

FOR LEASE

155 BELLEVUE

155 108th Avenue NE



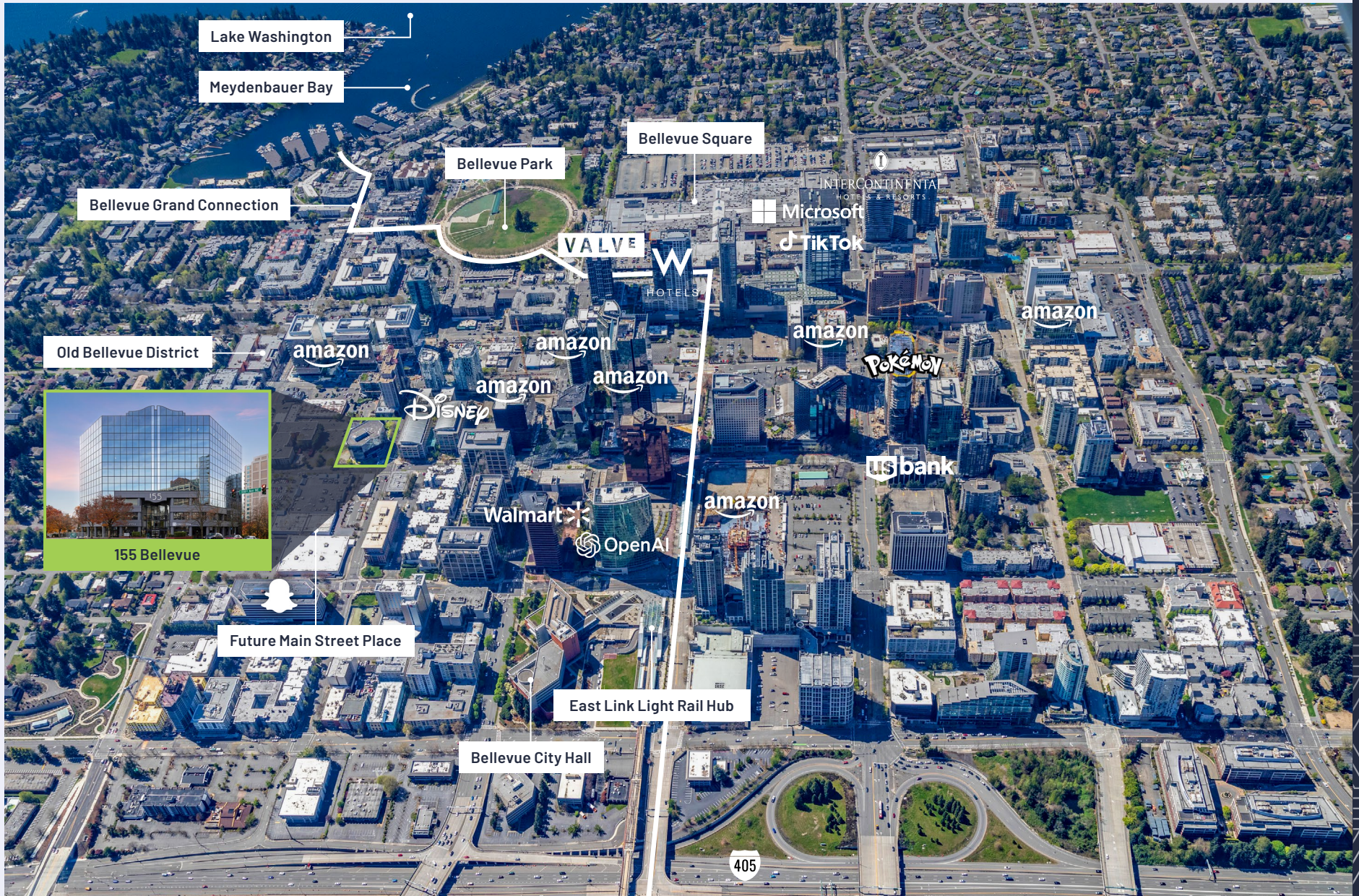
NEWMARK

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AT THE HEART OF EVERYTHING

155 Bellevue is located in Downtown Bellevue's amenity rich core, within walking distance of numerous restaurants, high-end retail destinations and future light rail. Corporate neighbors include Amazon, Microsoft and Facebook, to name just a few as Bellevue is quickly evolving into a global scale technology hub-city.



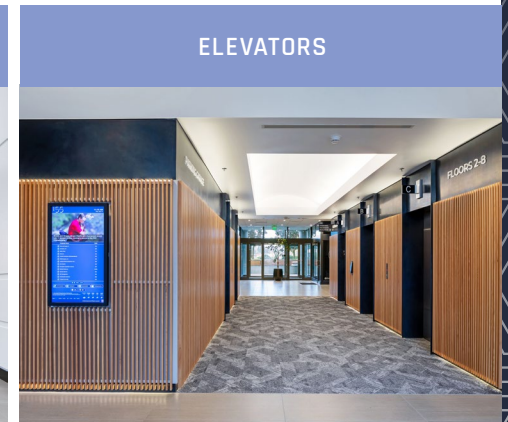
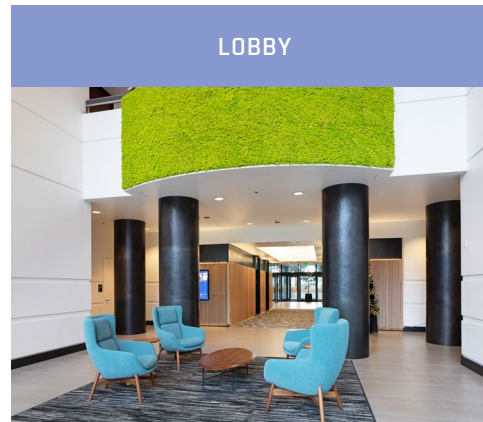
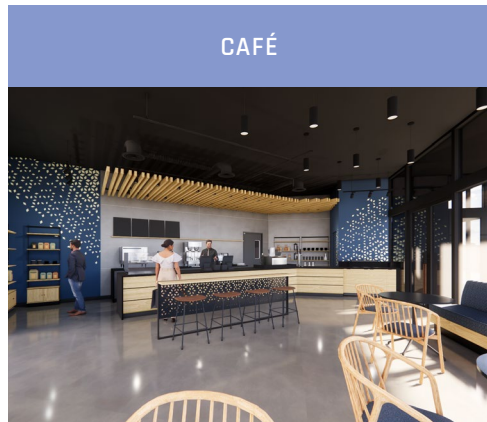
BUILDING HIGHLIGHTS

- 8 story Class A mid-rise office building totaling 149,882 square feet with secure garage parking offered at a ratio of 2.0 stalls per 1,000 square feet of leased space
- All of the building common areas are updated with a northwest contemporary theme; including new building conference center, lobby, outdoor amenity space and street frontage
- Centrally located with immediate access to mass transit, future light rail and pedestrian thoroughfares, as well as equal access to all major regional freeways offering quick and convenient commute and travel times
- Neighborhood amenities within walking distance including; Bellevue Square Mall, Lincoln Square, The Shops at the Bravern and Bellevue's Old Main district
- Unobstructed views of Seattle Skyline, Lake Washington and the Cascade mountain range
- Owned and professionally managed by Swift Real Estate Partners with onsite personnel for quick and reliable response times

 [CLICK FOR VIDEO WALKTHROUGH](#)

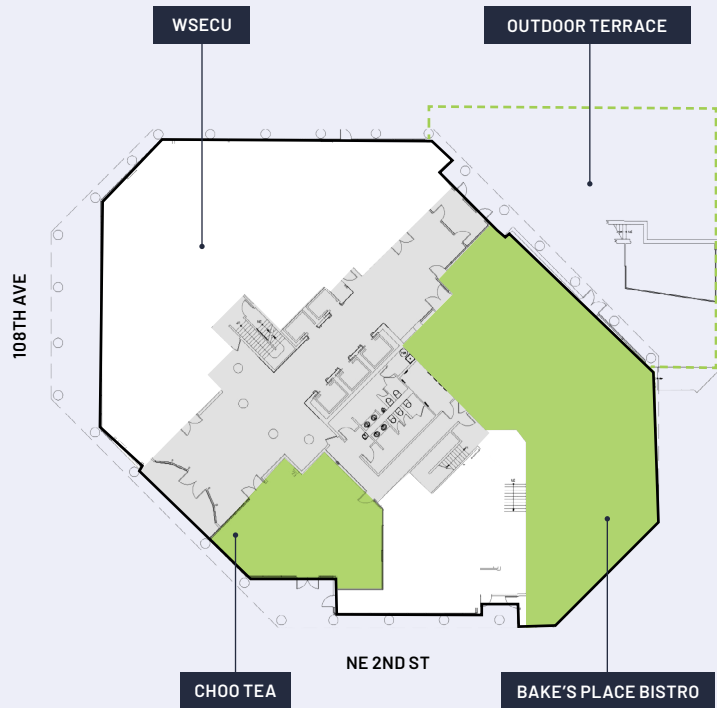


PROPERTY OVERVIEW



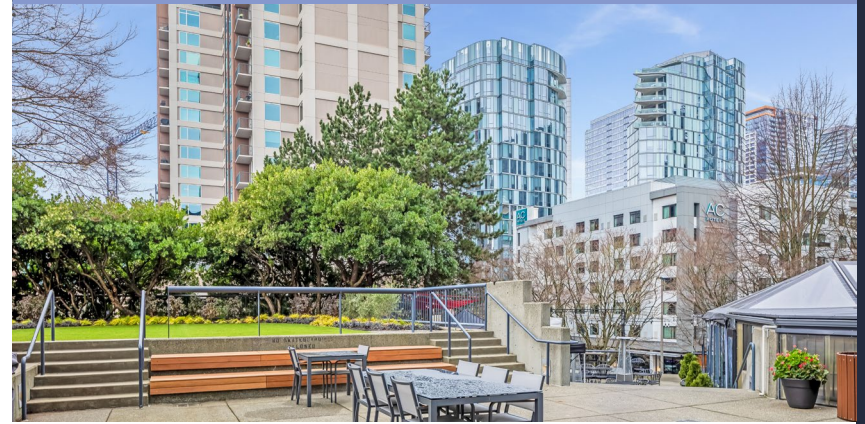
WORK/LIFE BALANCE

155 Bellevue offers tenants a modern full service environment that provides spaces for impromptu meetings and a balance between work and play. A newly refreshed landscaped terrace with outdoor seating is an ideal spot for taking work or lunch outdoors in the summer months, and Bake's Place is an on-site full service restaurant and popular happy hour destination.



NOW OPEN - CHOO TEA
Featuring boba tea, coffee, egg waffles, sandwiches, and more.

NEW OUTDOOR SEATING TERRACE



BAKE'S PLACE BISTRO PATIO



UPDATED FACADE

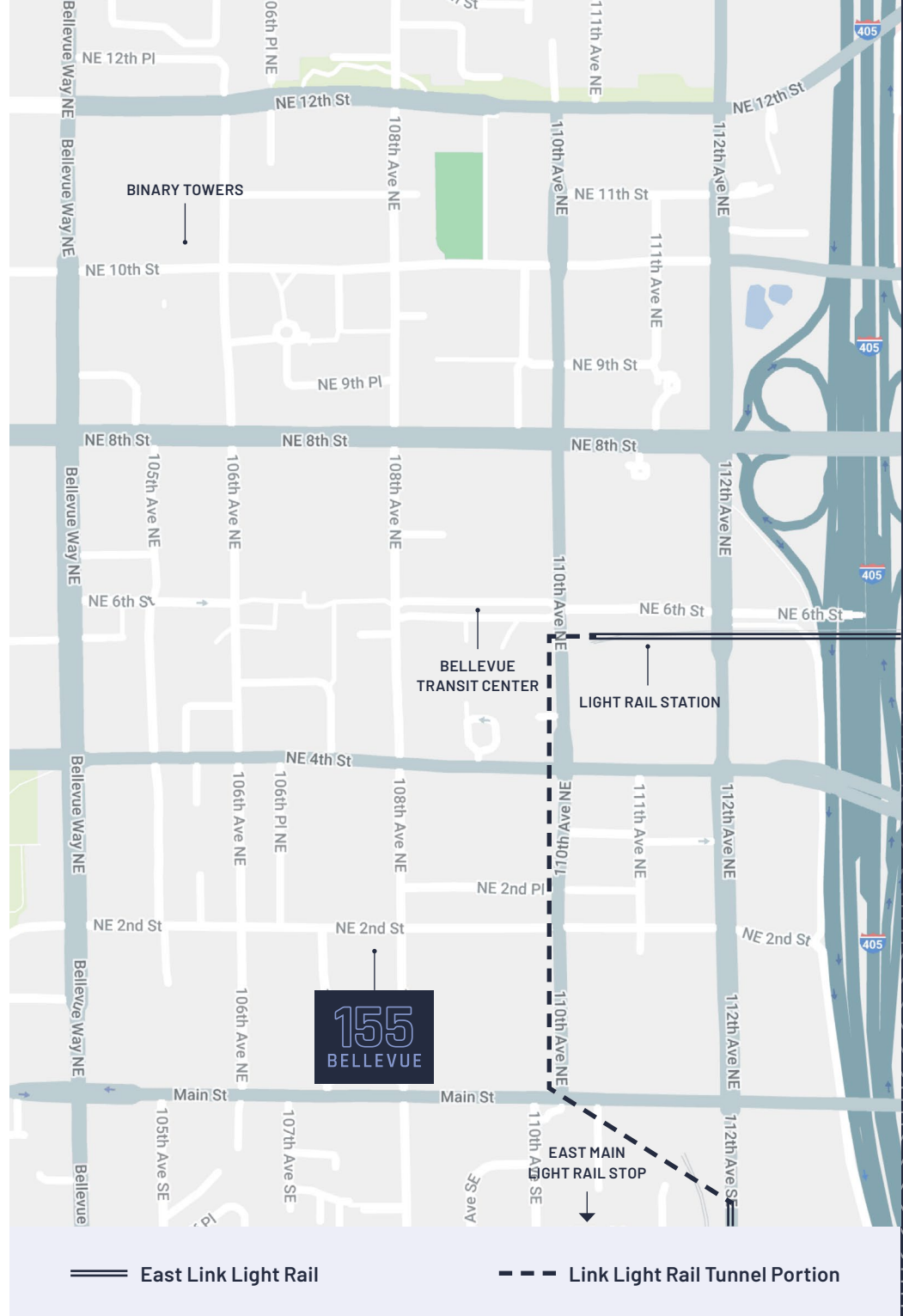


SOUND TRANSIT EAST LINK

Sound Transit’s 2 Line (formerly East Link) officially opened its first segment in April 2024, connecting South Bellevue to Redmond Technology Station with trains running every 10 minutes during peak hours. The remaining segment extending to Downtown Redmond is scheduled to open in May 2025, with the full connection to Seattle—via the first-ever light rail line constructed on a floating bridge—expected by late 2025. Once fully operational, the 2 Line will provide a fast, reliable commute between Bellevue, Redmond, and Seattle, with the trip from Redmond to Bellevue taking just 10 minutes. Sound Transit anticipates daily ridership to reach approximately 50,000 by 2026. Trains serving Downtown Bellevue will enter via a tunnel running beneath city streets, emerging at the new Bellevue Downtown Station near NE 6th Street.

DRIVE TIMES	
18 minutes	Downtown Seattle
20 minutes	SeaTac Airport
18 minutes	University of Washington
10 minutes	Redmond Microsoft Campus
8 minutes	The Spring District

BUS TIMES	
30 minutes	Kirkland
50 minutes	Redmond
50 minutes	Seattle CBD



STACKING PLAN



SUITE	SF	AVAILABLE
330	961 RSF	Available Now
400*	18,858 RSF	Available Now
500	18,856 RSF	Available Now
600	18,847 RSF	Available Now
700	18,847 RSF	Available Now
820	6,935 RSF	Available Now

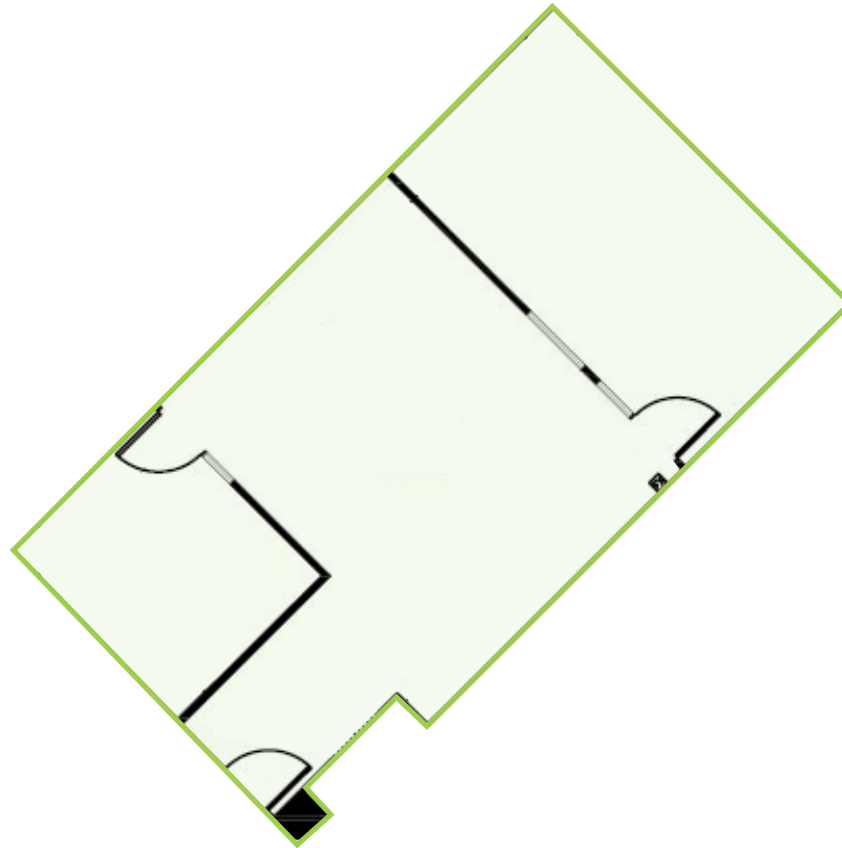
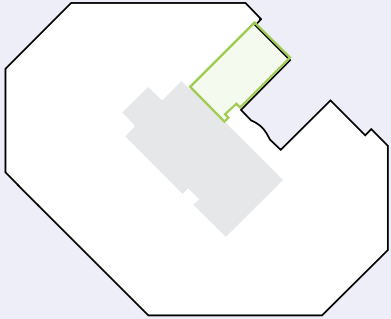
**4th floor is divisible*

75,408 RSF
Available on 4
Contiguous Floors

THIRD FLOOR AVAILABILITY

Suite 330
961 RSF
Available Now

As-Built plan



FOURTH FLOOR AVAILABILITY

Suite 400

18,858 RSF
Available Now

Divisible

Suite A - 8,917 RSF
Suite B - 4,293 RSF
Suite C - 3,071 RSF
Suite D - 2,376 RSF

- Market ready work is underway
- Furniture shown is an example

Up to 75,408 RSF Available
on 4 Contiguous Floors



FIFTH FLOOR AVAILABILITY

Suite 500
18,856 RSF
Available Now

Up to 75,408 RSF Available
on 4 Contiguous Floors



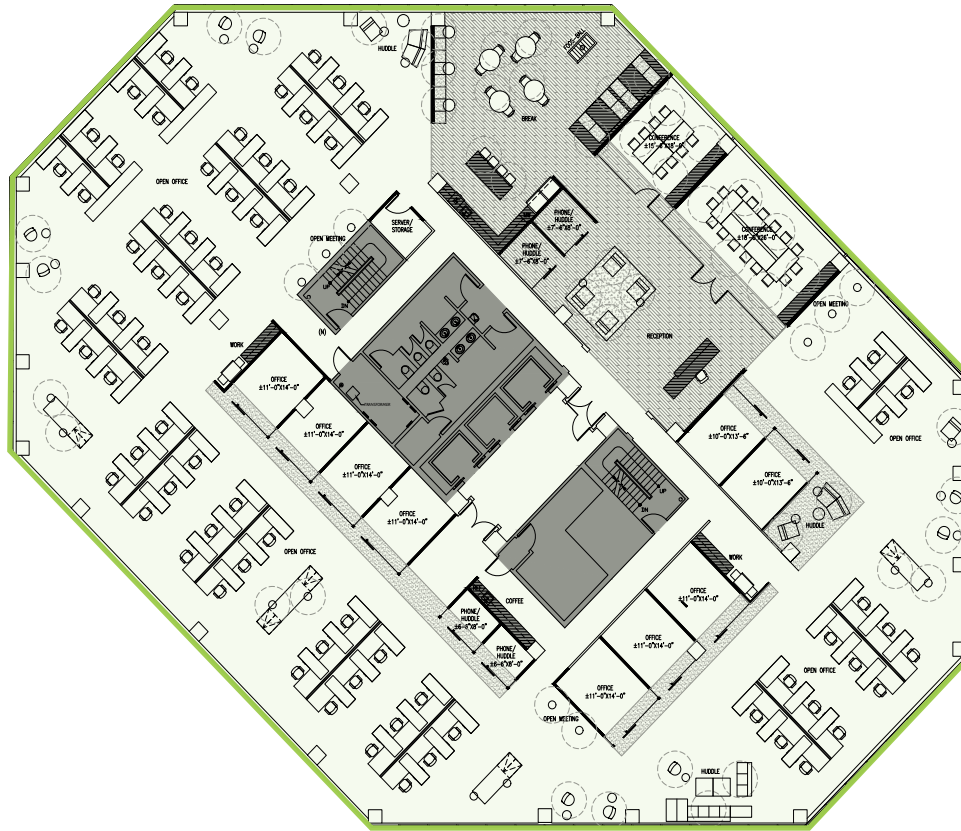
SEVENTH FLOOR

Suite 700
18,847 RSF
Available Now

Suite 600 & 700
37,694 SF Total
Available Now

Up to 75,408 RSF Available
on 4 Contiguous Floors

 SUITE 700 VIRTUAL TOUR



FOURTH – SEVENTH CONTIGUOUS FLOORS

Suites 400, 500, 600, 700
Up to 75,408 RSF Available
on 4 Contiguous Floors
Available now



EIGHTH FLOOR AVAILABILITY

Suite 820
6,935 RSF
Available Now



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