

FOUR 106

Bellevue's New Premier Corporate Address

21 Floors | 485,000 RSF

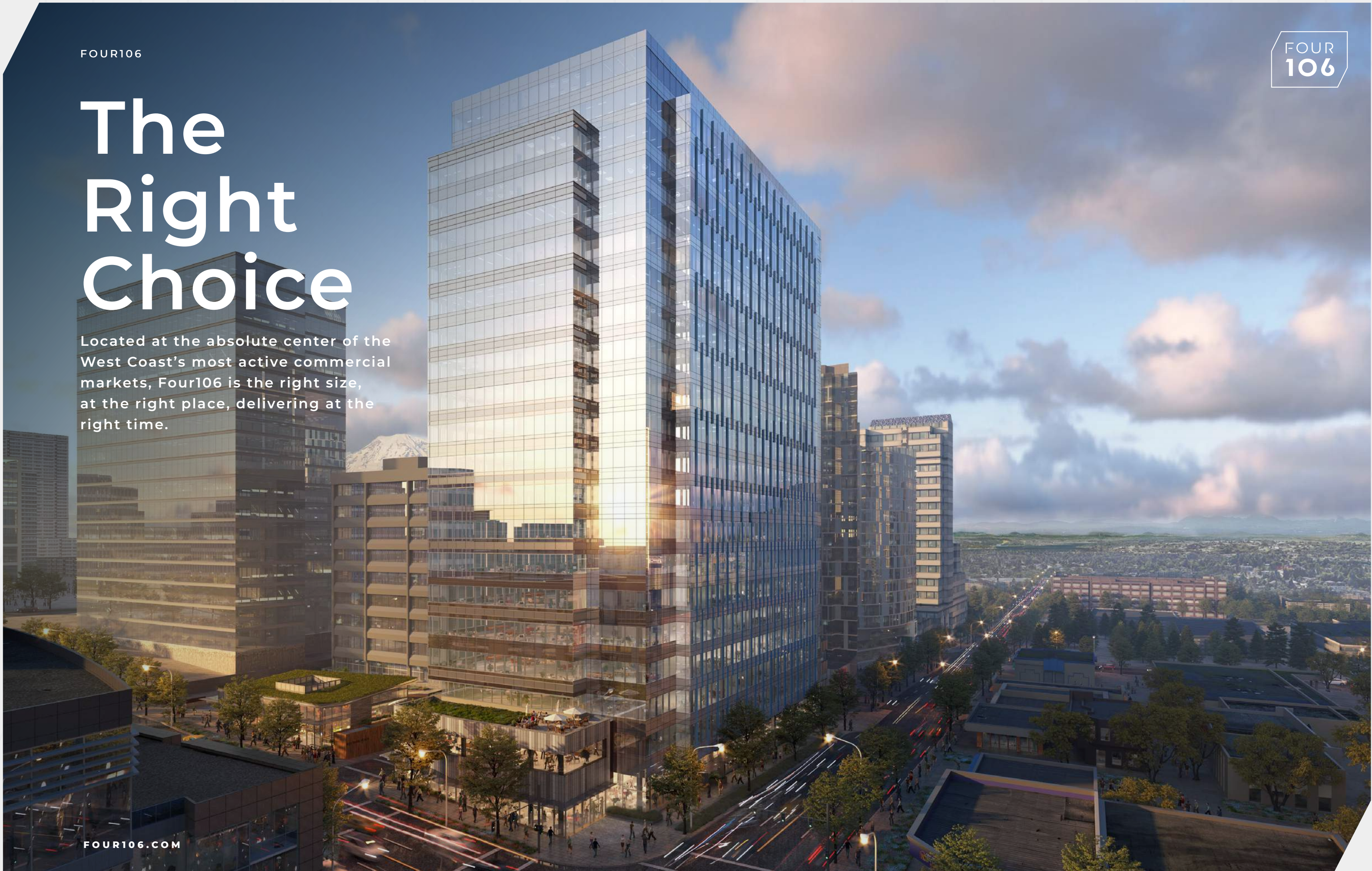
FOUR106

FOUR
106

The Right Choice

Located at the absolute center of the West Coast's most active commercial markets, Four106 is the right size, at the right place, delivering at the right time.

FOUR106.COM



FOUR106

The Right Location

The location of Four106 is one of its best assets – quick access to all major highways, short travel time to nearby Seattle, Kirkland and Redmond, and just steps away from the best shopping, dining, and hotels that downtown Bellevue has to offer.

Walk Score
95

FOUR
106

UNOBSTRUCTED VIEWS

See For Miles

With wide-open city, mountain and water views in all directions, Four106 offers unobstructed perspectives from open floor plates that flex to fit multiple uses.

[FOUR106.COM](https://four106.com)

FOUR
106



UNOBSTRUCTED VIEWS

Open Floorplate Designs

Flexible floorplates allow for dynamic open office concepts as well as on-floor conference and collaboration spaces, all with spectacular views across Lake Washington to the Seattle skyline and the Olympic Mountains beyond.

FOUR
106



UNOBSTRUCTED VIEWS

Built For You

Four106 offers a platform for companies to create the right environment for their own company culture. Customizable layouts allow tenants flexibility to design space suited to their individual needs. Group work, quiet spaces and client meetings can all happen seamlessly in one space.

FOUR
106



ON-SITE AMENITIES

First Class Features

At 485,000 RSF, Four106 is the perfect size for a growth company looking to headquarter on the Eastside or for an established firm that needs expansion space to grow.

FOUR106.COM

FOUR
106



ON-SITE AMENITIES

An Amenity-Rich Environment

Four106 offers incredible amenities including a welcoming lobby with a living wall, a public coffee bar, and fire side seating; a full gym with bright west-facing views, spa-style luxury showers and day-use lockers; as well as secure bike storage in the garage.

FOUR
106

- 1 - Security concierge desk, with options for dedicated security turnstiles
- 2 - Two dedicated elevator banks with 10 secure destination-dispatch elevators serving office levels
- 3 - Living green wall
- 4 - Publicly accessible indoor plaza
- 5 - Three dedicated elevators service below-grade garage levels
- 6 - Outdoor Rideshare Pickup Area for private rideshare or corporate shuttle pickups and dropoffs
- 7 - Indoor Rideshare Lounge with private conference room
- 8 - Monumental staircase to connect lobby to Rideshare Lounge on Mezzanine and Fitness Center on Level 2
- 9 - Indoor/outdoor coffee bar

ON-SITE AMENITIES

Secure Entrance

Building security is top-of-mind with a 24/7 security concierge desk at the elevators serving the office levels. Tenant safety is reinforced with destination dispatch elevators offering key card access. For seamless and secure deliveries, dedicated truck docks are located adjacent to the service elevator lobby.

FOUR
106



ON-SITE AMENITIES

Lounge Lobby

The lobby at Four106 has been thoughtfully developed with unique textures and materials in order to create an open and inviting space. Hold team meetings, focus on personal work or enjoy a coffee bar creation in this comfortable space.

FOUR
106



ON-SITE AMENITIES

Rideshare Lounge

The Rideshare Lounge is a dedicated waiting space that ensures you will never miss your ride again. An open seating area with an exclusive private meeting room allows patrons to wait in comfort.

FOUR
106



ON-SITE AMENITIES

Rideshare Drop-off

Four106 offers a unique dedicated drop-off area, allowing tenants quick access to and from the building, while also preventing congestion at street level. Lyft, Uber, taxis, corporate shuttles, and personal vehicles can avoid traffic along the main street, while the covered sidewalk protects against the elements.

FOUR
106

ON-SITE AMENITIES

Activated Retail

Four106 will feature on-site retail at the corner of NE 4th and 106th Ave NE, as well as additional adjacent activated and inviting retail, open for tenants and guests to relax, collaborate with their team, or grab drinks or a bite to eat.

FOUR
106



ON-SITE AMENITIES

On-Site Fitness Center

The fitness center at Four106 features high-end equipment, private showers and locker rooms for a premium workout experience with stunning views from every vantage point. The lobby's grand staircase connects to the fitness level from the main lobby, and a pedestrian bridge connects to the city beyond.

FOUR
106



DESIGN

Form Meets Function

Finely crafted architectural details and gleaming glass panels bring light, openness and brightness into every floor of Four106.

FOUR106.COM

FOUR
106



DESIGN

State-of-the-Art Design

Developed by Patrinely, an experienced national developer, Four106 will be a tech-enabled building providing best-in-class office space designed to meet LEED Gold standards.

FOUR
106



DESIGN

Bringing the Outdoors In

Four106 features operable glass walls in the lobby which allow natural air and light to connect into the publicly-accessible lobby lounge, an indoor living green wall, and connection upstairs to a porte-cochere covered rideshare lounge area allowing multi-modal access and drop-offs in secure comfort.

FOUR
106



DESIGN

Engaging with the City

Four106 is a pedestrian-friendly highlight in the neighborhood, with close proximity to walkable shops, dining and entertainment. Being in the center of Bellevue's activated downtown core allows tenants and guests all the benefits of living and working in the heart of one of the West Coast's premier urban environments.

FOUR
106



FOUR106.COM

LOCATION

The Heart of Bellevue

Four106 is centrally located in Bellevue's vibrant and active Central Business District and offers excellent multi-modal transit options. Where walking is an easy first choice, but also at the intersection of easy car, public transit and bicycle access.

FOUR106.COM

FOUR
106



LOCATION

Puget Sound / Eastside

Close proximity to I-405, SR-520 and I-90 allow for easy vehicular access to Redmond, Seattle, SeaTac Airport and the greater Puget Sound area.

FOUR
106

University of
Washington

Kirkland

Redmond

520

Overlake

South
Lake Union

Bellevue

FOUR
106

Seattle

Lake Washington

Elliott Bay

Stadium
District

405

I-90

Mercer
Island

Factoria

Issaquah

Seattle Tacoma
International Airport

LOCATION

Getting Here May Be The Best Part

With its prominent corner location at NE 4th and 106th Ave NE, Four106 provides direct access to 405 and Bellevue Way NE (access to SR-520 to the north, and I-90 to the south). In addition, convenient access to mass transit is just a few minutes' walk away.



 **BELLEVUE DOWNTOWN LIGHT RAIL STATION**
3 MIN WALK

EAST MAIN LIGHT RAIL STATION
6 MIN WALK 

 **BUS TERMINAL**



BELLEVUE WAY

NE 4TH AVE

106TH AVE NE

MAIN STREET

BELLEVUE DOWNTOWN PARK



LOCATION

Eat, Drink, Host, and Be Merry

With three 4-star hotels within a short walk, plus easy access to the shops, restaurants, and bars of Old Bellevue and the Bellevue Collection, Four106 offers an abundance of options for employees to enjoy off-site lunches, as well as entertaining and hosting out of town visitors over dinner or cocktails.



95

Walk Score



6

4 and 3-Star Hotels



2,185

Hotel Rooms



21

Acres of Park



85

Restaurants



200

Shops

LOCATION

An Easy Walk to Abundant Amenities

The building offers a highly walkable environment just steps away from the Bellevue Downtown Park and Bellevue Square, which is home to over 300 retail stores and dining options.

RESTAURANTS

- 13 Coins
- 47 North Bar + Bistro
- 520 Bar and Grill
- 777 Cafe
- Andiamo Italian Ristorante
- Araya's Place Vegan Thai
- Ascend Prime Steak & Sushi
- Bake's Place Bar & Bistro
- Belle Pastry French Bakery
- Bis on Main**
- Black Bottle**
- Blazing Bagels
- Bowl Gogi
- Broiler Bay Hamburgers
- Cactus**
- Cafe Aloe
- Cantinetta Bellevue
- Carmine's
- Castilla Tapas Bar
- Central Bar
- Chipotle Mexican Grill
- Cielo Cocina Mexicana
- City Soups
- Cypress Lounge & Wine Bar
- Daniel's Broiler**
- Desi Tadka Indian Grill
- Din Tai Fung**
- Dough Zone**

- Duke's Seafood
- Earl's Kitchen + Bar**
- El Gaucho Bellevue**
- Emerald City Smoothie
- Evergreens Salad
- Fern Thai on Main
- FOB Poke Bar
- Fogo de Cahó
- FogRose Atelier
- Garlic Crush
- Gilbert's on Main
- Ginza
- Great State Burger
- Haidilao Hot Pot
- Hokkaido Ramen
- Hummus Republic
- Inchin's Bamboo Garden
- Japonessa Sushi Cocina
- JOEY Bellevue
- John Howie Steak
- Kizuki Ramen & Izakaya**
- Kobe Bellevue
- L'Experience Paris
- Lunchbox Lab
- Maggiano's Little Italy
- Mercato Stellina Pizzeria
- Minamoto
- Molly Moon's Ice Cream

- Monsoon Bellevue**
- Nibbana Thai Restaurant
- Paddy Coyne's Irish Pub
- Pagliacci Pizza
- Pasta & Co
- Peony Kitchen Bellevue
- Pho Cyclo Cafe
- Pokeworks
- Potbelly Sandwiches
- Rouge Cocktail Lounge
- Royal Bakehouse
- Seastar Restaurant & Raw Bar
- STK Steakhouse
- Suite Lounge
- Sushi Kadasai
- Tavern Hall**
- Teriyaki Bowl
- Thai Kitchen Bird Pepper
- The Cheesecake Factory
- The Dolar Shop Seattle
- The Lakehouse
- The Melting Pot
- Tokyo Steak House
- W Living Room Bar
- What The Pho!
- Wild Ginger**
- Xiao Chi Jie
- Zeek's Pizza

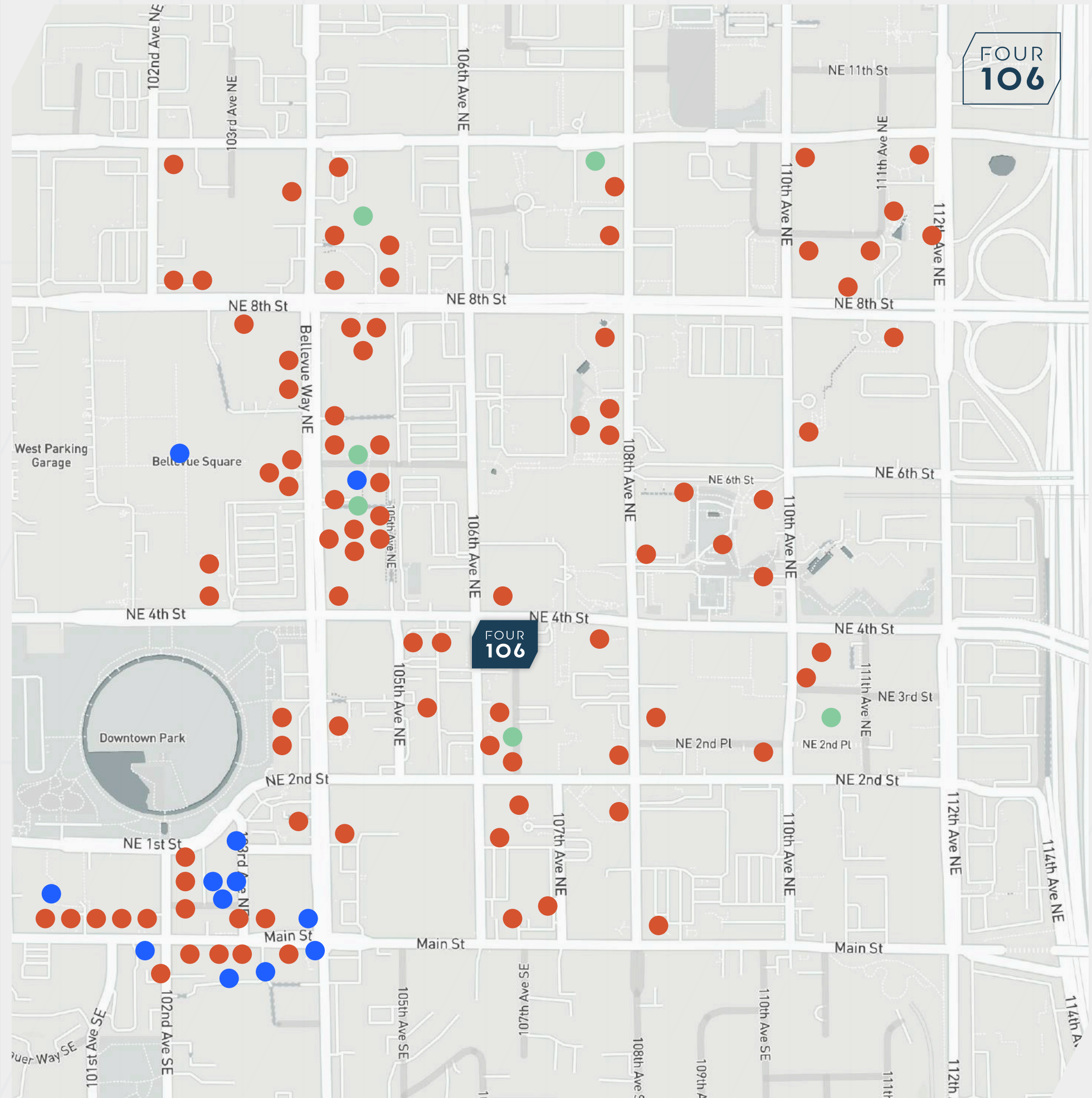
RETAIL

- Bellevue Square Mall (200+)
- Coach**
- Nordstrom**
- Nordstrom Rack**
- West Elm
- Green Lake Jewelry Wroks
- Crate & Barrel**
- Whisk
- Tesla**
- Apple Store**
- Title Nine
- Burberry**

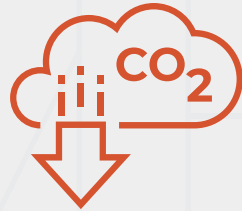
- Gordon James Fine Diamonds
- Hedge & Vine
- Peloton**
- Gin & The Baker
- Glassbaby Bellevue
- Jarbo
- La Ree Boutique
- Canada Goose**
- lululemon**
- Tiffany & Co.

HOTELS

- Hilton Garden Inn
- Hyatt Regency**
- The Westin Bellevue**
- W Bellevue**
- AC Hotel by Marriott**
- Marriott Bellevue

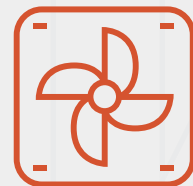


Health, Well-Being and Sustainability



Path To Decarbonization

- Energy recovery ventilation to minimize heating loads and prioritize high-efficiency-heat-pump as primary source of heat
- Future proofing by prioritizing electric-heat-pump heating day-one capable of future conversion to all-electric operation
- Decrease in energy costs due to water efficiency practices
- Use of environmentally conscious materials and sustainable waste management plan



High Efficiency HVAC

- Best in class HVAC with air ventilation 30% above code
- Highly effective MERV-13 air filters
- Dedicated outdoor air system provides 100% fresh air to office floors
- Upgraded air filtration system in elevators



Green In the Office

- Flexible, efficient 24,000 SF floorplates allow for quality workspace designs and productive atmospheres tailored to individual business needs
- Natural daylighting via full-height glass on all tenant floors to maximize sunlight and highlight views across Lake Washington, the Seattle skyline and the Olympic Mountains
- Advanced Low-E glazing and integrated curtainwall solar shading elements to reduce solar heat gain
- Welcoming lobby with a living plant wall

Convenience and Access



130

Secure bike racks, including a bike work area



36

EV charging stations in garage



3-5 min

Walk to transit center and light rail station

Certified Sustainable and Connected (planned)



WiredScore
SILVER

*Pursuing Well Building Certification

On-Site Amenities Unique In Bellevue

All Indoor Amenity Areas Are Connected To Outdoor Space

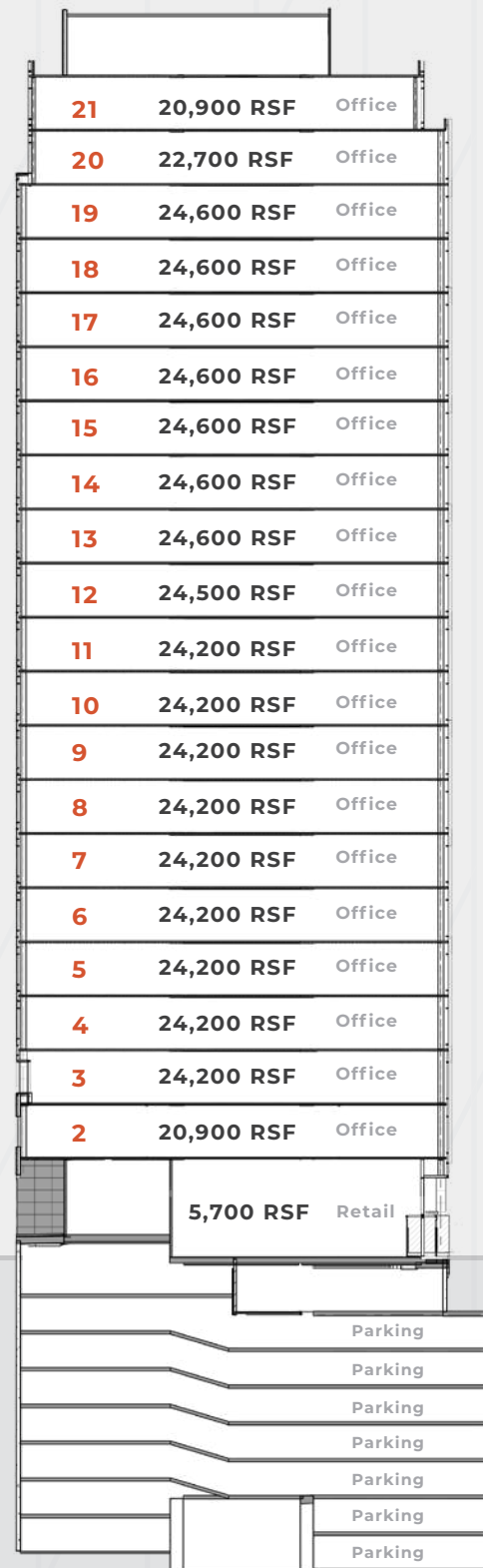
Level
2

- Fitness experience with direct connection to outdoor stretching platform and immediate private access to miles of outdoor Bellevue running paths
- Flexible conference and prefunction space connected to a third level spacious outdoor courtyard for social gathering

Level
3

- Tenant lounge connected to exterior courtyard and can provide beverage and food service
- Outdoor terraces on Levels 3 and 20 available as private tenant-exclusive outdoor spaces

Stacking Plan & Building Facts



FLOOR PLATES

Floor Sizes: Flexible office floorplates ranging from 20,850 RSF to 24,600 RSF, with average size of 24,000 RSF

Perimeter Columns: 30' typical spacing along primary facades

Lease Spans: Typical core wall to inside face of glass dimensions: primary facades include 33'-1" along west side and 37'-7" at east side; secondary facades include 38'-3" on north side and 60'-9" on south side

Floor-to-Floor Height: 13'-3" at typical office floors

Clear Heights: 12'-9" clear height from floor to bottom of deck above

EXTERIOR WALL

Perimeter Windows West: 9'-1" tall vision glass above a 1'-0" sill

Perimeter Windows North/East/South: 7'-4" tall vision glass above 2'-7" sill

Window Module: 5'-0" typical mullion spacing

Vision Glass: 1" insulating glass with high performance Low-E coating

CORE AND LOBBY

Lobby: Class A lobby with large format tile and stone floors. Lobby walls are a combination of wood, stone and architectural concrete with blackend steel accents featuring a fire place and living plant wall.

Office Elevators: 10 destination dispatch passenger elevators (6 serving high-rise bank; 4 serving low-rise bank)

Garage Elevators: 3 garage transfer elevators up to the Level 1 lobby, Ride Share lounge, and Level 2 fitness amenity

Freight/Service Elevator: 1 dedicated freight elevator

Freight Delivery Lobby: Space provided for secure, enclosed lobby within core

Electrical/IT: Electrical and IT/communications closets on each office floor

Restrooms: Class A finishes with Privada toilet partitions

STRUCTURE

Structural Floor Systems: Steel framing supporting concrete on metal deck

Columns: Grade 65 KSI steel wide-flange columns

Lateral Load Resisting System: Concrete core shear walls and buckling restrained braced frames

Live Load: 50 PSF + 15 PSF partitions at office area and 100 PSF in core area

BUILDING SYSTEMS

HVAC

- Heating provided by air-to-water heat pump, eliminating fossil fuel during moderate temperatures.
- High-efficiency natural gas boilers provide heating for peak winter conditions.
- Cooling is provided by air-cooled chillers, supplemented by the heat pump in cooling mode for peak summer conditions.

Ventilation

- The dedicated outdoor air system (DOAS) provides 100% fresh air to office floors.
- Air delivered to occupied spaces is filtered by highly effective MERV 13 filters.
- The central system is sized to provide 130% of anticipated ASHRAE 62.1 ventilation requirements.

Advanced BAS

- Building control system allows central HVAC system to modulate operation as well as demand-based requirements for heating, cooling, and ventilation.

GROUND FLOOR / SITE PLAN

Convenient Access from Multiple Directions

In addition to convenient access to mass transit, the parking garage provides two points of ingress/egress (106th Ave NE and from NE 4th). For those not driving, Four106 benefits from a modern, dedicated ride-share pavilion and an extensive bicycle parking facility, along with two of the upcoming light rail stations within a five-minute walk from the building.



FOUR
106

Bellevue Towers

NE 4TH ST

Alley Entrance

Key Bank Bldg

Rideshare Dropoff

Garage Entrance

Garage Exit

Soma Towers

Retail

Rideshare Lounge

Lobby

Lobby Lounge

Ingress > Orange Arrows
Egress > Blue Arrows

106TH AVE NE

I-90

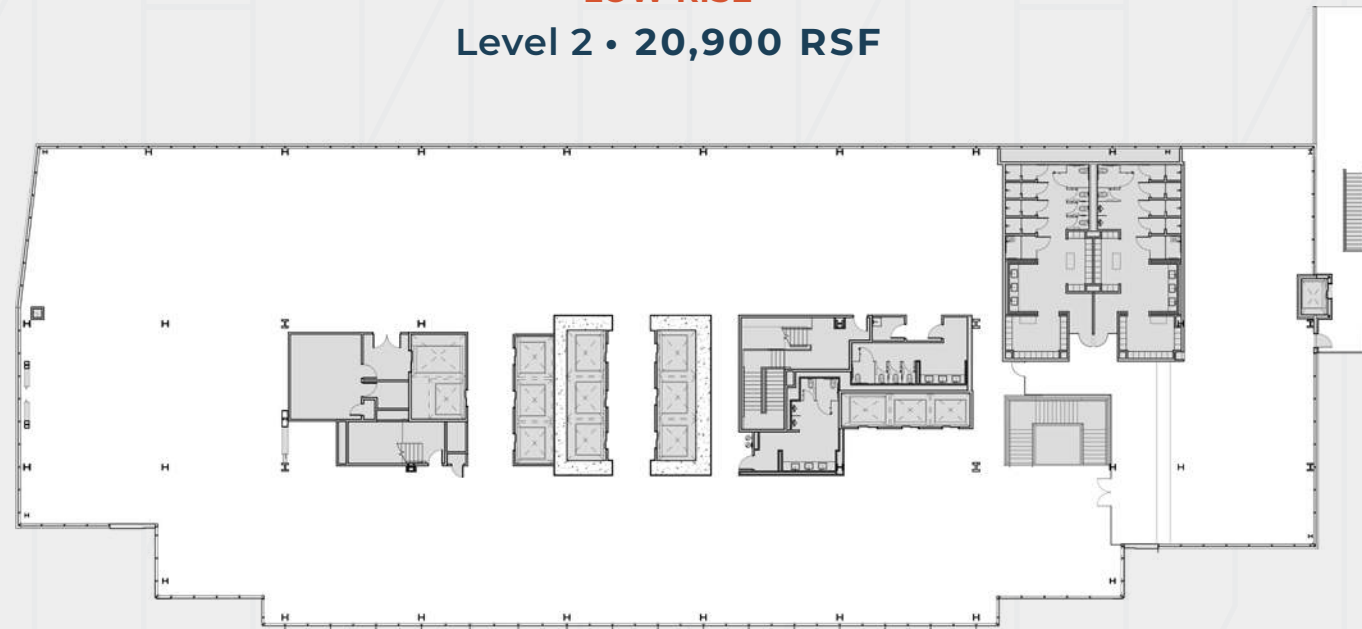
Amazon Everest



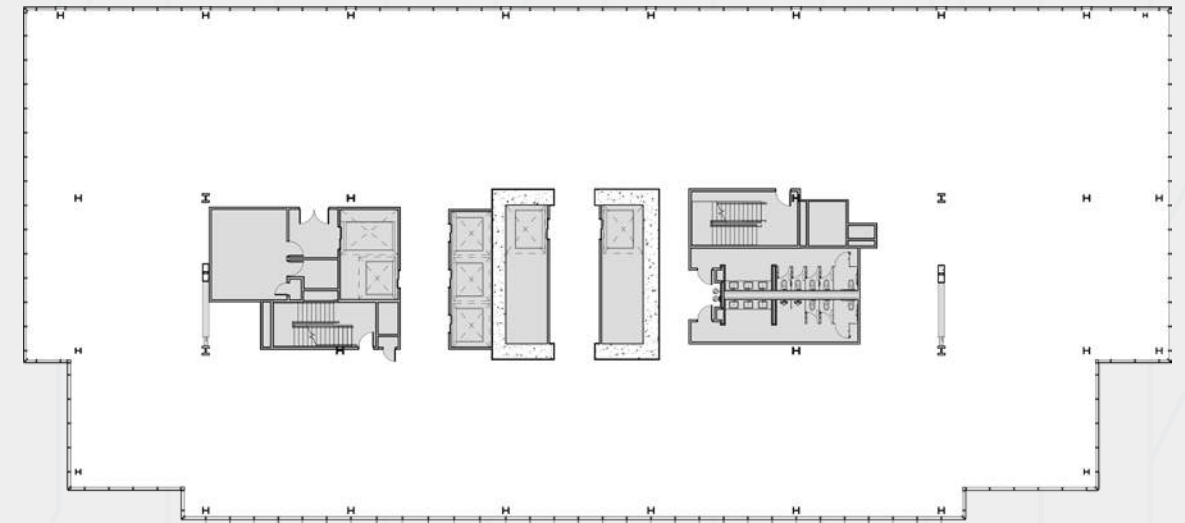
Floorplates

- Super efficient rectangular floor plates
- Flexible floor plates with average 24,000 RSF
- 30-foot exterior column spacing
- 13'-3" floor-to-floor height

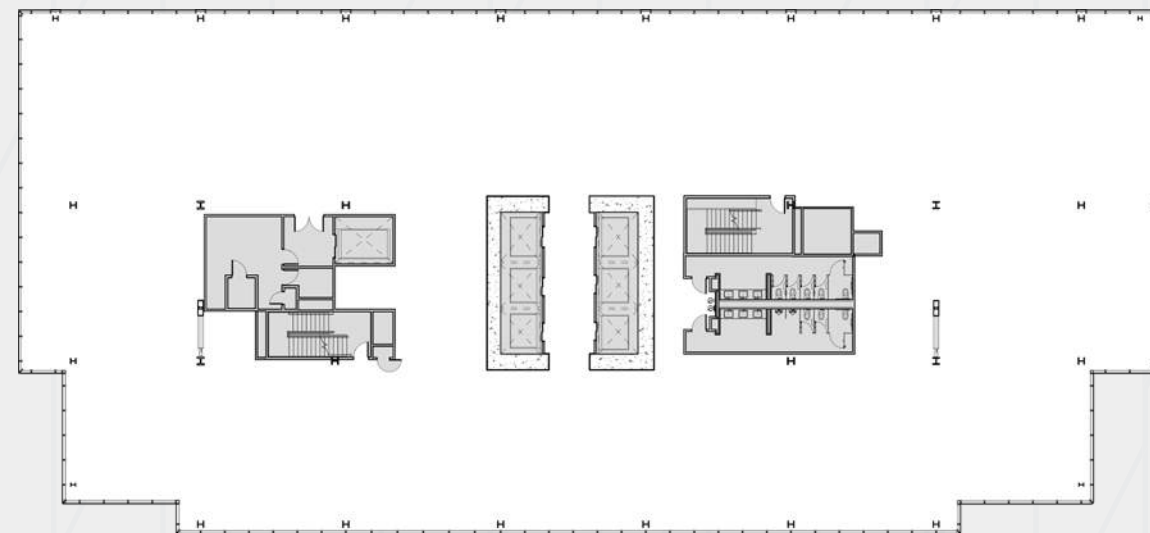
LOW RISE
Level 2 • 20,900 RSF



LOW RISE
Levels 3-10 • 24,200 RSF



HIGH RISE
Levels 11-19 • 24,600 RSF | Level 20 • 22,700 RSF | Level 21 • 20,900 RSF



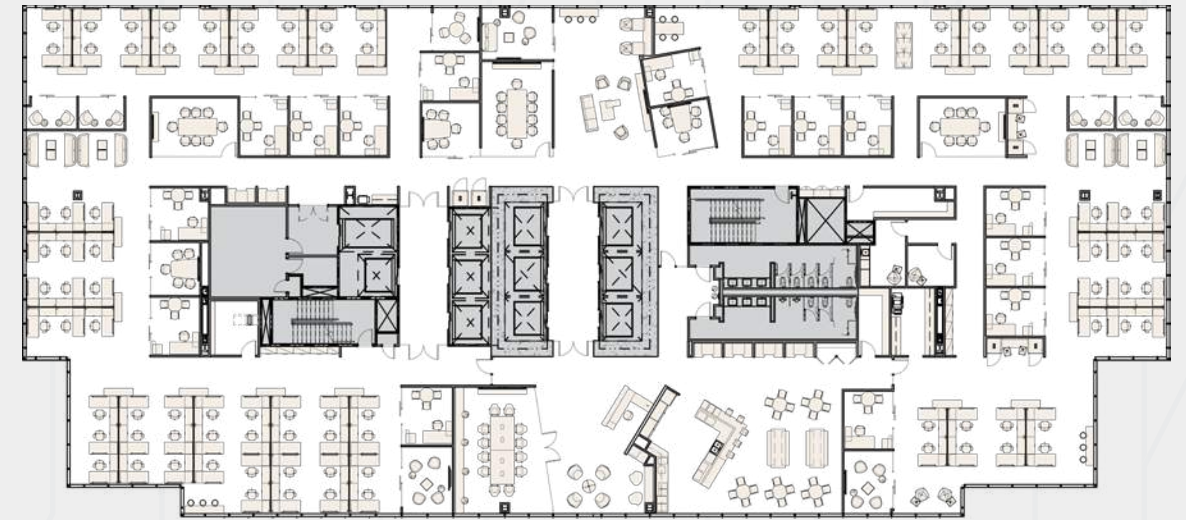
Test Fits

The efficient floor plates work for either creative office space or traditional office environments. Four106 is a new workplace and an ideal fit for today's workforce.

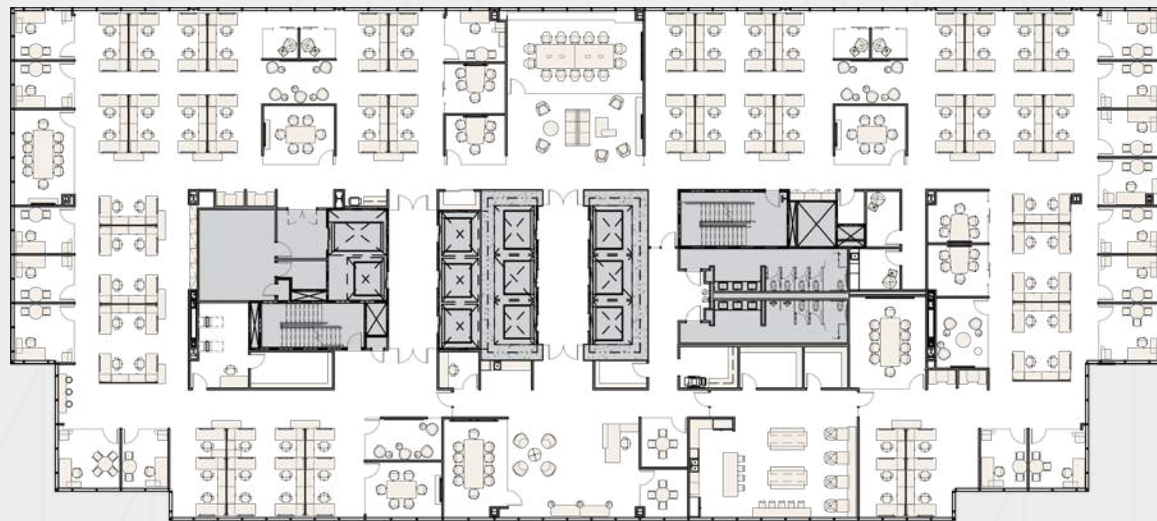
Option 1
Open Office Plan Test Fit



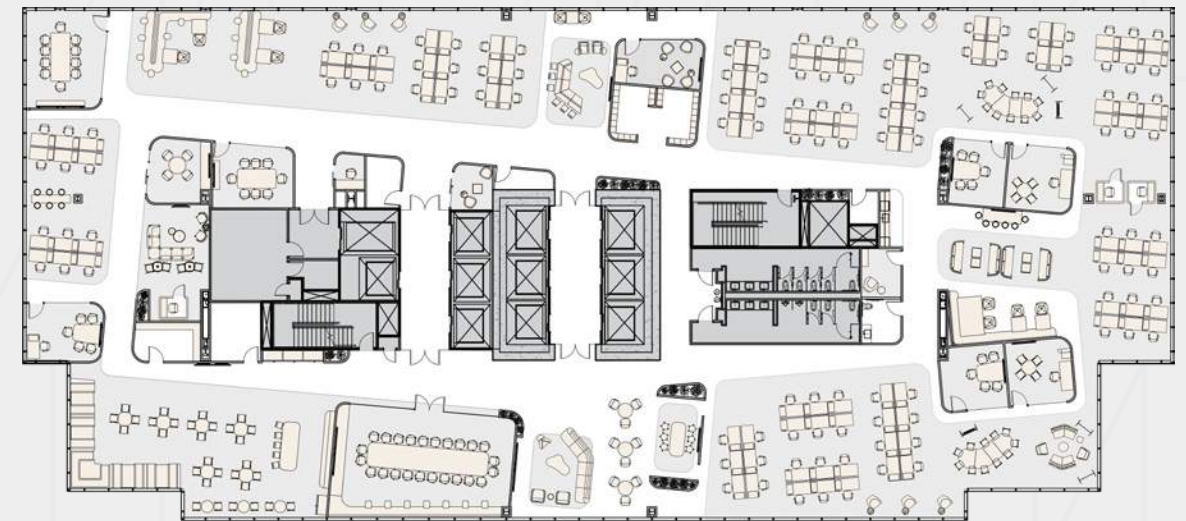
Option 2
Hybrid - Mixed Open/Private Office Plan Test Fit



Option 3
Private Office Plan Test Fit



Option 4
Tech Office Plan Test Fit





Anadarko Headquarters
Houston, TX



650 Main
Salt Lake City, UT



Block 162
Denver, CO



Patrinely is a national real estate investment, development, leasing and management firm focused on large-scale, Class A commercial office, multifamily, industrial, and data centers in major markets with \$20 billion in developments.

Dune Real Estate Partners LP is a New York City-based real estate investment firm investing on behalf of pension funds, sovereign wealth funds, endowments and other large institutions and individuals.



Together this partnership is bringing its vision and certainty of performance to Four106, one of the most sought-after buildings in Bellevue.





BRODERICK
• GROUP •

Commercial Real Estate Service

Paul Sweeney
sweeney@broderickgroup.com

Jason Furr
furr@broderickgroup.com

Colin Tanigawa
tanigawa@broderickgroup.com

All conceptual renderings, diagrams and preliminary areas are approximate and subject to revision.

FOUR
106