

SYMETRA

# SYMETRA<sup>®</sup>

CENTER

A DOWNTOWN  
BELLEVUE LANDMARK  
CLASS A OFFICE BUILDING

777 108<sup>TH</sup> AVENUE NE  
BELLEVUE, WASHINGTON 98004

# SYMETRA<sup>®</sup>

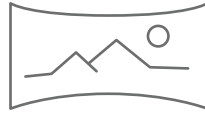
CENTER



25-story, 445,089 RSF building prominently located in the heart of Downtown Bellevue - 18,500 SF Floor Plates



One block from Bellevue Transit Center and Future EastLink Light Rail system (2023)



Excellent views of downtown Bellevue, Lake Washington, Olympic & Cascade Mountains and Mount Rainier



Destination elevators added & recently renovated multi-tenant lobbies and restrooms



Conference facilities



Bike storage & locker/shower facility



On-site deli:  
777 Delicatessen



TD Ameritrade retail branch



Electric car charging stations & valet parking



24/7 onsite security and engineering



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VIEW FROM HIGH-RISE SPACE IN SYMETRA CENTER



AVAILABLE	3,236 RSF
AVAILABLE	9,143 RSF
AVAILABLE	3,865 RSF
AVAILABLE	2,743 RSF

## AVAILABLE SPACE

FLOOR / SUITE	SF	AVAILABILITY	COMMENTS
<a href="#">18 / 1800</a>	2,743 RSF	NOW	Direct elevator lobby access and unencumbered west views of Lake Washington & Seattle. Executive sized external private offices.
<a href="#">20 / 2030</a>	3,865 RSF	3/1/2021	Generally open area with a mix of offices and conference space. Northeastern views.
<a href="#">21 / 2100</a>	9,143 RSF	NOW	West facing view space with direct elevator lobby exposure. Market ready improvements with new building standard finishes. Move-in ready.
<a href="#">22 / 2240</a>	3,236 RSF	NOW	Partial floor with reception area, private offices, and conference rooms.

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Whether a tech tenant or a professional firm, Symetra Center offers signature and distinguished office space alternatives



To view the Symetra video,  
click on the play button or visit:  
<https://vimeo.com/272440295>

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## PRIME LOCATION

- Located on the corner of NE 8th Street and 110th Avenue NE
- Easy access to Interstate 405 and public transportation
- Nearby conveniences include the Transit Center, Pedestrian Corridor, shopping at Bellevue Square and The Bravern, Bellevue Park, restaurants, hotels The Bellevue Convention Center and the Bellevue Arts Museum

**POINTS OF INTEREST**

- Meydenbauer Park
- Bellevue Downtown Park
- Bellevue Library
- Bellevue Arts Museum
- Meydenbauer Convention Center

**SHOPPING**

- Bellevue Square
- Nordstrom
- Crate and Barrel
- Lincoln Square
- Sephora
- Whole Foods Market
- Barnes and Noble
- Neiman Marcus
- The Shops at The Bravern
- QFC
- Safeway

**LODGING**

- Hotel Bellevue
- Sheraton Bellevue
- Hyatt Regency
- Westin Bellevue
- Hilton Bellevue

**RESTAURANTS & COFFEE**

- Wild Ginger
- Z Tejas Inc.
- Pogacha Bellevue
- Sushi Maru
- Purple Cafe and Wine Bar
- John Howie Steak
- Bamboo Garden
- JOEY Bellevue
- Starbucks
- El Gaucho
- Seastar
- Daniel's Broler

**SERVICES**

- Pilates Plus
- Elite Fitness and Training
- FedEx Office
- The UPS Store
- LA Fitness
- Bellevue Club
- Banner Bank
- Sterling Bank
- Key Bank
- Bright Horizons
- Sundance Preschool/Daycare
- Soul Cycle

**TRANSIT**

- Bellevue Transit Center
- Future EastLink Light Rail Station (2023)

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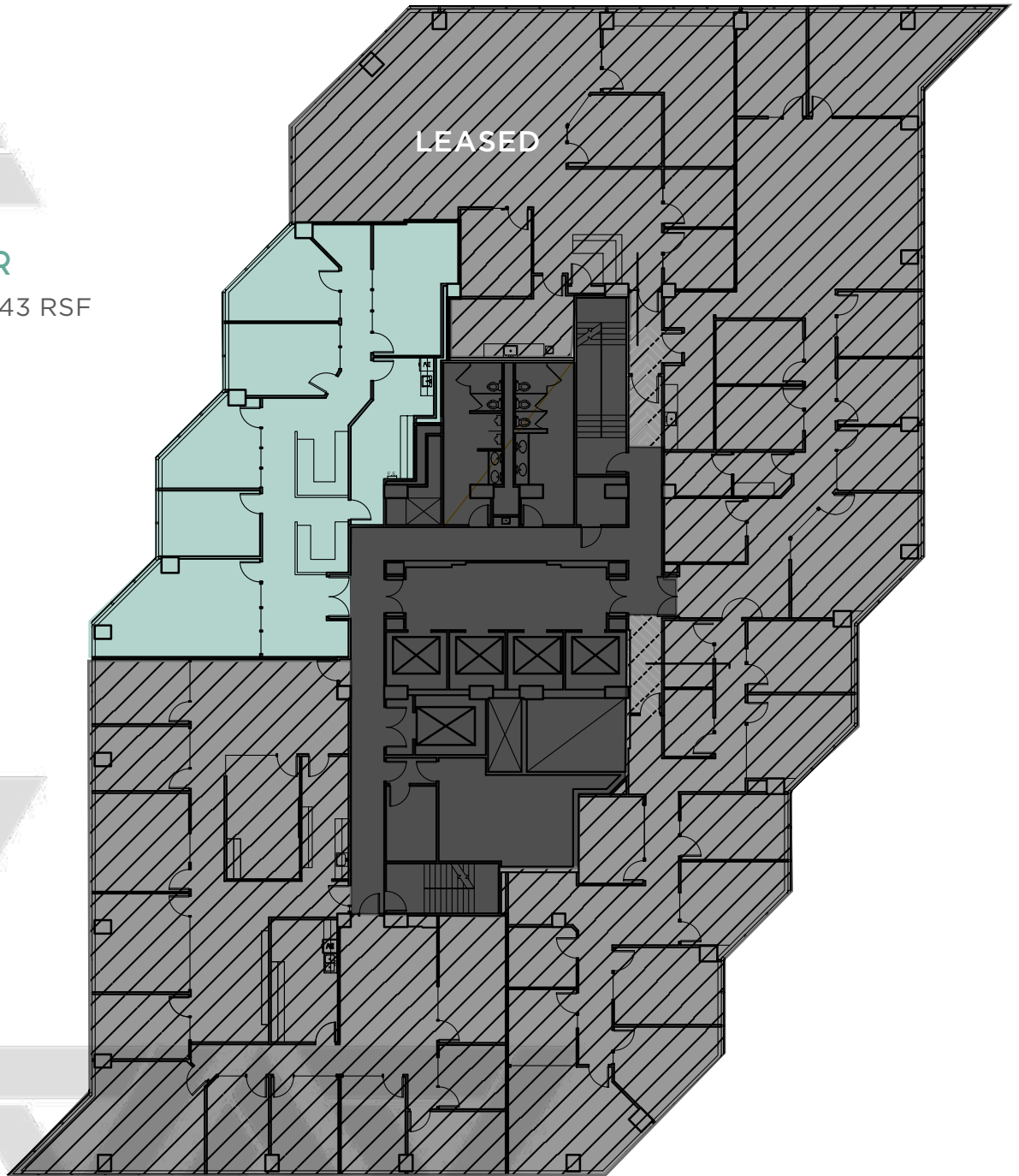
## BUILDING FACTS AT A GLANCE

<b>BUILDING</b>	450,359 SF 25-story Class A Office Tower
<b>YEAR BUILT</b>	1987
<b>RENTAL RATES</b>	\$57-\$59 /SF, Full Service
<b>OPERATING EXPENSES</b>	\$13.49/SF (Estimate for 2020)
<b>FLOOR PLATE SIZE</b>	~18,500 RSF
<b>PARKING</b>	1.5/1000 parking permits per rentable square feet. All covered, with valet assist.
<b>ONSITE AMENITIES</b>	777 Café & Deli, TD Ameritrade, conference facility, shower/locker facility, bike storage, electric car charging stations, destination dispatch elevators, 24/7 security/engineering
<b>LOCATION</b>	Strategically located on the corner of NE 8th Street & 108th Avenue with direct access to I-405

## 18<sup>TH</sup> FLOOR

SUITE 1800 • 2,743 RSF

- Current As-Built
- Available Now



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10500 NE 8th Avenue, Suite 900  
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main 425.646.3444  
[broderickgroup.com](http://broderickgroup.com)

For more information or to schedule a tour, please contact:

**Grant Yerke**  
425.646.5264  
[yerke@broderickgroup.com](mailto:yerke@broderickgroup.com)

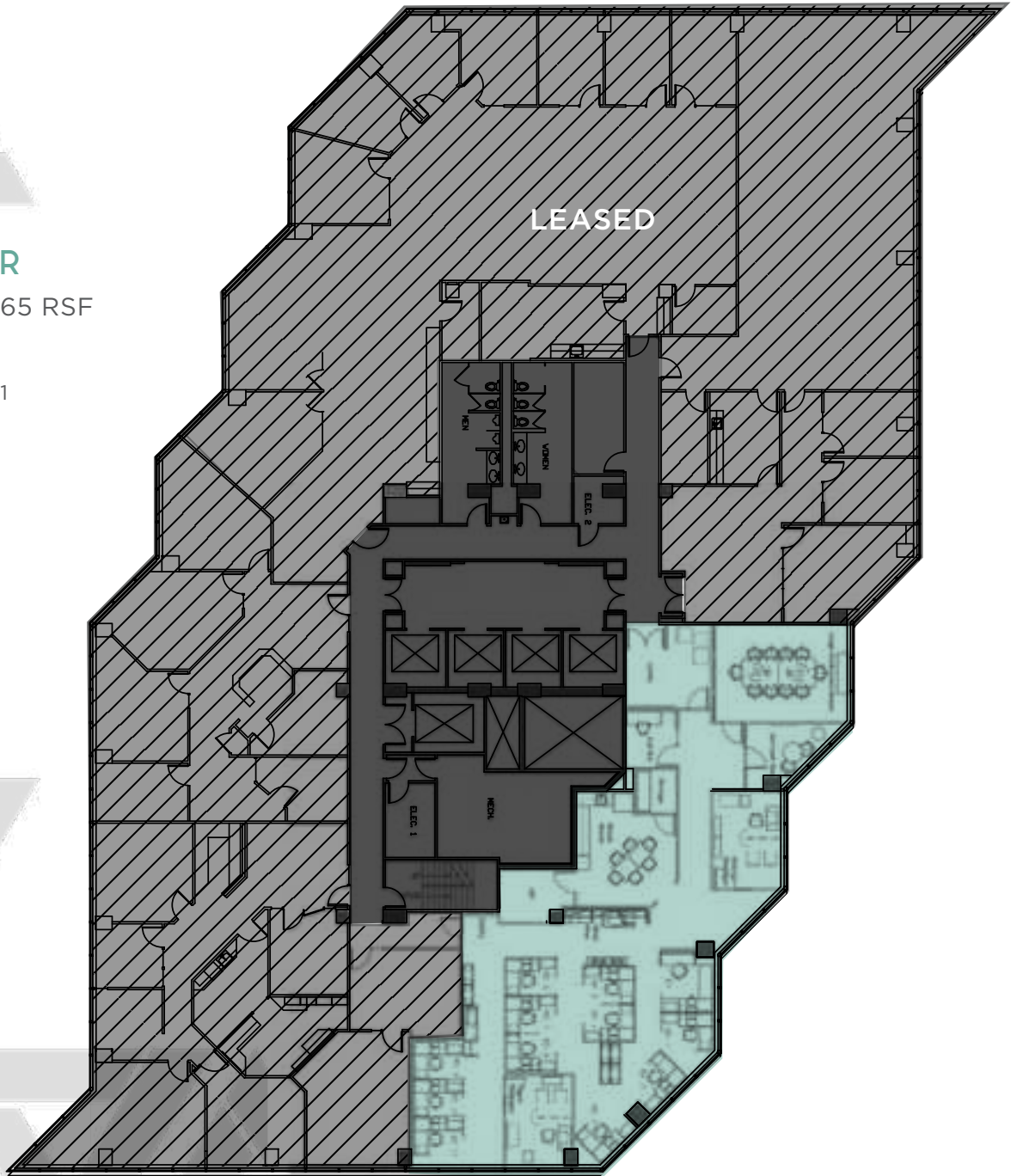
**Matt Schreck**  
425.646.5232  
[schreck@broderickgroup.com](mailto:schreck@broderickgroup.com)



## 20<sup>TH</sup> FLOOR

SUITE 2030 • 3,865 RSF

- Current As-Built
- Available 3/1/2021



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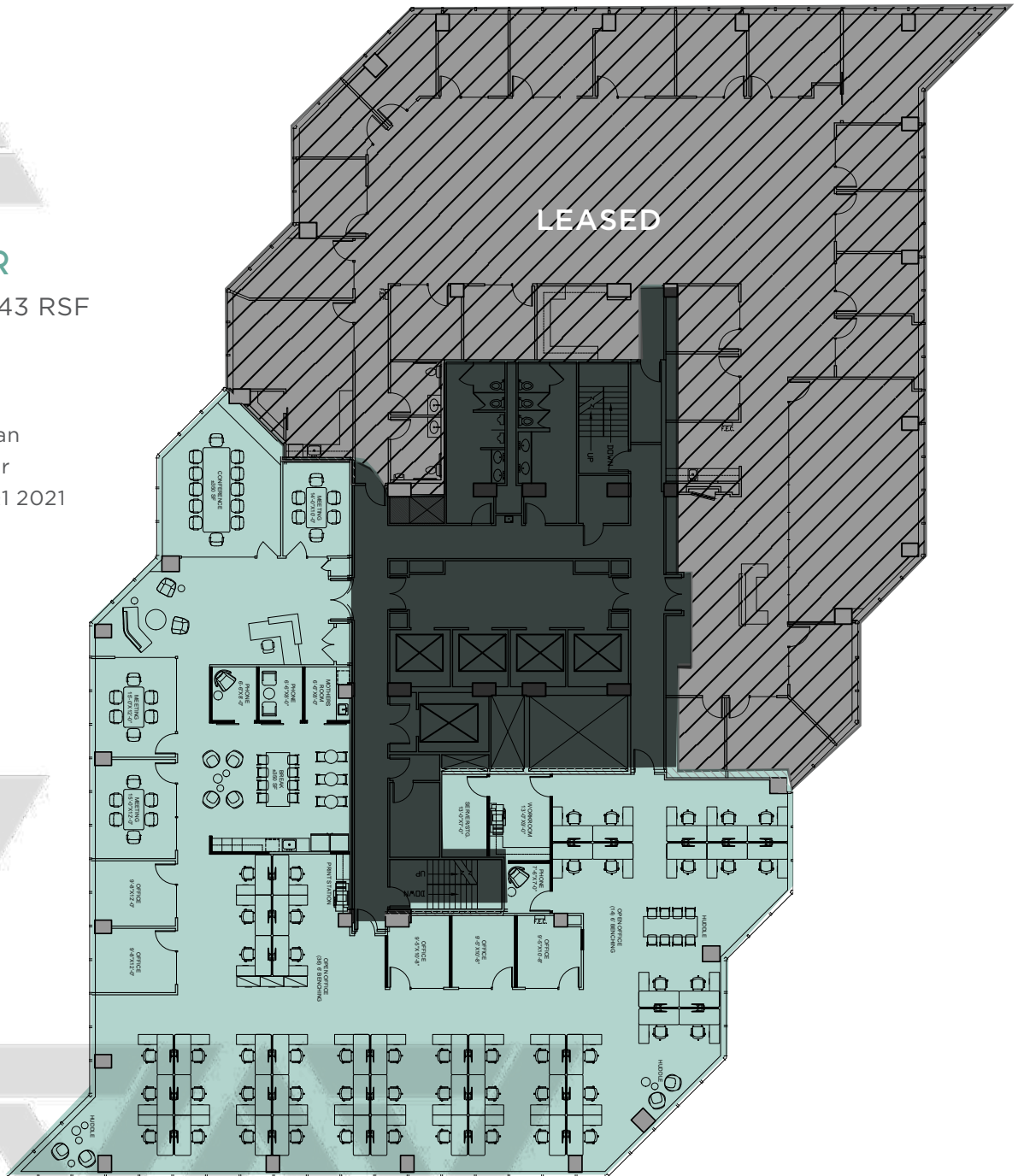
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## 21<sup>ST</sup> FLOOR

SUITE 2100 • 9,143 RSF

- As-Built
- Available Now
- Market Ready Plan  
- Currently Under  
Construction - Q1 2021  
Completion



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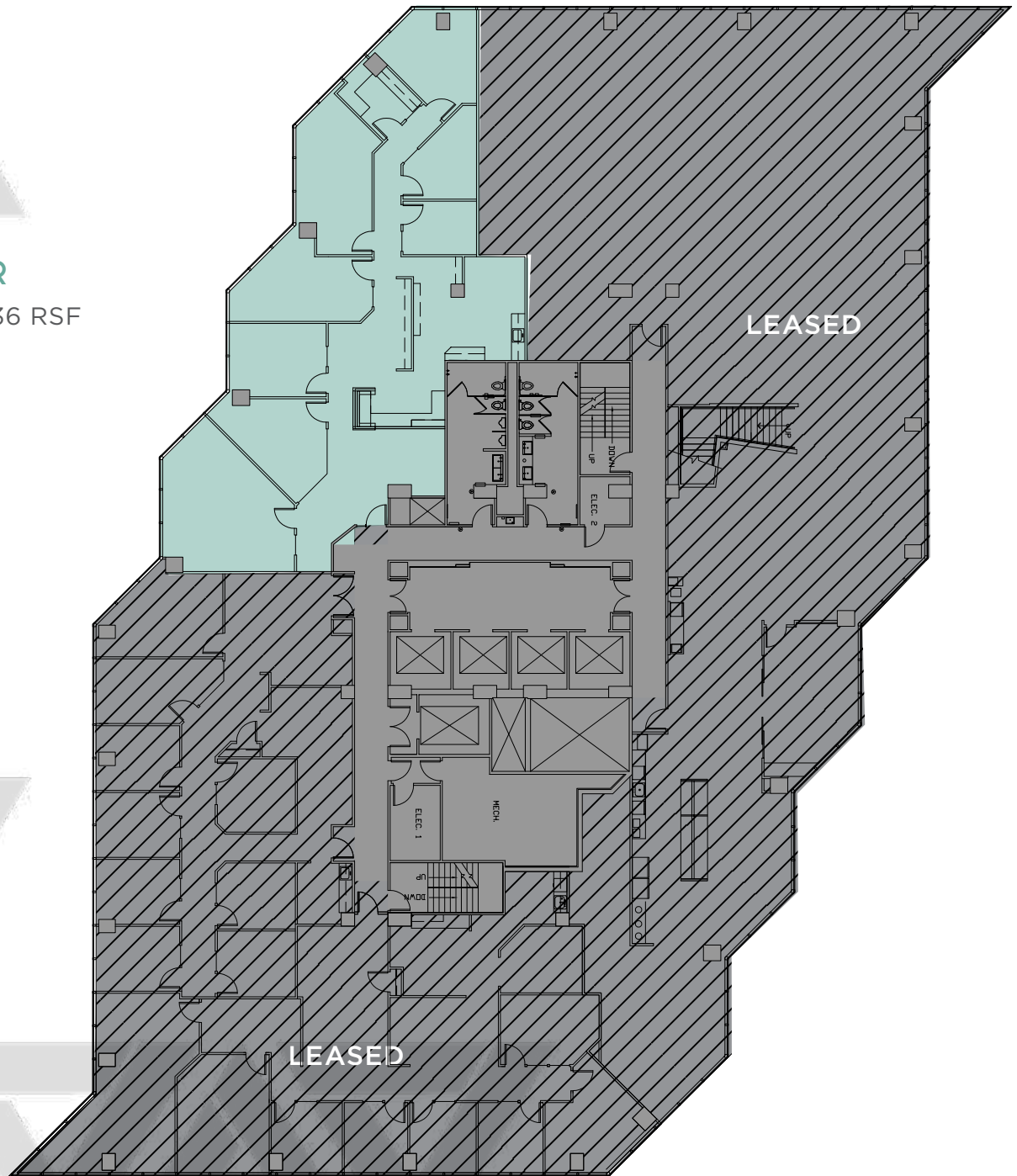
**Matt Schreck**  
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## 22<sup>ND</sup> FLOOR

SUITE 2240 • 3,236 RSF

- Current As-Built
- Available Now



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Commercial Real Estate Services

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*The information contained herein has been given to us by the owner or sources that 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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