



BUILDING 1: Sublease Floors 4 through 10

Approximately 166,873 SF Available 9/1/15



THE BRAVERN

11155 NE 8TH STREET | BELLEVUE, WASHINGTON





THE BRAVERN

THE SHOPS AT THE BRAVERN

Shops

Neiman Marcus, Bank of America, Catimini, David Lawrence, Eye Society, Gucci, Hermès, Holly Zhang Pearl Gallery, Jimmy Choo, Karen Millen, Louis Vuitton, Moncler, Salvatore Ferragamo, Sur La Table, Tory Burch, Wolford

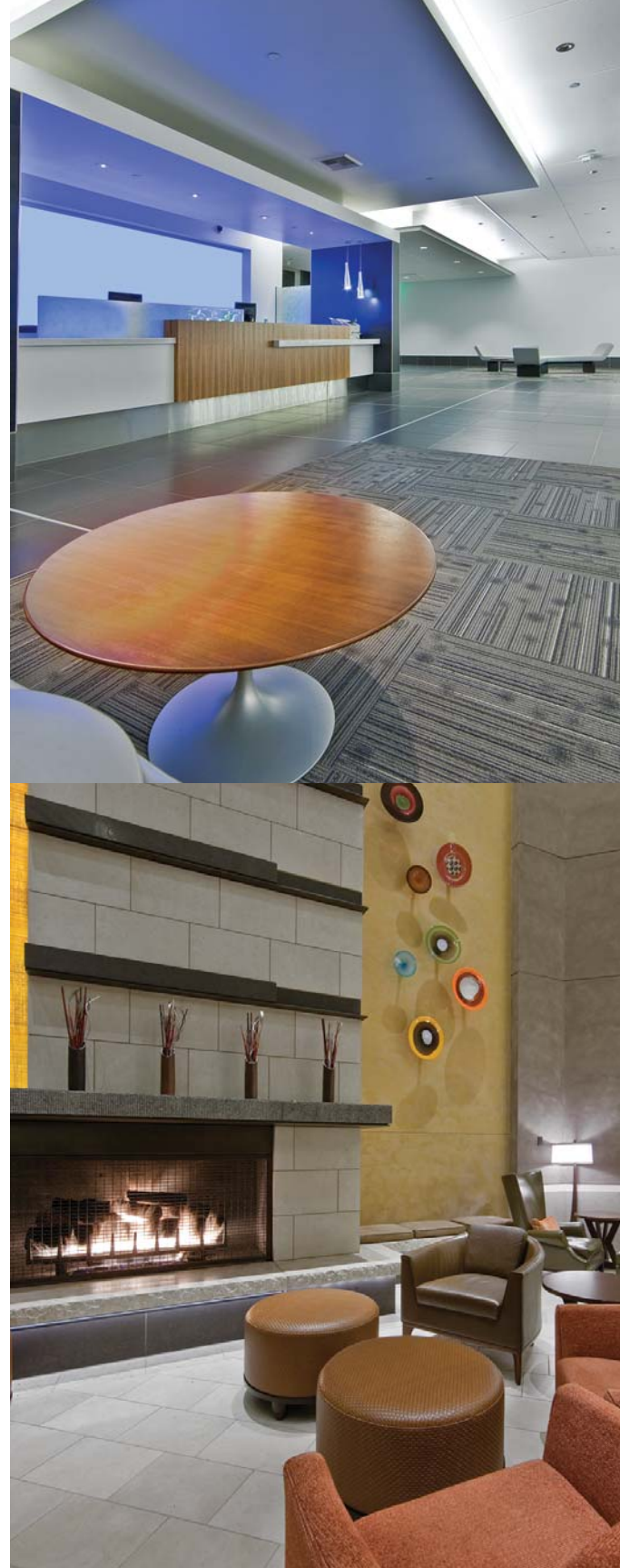
Restaurants

Mariposa at Neiman Marcus, Blue Martini Lounge, John Howie Steak, Trophy Cupcakes, Vovito Caffè & Gelato, Wild Ginger

Health & Beauty

DavidBartonGym

PROPERTY MAP



BUILDING INFORMATION

Available Floors	Floors 4-10 (166,873 SF) Available 9/1/2015 Spaces are divisible by floor
Sublease Expires	January 31, 2018
Rental Rate	\$22.00 NNN PSF, Per Year, Year 1
Estimated OPEX	\$7.63 PSF Per Year (Does not include utilities, janitorial or real estate taxes)
Parking	2.75/1,000 SF \$210/Stall/Month
Transportation	Blocks from Bellevue Transit Center, which maintains over 20 bus routes, including the regional Rapid Ride system
Project Features	<ul style="list-style-type: none">• Highly visible and accessible location at the gateway to Downtown Bellevue's vibrant 24/7 retail, entertainment and lifestyle amenities• Excellent transportation access supported by multiple modes of mass transit• Excellent access to I-405, SR-520, and I-90• Large parking garage• Full service concierge on-site• Valet service provided at both auto courts and within the garage• Served by five elevators in the main building lobby
Space Features	<ul style="list-style-type: none">• Each floor can be furnished with existing furniture in place• Unobstructed views of city skyline and Mount Rainier• Elaborate kitchenettes on each floor• Tremendous amount of perimeter glass line allows abundant natural light into spaces• Finished floor to floor structural clear height is 12'2"• Finished ceiling height of 9'0"
Technical Features	<ul style="list-style-type: none">• Cable room available• Expanded electrical capacity twice market standards – 15 watts per square foot• Increased HVAC capacity to accommodate intensity and density of user requirements – 3,450 tons total cooling capacity• Communications and data capacity and distribution upgrades• Backup/Emergency Power: The base project design included two (2) 2000kW/2500kVA emergency life safety generators which serve the entire project

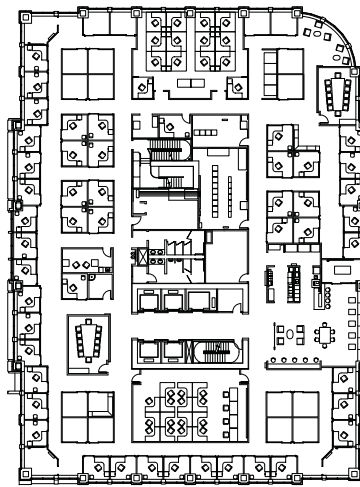


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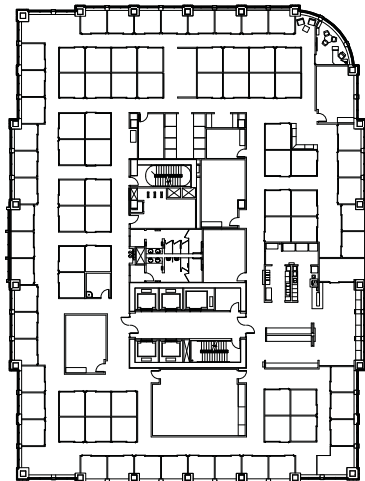
APPROXIMATE FLOOR SIZES

4	23,512 SF
5	24,048 SF
6	23,739 SF
7	24,048 SF
8	23,739 SF
9	24,048 SF
10	23,739 SF
Total	166,873 SF

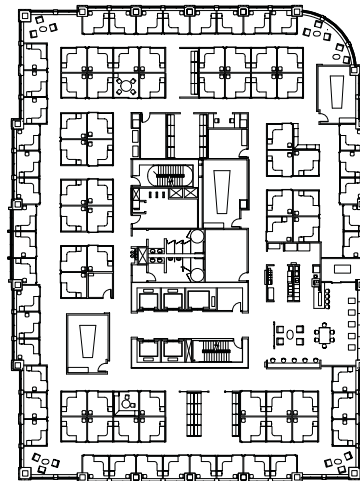
FLOOR 4



FLOOR 5



FLOOR 6

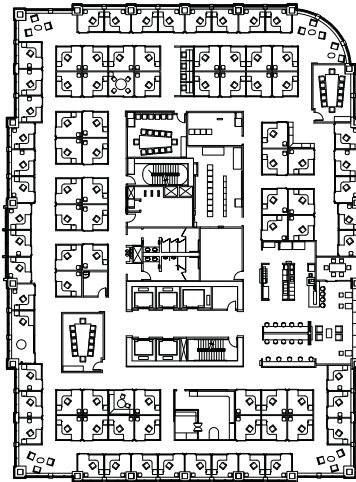




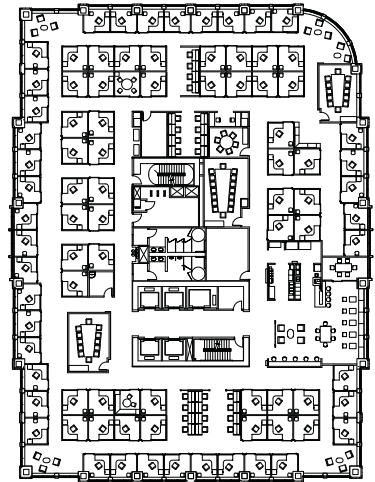
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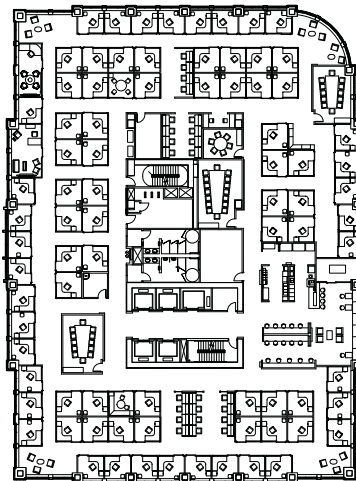
FLOOR 7



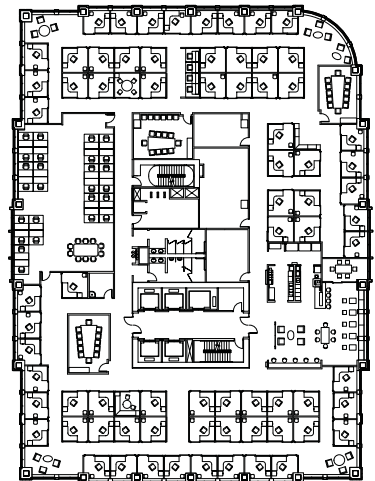
FLOOR 8



FLOOR 9



FLOOR 10





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FOR INFORMATION, PLEASE CONTACT

Jeff Jochums
Senior Vice President
+1 425 462 6971
jeff.jochums@cbre.com

Kip Durrell
Senior Vice President
+1 425 462 6972
kip.durrell@cbre.com

CBRE, Inc.
10885 NE 4th Street
Suite 500
Bellevue, WA 98004



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