

BRODERICK  
• GROUP •



*the*  
SUMMIT

Summit 1: 355 110th Avenue NE  
Summit 2: 10885 NE 4th Street  
Summit 3: 320 108th Avenue NE  
BELLEVUE, WASHINGTON





THE SUMMIT IS COMPRISED OF THREE CLASS A+ OFFICE BUILDINGS WITH MODERN CONSTRUCTION IN AN URBAN CAMPUS SETTING. THE COMPLEX IS LEED GOLD CERTIFIED AND FEATURES CONTEMPORARY ARCHITECTURE WITH HIGH EFFICIENCY GLASS, WHICH ALLOWS FOR A LARGE ABUNDANCE OF NATURAL LIGHT AND SPECTACULAR VIEWS OF DOWNTOWN SEATTLE, THE OLYMPIC AND CASCADE MOUNTAINS, AND MT. RAINIER.

## AMENITIES FOR A CLASS A COMMUNITY



### GREAT ROOM

Double height vaulted ceilings with recent major renovations including a game room, multi-use furniture, and new cosmetic finishes throughout



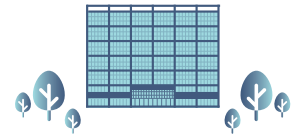
### ON-SITE FOOD SERVICE

Cafe Pogacha, offering breakfast, lunch, & catering



### CORPORATE CONFERENCE CENTER

Seating capacity up to 100  
Wifi & single touch screen panel to control in-house computer system, video conferencing



### COURTYARD

South Facing Central Courtyard with outdoor seating, water features, & green space



### ON-SITE FITNESS CENTER

3,800 SF state-of-the-art fitness center access to showers, lockers & towel service



### PARKING

Secure & covered parking with access at 110th Ave NE and 108th Ave NE



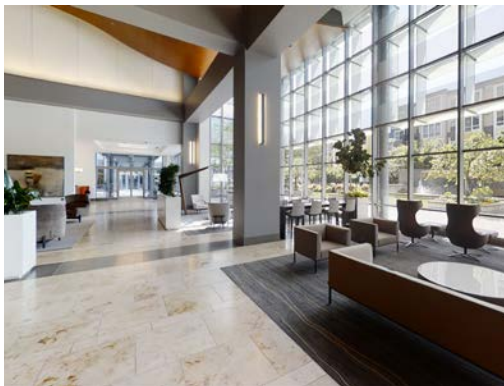
### TRANSIT/ACCESS

Half a block to the Transit Center, near the future East Link Light Rail



### WALKING DISTANCE

Walking distance to all of Downtown Bellevue's major attractions, including restaurants, retail & parks



#### VIEW VIRTUAL TOURS

▶ LOBBY AREA

▶ CONFERENCE ROOM

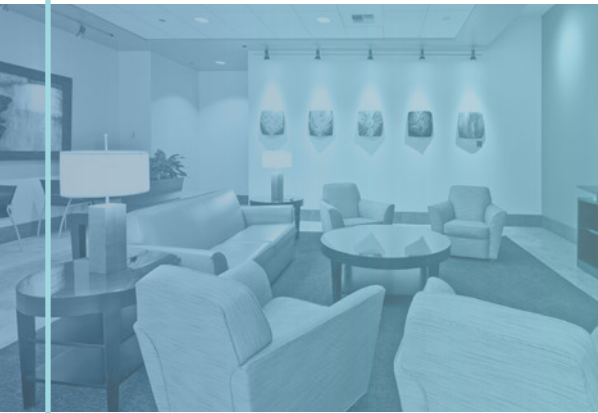
▶ FITNESS CENTER

# AVAILABLE SPACE



VIRTUAL TOUR	FLOOR / SUITE	RSF	AVAILABLE DATE	COMMENTS
	<u>Floor 3 / Suite 300</u>	20,925	Now	<p>Double glass door entry immediately off 3rd floor lobby with efficient mix of offices, open space, conference rooms, and a kitchen/breakroom.</p> <p><b>Contiguous with Suite 310 for a Full Floor of 24,173 RSF</b></p>
	<u>Floor 3 / Suite 310</u>	3,248	Now	<p>Small, move-in ready suite with mix of private offices, open space for cubicles, conference room, reception, kitchen, and workroom.</p> <p><b>Contiguous with Suite 300 for a Full Floor of 24,173 RSF</b></p>
	<u>Floor 4 / Suite 400</u>	24,153	Now	<p>Move-in ready full floor availability. Interior conference/meeting rooms and open space for cubicles with lots of natural light.</p> <p><b>Contiguous with Floors 3 &amp; 5 for up to 58,497 RSF</b></p>
	<u>Floor 5 / Suite 550</u>	10,171	Now	<p>Double glass door entry immediately off 5th floor elevators. Abundant natural light with Southern views of Mt. Rainier.</p> <p><b>Contiguous with Floors 3 &amp; 4 for up to 58,497 RSF</b></p>





THE SUMMIT

## BUILDING FACTS

<b>ADDRESS</b>	Summit 1: 355 110th Avenue NE, Bellevue, WA 98004 Summit 2: 10885 NE 4th Street, Bellevue, WA 98004 Summit 3: 320 108th Avenue NE, Bellevue, WA 98004
<b>SIZE</b>	Three Class A buildings totaling approx. 915,000 square feet on 3.5 acres Summit 1: 11 stories / 248,902 SF Summit 2: 13 stories / 290,674 SF Summit 3: 17 stories / 375,000 SF
<b>LEED / EFFICIENCY</b>	LEED Gold Certification & implementation of the Honeywell Tridium Energy Management System
<b>FLOOR PLATE</b>	Summit 1: Approximately 22,000 square foot floor plates Summit 2: Approximately 24,000 square foot floor plates Summit 3: Approximately 24,250 square foot floor plates
<b>LOCATION</b>	Corner of 108th Ave and NE 4th Street, the heart of Bellevue's thriving Central Business District
<b>ACCESS</b>	Convenient access to I-405, I-90, and SR-520
<b>PARKING</b>	2.6 permits per 1,000 rentable square feet with 2 garage access points
<b>AMENITY RICH ENVIRONMENT</b>	Amenities include the award winning Cafe Pogacha, Bright Horizons on-site child care, and a beautifully landscaped terrace with outdoor seating for the summer months.
<b>HEALTH CLUB</b>	3,800 square foot on-site Health Club including cardio machines and free weights, as well as showers, towel service and lockers available to tenants' employees.
<b>HVAC</b>	Low-temperature variable-volume fan terminal system utilizing a supply air system served by roof-top mounted air conditioning units. One VAV box (zone) per 1,200 SF.
<b>PROPERTY MANAGEMENT</b>	Top of class on-site property management and engineering provided by Urban Renaissance Group.
<b>CONFERENCE FACILITY</b>	Fully Automated Corporate Conference Center complete with wifi and single touch screen panel to control in-house computer system, video conferencing, projector, and surround sound; with seating capacity of up to 100 and separate board room.
<b>SECURITY</b>	24/7 on-site security monitoring
<b>OPERATING EXPENSES</b>	2023 estimated operating expenses are \$16.62/ RSF including electrical.
<b>CEILING HEIGHT</b>	12'8" Slab-to-Slab Height 9' Finished Ceiling Height
<b>CONSTRUCTION</b>	Post-tension, concrete slab system
<b>ELECTRICAL</b>	Overall capacity is 3.5 watts per square foot with a maximum of up to 6.0 watts per square foot.
<b>TELECOMM</b>	Fiber services are provided by Comcast, Time Warner Telecomm, Level 3 & CenturyLink.
<b>ELEVATORS</b>	The Summit is served by a total of twelve passenger elevators - Building I (5) and Building II (7). Each bank is equipped with two parking shuttle elevators operating between the lobby and the garage. Each building has a single 3,500 pound freight elevator with stainless steel paneled walls and 10' ceilings, which serves all tower floors as well as levels P1 and P2 of the parking garage.
<b>LOADING DOCK</b>	An eight-bay loading dock with 14'0" clearance is accessible from 110th Avenue NE.



From the Summit garage to I-405 North or South bound, the average time is 5 minutes or less by car. The building is half a block away from the Bellevue Transit Center and the future EastLink Light Rail



### BELLEVUE SQUARE

- Nordstrom
- Crate & Barrel
- Apple
- Microsoft
- Ruth Chris
- Macy's

### SHOPS AT BRAVERN

- Jimmy Choo
- Gucci
- Louis Vuitton
- Neiman Marcus
- Prada
- Salvatore Ferragamo

### LINCOLN SOUTH FOOD HALL

- DOTE Coffee Bar
- Drip Tea
- Seoul Bowl
- West Coast Tacos
- Wonderbowl
- Burbs Burgers - Coming Soon

# SUMMIT 2 / SUITE 300

20,925 RSF

- » Double glass door entry immediately off 3rd floor lobby
- » Efficient mix of offices, open space, conference rooms, and a kitchen/breakroom
- » **Contiguous with Suite 310 for a Full Floor of 24,173 RSF**



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**SUMMIT**

JEFF WATSON | (425) 646-5224 | watson@broderickgroup.com  
TONY ULACIA | (425) 646-5244 | ulacia@broderickgroup.com

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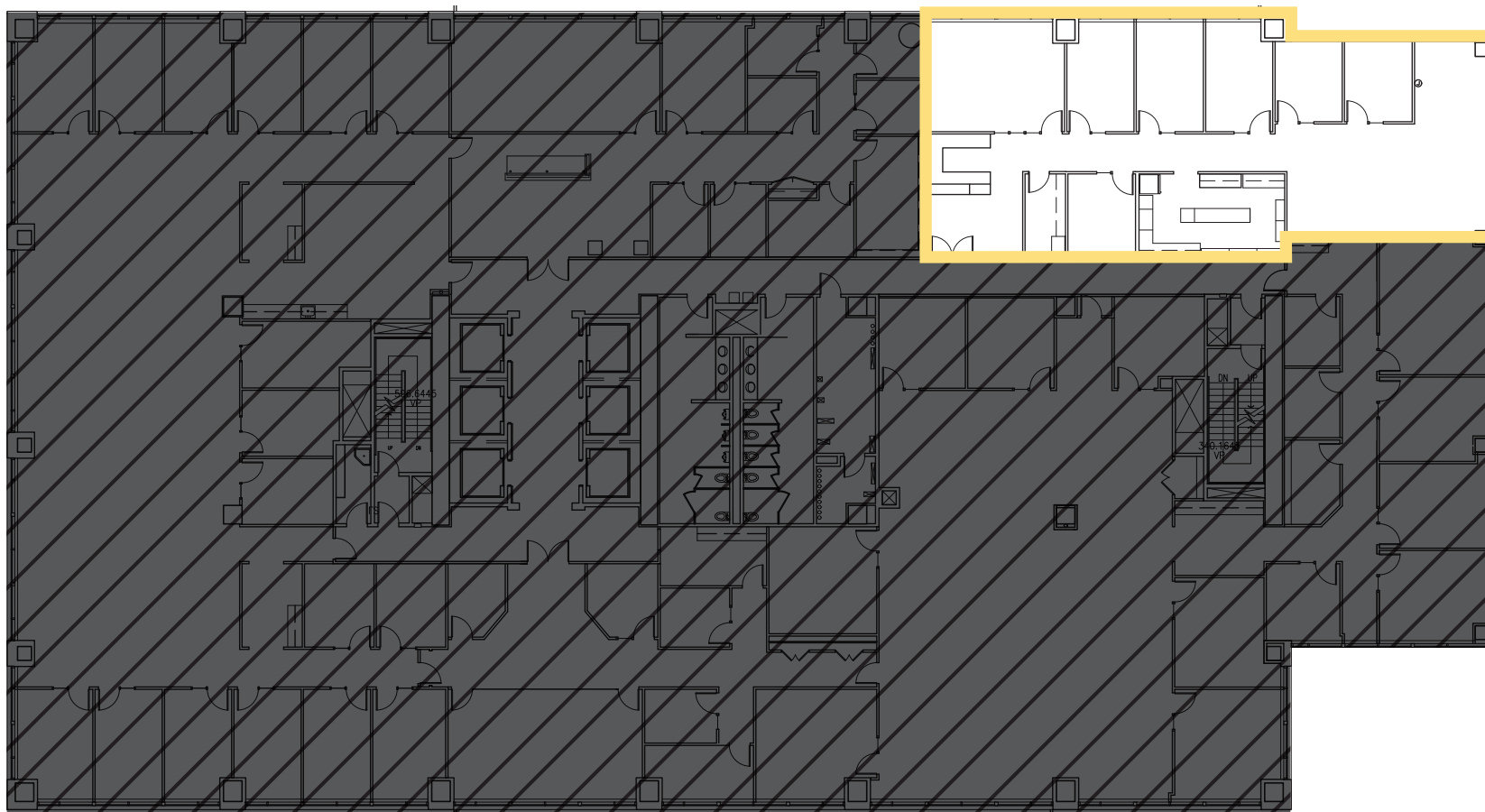


# SUMMIT 2 / SUITE 310

3,248 RSF

» Small, move-in ready suite with mix of private offices, open space for cubicles, conference room, reception, kitchen, and workroom.

» **Contiguous with Suite 300 for a Full Floor of 24,173 RSF**



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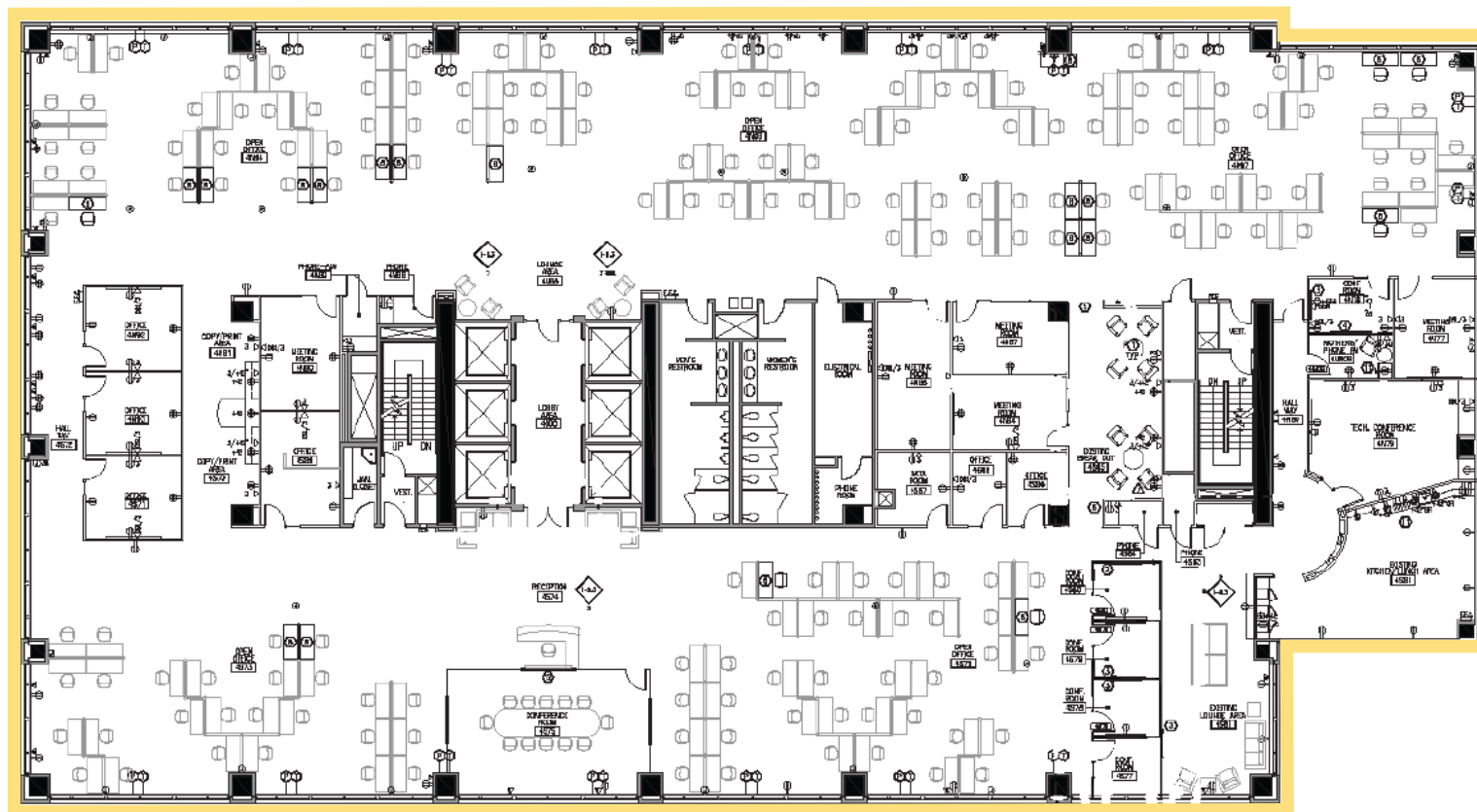
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# SUMMIT 2 / SUITE 400

24,153 RSF

- » Move-in ready full floor availability
- » Interior conference/meeting rooms and open space for cubicles with lots of natural light
- » **Contiguous with Floors 3 & 5 for up to 58,497 RSF**



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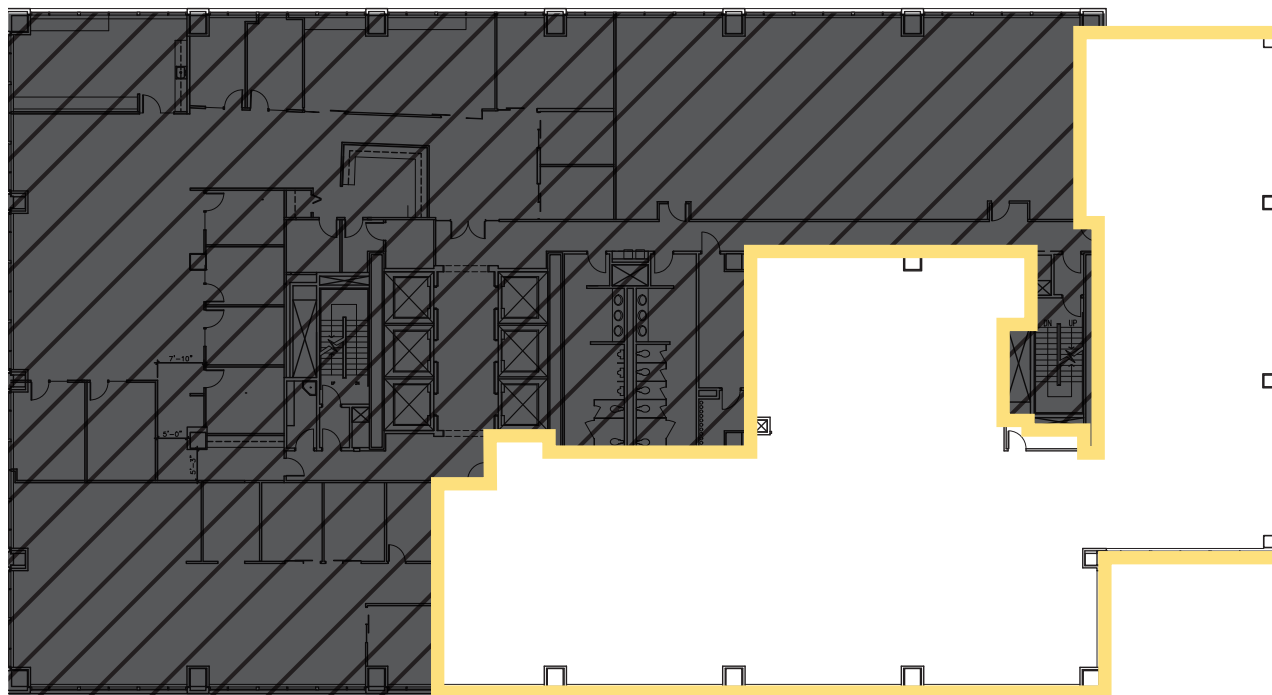




# SUMMIT 2 / SUITE 550

10,171 RSF

- » Double glass door entry immediately off 5th floor elevators
- » Abundant natural light with views of Mt. Rainier
- » **Contiguous with Floors 3 & 4 for up to 58,497 RSF**
- » **[VIEW VIRTUAL TOUR](#)**



**SOUTH VIEWS  
OF MT. RAINIER**



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For further information or to schedule  
a tour, please contact exclusive leasing  
agents:

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**(425) 646-5224**

**watson@broderickgroup.com**

**TONY ULACIA**

**(425) 646-5244**

**ulacia@broderickgroup.com**

Broderick Group  
Bellevue Office  
10500 NE 8th Street, Suite 900  
Bellevue, WA 98004

Main: (425) 646-3444

Fax: (425) 646-3443

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