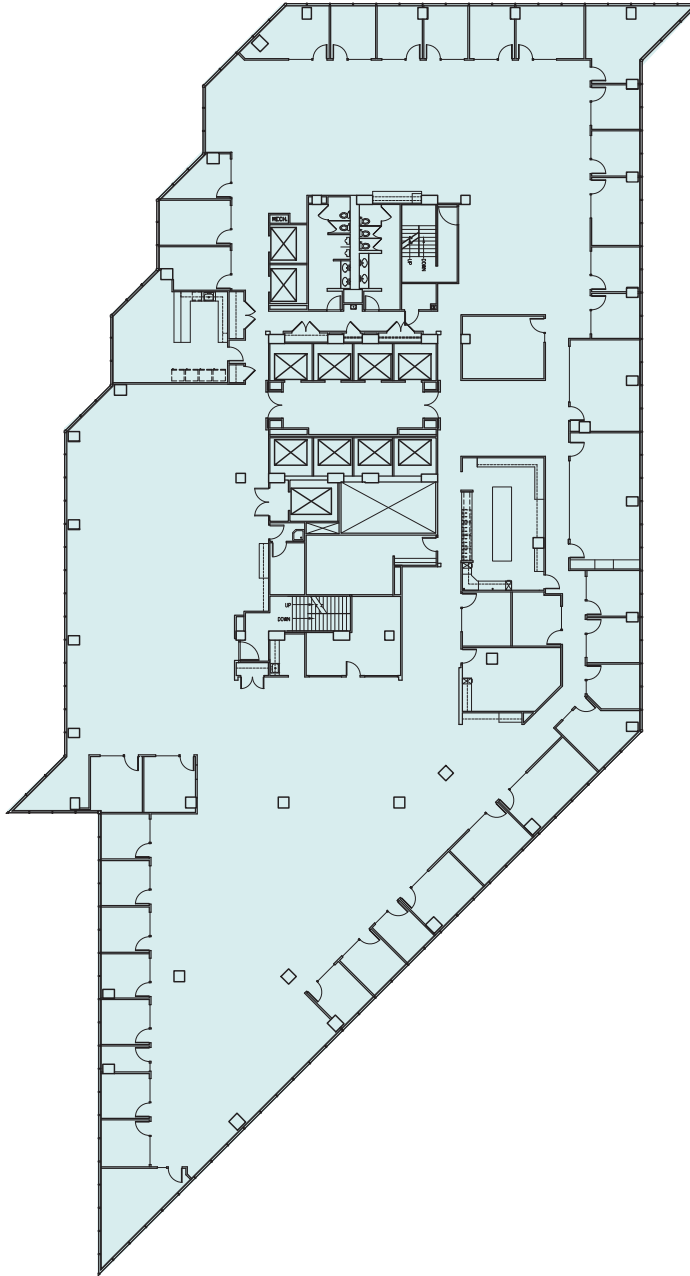
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2ND FLOOR

Suite 200 • 26,485 RSF

Available 12/1/2024

- Full floor available
- Direct access via building garage elevators
- Efficient large floor plate with exterior private offices and open interior



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For more information or to schedule a
tour, please contact:

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