

10655 NE 4TH STREET
BELLEVUE, WA

KEY BANK BUILDING



EFANA
GROUP OF COMPANIES

BRODERICK
GROUP



BUILDING HIGHLIGHTS

- The conveniently located Key Bank Building is a rare 100,774 SF office building located in the heart of Downtown Bellevue
- The nine-story building features sweeping views of Downtown Bellevue, Lake Washington and Seattle
- On-site property management and small floor plates make it an ideal choice for small to mid-sized tenants
- Abundant 3.9/1,000 SF parking ratio is unmatched in Downtown Bellevue



Key Bank Building has been recognized by the U.S. Government Protection Agency as a top performing commercial building based on its effective energy management practices and innovative efficiency solutions.

BUILDING FEATURES & AMENITIES



Sweeping views of Downtown Bellevue, Lake Washington and Seattle



Parking ratio up to 3.9/1,000 SF



Office suites ideal for small to mid-size tenants



On-site property management office and tenant conference room



Excellent proximity and easy access to I-90, I-405 and the 520 Bridge



Great proximity to restaurants, hotels and shopping, including Bellevue Square and The Bellevue Connection





COMING Q4 2024
Fully Renovated Plaza
& Retail Pavilion





CURRENT AVAILABILITIES

| VIRTUAL TOUR | SUITE | SQUARE FEET | STARTING RATE | DESCRIPTION / FEATURES | AVAILABLE |
|--|------------|-------------|----------------------------|--|-----------|
| | <u>400</u> | 11,518 RSF | \$54.00 / SF, Full Service | Full floor, six (6) private offices, large conference rooms, open area for workstations, kitchen and reception area. Furniture can be included. | Now |
|  | <u>606</u> | 2,113 RSF | \$54.00 / SF, Full Service | Four (4) private offices, conference room, kitchenette/work room, open work area. <i>*Market ready with all new finishes and new appliances.</i> | Now |
| | <u>609</u> | 879 RSF | \$54.00 / SF, Full Service | Three (3) private offices and reception. | 3/1/2024 |
| | <u>611</u> | 4,450 RSF | \$54.00 / SF, Full Service | Fully built-out space with private offices, conference rooms, kitchen and reception area. | Now |
|  | <u>705</u> | 2,155 RSF | \$54.00 / SF, Full Service | Six (6) private offices, kitchenette, open work area. | Now |
| | <u>801</u> | 4,550 RSF | \$54.00 / SF, Full Service | Fully built-out space with ten (10) private offices, glass conference room, open area for workstations, kitchen and reception area. | Now |
| | <u>910</u> | 3,860 RSF | \$56.00 / SF, Full Service | Five (5) private offices, large conference room, large open work area, storage room, server room, kitchenette and work room. | Now |

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For further information please contact exclusive leasing agents:

MATT SCHRECK

425.646.5232

schreck@broderickgroup.com

COLIN TANIGAWA

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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.

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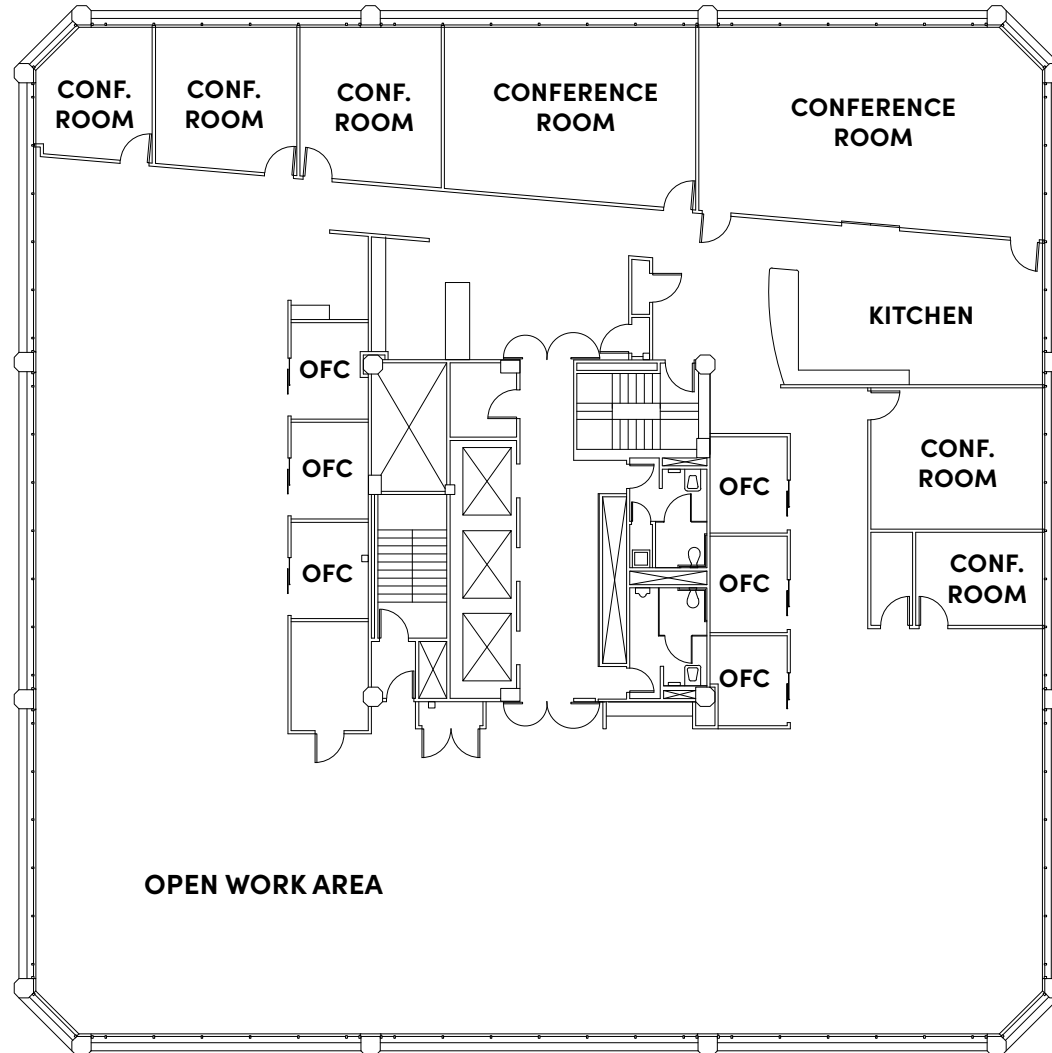
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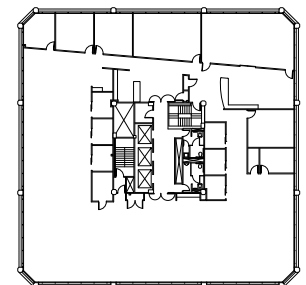
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SUITE 400 11,518 SF

- Full Floor Opportunity
- Private offices
- Conference rooms
- Open work area
- Kitchen
- Reception area
- Furniture can be included
- Available Now

[SEE ENLARGED FLOOR PLAN](#)



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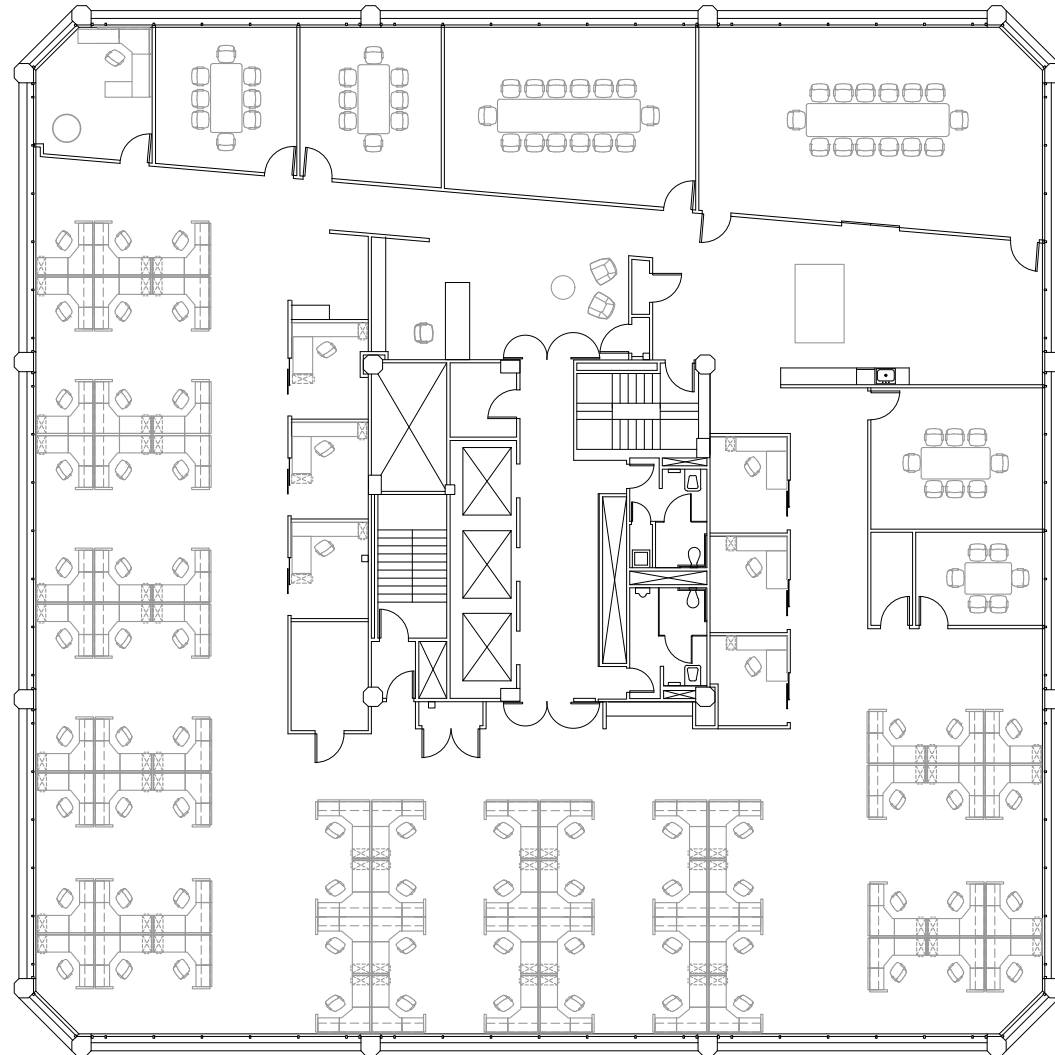
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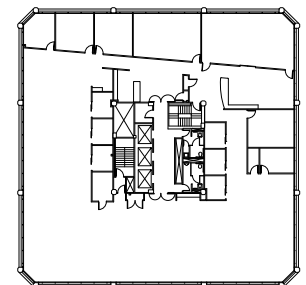
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SUITE 400 11,518 SF FURNITURE PLAN

- Full Floor Opportunity
- 66 Workstations
- 7 Conference rooms
- 6 Interior offices
- Furniture can be included

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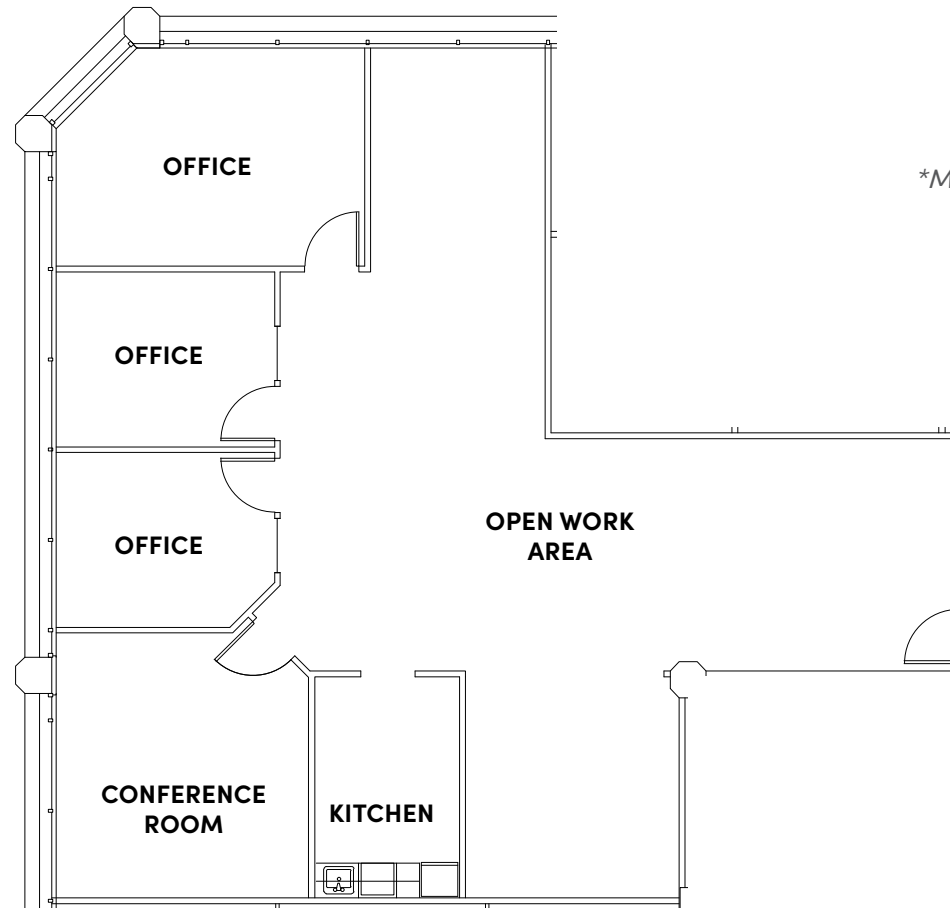
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SUITE 606 2,113 SF

Four (4) private offices

Conference room

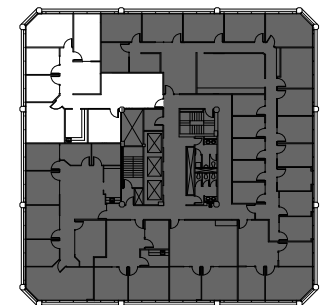
Kitchenette/work room

Open work area

**Market ready with all new finishes and new appliances*

Available Now

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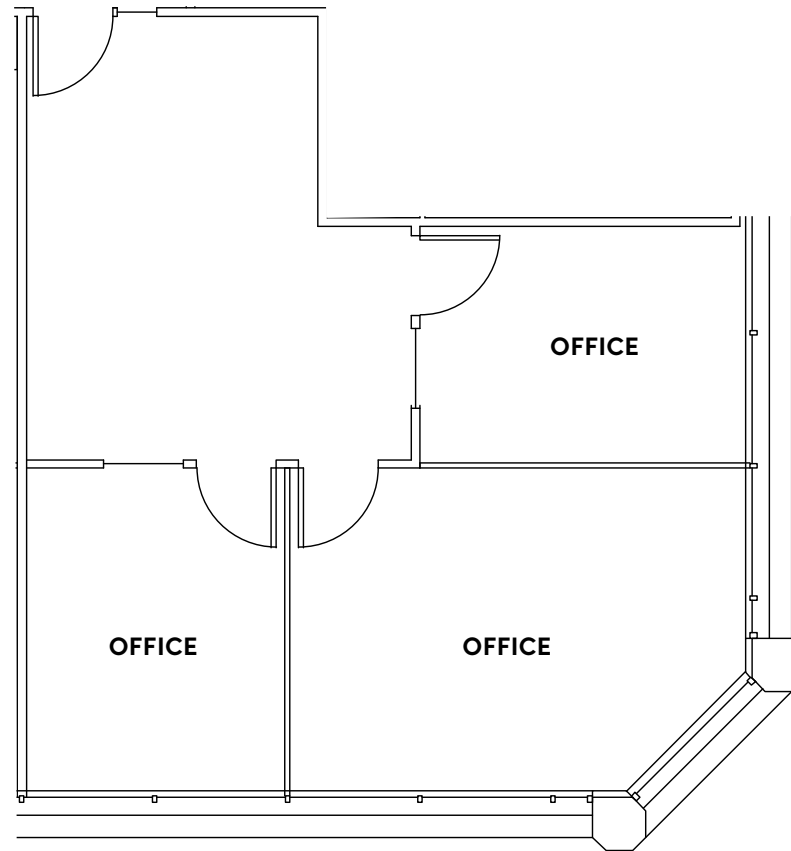
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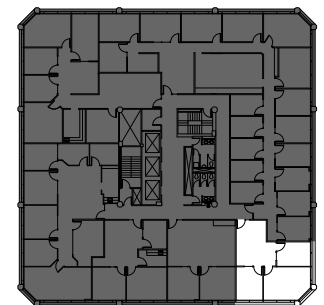


SUITE 609 879 SF

Three (3) private offices and reception

Available March 1, 2024

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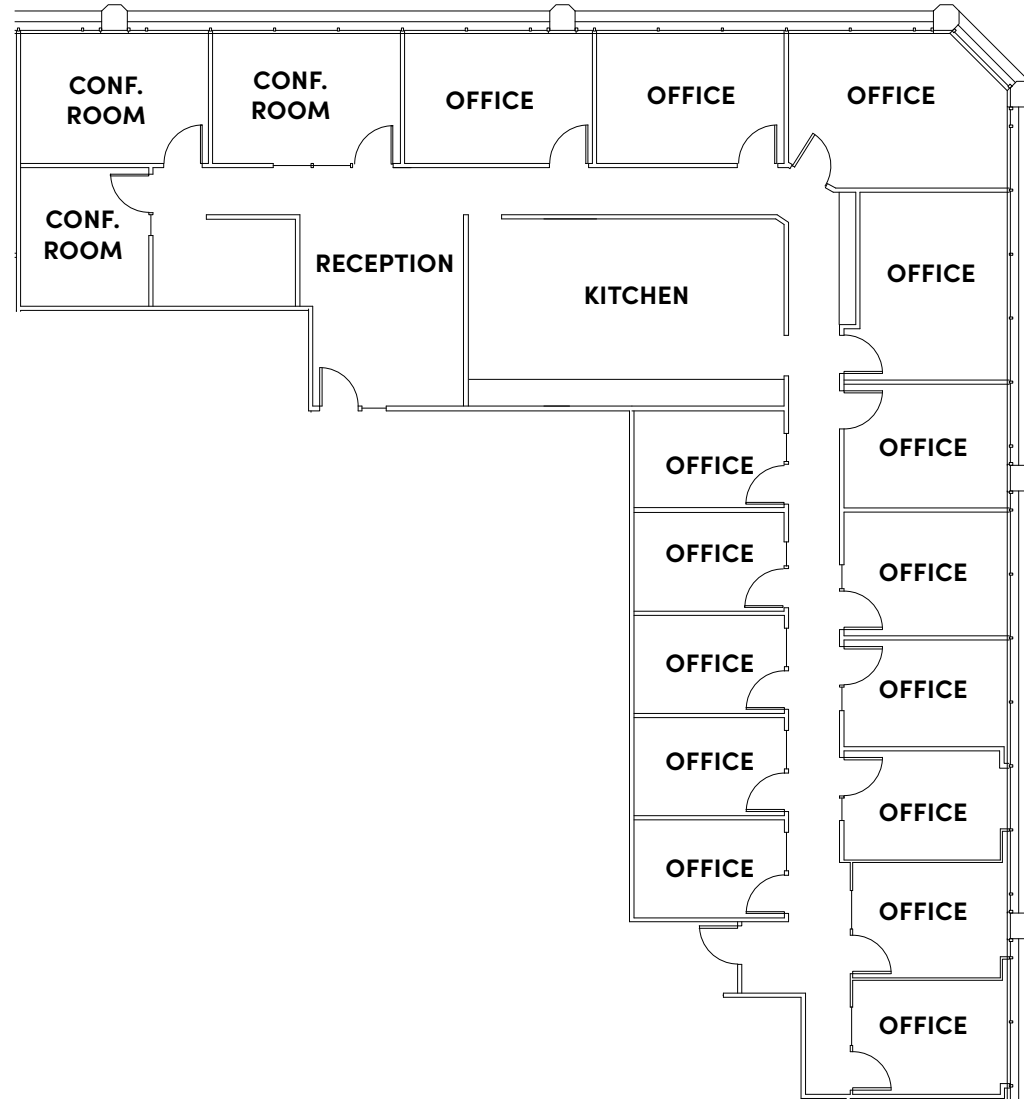
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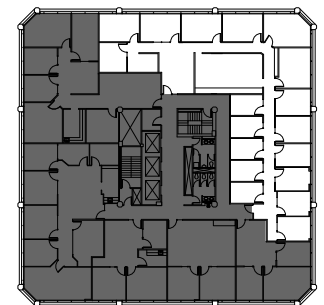
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SUITE 611 4,450 SF

- Fully built-out space
- Fifteen (15) private offices
- Conference rooms
- Kitchen
- Reception area
- Available Now

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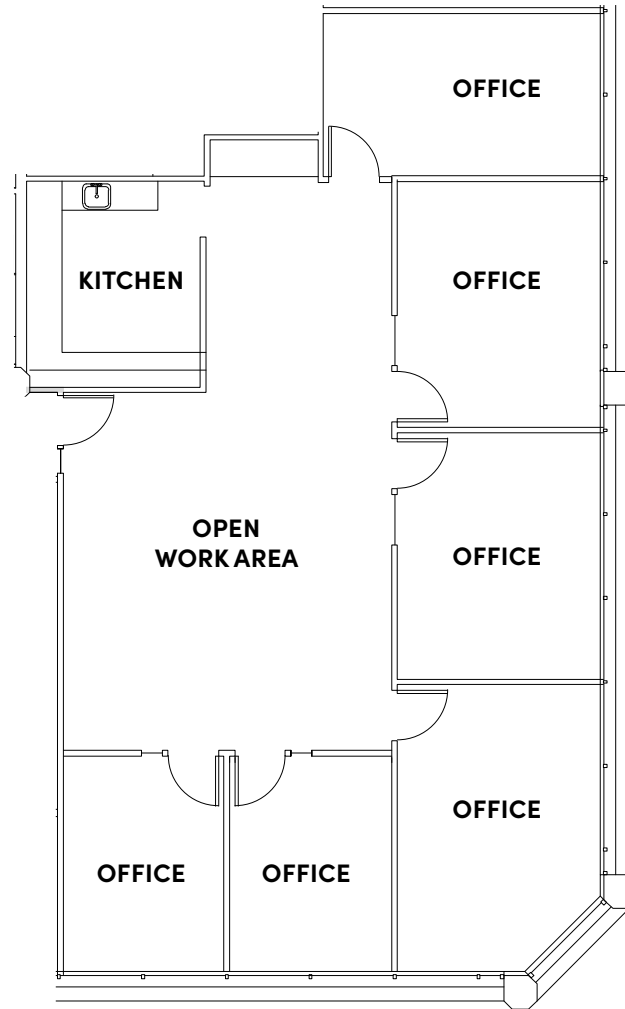
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SUITE 705 2,155 SF

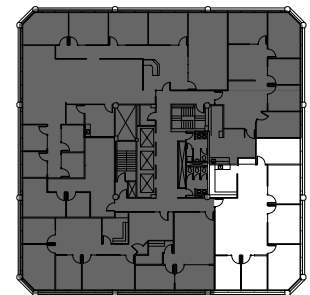
Six (6) private offices

Open work area

Kitchen

Available Now

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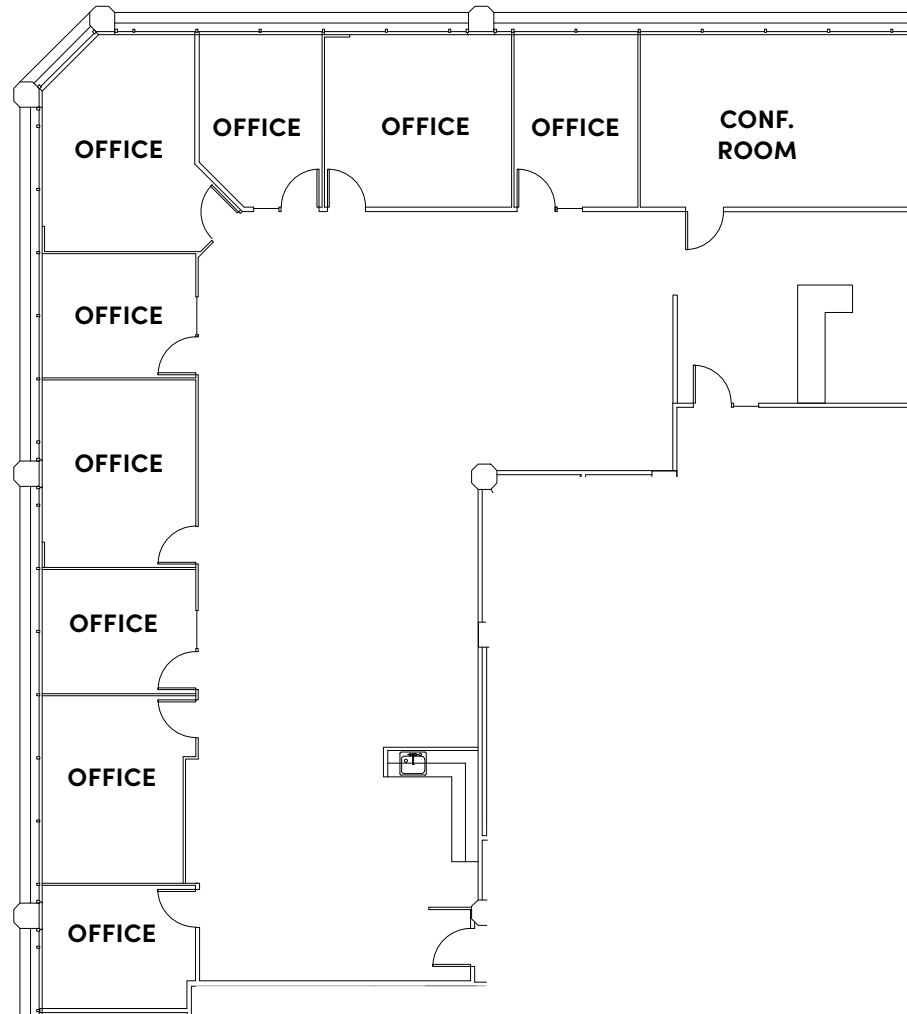
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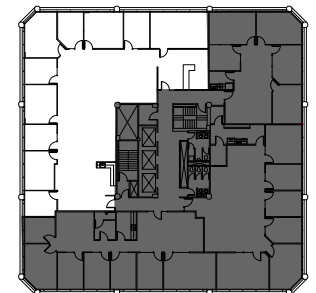
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SUITE 801 4,550 SF

- Fully built-out space
- Ten (10) private offices
- Glass conference room
- Open area for workstations
- Kitchen
- Reception area
- Available Now

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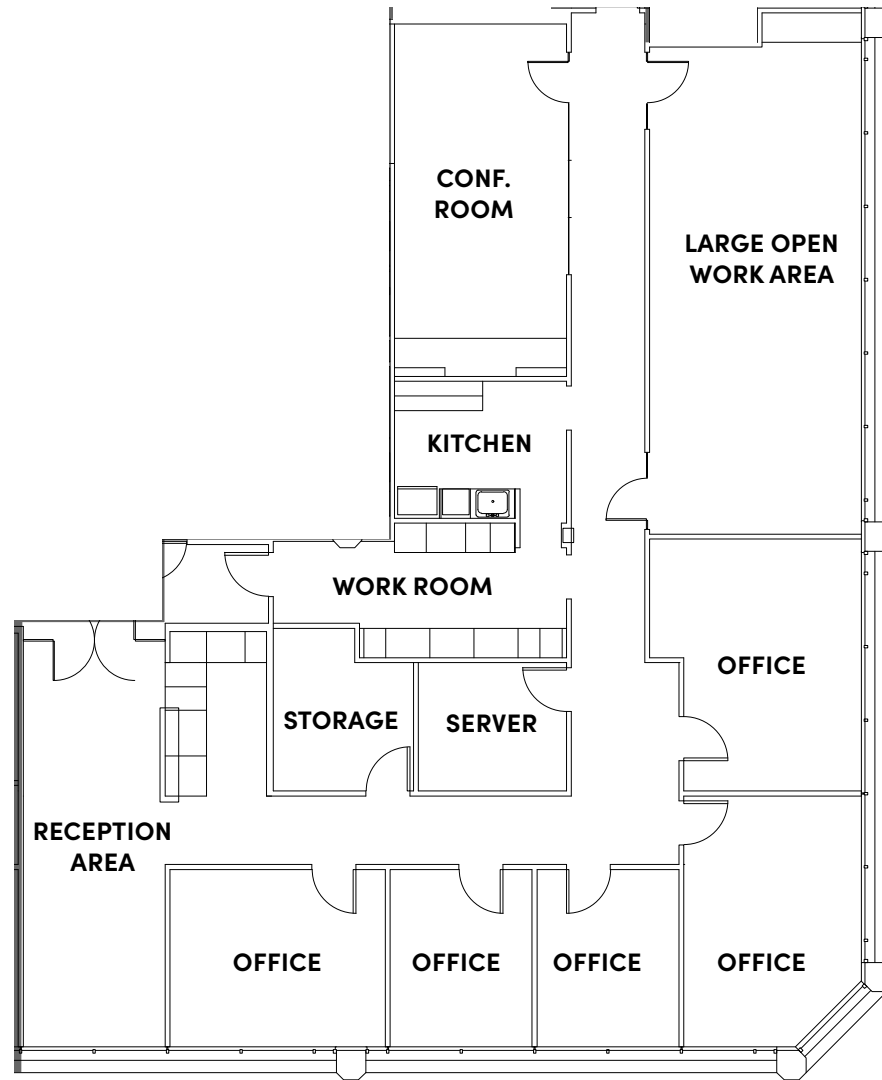
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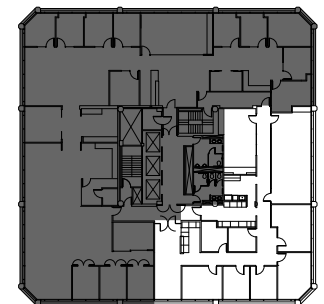
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SUITE 910 3,860 SF

- Reception area
- Five (5) private offices
- Large conference room
- Large open work area
- Storage & server room
- Kitchenette & work room
- Available Now

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AMENITIES MAP

