



LINCOLN SQUARE

NORTH & SOUTH TOWERS

Office Leasing Information



400
LINCOLN SQUARE



Lincoln Square

Available Space

Lincoln Square | South Tower – 10400 NE 4th Street

Floors	Available RSF	Single Tenant Load	Ceiling Height	Comments
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20 - 31 **LEASED**

UPPER BANK : 100% LEASED

11 - 19 **LEASED**

10	24,865 RSF	17.91%	9'6" dropped ceiling 13'3" floor to floor	Full floor available
9	24,865 RSF	17.91%	9'6" dropped ceiling 13'3" floor to floor	Full floor available

2 - 8 **LEASED**

LOWER BANK Subtotal: 49,730 RSF

Total Available in Lincoln Square | South Tower: 49,730 RSF

Lincoln Square | Westin Building – 610 Bellevue Way NE

Floors	Available RSF	Date Available	Rental Rate	Comments
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2	15,345 RSF	12/1/17	\$39.00/ RSF, NNN	
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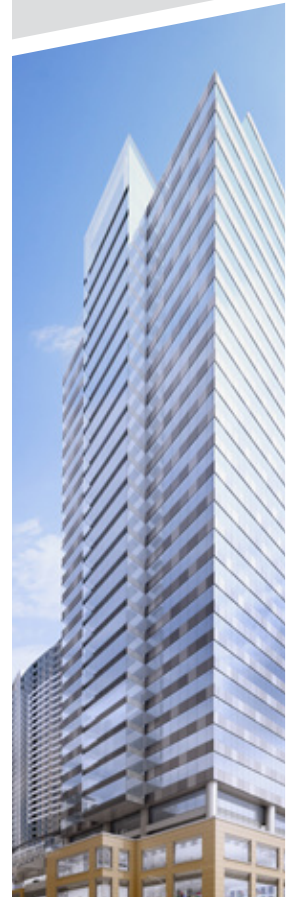


**Click here to view a 3D
virtual tour of the space!**

Suite 200: Spectacular finishes w/ **unique 16' high ceiling space.** Perimeter private offices, open area, kitchen, and conference room. Space is strategically located in front of the new skybridge and the new Lincoln Square Expansion.

Lincoln Square | North Tower – 10401 NE 8th Street

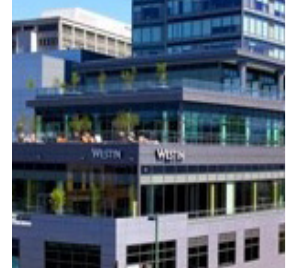
100% LEASED



Lincoln Square | South Tower



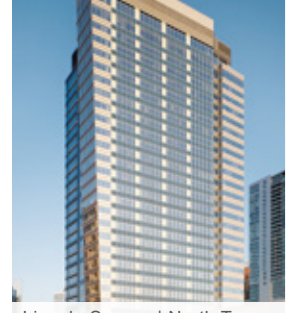
Lincoln Square | Westin Building



Lincoln Square | North Tower



Lincoln Square | North Tower



Lincoln Square | North Tower



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Lincoln Square

Lincoln Square | South Tower Fact Sheet



Addresses:	10400 NE 4th Street, Bellevue, WA 98004
Square Footage:	719,623 SF total in Lincoln Square South Tower; Additional 542,000 RSF in Lincoln Square North Tower and 480,000 SF in Bellevue Place for a total of 1,741,623 RSF.
Retail Square Footage:	180,000 RSF at the base providing the finest retail and restaurants – connection to over 6 million RSF of additional interconnected retail, hotel and residential.
Average Floor Size:	24,010 – 32,461 RSF (see attached floor by floor breakdown)
Stories:	31
Rental Rates:	\$42.00 – \$45.00 per RSF, NNN
Operating Expenses:	2017 – \$12.01 per RSF 2018 – \$13.33 per RSF
Load Factors:	2010 BOMA measurements
Sustainability:	Minimum of LEED Gold Equivalent (see website for details on water, HVAC, lighting, fresh air introduction and other energy efficiencies)
Parking:	2.5:1,000 square feet of usable area (Lincoln Square Expansion garage has 2,000 spaces at 2017 rates of \$215.00 per month per space, plus tax)
Parking Features:	<ul style="list-style-type: none"> • Generous 9-foot width parking, double striped • Valet assist parking • Speed ramp directly to each of the six (6) parking levels – NO TURNS! • 2,000 stalls, connected to Lincoln Square I garage (1,641 spaces) and Bellevue Place garage (2,423 spaces) • Well-lit garage, 24-hour security escort to car if desired
Parking Access:	Access into and out of Lincoln Square South Tower at three (3) points: <ul style="list-style-type: none"> • NE 4th Street (south side of project) – signalized intersection • Bellevue Way NE (west side of project) • 105th Avenue NE (dedicated street on east side of project) • Underground access all the way to and from NE 4th to NE 10th via underground tunnel connection
Skybridge Connection:	Skybridge system to Bellevue Square, Lincoln Square and Bellevue Place – over 6 million RSF of the finest hotels, restaurants (57 currently), retail and commercial space.
Generous Common Areas / Rooftop Gardens / Lawns:	Rooftop gardens at the 5th level with outdoor lawns and outdoor meeting areas; large motor court with valet parking available to office tenants at the entrance to the project area; outdoor plaza areas.
Wellness Center:	A full-service, approximately 14,000 SF onsite wellness center and athletic club operated by the hotel and for exclusive use of project occupants
Hotels & Hotel Conference Facilities:	A new, 4-star “W” hotel adjacent to Lincoln Square South Tower, complemented by the 4-star Westin and two-tower, 4-star Hyatt Regency Hotel - all Landlord owned hotels providing room night discounts to the office tenants of Lincoln Square South Tower. The hotel conference facilities range from small, intimate board rooms to sloped floor meeting space with the latest A/V capabilities, to one of the largest ballrooms in the Bellevue/Eastside area.
Building Conference Facilities:	In addition to the many hotel conference facilities within the Bellevue Collection, Lincoln Square South Tower will provide: <ul style="list-style-type: none"> • Newly constructed, large training room/conference facility on the 2nd floor of the office tower providing the latest in A/V technology • Great Room areas will provide public meeting areas, as well as quiet areas.
Bike Center	A dedicated bike center is located in the garage of Lincoln Square. This secure bike facility provides individual bike lockers, changing rooms, shower and repair facilities.

Leasing: Broderick Group – On site for convenient tours
Bank of America Building, Suite 900 | 425.646.3444

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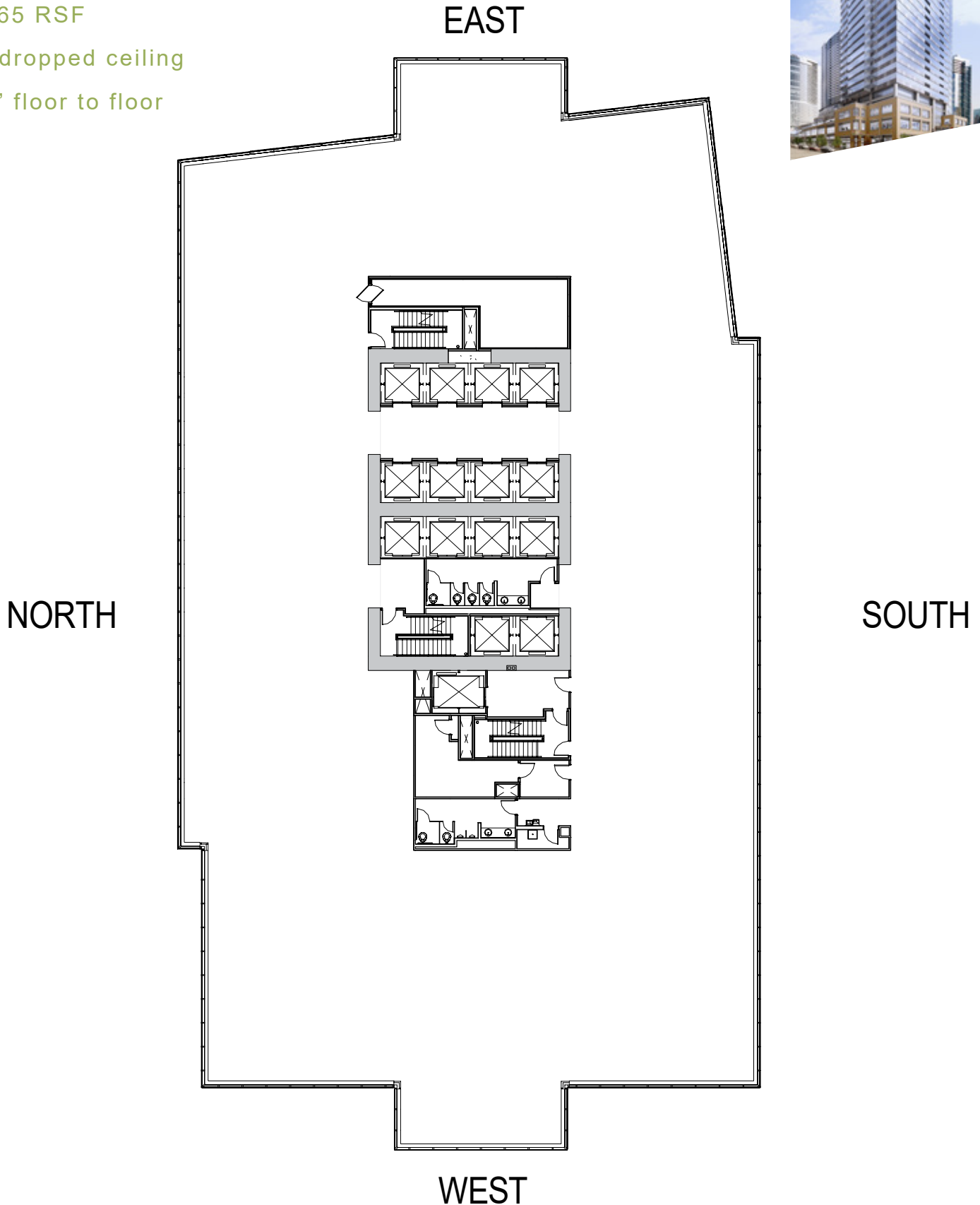
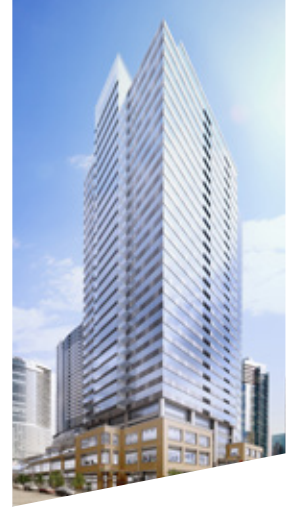
www.lincolnsquareexpansion.com/office



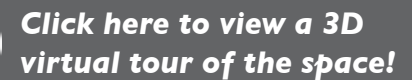
Lincoln Square | South Tower

Floors 9 – 10

- 24,865 RSF
- 9'6" dropped ceiling
- 13'3" floor to floor



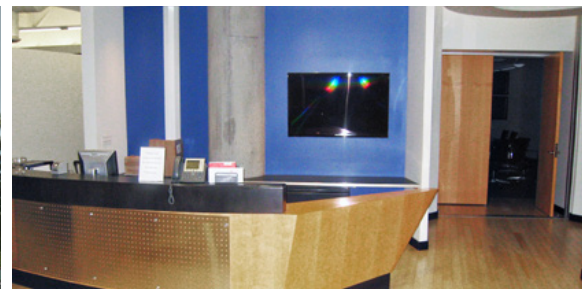
A photograph of the Westin hotel building in Los Angeles. The building is a modern, multi-story structure with a glass facade and a rooftop garden. The Westin logo is visible on the building. The building is surrounded by other city buildings and a clear blue sky.



1 FIRST FLOOR PLAN
1/8" = 1'-0"

0 5' 10' 20'

NORTH



LINCOLN SQUARE SOUTH TOWER OFFICE AMENITIES



Welcome to Lincoln Square's newest office tower and your new work space in The Bellevue Collection. As a new member of The Bellevue Collection, your recent move puts you in the center of one of the most vibrant and amenity rich places to work, live and play, featuring the finest collection of restaurants, entertainment and shopping in the region.



LINCOLN SQUARE EXPANSION

Lincoln Square opened in 2005 as one of the largest mixed-use projects in the U.S., with a focus on premier office space including Eddie Bauer's headquarters and Microsoft, a 337-room Westin hotel, 16-screen cinema and a wide variety of restaurants and entertainment. The Expansion of Lincoln Square adds the largest office tower on the Eastside, a W hotel, 12+ new dining options, Nordstrom Rack and a Cinemark Reserve 6-screen theater.

JUST AN ELEVATOR RIDE AWAY

The Collaboration Center - A Place for Collaboration and Connecting

The 2nd floor Collaboration Center is the perfect place for generating new, fresh ideas or making your best pitch to a client. This room is set for state-of-the-art presentations or brainstorming whiteboard sessions. Tell us how you want the room set – classroom, small break outs, it is up to you and your needs. To book the space and request rates, contact Lincoln Square's Management Office.

Room features:

- o Drop down projector and screen
- o 8 in-ceiling speakers
- o 2 in-wall subwoofers
- o Video conferencing
- o Dual shade system (1 sheer, 1 blackout)
- o Touch panel control system
- o Laptop interface/floor inputs
- o Blu-ray Player

2nd Level Lobby

Need a few minutes out of the office to formulate your next big idea or hold a small meeting? The second level office lobby features large windows for natural light, seating areas and a cozy fireplace.

Rooftop Garden

Just in time for spring, the rooftop garden, only available to our office and residential tenants, will give you a grand view and a place to refresh. Located on the 5th level, this key accessed getaway faces the amazing views of Lake Washington, and the downtown cityscape of Bellevue overlooking The Bellevue Collection.

Workout at Work

There's nothing more convenient than getting your workout in while at work. Fitness 305 is just the right place for a quick workout with cardio and strength training machines, weights, Flex Space and Yoga Studio for stretching. Amenities include a sauna, showers and lockers. In addition, SOULCYCLE, located on the first level just east of the office lobby on NE 4th, brings their first Northwest location to Lincoln Square. SOULCYCLE opened in mid-January.

Lincoln Square Expansion Openings

Opened

Baron's Xi'an Kitchen and Bar

Cinemark Reserve

Civility & Unrest

Central Bar

Dote Coffee

Dukes' Chowder House

Fogo de Chão

Henry's Tavern

Japonessa

Nordstrom Rack

The Lakehouse

Taylor Shellfish and Oyster Bar

W Bellevue

Wild Ginger

Opening Fall

Ascend Prime Steak and Sushi

Capital One Cafe

The Market at Lincoln Square

JUST A SKYBRIDGE AWAY

No other office project connects you by covered skybridges to over 35 sit down restaurants and over 70 places to taste, sip and savor. From breakfast to nightcaps and everything in between, you are in the center of the dining district at The Bellevue Collection. Add to that cinemas and nightlife and you have the best work and play destination in the region.



Lincoln Square Restaurants
 Cypress Lounge & Wine Bar
 Din Tai Fung
 Earls Kitchen and Bar
 Lincoln Square Cinemark Cinemas
 Lucky Strike Lanes and Power Play
 Maggiano's Little Italy
 McCormick & Schmick's Seafood Restaurant
 Paddy Coyne's Irish Pub
 Palomino Rustica
 Parlor Billiards and Ultralounge
 Pearl Oyster and Seafood Bar
 Woods Coffee



Bellevue Square 200+ Shops and Restaurants

Destination Dining:

Blue C Sushi
 Cactus
 Cheesecake Factory
 Moksha Indian Cuisine
 Nordstrom Grill
 Nordstrom Marketplace Café
 Pagliacci Pizza
 P.F. Chang's China Bistro
 Red Robin
 Ruth's Chris Steak House
 Tavern Hall
 VIVO 53

Bellevue Place
 13 Coins Restaurant 24 – 7
 Daniel's Broiler and Prime 21 Lounge
 Eques (Breakfast)
 Joey Bellevue
 Suite Restaurant and Lounge

Hotels
 The Hyatt Regency Bellevue
 The Westin Bellevue
 W Bellevue



Transit Center

N.E. 6th Street, also known as the Pedestrian Corridor, runs between Lincoln Square North and Lincoln Square South and connects directly to the Transit Center.