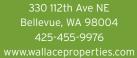


WASHINGTON FEDERAL CENTER

400 108th Ave NE | Bellevue, WA 98004





PROPERTY OVERVIEW

Washington Federal Center is a 76,000 SF office building strategically located in the Bellevue CBD

Office Space Available | 1,080 RSF - 1,621 RSF Rental Rate | \$36/SF/YR Full Service

PROPERTY HIGHLIGHTS

- Smaller floor plates make the building a superior choice for small to mid-size tenants
- Building conference room available for tenants' use
- · Easy walking distance to a full range of restaurants, specialty retailers and Bellevue Square shopping center
- One block from the Bellevue Transit Center, a regional transit hub served by King County Metro and Sound Transit
- Easy access to I-405, I-90 and SR-520



AVAILABILITIES				
Suite	Size	Comments		
Suite 402	1,621 RSF	Five private offices, reception, workroom and open work area. Available September 1, 2018.		
Suite 450	1,080 RSF	Open space with kitchenette / workroom. Available now.		
Suite 604	1,259 RSF	Four private offices, workroom and open area. Available now.		

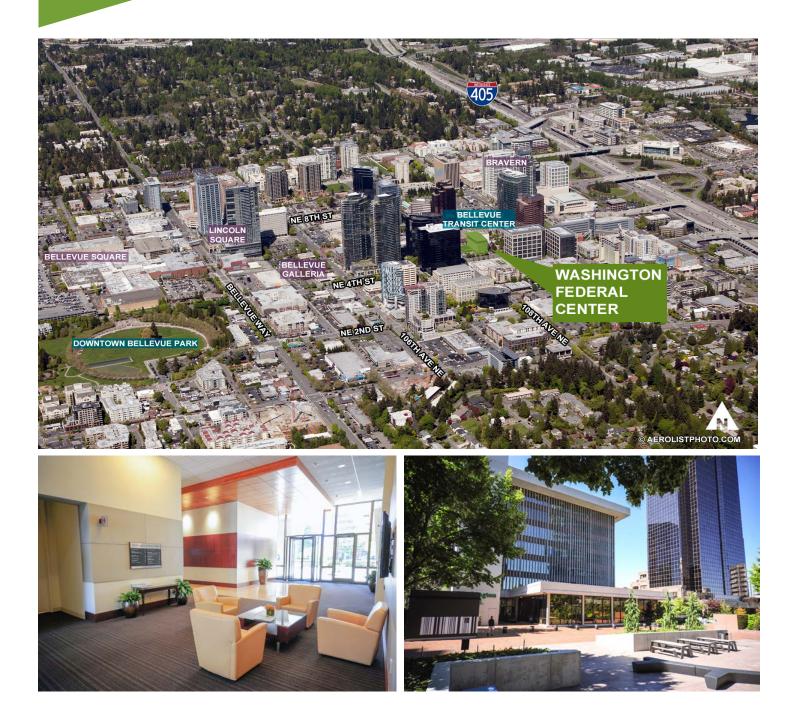
For more information, please contact:



www.wallaceproperties.com 425-455-9976

WASHINGTON FEDERAL CENTER

400 108th Ave NE | Bellevue, WA 98004



For more information, please contact:



Dining			Shopping	Lifestyle/Entertainment
1 Daniel's Broiler	19 Cactus	37 Sushiya	1 Bellevue Square	1 Parlor
2 John Howie Steak	20 Tavern Hall	38 Tokyo Steak House	2 Lincoln Square	2 Lucky Strike
3 Din Tai Fung	21 Lunchbox Laboratory	39 Bake's Place	3 Bellevue Place	3 Suite Lounge
4 El Gaucho	22 Red Robin	40 Caffe Ladro	4 The Bravern	4 Lincoln Square Cinemas
5 Pearl Bar & Dining	23 Cheesecake Factory	41 Tangerine Thai	5 Bellevue Connection	5 Downtown Park
6 Melting Pot	24 Coco Asian Cuisine	42 Potbelly	6 Starzz Sundries & Gifts	6 Meydenbauer Center
7 Purple Cafe & Wine Bar	25 Homegrown	43 Lot No. 3		7 Bellevue Arts Museum
8 Seastar	26 PF Chang's	44 Sushi Maru		8 LA Fitness
9 McCormick & Schmick's	27 California Pizza Kitchen	45 Chipotle	Lodging	9 SoulCycle Bellevue
10 Ruth's Chris Steakhouse	28 777 Cafe	46 Fogo de Chao	1 Hyatt Regency	10 24 Hour Fitness
11 Joey's	29 Jimmy Johns	47 Specialty's Cafe	2 Courtyard by Marriott	11 Pure Barre
12 Earl's	30 Starbucks	48 Cafe Pogacha	3 Marriott Hotel	12 Life Time Fitness
13 Palomino	31 City Soups	49 Pho Cyclo Cafe	4 Westin Bellevue	
14 Wild Ginger	32 Corporate Deli	50 Shanghai Shanghai		Child Care/Medical
15 Maggianos	33 Gyro Express	51 Sushi Kudasai		Bright Horizons Summit
16 Moksha Indian Cuisine	34 Nibbani Thai	52 Jujubeet		2 Bright Horizons Bellevue
17 Paddy Coyne's Irish Pub	35 Oodles Noodle Bar	53 13 Coins		3 YMCA Child Dev. Center
18 Blue C Sushi	36 Blazing Bagles	54 The French Bakery		4 Overlake Medical Clinic

The information contained herein has been obtained from sources deemed reliable but is not guaranteed.

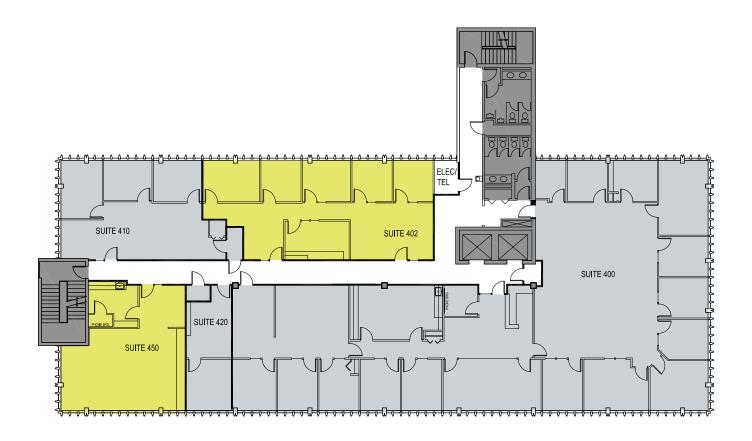


WASHINGTON FEDERAL CENTER

400 108th Ave NE | Bellevue, WA 98004

Fourth Floor

Suite	Size	Comments
Suite 402	1,621 RSF	Five private offices, reception, workroom and open work area.
Suite 450	1,080 RSF	Open space with kitchenette / workroom.



Available Leased

For more information, please contact:

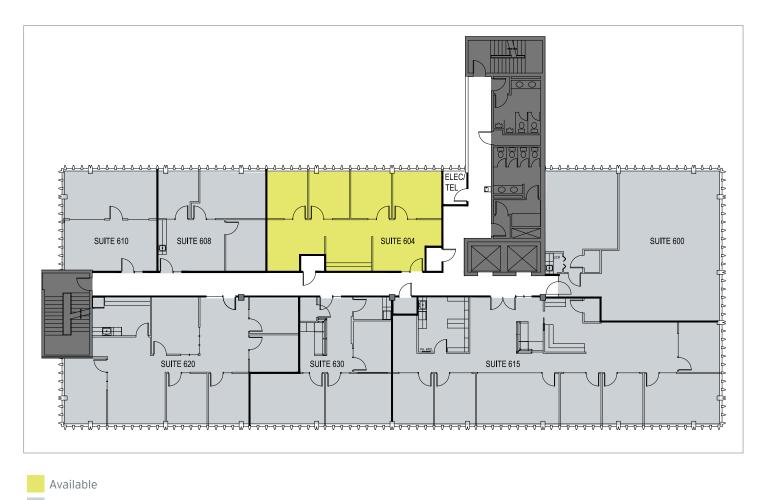


WASHINGTON FEDERAL CENTER

400 108th Ave NE | Bellevue, WA 98004

Sixth Floor

Suite	Size	Comments
Suite 604	1,259 RSF	Four private offices, kitchenette / workroom and open area. Available now.



Available

Leased

For more information, please contact: