

# 4106

21 Floors | 485,000 RSF



Elevating work.  
Enhancing life.

FOUR106

[four106.com](http://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





# 4 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



four106.com



# 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.

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Lounge in  
the lobby.

FOUR106





# The Back Porch

## Catch a ride, any time.

The Back Porch features a soft seating area indoors, adjacent to a covered arrival sidewalk for convenient pick-up.





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.



# 4 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





# 4+ 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.



The Library

The Board Room

Large Conference Room

FLOW Studio

Locker Rooms

Gathering Space

FLEX Fitness

# The Exchange

A collection of spaces on the second floor where ideas and energy flow freely. The three Level 2 conference areas differ in size, meaning you always have the right amount of space for your group.



# The Library

Anchored with floor-to-ceiling bookcases, the library offers a quieter space for intimate conversations or deep concentration.

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# The Board Room

Perfect for networking before and after meetings, the pre-function space has multiple break-out areas for conversations of any size.

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# Gathering Space

An open, inviting space, the lounge provides a comfortable area where teams can collaborate or individuals can focus on solo work.

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# Surrounded by city life.

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.

Mendocino Farms

[four106.com](http://four106.com)



Centrally  
located.

University of  
Washington

Kirkland

FOUR106

Redmond

520

South  
Lake Union

Overlake

Bellevue



Seattle

Lake Washington

Elliott Bay

Stadium  
District



Mercer  
Island

Factoria

Issaquah

Seattle Tacoma  
International Airport





Getting here may  
be the best part.

FOUR106

405

BELLEVUE DOWNTOWN  
LIGHT RAIL STATION  
3 MIN WALK

EAST MAIN  
LIGHT RAIL STATION  
6 MIN WALK

BUS TERMINAL

4106

106TH AVE NE

NE 4TH AVE

BELLEVUE WAY

MAIN STREET

BELLEVUE  
DOWNTOWN PARK

four106.com



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**

## RETAIL

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

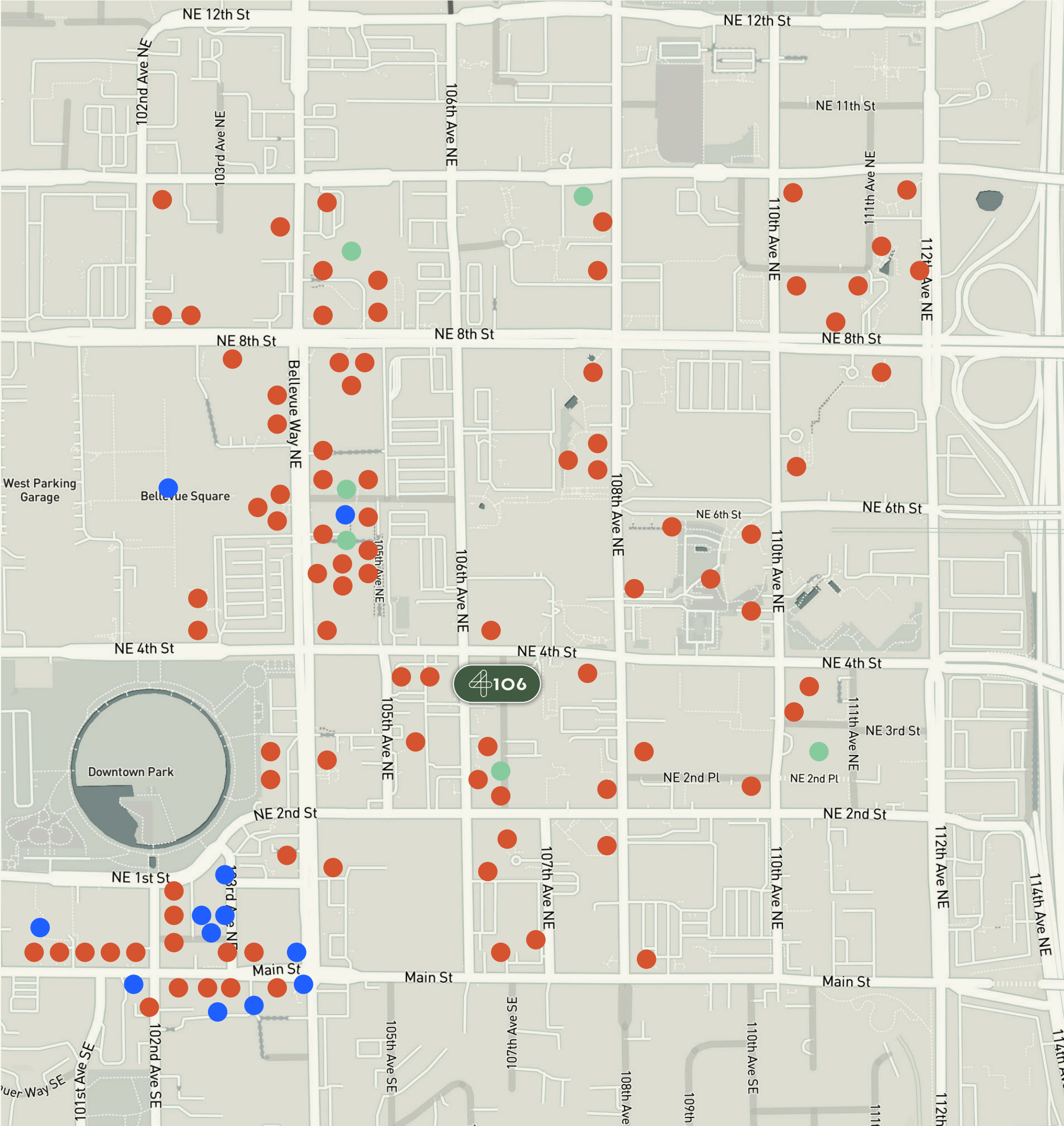
Duke's Seafood  
**Earl's Kitchen + Bar**  
**El Gaucho Bellevue**  
Emerald City Smoothie  
Evergreens Salad  
Fern Thai on Main  
FOB Poke Bar  
Fogo de Caho  
FogRose Atelier  
Garlic Crush  
Gilbert's on Main  
Ginza  
Great State Burger  
Haidilao Hot Pot  
Hokkaido Ramen  
Hummus Republic  
Inchin's Bamboo Garden  
Japonesa 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

## HOTELS

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

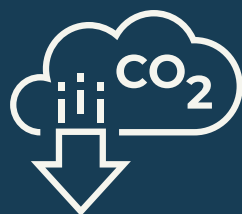
Gordon James Fine Diamonds  
Hedge & Vine  
**Peloton**  
Gin & The Baker  
Glassbaby Bellevue  
Jarbo  
La Ree Boutique  
**Canada Goose**  
**lululemon**  
Tiffany & Co.





# Health, well-being and sustainability

FOUR106



## 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

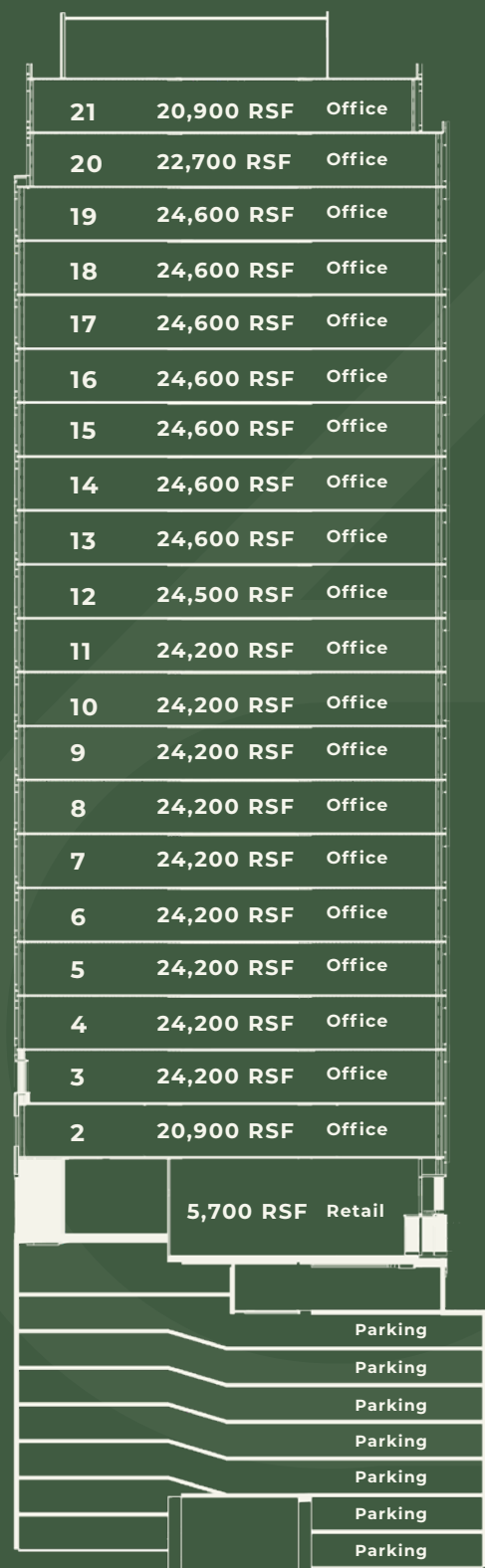
- Fitness experience with immediate private access to miles of outdoor Bellevue running paths
- Potential flexible conference and prefunction space located in The Exchange

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.

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Bellevue Towers

Ingress > Orange Arrows  
Egress > Blue Arrows

NE 4TH ST

Alley Entrance

Key Bank Bldg

Rideshare Dropoff

Garage Entrance

Garage Exit

The Back Porch

Retail

Lobby

Coffee Bar

Soma Towers

106TH AVE NE

I-90

Amazon Everest

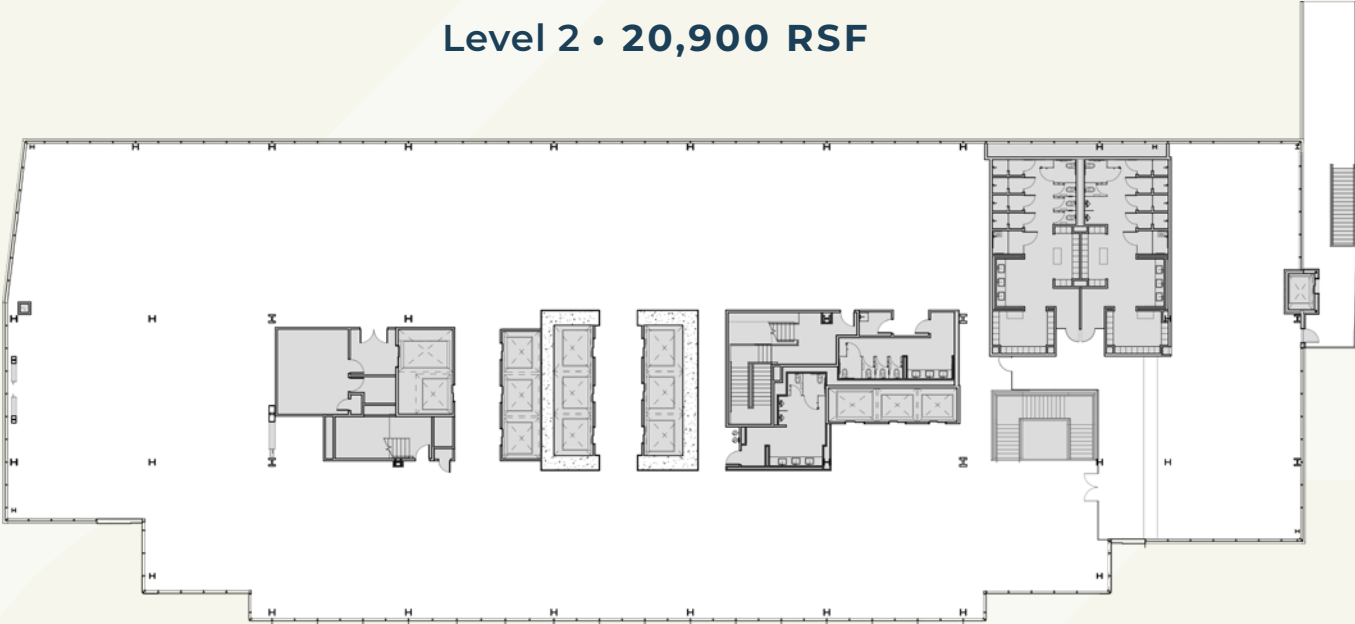
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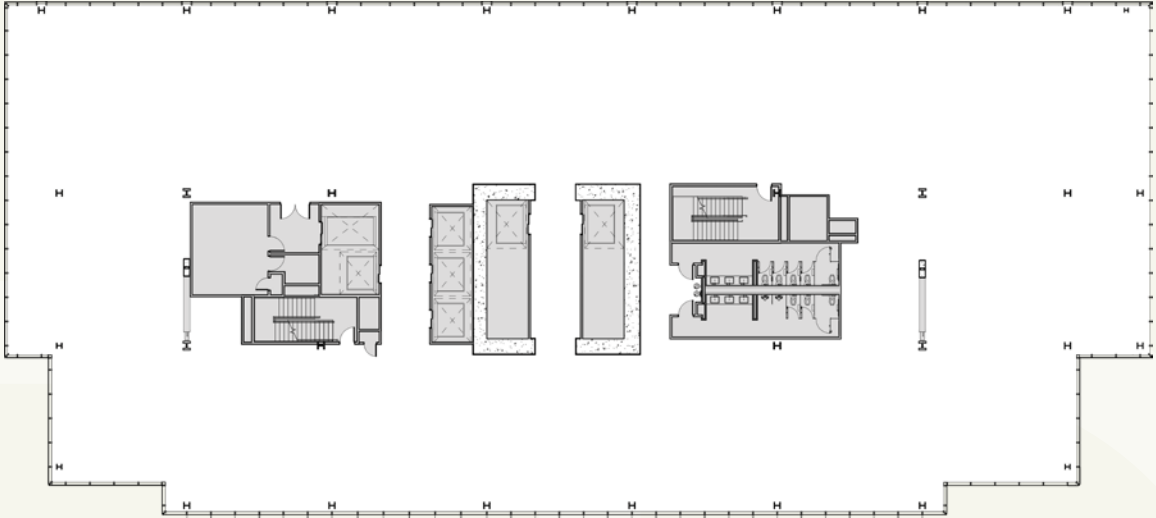
# Floorplates

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.

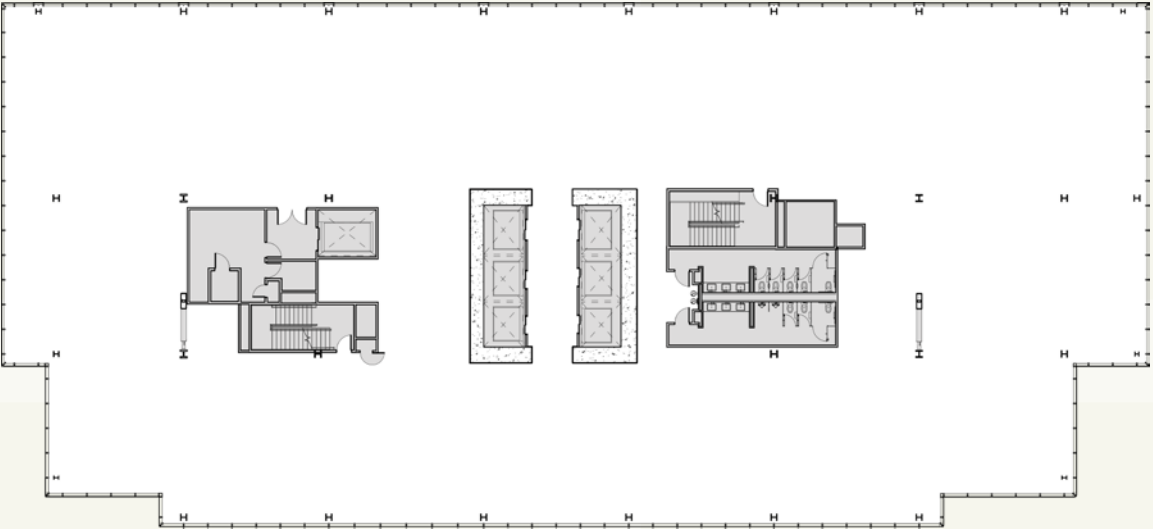
**LOW RISE**  
**Level 2 • 20,900 RSF**



**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**





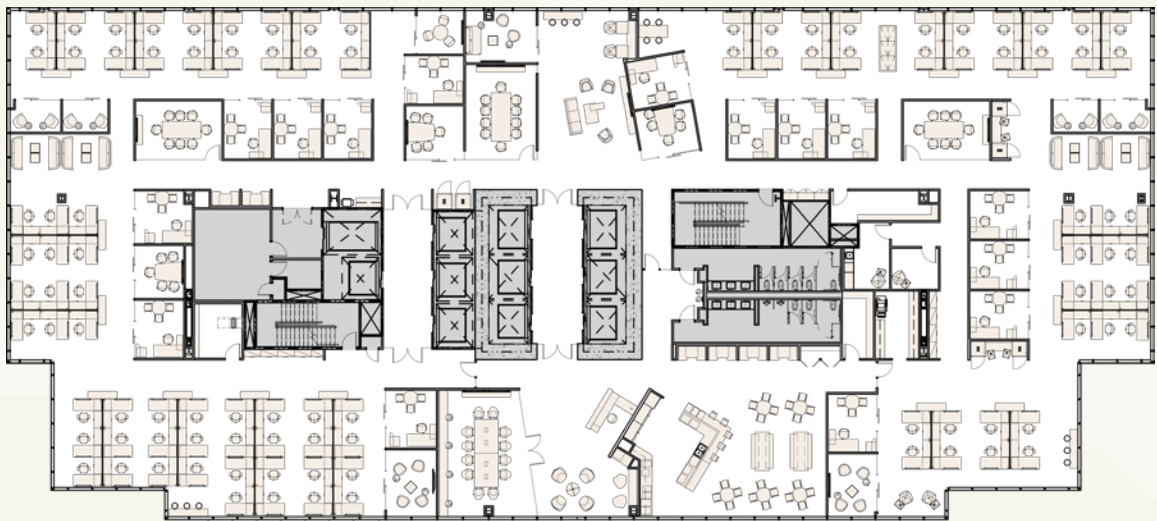
# Test fits

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.

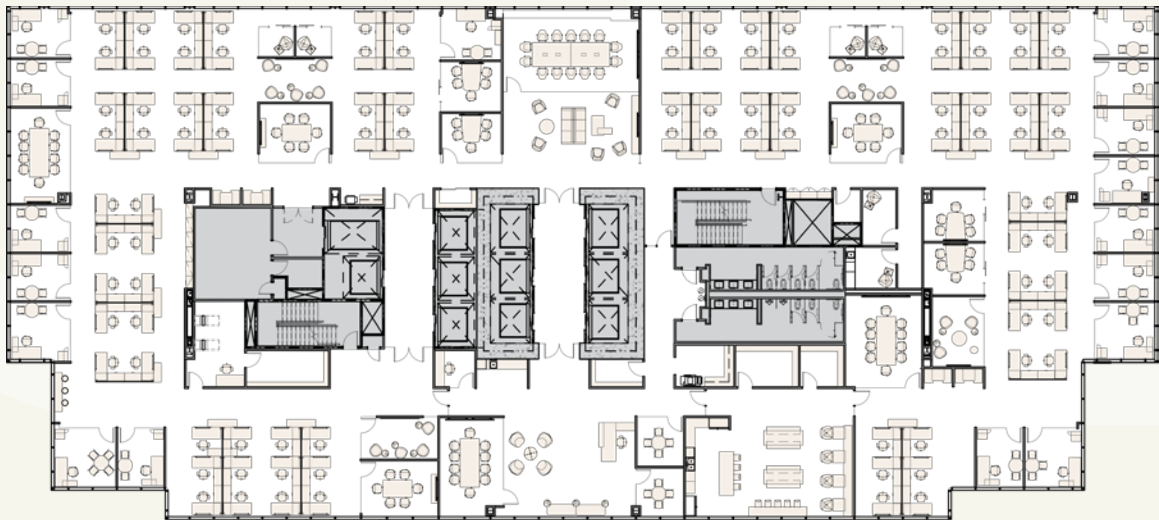
Option 1  
Open Office Plan Test Fit



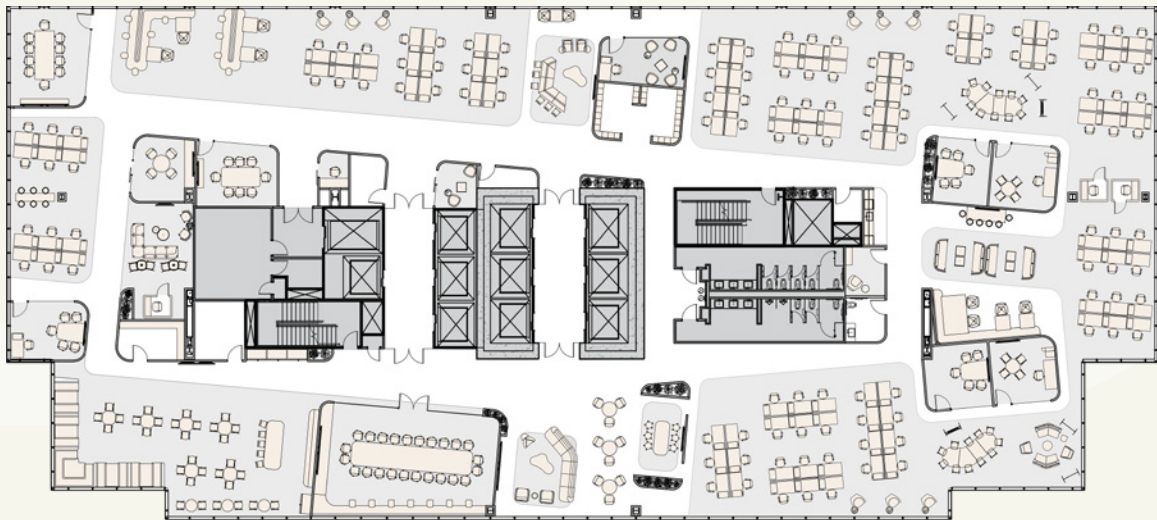
Option 2  
Hybrid - Mixed Open/Private Office Plan Test Fit



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.





# 4106

BRODERICK  
▪ GROUP ▪

*Commercial Real Estate Service*

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