



Bellevue's Premier Office Complexes

Over 4,000,000 RSF of interconnected Office, Retail & Hotels



BELLEVUE
PLACE

400
LINCOLN SQUARE

BRODERICK
GROUP

The Bellevue Office Collection

Space Available

Lincoln Square I – 700 Bellevue Way NE

100% LEASED

Lincoln Square / Westin Building – 600 Bellevue Way NE

100% LEASED

Lincoln Square Expansion – 400 Bellevue Way NE

<i>Floors</i>	<i>Available RSF</i>	<i>Date Available</i>	<i>Rental Rate</i>	<i>Comments</i>
2 - 10 & 22 - 29	195,140 RSF 207,077 RSF	Q1 2017	\$38.00 – \$43.00/ RSF, NNN	December 2016 delivery & occupancy. The Bellevue Collection Interactive Leasing Center (The Studio) is open and available for tours.
	402,217 RSF Total Available			

www.lincolnsquareexpansion.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.

The Bellevue Office Collection

Lincoln Square I Fact Sheet

Addresses:	770 Bellevue Way NE, Bellevue, WA 98004
Square Footage:	542,000 RSF in Lincoln Square Office Tower I; Additional 480,000 SF in Bellevue Place and 719,623 SF in Lincoln Square Expansion (400 Lincoln Square) for a total of 1,741,623 SF.
Stories:	28
Rental Rates:	\$38.00 per RSF, NNN
Operating Expenses:	TBD
Load Factors:	14% single tenant and 20.5% multi-tenant (which is lower than 1996 BOMA)
Parking:	3:1,000 square feet of usable area (2:1,000 in Lincoln Square at current monthly rates of \$195.00 plus tax per stall, and 1:1,000 in Bellevue Place at \$185.00 plus tax per stall.
Parking Access/Features:	<ul style="list-style-type: none"> • Valet parking • Speed ramp directly to each of the five (5) parking levels. NO TURNS! • 1,641 stalls, all ANGLED PARKING (no compact stalls, no door dings!) • Well-lit garage, 24-hour security escort to car if desired
Project Ingress:	<p>3 paths of ingress:</p> <ul style="list-style-type: none"> • <u>Bellevue Way NE South</u> - left turn at Lincoln Square - dedicated signalized intersection or NE 6th Street • <u>Bellevue Way NE North</u> - right turn into Lincoln Square at dedicated signalized intersection or NE 6th Street • <u>NE 8th Street East</u> - right turn into Lincoln Square
Project Egress:	<p>4 points of egress</p> <ul style="list-style-type: none"> • Right turn out onto NE 8th Street, Eastbound • Right turn out onto Bellevue Way northbound at Lincoln Square - dedicated signalized intersection • Right turn out Westbound on NE 6th Street to Bellevue Way • Left turn out Eastbound on NE 6th Street onto 106th Avenue NE
Security:	<ul style="list-style-type: none"> • Programmable proximity card access security • 24-hour security force with closed circuit TV surveillance • 24-hour escort service from office to car upon request
HVAC:	<ul style="list-style-type: none"> • Latest in Class "A+" office VAV (Variable Air Volume) system with Direct Digital Control (DDC) systems • Outside air economizer system to constantly flush each floor with fresh air when outside air temperature is below 55 degrees
Wireless Services:	Distributed Antenna System (DAS) throughout the project means no dropped phone calls upon entering the garage.
Fiber Optics / Telecommunications:	<ul style="list-style-type: none"> • Two (2) providers in the project currently (Qwest and Comcast). Five (5) additional providers in the streets (AT&T, 360 Networking, Electric Lightwave, MCI and XO Communications) • DSL and T1 data services by Qwest; broadband services from Comcast
Elevators for Office Tower:	<ul style="list-style-type: none"> • Six (6) elevators serve floors 14 - 28 (above standard for quick access) • One (1) freight elevator serves all floors
Bike Center	A dedicated bike center is located in the garage of Lincoln Square. This secure bike facility provides individual bike lockers, changing rooms, shower and repair facilities.
Management/Ownership:	Locally owned and managed by Kemper Development Company - on site, Suite 215.
Leasing:	<p>Broderick Group, Inc. - On site for convenient tours Bank of America Building, Suite 900 425.646.3444</p> <p>Paul Sweeney - 425.646.5225 sweeney@broderickgroup.com</p> <p>Jim Kinerk - 425.646.5221 kinerk@broderickgroup.com</p>



The Bellevue Office Collection

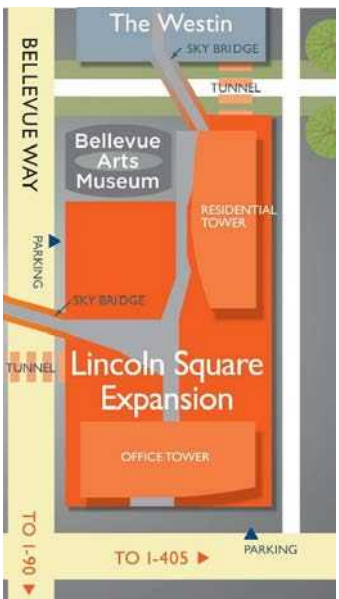
400 Lincoln Square Fact Sheet

Addresses:	400 Bellevue Way NE, Bellevue, WA 98004
Square Footage:	719,623 SF total in 400 Lincoln Square Office; Additional 542,000 RSF in Lincoln Square I and 480,000 SF in Bellevue Place for a total of 1,741,623 RSF.
Retail Square Footage:	180,000 RSF at the base providing the finest retail and restaurants – connection to over 6 million RSF of additional interconnected retail, hotel and residential.
Average Floor Size:	24,010 – 32,461 RSF (see attached floor by floor breakdown)
Stories:	31
Rental Rates:	\$38.00 – \$43.00 per RSF, NNN
Operating Expenses:	Projected Expenses upon Full Assessment: \$13.00 per RSF
Load Factors:	2011 BOMA measurements
Sustainability:	Minimum if LEED Gold Equivalent (see website for details on water, HVAC, lighting, fresh air introduction and other energy efficiencies)
Parking:	2.5:1,000 square feet of usable area (Lincoln Square Expansion garage has 2,000 spaces at \$215 per month per space, plus tax)
Parking Features:	<ul style="list-style-type: none">• Planned executive parking level with direct parking to office elevator• Rate 9-foot width parking, double striped• Valet assist parking• Speed ramp directly to each of the six (6) parking levels – NO TURNS!• 2,000 stalls, connected to Lincoln Square I garage (1,641 spaces) and Bellevue Place garage (2,423 spaces)• Well-lit garage, 24-hour security escort to car if desired
Parking Access:	Access into and out of 400 Lincoln Square at three (3) points: <ul style="list-style-type: none">• NE 4th Street (south side of project)• Bellevue Way NE (west side of project)• 105th Avenue NE (dedicated street on east side of project)• Underground access all the way to and from NE 4th to NE 10th via underground tunnel connection
Skybridge Connection:	Skybridge system to Bellevue Square, Lincoln Square and Bellevue Place – over 6 million RSF of the finest hotels, restaurants (57 currently), retail and commercial space.
Generous Common Areas / Rooftop Gardens / Lawns:	Rooftop gardens at the 5th level with outdoor lawns and outdoor meeting areas; large motor court with valet parking available to office tenants at the entrance to the project area; outdoor plaza areas.
Wellness Center:	A full-service, approximately 14,000 SF onsite wellness center and athletic club operated by the hotel and for exclusive use of project occupants
Hotels & Hotel Conference Facilities:	A new, 4-star 'W' hotel adjacent to 400 Lincoln Square, complemented by the 4-star Westin and two-tower, 4-star Hyatt Regency Hotel – all Landlord owned hotels providing room night discounts to the office tenants of 400 Lincoln Square. The hotel conference facilities range from small, intimate board rooms to sloped floor meeting space with the latest A/V capabilities, to one of the largest ballrooms in the Bellevue/Eastside area.
Building Conference Facilities:	In addition to the many hotel conference facilities within the Bellevue Collection, 400 Lincoln Square will provide: <ul style="list-style-type: none">• Newly constructed, large training room/conference facility on the 2nd floor of the office tower providing the latest in A/V technology• Great Room areas will provide public meeting areas, as well as quiet areas.
Bike Center	A dedicated bike center is located in the garage of Lincoln Square. This secure bike facility provides individual bike lockers, changing rooms, shower and repair facilities.

The Bellevue Office Collection

400 Lincoln Square Fact Sheet

Above Standard Ceiling Height / Plentiful Natural Light:	Dropped ceiling height of 9'6" (1 foot beyond typical), open plenum ceiling height of 13'3" floor to floor on floors 5 - 22, 12'9" on floors 23 - 30 (floors 3 and 4 - 10'0" dropped ceiling and 14'0" floor to floor).
Exterior Windows:	Floor-to-ceiling glass (8" sill height) at portions of the western and eastern façade pop outs and nearly full height glass (18" sill height) throughout the rest of the floor.
Security:	<ul style="list-style-type: none"> • Programmable proximity card access security • 24-hour security force with closed circuit TV surveillance • 24-hour escort service from office to car upon request
Electrical:	Each floor will be provided with a demand load capacity of 14.5 watts per USF, which includes 5.0 watts per USF plug load.
HVAC:	<ul style="list-style-type: none"> • Controll Chilled Water Plant with high efficiency chillers • Outside air economizer system brings in 100% outside filtered air to interior spaces
Wireless Services:	Distributed Antenna System (DAS) throughout the project means no dropped phone calls upon entering the garage, Wi-Fi in public spaces
Fiber Optics / Telecommunications:	<ul style="list-style-type: none"> • Two (2) providers int he project currently (CenturyLink and Comcast). Five (5) additional providers in the streets (AT&T, 360 Networking, Electric Lightwave, MCI and XO Communications) • DSL and T1 data services by CenturyLink; broadband services from Comcast
Elevators:	<ul style="list-style-type: none"> • All passenger elevators Destination Dispatch for direct lobby to floor access with no stops • Eight (8) elevators on Lower Bank serving Floors 1 - 19; Six (6) elevators on Upper Bank serving Floors 1 - 2 & 20 -31; Lower Bank elevator speed 700 fpm, Upper Bank 1200 fpm • One (1) freight elevator serves all floors • Parking facility served by seven (7) high speed elevators which emerge into the Project Great Room
Management / Ownership:	Locally owned and managed onsite by Kemper Development Company
Leasing:	<p>Broderick Group, Inc. - On site for convenient tours Bank of America Building, Suite 900 425.646.3444</p> <p>Paul Sweeney - 425.646.5225 sweeney@broderickgroup.com</p> <p>Jim Kinerk - 425.646.5221 kinerk@broderickgroup.com</p> <p>www.lincolnsquareexpansion.com/office</p>



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400 Lincoln Square Floor Size & Availability

FLOOR(S)	AVAILABLE SPACE	SINGLE TENANT LOAD	CEILING HEIGHT	COMMENTS
UPPER BANK				
31	22,073 RSF LEASE PENDING	20.70%	16'0" floor to floor	Planned restaurant + exterior decks
30	25,498 RSF LEASED	19.52%	9'6" dropped ceiling 13'3" floor to floor	Top office floor / full floor
26-29	25,528 RSF	19.05%	9'6" dropped ceiling 12'9" floor to floor	Full floors
23-25	25,580 RSF	19.05%	9'6" dropped ceiling 12'9" floor to floor	Full floors
22	25,579 RSF	18.17%	9'6" dropped ceiling 12'9" floor to floor	Full floor
21	24,178 RSF LEASED	17.88%	9'6" dropped ceiling 13'3" floor to floor	Full floors
20	2,646 RSF (21,654 RSF - Leased)	27.47% (multi)	9'6" dropped ceiling 13'3" floor to floor	Great small space with north and northwestern views
Subtotal - Upper Bank	207,077 RSF Available			
LOWER BANK				
11-19	24,865 RSF LEASED	17.91%	9'6" dropped ceiling 13'3" floor to floor	Full floors
8-10	24,865 RSF	17.91%	9'6" dropped ceiling 13'3" floor to floor	Full floor; large private deck and garden area
6-7	24,866 RSF	17.92%	9'6" dropped ceiling 13'3" floor to floor	Full floor; large private deck and garden area
5	31,765 RSF	15.99%	9'6" dropped ceiling 13'3" floor to floor	Rare large floor plate; direct access to rooftop patio, lawns, gardens
4	13,646 RSF	24.59%	10'0" dropped ceiling 14'0" floor to floor	Full floor; rare exterior decks at southeast and southwest corners
3	17,786 RSF	21.83%	10'0" dropped ceiling 14'0" floor to floor	
2	7,616 RSF	22.00% (multi)	15'0" dropped ceiling 18'0" floor to floor	Retail or office; corner suite lobby exposure with high ceilings, near full height glass (12'6" window height)
Subtotal - Lower Bank	195,140 RSF Available			
TOTAL OFFICE RSF	719,573 RSF / 402,217 RSF AVAILABLE			

