



# 4106

21 Floors | 485,000 RSF



Elevating work.  
Enhancing life.

FOUR106



four106.com





# 4 People

Welcome to your ideal office destination. Four106 is built with you in mind, from convenient amenities to all the features you expect from a Class A office space.



Workspace  
that inspires.

FOUR106

four106.com





# Creativity

Four106 blends work-life and home-life with on-site perks and a prime, easily accessible location.



# Putting the “hi” back in hybrid.

Open floorplates allow you the ability to connect and collaborate with your team in spaces tailored to your individual needs.



Stunning views,  
endless opportunities.

FOUR106







# 4 Convenience

Your day-to-day needs are taken care of, with curated and managed amenity spaces throughout the building and a unique focus on hospitality.



Amenities that  
fit your needs.

FOUR106





Lounge in  
the lobby.

FOUR106





# Catch a ride, any time.

Relax in 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.





Access and  
availability, 24/7.

FOUR106





# Fuel your day.

The most essential stop of the day is located right in the lobby of Four106. Open early for your convenience, the coffee bar and seating area is the perfect spot to start your day, take a lunchtime call, or grab a quick snack before getting on the light rail to head home.





# Wellness



A fitness program designed to support our tenants' holistic well-being, addressing all aspects of your physical and mental health.



Fit for purpose.

FOUR106







# Community

Access the best shopping, green space, transit, and culinary experiences that Bellevue has to offer, with bustling nightlife and high-end retailers just around the corner.



# Open for experiences.

Access the best shopping, green space, transit, and culinary experiences that Bellevue has to offer, with bustling nightlife and high-end retailers just around the corner.



Surrounded  
by city life.

FOUR106

 Mendocino Farms



Centrally  
located.

University of  
Washington

Kirkland

FOUR106

Redmond

520

South  
Lake Union

Overlake

Bellevue

4106

Seattle

Lake Washington

Elliott Bay

Stadium  
District

I-90

405

Mercer  
Island

Factoria

Issaquah

Seattle Tacoma  
International Airport

four106.com



Getting here may be the best part.

FOUR106



 BELLEVUE DOWNTOWN LIGHT RAIL STATION  
3 MIN WALK

EAST MAIN LIGHT RAIL STATION  
6 MIN WALK 

 BUS TERMINAL

 **4106** 

NE 4TH AVE

106TH AVE NE

BELLEVUE WAY



MAIN STREET

BELLEVUE DOWNTOWN PARK



Eat, drink, host  
and be merry.

FOUR106



95

Walk Score



6

4 and 3-Star Hotels



2,185

Hotel Rooms



21

Acres of Park



85

Restaurants



200

Shops



# Easy walk to abundant amenities

## 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 Caho
- 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 Coynes 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

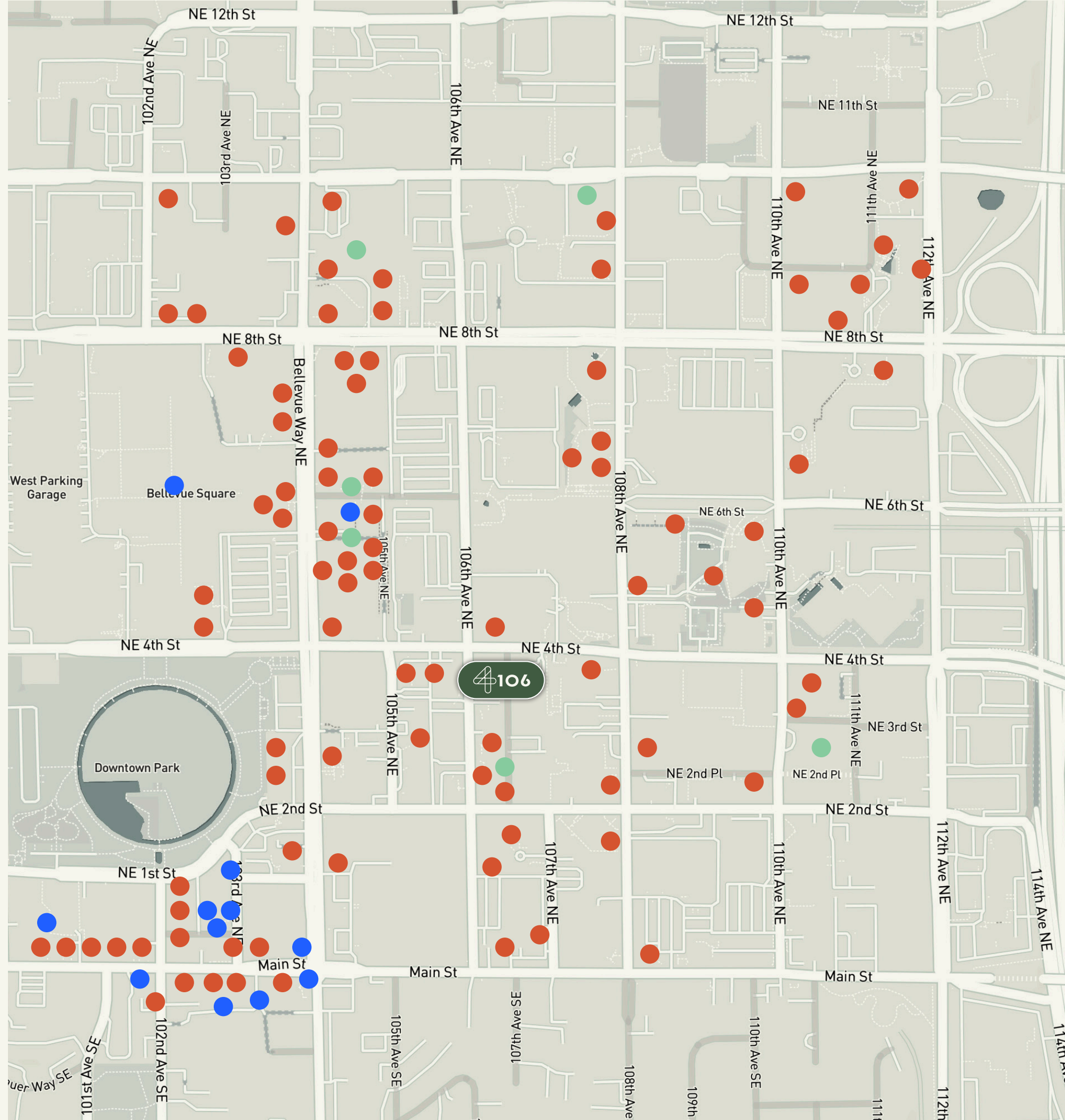
## RETAIL

- 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.

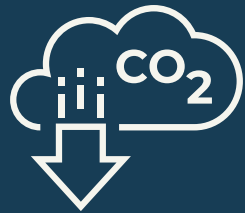
## HOTELS

- 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

\* Four106 is pursuing Well Building Certification and benchmarking against the Fitwell Standard.

## On-Site Amenities Unique In Bellevue

All Indoor Amenity Areas Are Connected To Outdoor Space

Level  
**2**

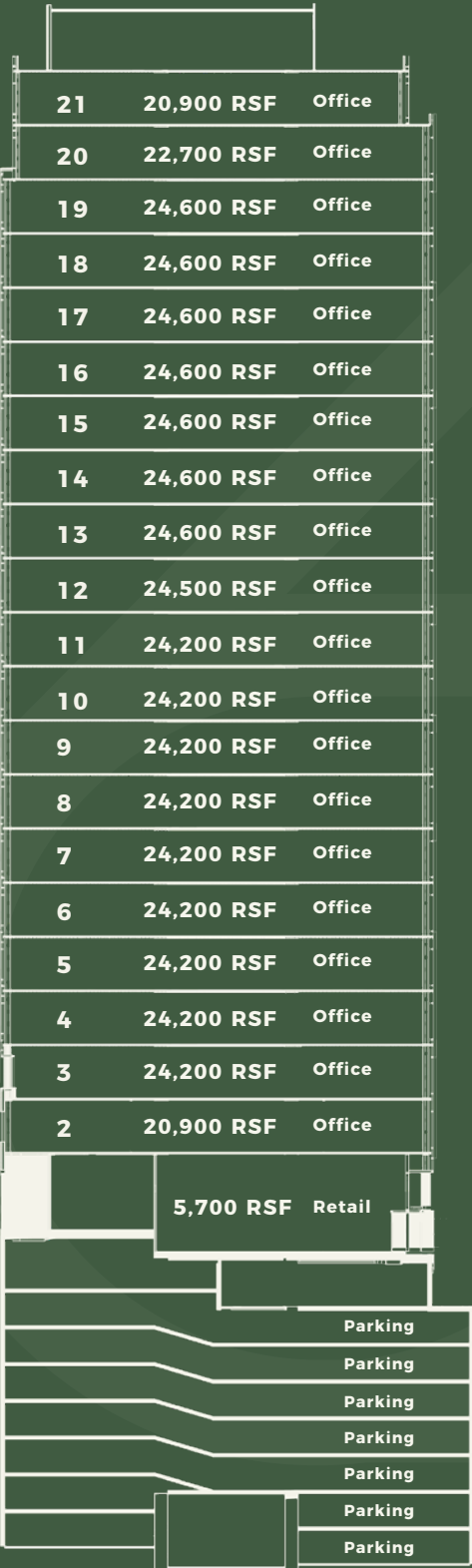
- Fitness experience with direct connection to outdoor stretching platform and immediate private access to miles of outdoor Bellevue running paths
- Potential flexible conference and prefunction space

Level  
**3 & 20**

- Outdoor terraces on Levels 3 and 20 available as private tenant-exclusive outdoor spaces



# 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.



Convenient access from multiple directions.

FOUR106



Key Bank Bldg

Bellevue Towers

NE 4TH ST

Alley Entrance

Rideshare Dropoff

Garage Entrance

Rideshare Lounge

Garage Exit

Retail

Lobby

Lobby Lounge

Soma Towers

Ingress > Orange Arrows  
Egress > Blue Arrows

106TH AVE NE

I-90



Amazon Everest

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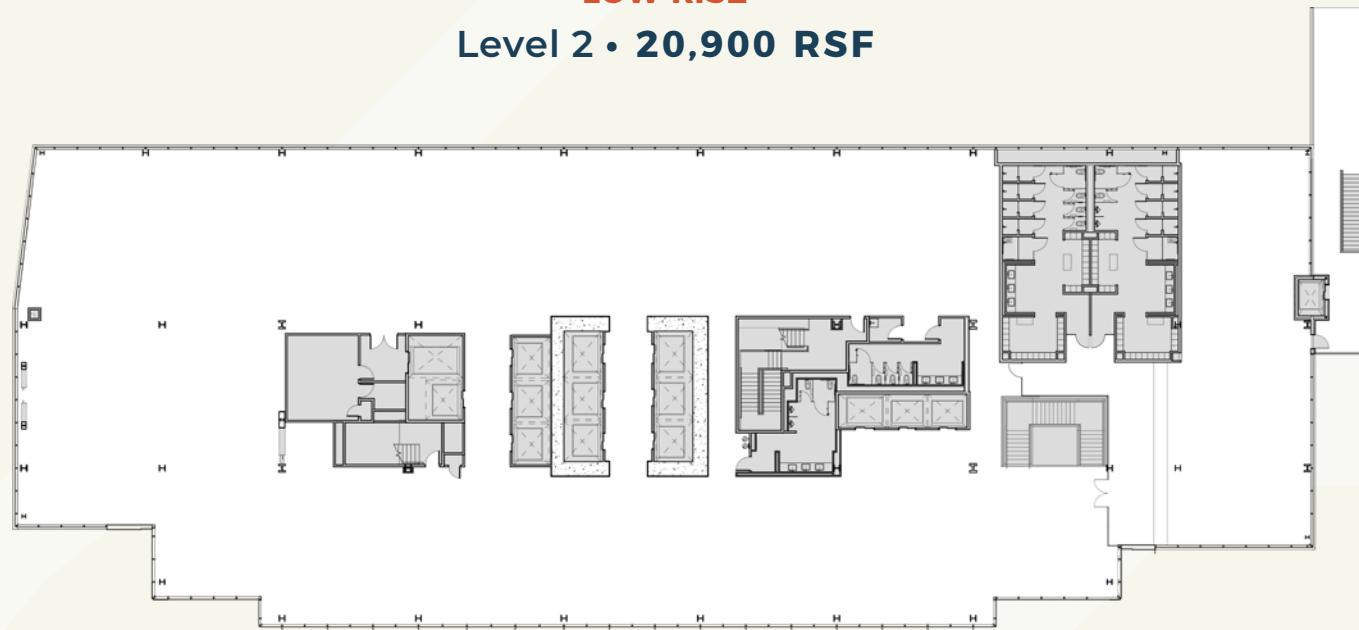




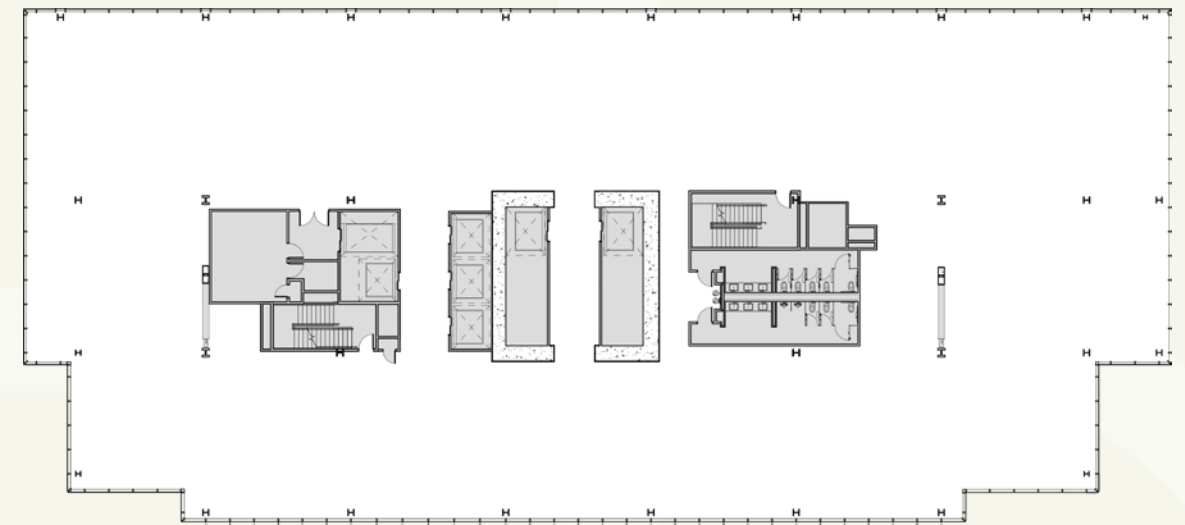
# Floorplates

Four106 boasts super efficient and flexible floor plates, with an average square footage of 24,000 RSF. Design elements also include 30-foot exterior column spacing for an open and welcoming environment, along with 13'-3" floor-to-floor height for maximum daylight exposure.

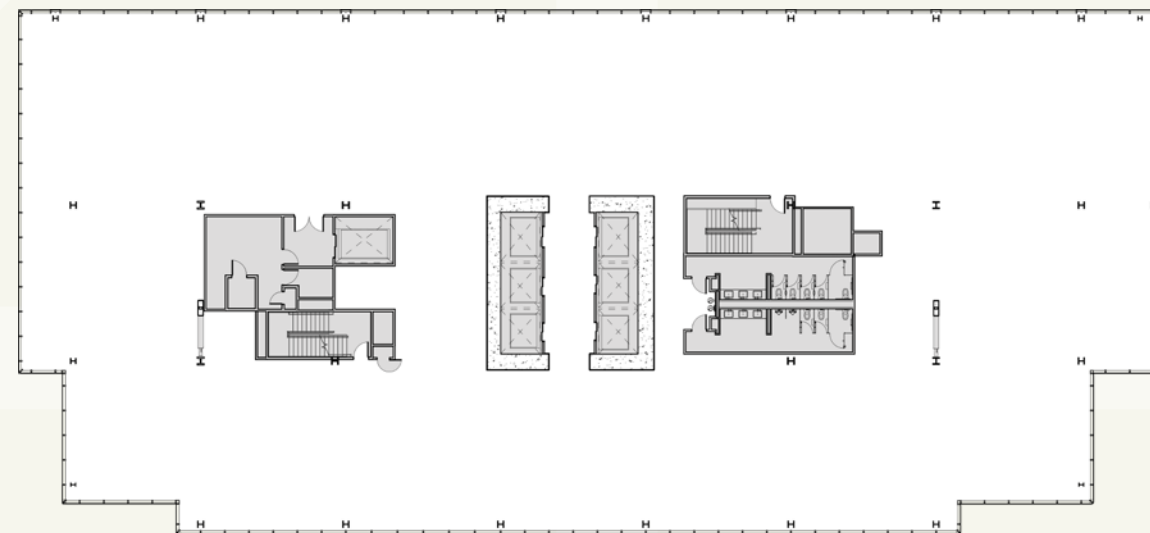
**LOW RISE**  
Level 2 • 20,900 RSF



**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

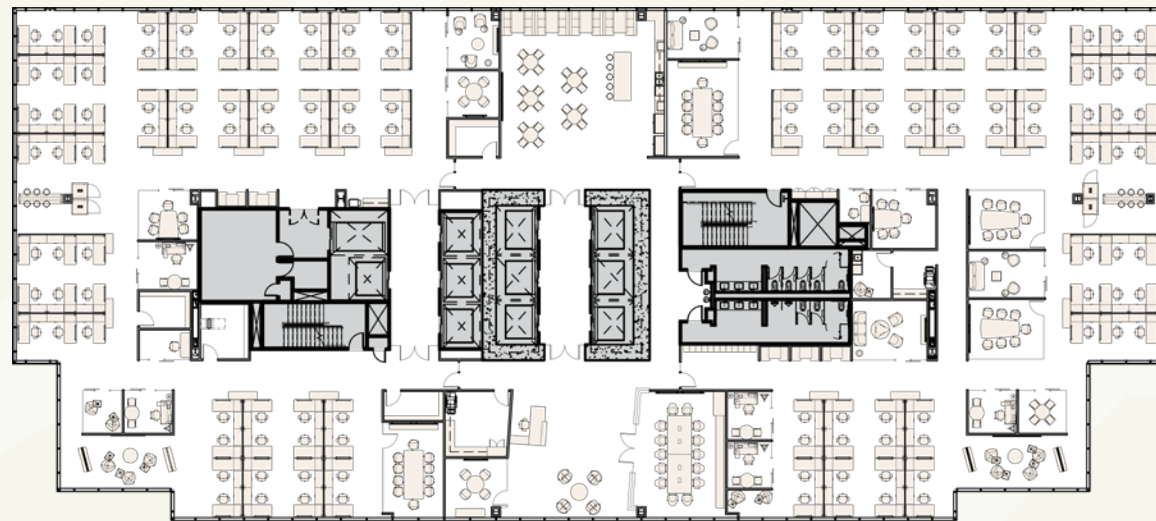




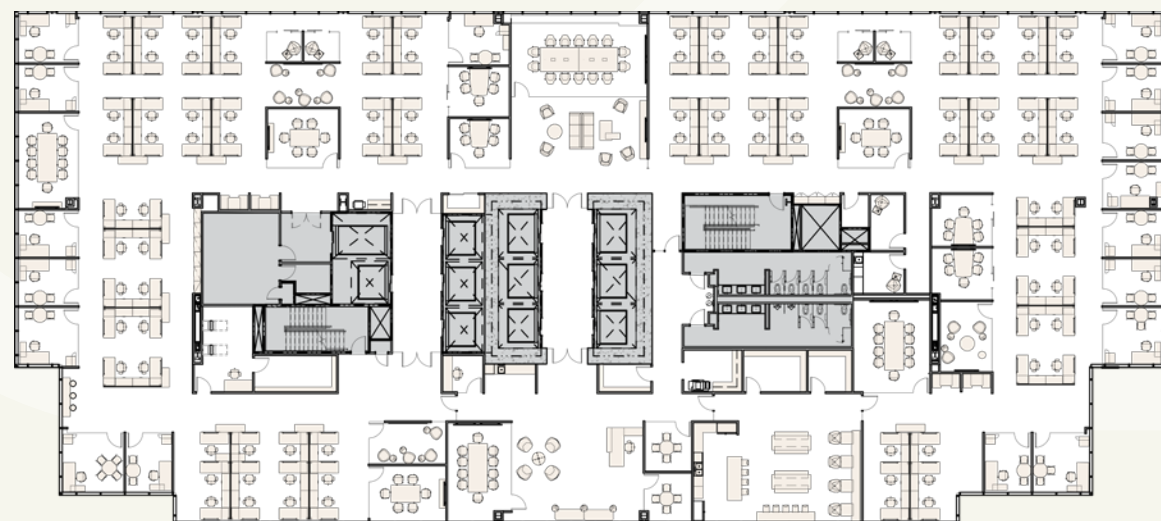
# Test fits

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



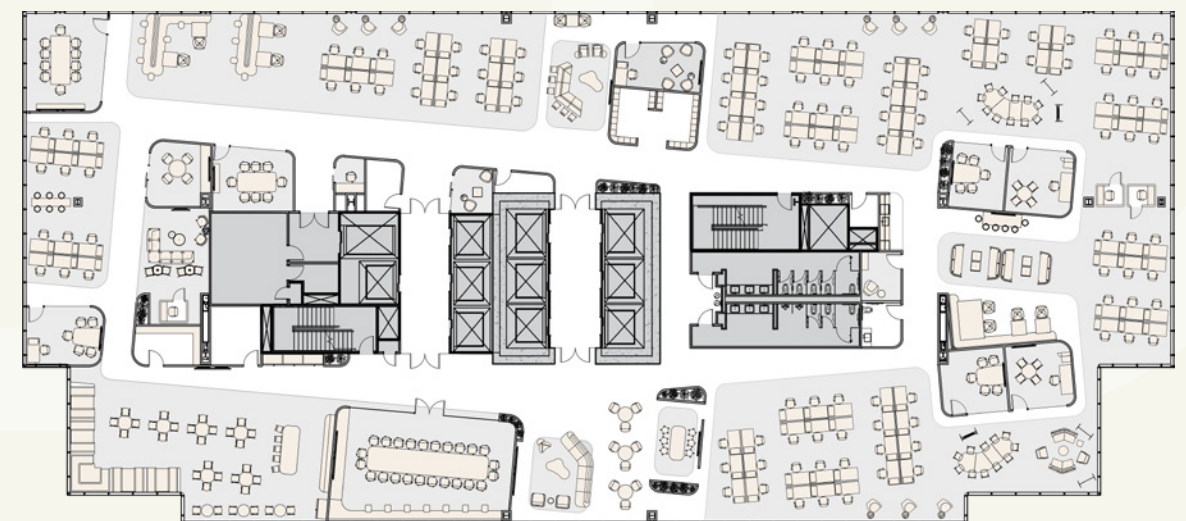
Option 3  
Private Office Plan Test Fit



Option 2  
Hybrid - Mixed Open/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.



# 4106



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• GROUP •

*Commercial Real Estate Service*

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