

WINNING LOCATION



BENAROYA
i90
 IDENTITY & VALUE IN BELLEVUE



ADJACENT TO PARK & RIDE



DIRECT ACCESS TO I-90 & I-405



2-5 MINUTES TO NEARBY AMENITIES

Benaroyai90.com

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Benaroya

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TENANT BUILDING SIGNAGE

UNMATCHED EXPOSURE

- Three exterior signs (TENANT NAME)
 - Large exterior building sign: visible from I-90
 - Exterior signage above tenant entrance
 - Monument signage
- Single building user feel
- Interior lobby branding

EXCEPTIONAL EXPERIENCE

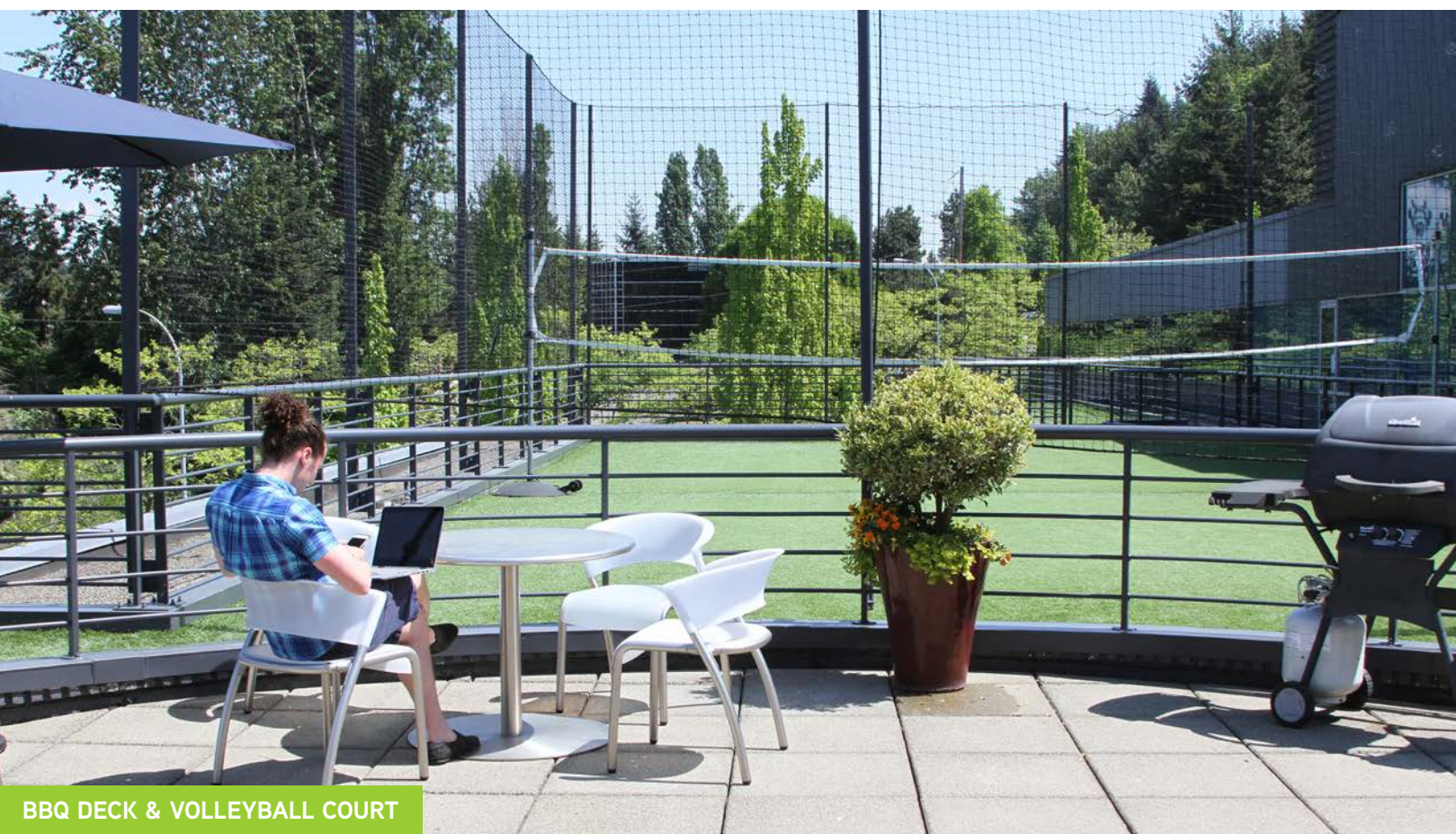
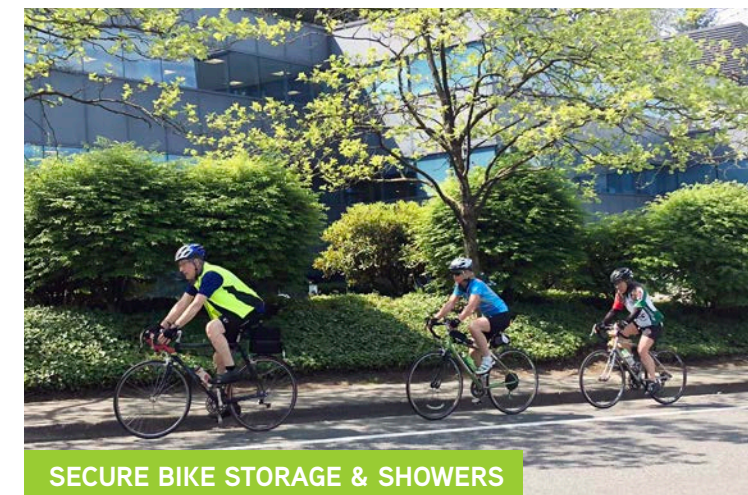
- Strong onsite ownership and management
 - The Benaroya Company
- Park at your door with immediate suite access
- Vibrant tech community
- Striking architecture with modern design
- Build-to-suit with generous tenant improvement allowance

ADVANTAGEOUS AMENITIES

- Creative, tech-oriented office space
- FREE covered and surface parking: 3.52/1,000
- Low load factor with efficient floorplates
- Large windows with abundant natural light
- Secure bike storage
- Mens and womens showers and lockers
- Rooftop volleyball court and BBQ deck
- Treed/green setting
- Peach delivery available

WINNING LOCATION

- Prime Bellevue I-90 tech corridor location
- Excellent, immediate access to I-90 and I-405
- Adjacent to the Eastgate Park & Ride
- On-site transit access
- 10 Minutes to Downtown Bellevue
- 5 Minutes to more than 125 amenities in Factoria and Eastgate



BBQ DECK & VOLLEYBALL COURT

SUMMER FOOD TRUCK POD