

KEY CENTER

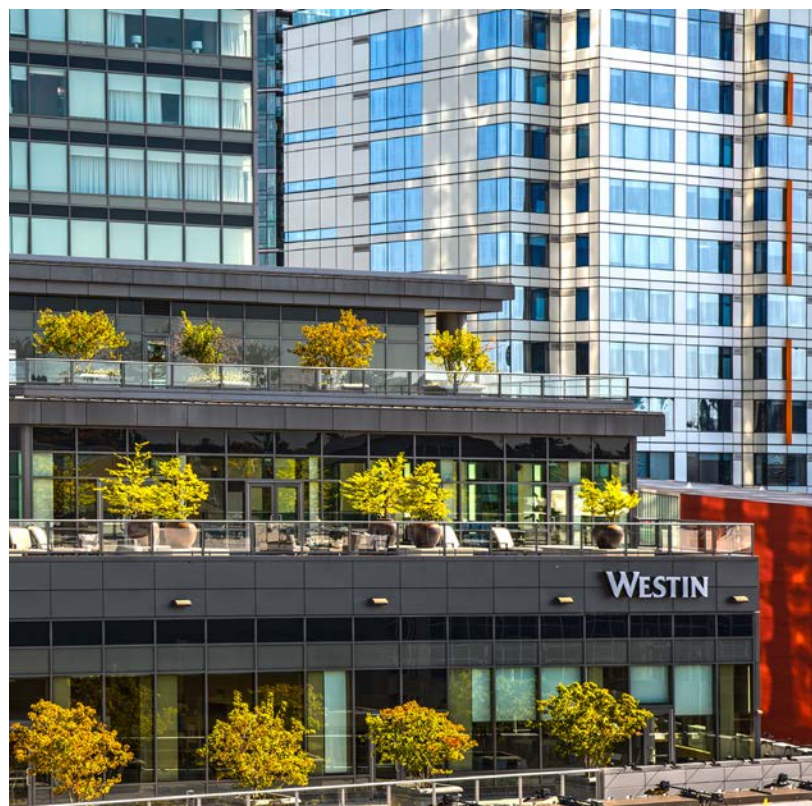
601 108TH AVE NE | BELLEVUE



KILROY

Bellevue: The Eastside's Premier Retail Destination

Located in the heart of downtown Bellevue, Key Center offers retailers unmatched access to the Eastside's premier shopping, employment, dining, and transit hub. Steps from the Bellevue Collection and surrounded by leading employers including Amazon, OpenAI, TikTok, and Uber, the property sits at the intersection of Bellevue's thriving office, residential, and visitor populations, generating strong foot traffic and consumer spending year-round.





Major tech employers in the Bellevue CBD include Amazon, Pokemon, Open AI, Tik Tok, Uber and Databricks



Bellevue boasts world-class shopping and dining at The Bellevue Collection (Bellevue Square and Lincoln Square), The Shops at the Bravern and in downtown Bellevue



10K+ residential units planned or under development



15+ million sq. ft. of proposed office or under construction office, which is expected to increase daytime population and transform the city skyline



3,500+ hotel rooms located within 1 mile of Bellevue CBD



Strong household incomes and population growth continue to strengthen retail demand



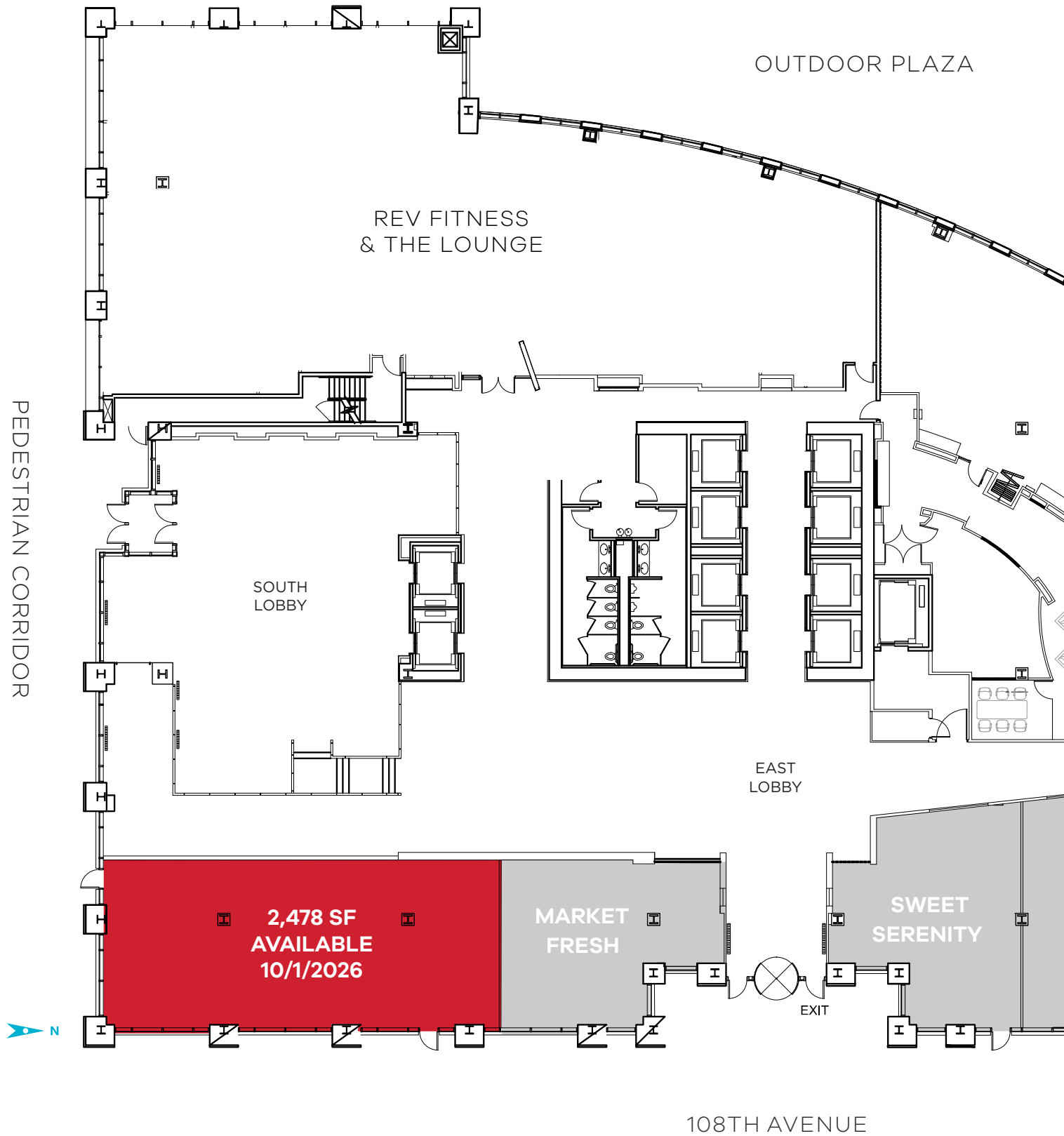
OPPORTUNITY HIGHLIGHTS

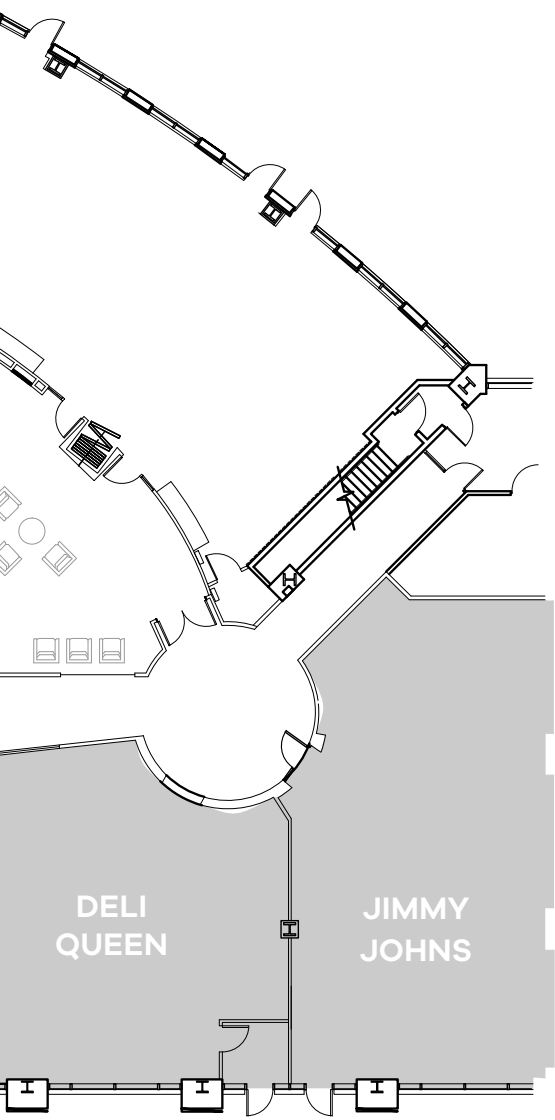
SPACE AVAILABLE
2,478 PSF

AVAILABLE
10/1/2026

ASKING RENT
Call for Rates

NNN ESTIMATE
\$14.00 PSF





PROPERTY HIGHLIGHTS



Major building tenants include Epic Games, Concur, Meta, and ByteDance



On-site garage parking available



Key Center is a **2 minute** walk to the Bellevue Transit Center and the East Link Light Rail Station



5 minute walk to Meydenbauer Center which hosts 250 conventions and events annually (150,000 guests/year)

AREA AMENITIES

-  Retail/Services
-  Restaurants
-  Fitness
-  Hotels
-  Future Development

BELLEVUE SQUARE

- | | |
|----------------|----------------|
| Anthropologie | Lululemon |
| Aritzia | Peloton |
| Apple | Pottery Barn |
| Barnes & Noble | Macy's |
| Burberry | Nordstrom |
| Canada Goose | Tesla |
| Free People | The North Face |
| J Crew | William Sonoma |
| Crate & Barrel | Zara |

DOWNTOWN PARK

WASHINGTON BOULEVARD NE

100TH AVENUE NEW

BELLEVUE WAY



NE 12TH STREET

NE 10TH STREET

NE 8TH STREET

NE 4TH STREET

MAIN STREET

106TH AVE NE

108TH AVE NE

110TH AVE NE

112TH AVE NE

KEY
CENTER

SHOPS AT
THE BRAVERN

Gucci
Hermes
Louis Vuitton
Moncler
Omega
Prada
John Howie Steak

EAST LINK
LIGHT RAIL
STATION



PEDESTRIAN CORRIDOR

TRANSIT CENTER

Hyatt Regency

Drybar

Top Pot Doughnuts

Cinemark

W Hotel

Soul Cycle

Marriott

Main Street Place

Arcadian

Kanon

Broadstone





NEIGHBORHOOD NUMBERS

Demographics within a 1-mile radius.

72,369

Daytime Population

17,098

Residential Units

36.5

Median Age

\$251,867

Average Household
Income

Demographic Source: ESRI Forecasts for 2026

NEWMARK

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