



the
SUMMIT

:: Summit I :: 355 110th Avenue NE ::
:: Summit II :: 10885 NE 4th Street ::
BELLEVUE | WASHINGTON



The Summit is comprised of two 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

- A Great Room with double height vaulted ceilings, which combines the functions of lobby, media lounge, and meeting and gathering areas complete with wifi, and a fireplace
- Fully Automated Corporate Conference Center complete with wifi and single touch screen panel to control inhouse computer system, video conferencing, projector, and surround sound; with seating capacity of up to 100
- Award winning restaurant, Café Pogacha, offering breakfast, lunch, wine/beer, and catering
- Childcare Facility run by Bright Horizons, a leading provider of child care, early education, and work/life solutions
- 3,708 SF state-of-the-art Fitness Center with showers, lockers, and towel service
- 24-hour on-site campus security
- Regional Transit Center and future EastLink Light Rail one block north
- ¼ Acre South Facing Central Courtyard with outdoor seating, water features, and green space
- Secure and covered parking with access at 110th Avenue NE and 108th Avenue NE. The garage has on-site security 24 hours per day
- Other amenities include banking, mortgage, and financial services, as well as copy, mail, and transportation centers
- Walking distance to all of Downtown Bellevue's major attractions, including restaurants, retail and parks
- LEED Gold Certification



Rising above your expectations

Just the **Facts**

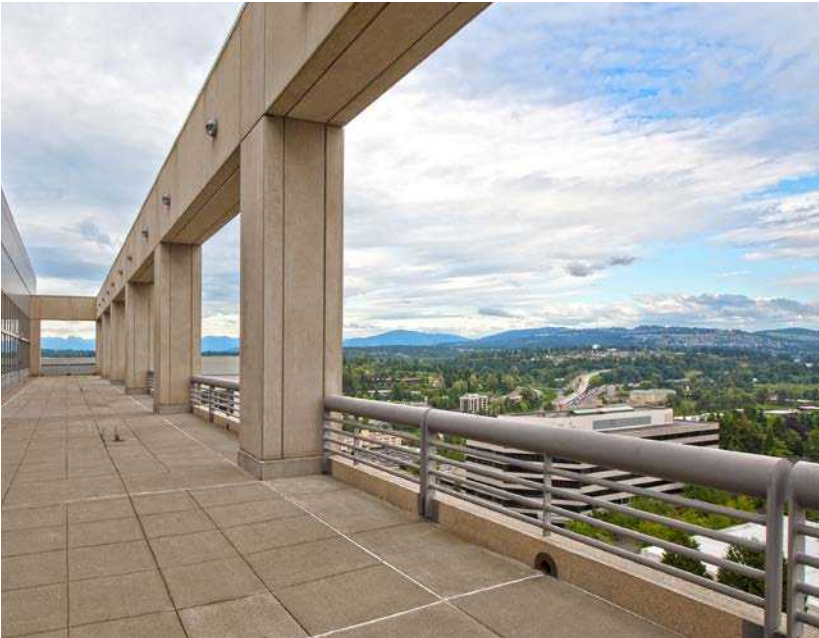


Address	Summit I :: 355 110th Avenue, Bellevue, WA 98004 Summit II :: 10885 NE 4th Street, Bellevue, WA 98004
Size	Two Class A buildings totaling 524,130 square feet on 3.5 acres Summit I: 11 stories / 240,898 SF Summit II: 13 stories / 283,232 SF
LEED / Efficiency	LEED Gold Certification & implementation of the Honeywell Tridium Energy Management System
Floor Plate	Summit I :: Approximately 21,000 square foot floor plates Summit II :: Approximately 23,000 square foot floor plates
Location	Corner of 108th Ave and NE 4th Street, the heart of Bellevue's thriving Central Business District
Access	Convenient access to I-405, I-90, and SR-520
Parking	2.9 permits per 1,000 rentable square feet with 2 garage access points
Amenity Rich Environment	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.
Health Club	3,708 square foot on-site Health Club including cardio machines and free weights, as well as showers, towel service and lockers available to tenants at no charge.
HVAC	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.

First Class Service

The **Facts** continued

Property Management	Top of class on-site property management provided by Hines including engineering services.
Conference Facility	Fully Automated Corporate Conference Center complete with wifi and single touch screen panel to control inhouse computer system, video conferencing, projector, and surround sound; with seating capacity of up to 100 and separate board room.
Security	24/7 security monitoring
Operating Expenses	2015 estimated operating expenses are \$12.09/ RSF including electrical.
Ceiling Height	12'8" Slab-to-Slab Height 9' Finished Ceiling Height
Construction	Post-tension, concrete slab system
Electrical	Overall capacity is 3.5 watts per square foot with a maximum of up to 6.0 watts per square foot.
Telecommunications	Fiber services are provided by Time Warner Telecomm, Level 3 & CenturyLink.
Elevators	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.
Loading Dock	An eight-bay loading dock with 14'0" clearance is accessible from 110th Avenue NE.



Available space

The Summit offers a range of suite sizes to fit your needs. Please see below for current available spaces.



Floor / Suite	Rentable Square Feet	Available Date	Rental Rate/ RSF (NNN)	Comments
Summit II				
Floor 2 / Suite 250	4,897	Immediate	\$34.00 - \$36.00	Reception, conference room, 6 private offices, kitchen, storage and open space for work stations.
Floor 3 / Suite 350	9,527	Immediate	\$34.00 - \$36.00	Double door exposure immediately off of 3rd floor elevators. The suite currently has an open configuration but can be built out to fit a tenant's specifications (Space is divisible to approximately 3,000 SF).
Floor 5 / Suite 520	1,969	Immediate	\$34.00 - \$36.00	Rare small suite that can be built out to a tenant's specifications.
Floor 6 / Suite 650	8,853	Immediate	\$34.00 - \$36.00	Double door exposure immediately off of 6th floor elevators. An abundance of natural light and views. Can be built out to a tenant's specifications.

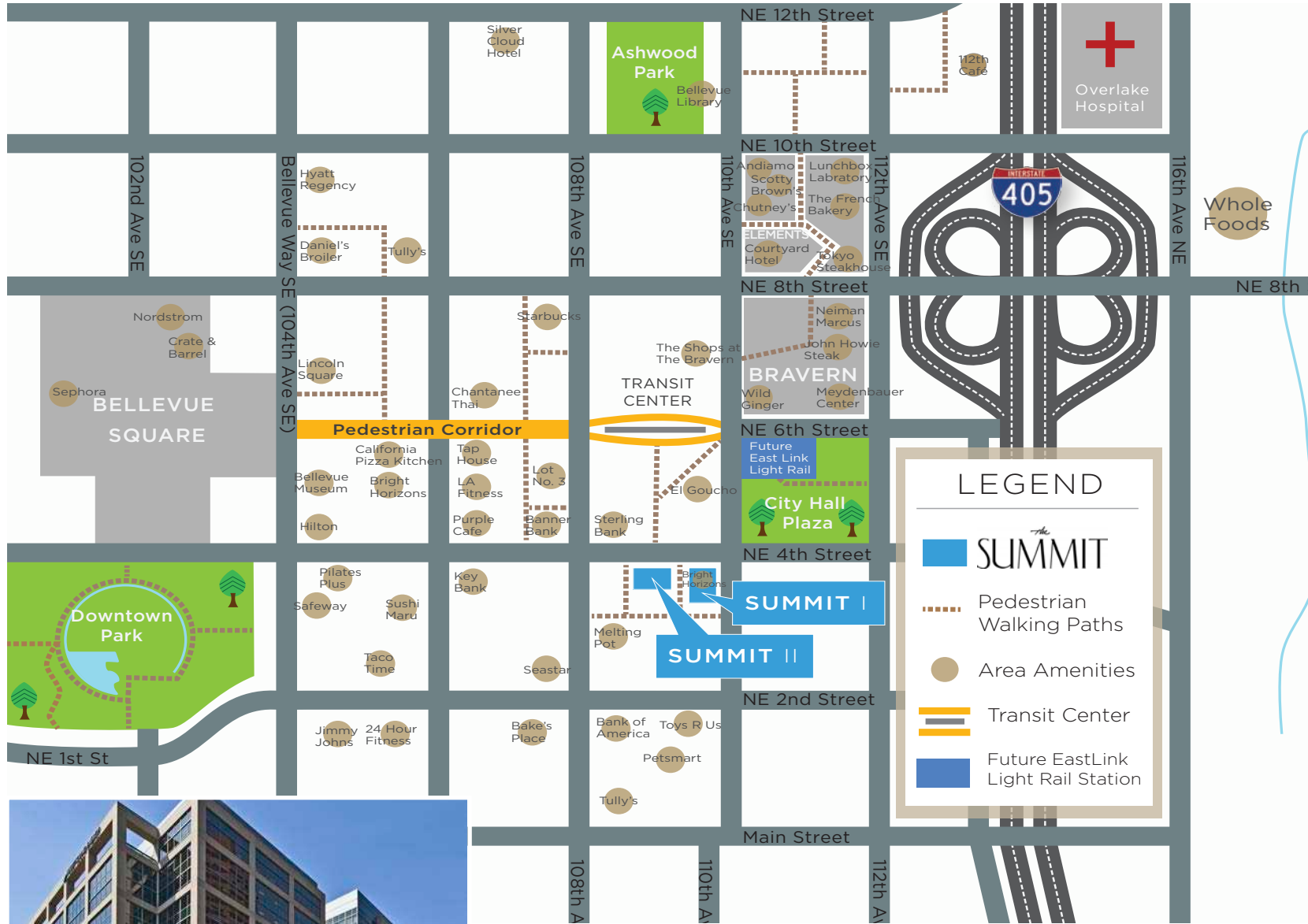
Area Amenities at a glance

A Pedestrian's Dream

Within a few blocks are all Downtown Bellevue has to offer. With most amenities within walking distance there is no need to jump in the car to grab a quick lunch or run an errand.

Within One Block:

- El Goucho
- Starbucks
- Potbelly Sandwich Shop
- Sushi Maru
- Sterling Bank
- Lot No. 3 Restaurant
- The Melting Pot
- LA Fitness
- Cafe Ladro
- Seastar Restaurant & Raw Bar
- 24 Hour Fitness



The Summit is close to all of Downtown Bellevue's retail, restaurant, shopping and daily service amenities.

A community with **Accessibility**

Superior access

Kirkland

From The Summit garage to I-405 North or Sound bound, the average time is **5 minutes or less** by car. The building is also within 2 blocks of the Bellevue Transit Center and the Future EastLink Light Rail.

Bellevue Transit Center

Future EastLink Station

Direct access to I-405 via NE 4th Street

108th Ave NE

NE 4th St.

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

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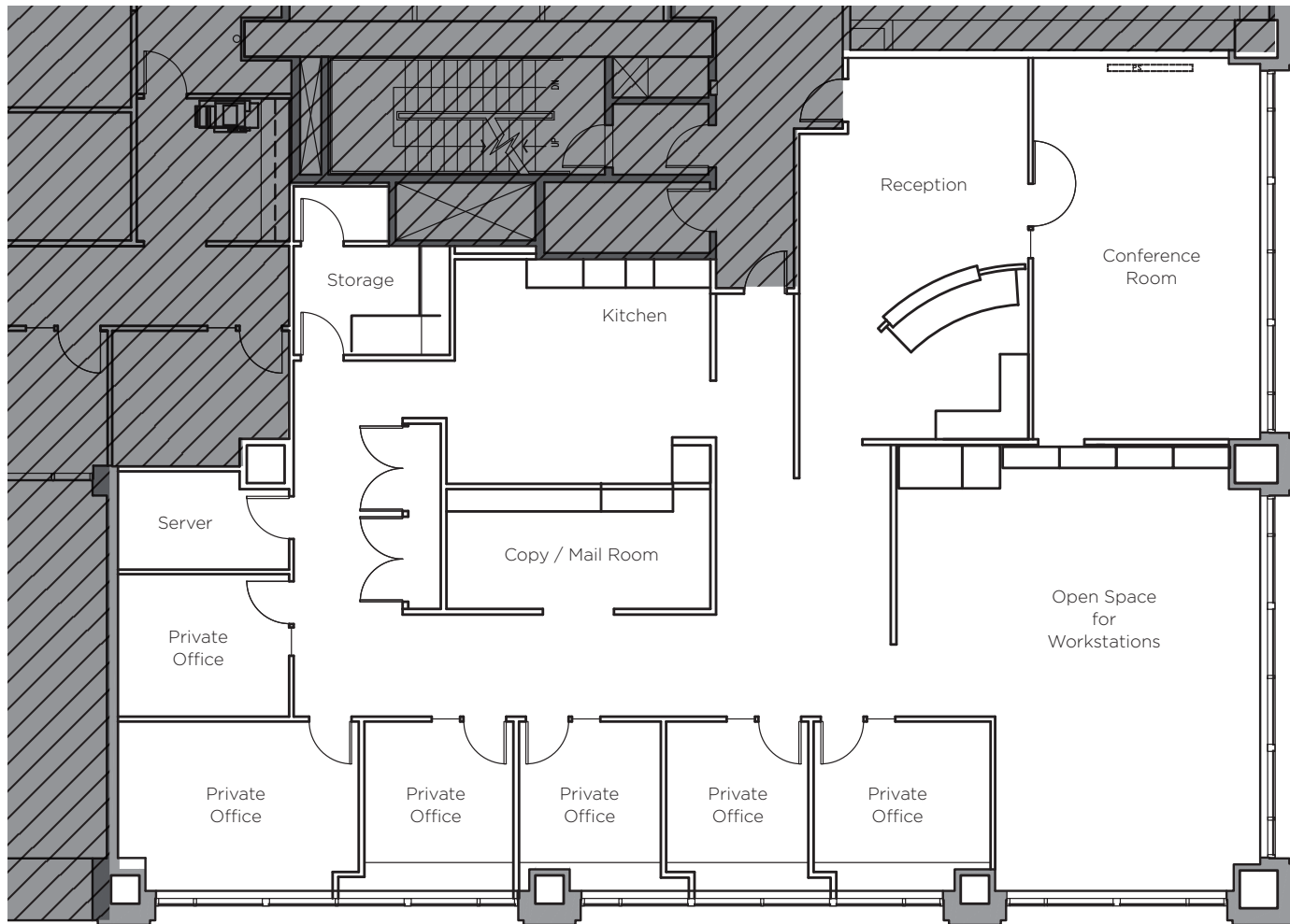
main: (425) 646-3444
fax: (425) 646-3443

broderickgroup.com



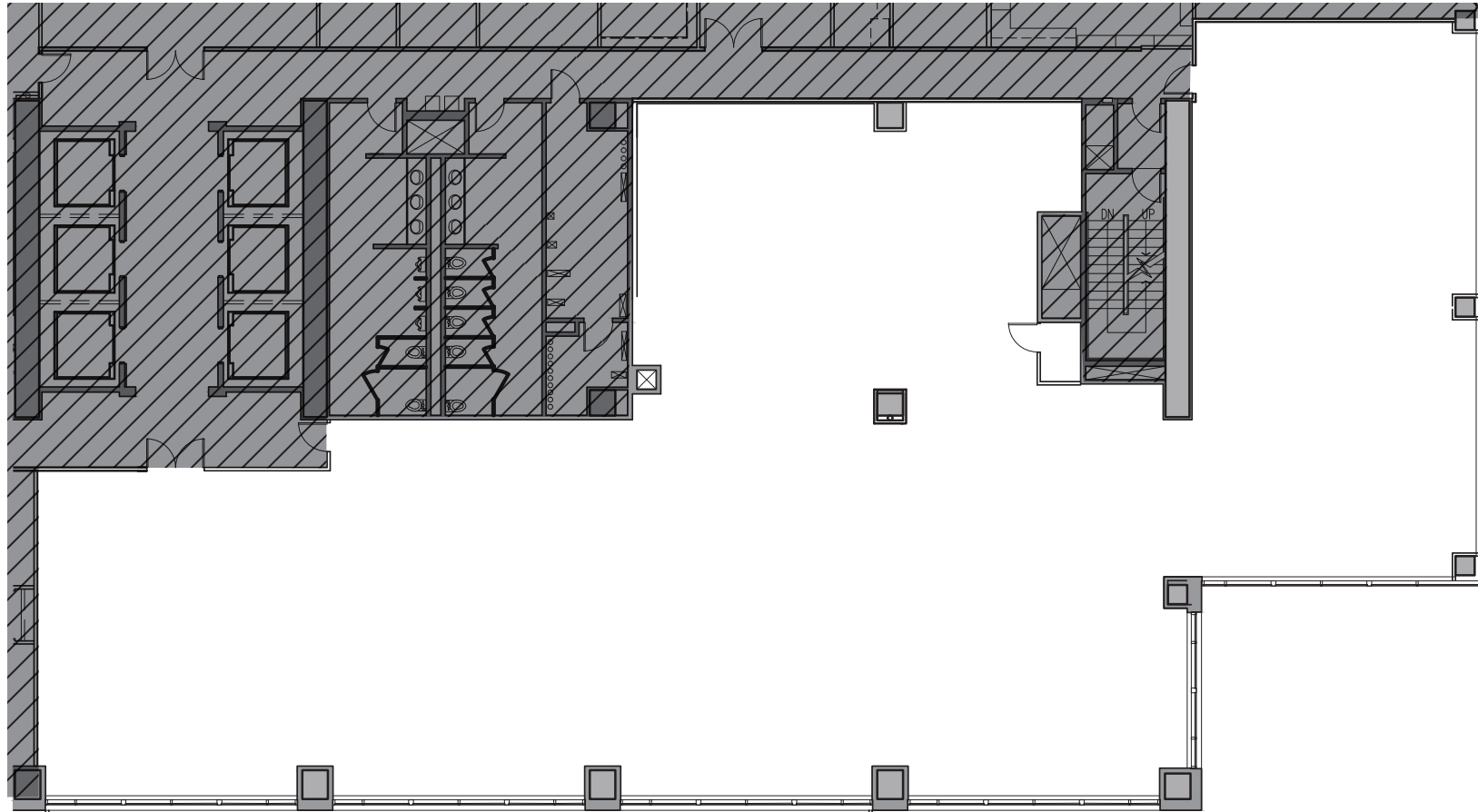
The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

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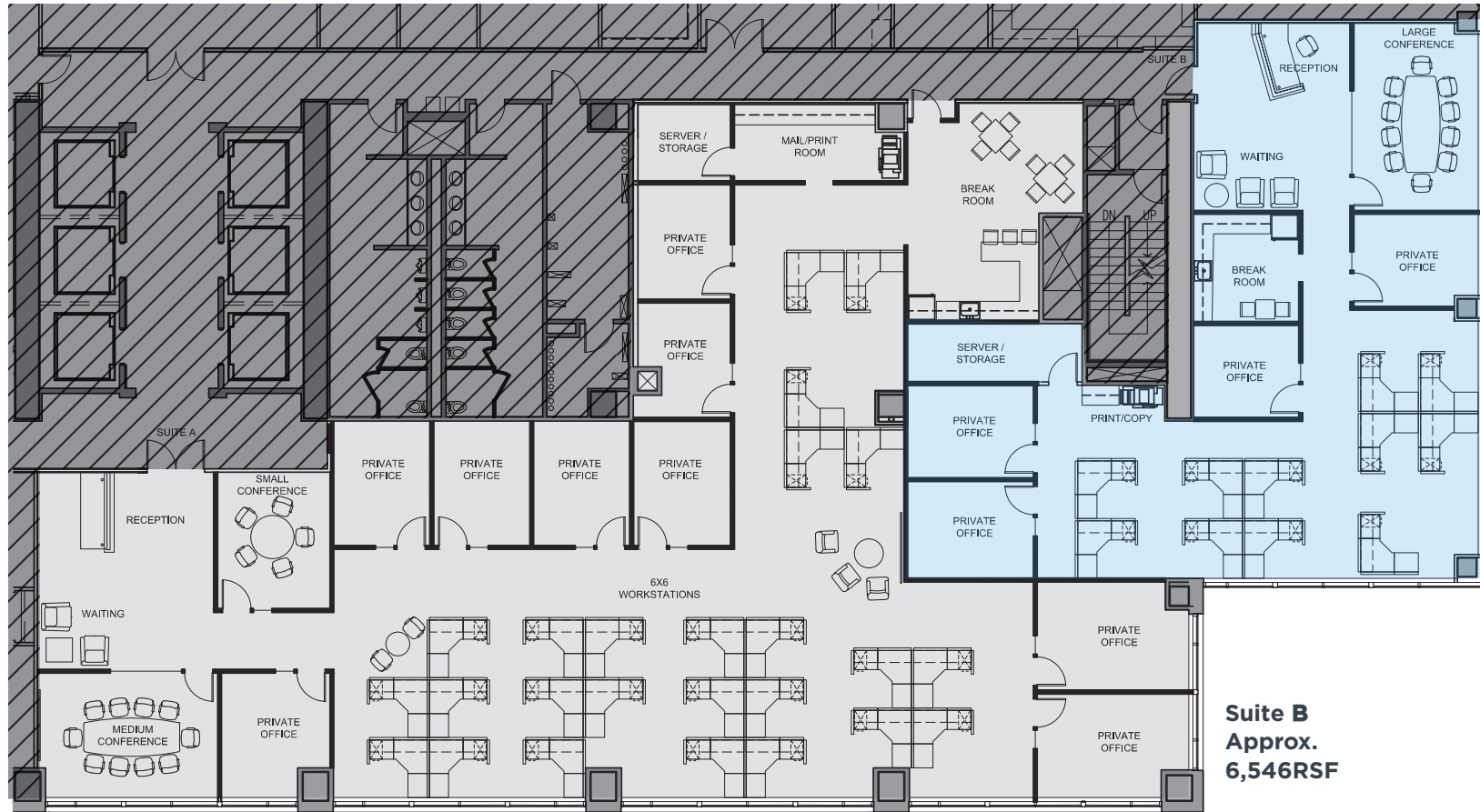
Floor 2
Suite 250
4,897 RSF

- As-built floor plan
- 6 private offices
- Conference room
- Open space for workstations
- Reception
- Kitchen
- Server room
- Copy / mail room



Floor 3
Suite 350
9,527 RSF

- As-built floor plan
- Please see sample layout for potential buildout option
- Space is divisible to approximately 3,000 RSF



Suite A
Approx.
2,981 RSF

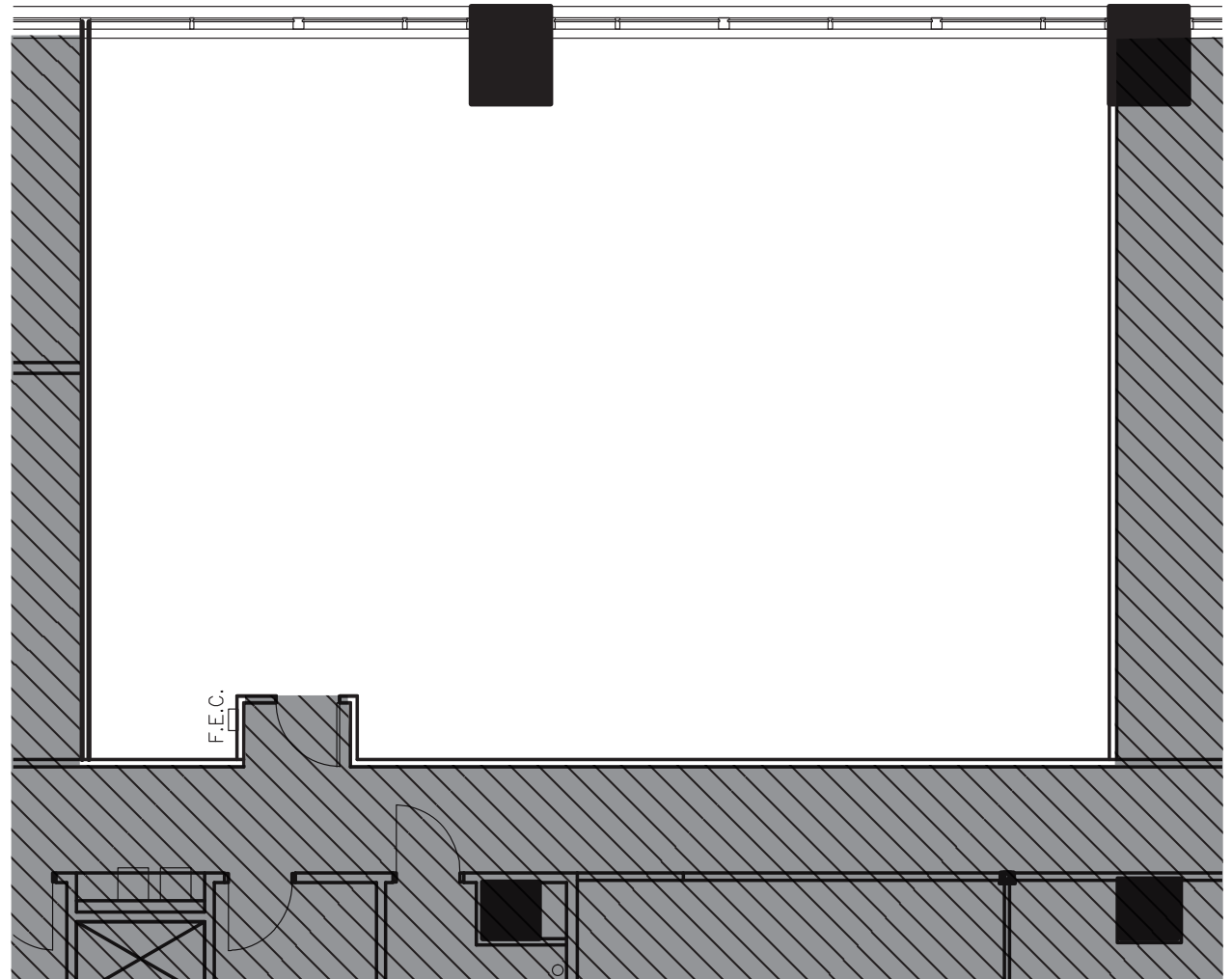
Suite B
Approx.
6,546 RSF

Floor 3
Suite 350
9,527 RSF

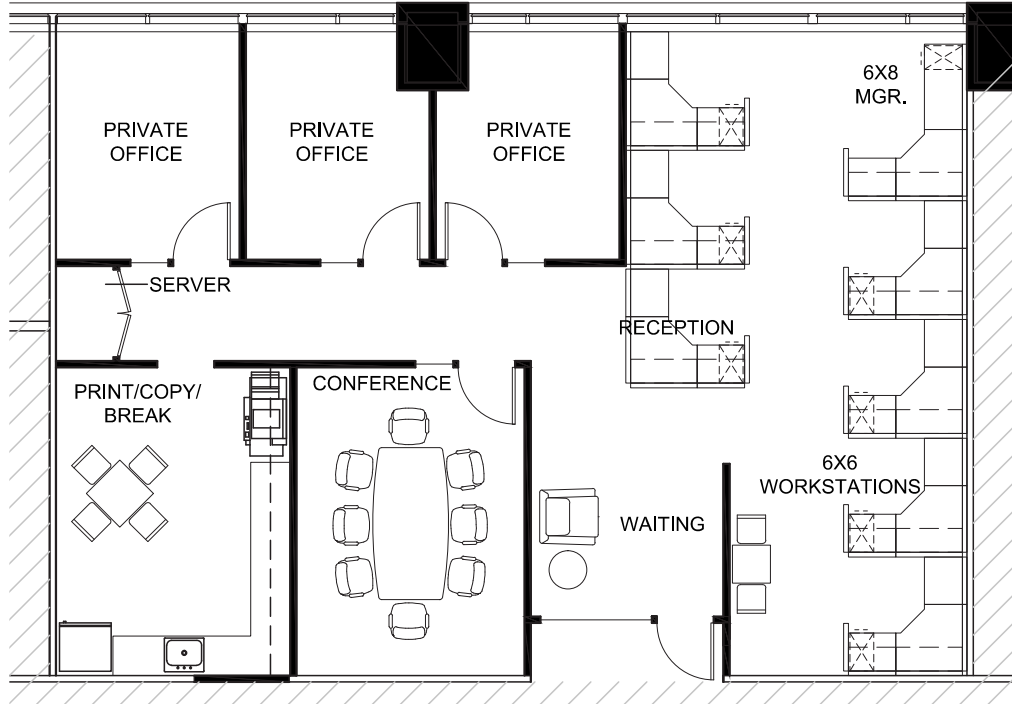
- Sample two-tenant floor plan
- Divisible to approximately:
2,981 RSF - Suite A
6,546 RSF - Suite B

Floor 5
Suite 580
1,969 RSF

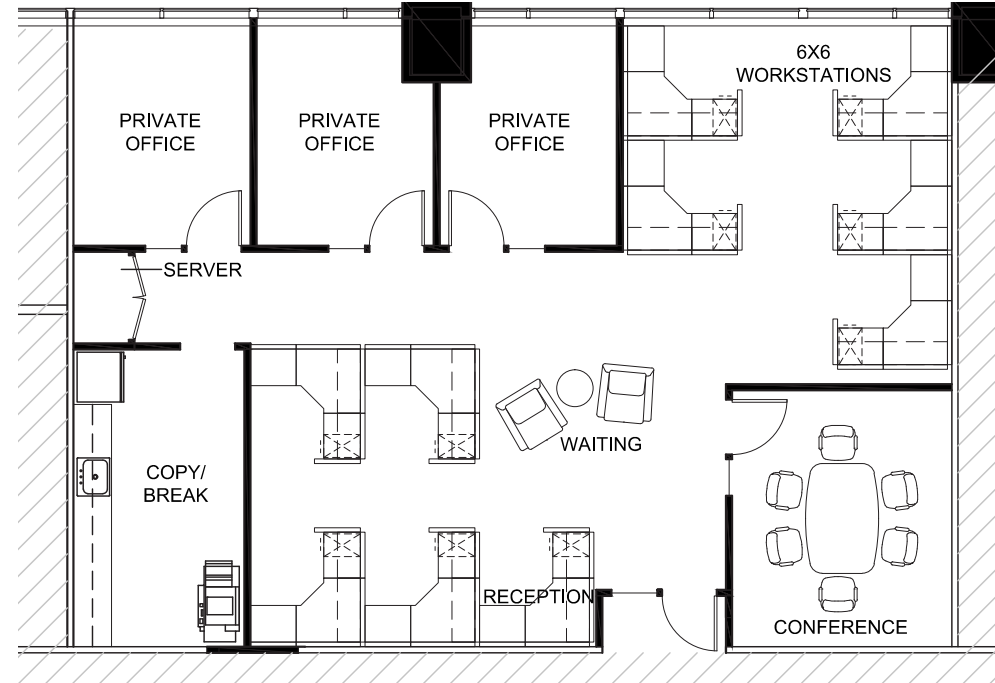
- As-built floor plan
- Can be built out to a Tenant's specifications
- Please see sample layout for potential buildout option



Sample Plan A

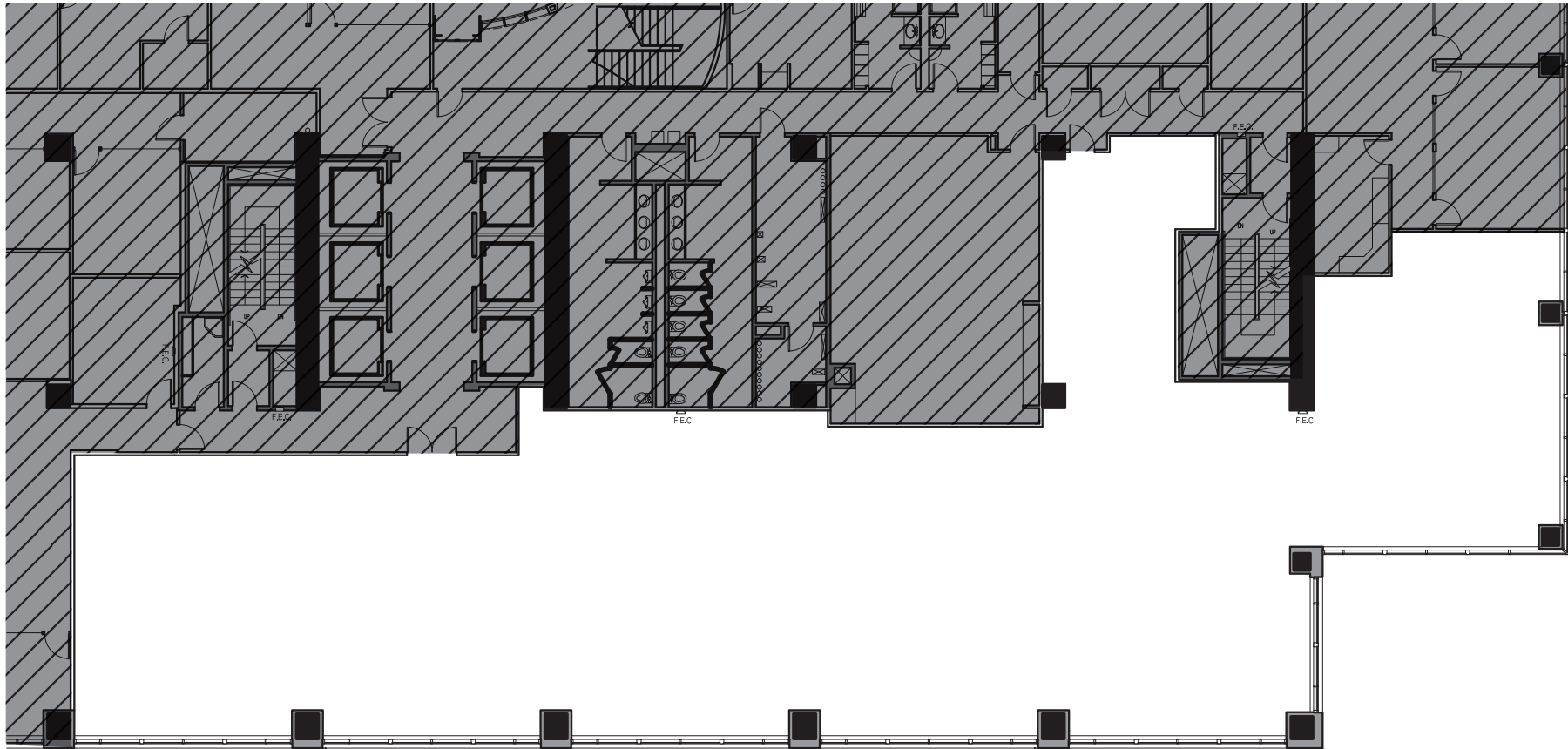


Sample Plan B



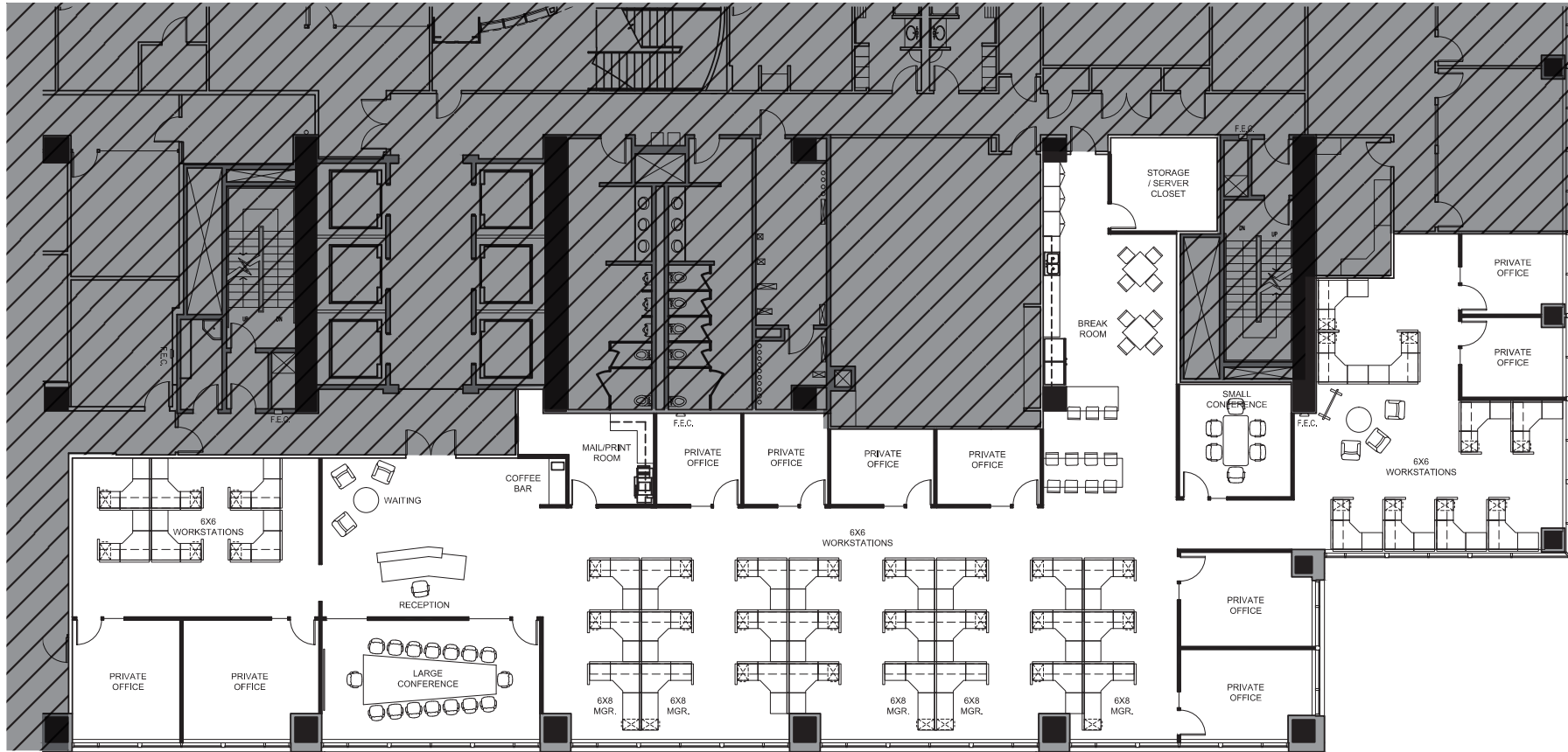
Floor 5
Suite 580
1,969 RSF

- Sample plan layouts
- Can be built out to a Tenant's specifications



Floor 6
Suite 650
8,853 RSF

- As-built floor plan
- Please see sample layout for potential buildout option



Floor 6
Suite 650
8,853 RSF

- Sample floor plan
- 10 private offices
- 39 workstations
- 1 reception
- 50 Total Headcount
- 177 Rentable Square Feet per Employee