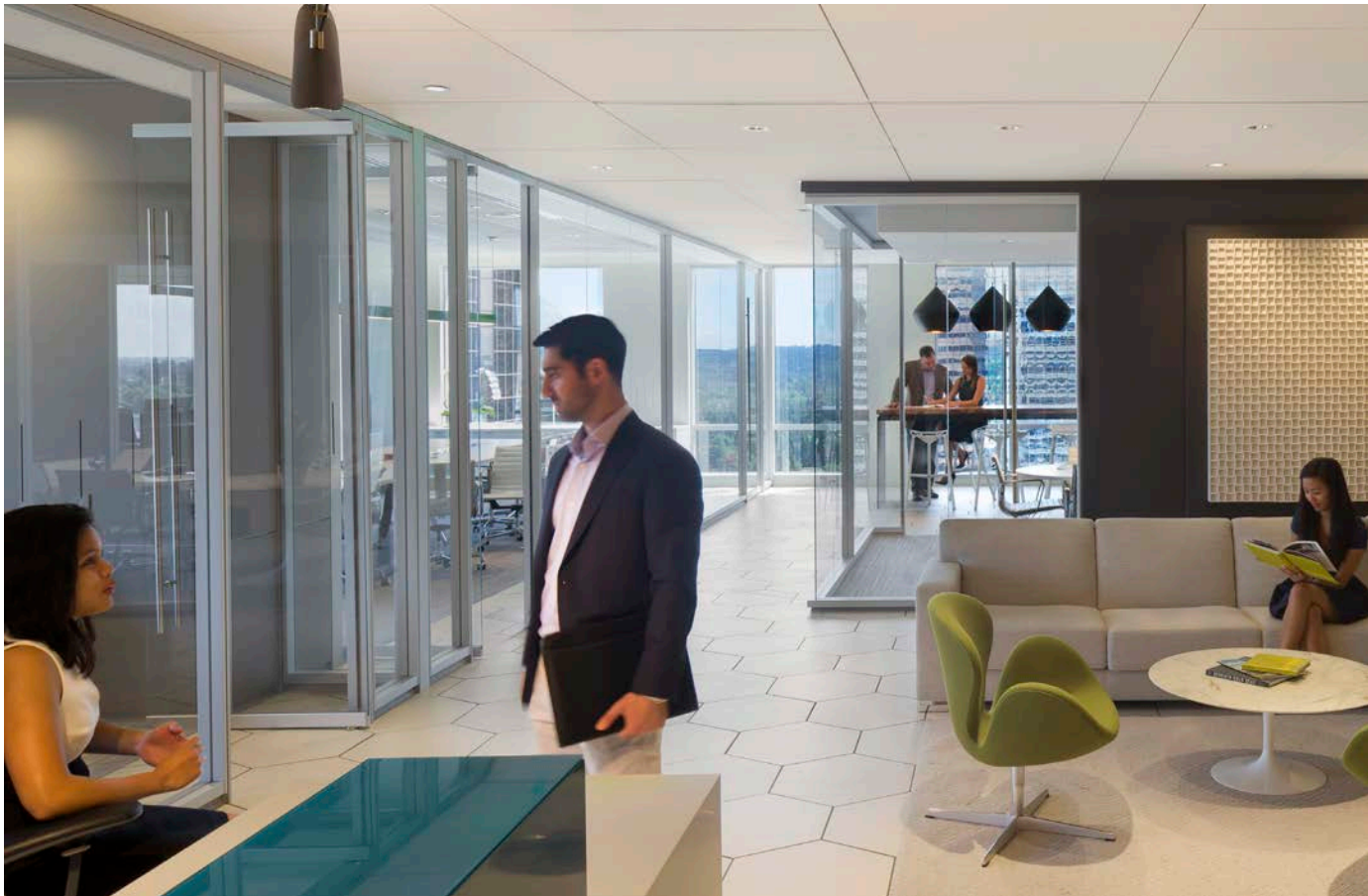


KEY CENTER





The attractive design of Key Center, coupled with vibrant onsite and nearby amenities, creates endless opportunities for exploration and collaboration

Enjoy a close proximity to Downtown Bellevue's lively entertainment and shopping center, surrounded by a wide variety of dining options.

Neighborhood amenities within walking distance include Bellevue Square Mall, Lincoln Square, The Shops at The Bravern, and Meydenbauer Events & Convention Center.

Located directly across the street from the Bellevue Transit Center and within 3 blocks of I-405, Key Center's access to transportation is unmatched.

Key Center is a LEED Platinum certified building with an ENERGY STAR rating of 98.



At the Core of Downtown Bellevue



THE BUILDING

22 Story Class A office building totaling 490,738 square feet

PREMIER DESIGN

Bellevue's most attractive high-rise with a newly redefined lobby

TRANSPORTATION HUB

Across the street from the Bellevue Downtown Transit Center and located on the Pedestrian Corridor. Excellent freeway access via both NE 4th and NE 8th Street.

SPECTACULAR VIEWS

Seattle skyline, Mt. Rainier and Lake Washington views

NEARBY RETAIL

Over 3 million square feet of the region's finest restaurants, movie theaters, athletic clubs and stores in immediate vicinity.

ON-SITE AMENITIES

Five food/service providers in the project (Starbucks, City Soups, Inchin's Bamboo Garden, Market Fresh, Jimmy John's) along with additional retail services



PAUL SWEENEY (425) 646-5225 sweeney@broderickgroup.com
JASON FURR (425) 646-5220 furr@broderickgroup.com

601 108th Avenue NE, Bellevue, WA
KEYCENTERBELLEVUE.COM



KEY CENTER

At the Core of Downtown Bellevue

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FACTS AND FIGURES

491K

High rise in
Downtown
Bellevue

9'

Window height



LEED Platinum
Certified

BUILDING AMENITIES

Redefined lobby providing a vibrant atmosphere, designed to encourage collaboration. On-site amenities include a full-service bank and soon-to-come Pet Relief Station.

ON-SITE FOOD

Starbucks, City Soups, Market Fresh, Inchin's Bamboo Garden, and Jimmy John's.

AREA AMENITIES

Located on the Pedestrian Corridor, Key Center is within blocks of Bellevue Square and The Shops at the Bravern while also providing direct access to numerous athletic clubs, local recreation, hotels and movie theaters.

BIKE LOCKER

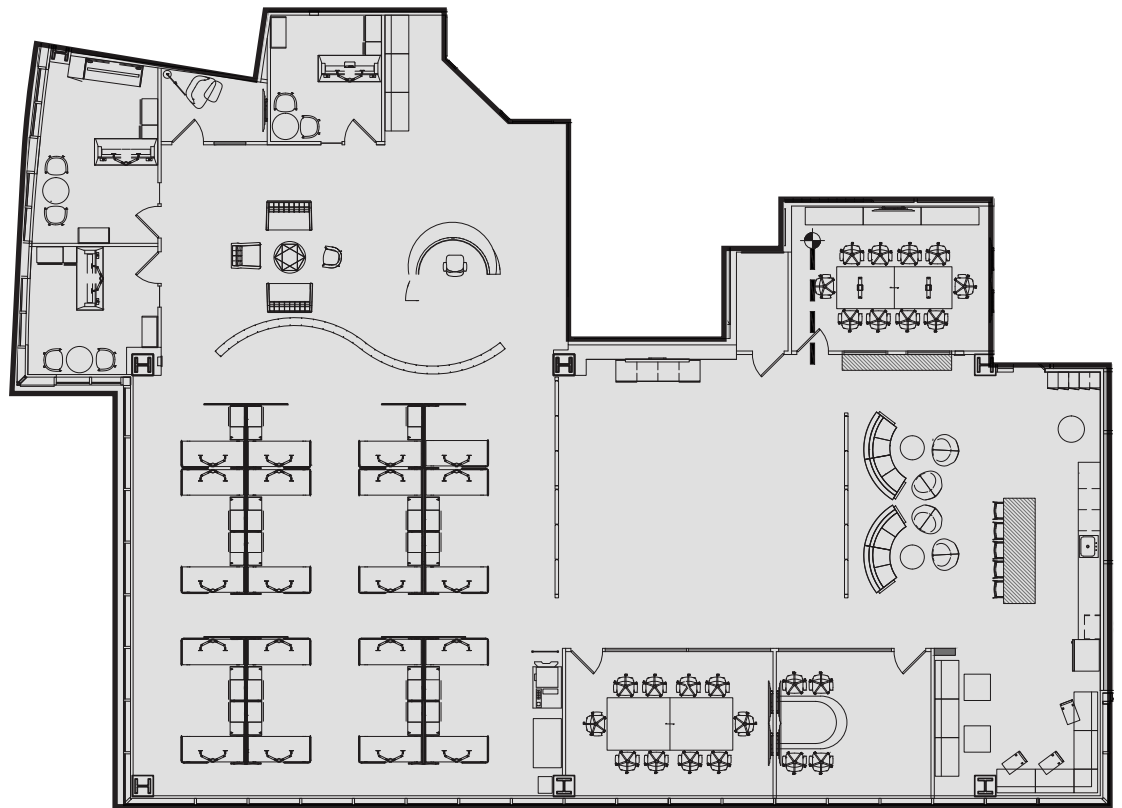
On-site secured bike locker/storage on Level B of the parking garage.

TRANSIT CENTER

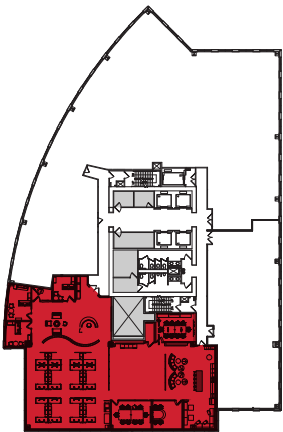
Bellevue's Transit Center is immediately across the street. The future East Link Light Rail, will be located one block east and projected to open 2023.

OPERATING EXPENSES	2022 Projected - \$16.69 per rentable square foot.
LOAD FACTORS	Per BOMA standards.
PARKING	Six level garage (800 covered spaces). Electric Vehicle charging stations located on Level A of the parking garage.
RATIO	2.0 stalls for every 1,000 rentable square feet at be \$225.76 per stall plus Washington state sales tax. Reserved / Executive parking available at \$350.00 per stall.
ELEVATORS	Eight passenger elevators serve the tower, four in the low-rise and four in the high-rise. The four-level garage has two dedicated elevators. One freight elevator services the building.
VIEW	Outstanding views of Meydenbauer Bay, Lake Washington, Mt. Rainier, The Olympic and Cascade Mountain ranges and the downtown Seattle skyline.
SECURITY SYSTEM	Computerized access control system in addition to 24-hour, on-site security.
FIRE PROTECTION	Automatic fire sprinkler system on all floors.
HVAC	The HVAC system is designed to provide flexibility in controlling space temperatures to effectively meet individual comfort levels and special requirements. After-hours HVAC is available upon request.

LAKE
WASHINGTON
& SEATTLE
SKYLINE
VIEW



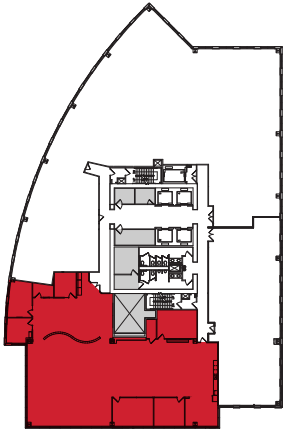
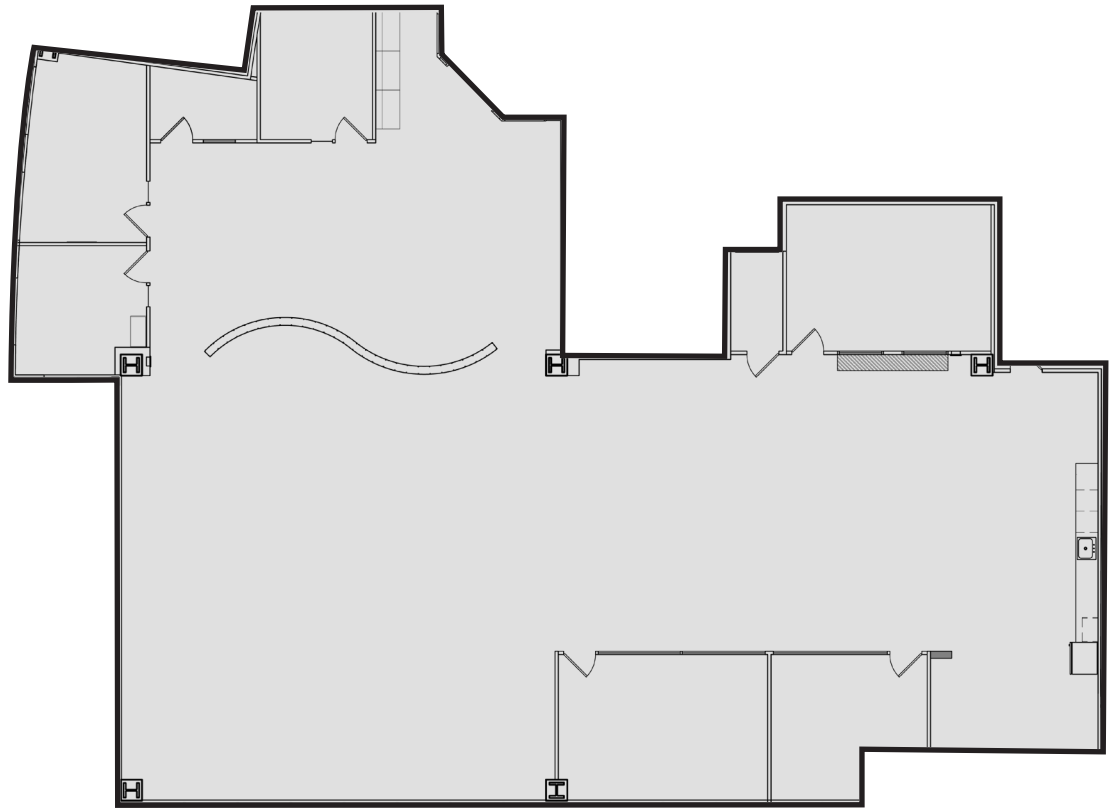
MT. RAINIER
VIEW



At the Core of Downtown Bellevue

- Suite 1810, 7,376 RSF - Furniture Plan
- Spectacular southwestern corner of 18th floor, with views to Lake Washington, Seattle Skyline, and Mt. Rainier.
- Floor to ceiling exterior windows, bright, newer updated space that can be occupied with little to no changes
- Available April 1, 2023
- Adjacent space available on a sublease (or potentially direct) basis for up to 10,971 RSF contiguous

**LAKE
WASHINGTON
& SEATTLE
SKYLINE
VIEW**



**MT. RAINIER
VIEW**

At the Core of Downtown Bellevue

- Suite 1810, 7,376 RSF - As Built
- Spectacular southwestern corner of 18th floor, with views to Lake Washington, Seattle Skyline, and Mt. Rainier.
- Floor to ceiling exterior windows, bright, newer updated space that can be occupied with little to no changes
- Available April 1, 2023
- Adjacent space available on a sublease (or potentially direct) basis for up to 10,971 RSF contiguous