



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.

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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



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



10
2

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





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.

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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.

Reception

FOUR106

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



Lounge

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



All Hands

Whether needed for a large event or recurring meetings, the All Hands space is the perfect spot to gather your entire team in one communal space.

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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.

four106.com

Centrally
located.

University of
Washington

Kirkland

FOUR106

Redmond

520

South
Lake Union

Overlake

Bellevue

4106

Seattle

Lake Washington

Stadium
District

Elliott Bay

I-90

405

Mercer
Island

Factoria

Issaquah

Seattle Tacoma
International Airport

four106.com

Getting here may be the best part.

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405

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

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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

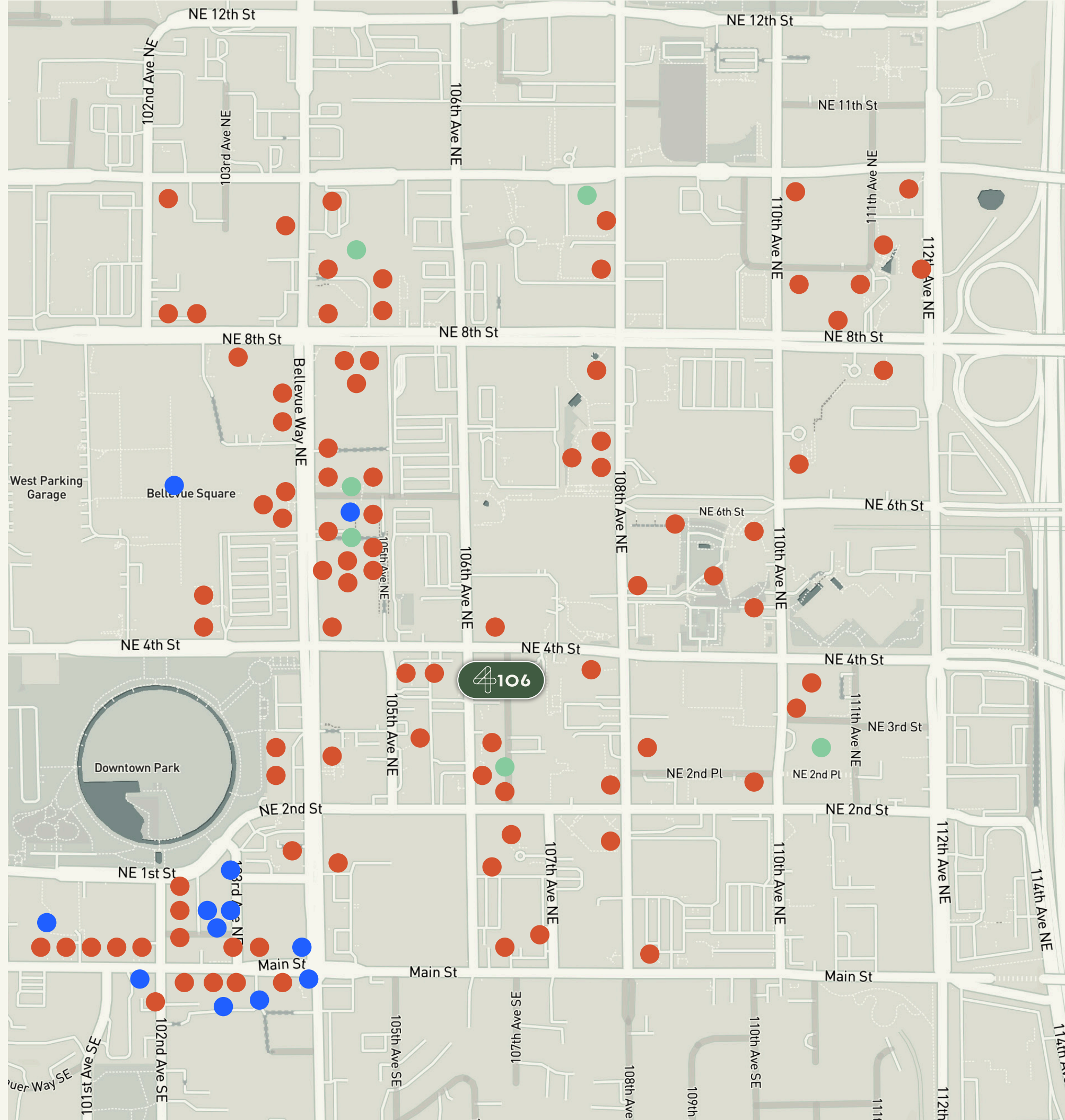
- Bellevue Square Mall (200+)
- Coach**
- Nordstrom**
- Nordstrom Rack**
- West Elm
- Green Lake Jewelry Wroks
- Crate & Barrel**
- Whisk
- Tesla**
- Apple Store**
- Title Nine
- Burberry**

- 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
- 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

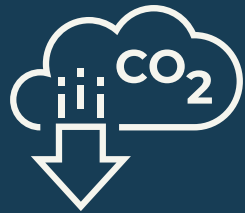
- Monsoon Bellevue**
- Nibbana Thai Restaurant
- Paddy Coyne's Irish Pub
- Pagliacci Pizza
- Pasta & Co
- Peony Kitchen Bellevue
- Pho Cyclo Cafe
- Pokeworks
- Potbelly Sandwiches
- Rouge Cocktail Lounge
- Royal Bakehouse
- Seastar Restaurant & Raw Bar
- STK Steakhouse
- Suite Lounge
- Sushi Kadasai
- 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

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 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.

FOUR106



Bellevue Towers

NE 4TH ST

Alley Entrance

Key Bank Bldg

Rideshare Dropoff

Garage Entrance

Garage Exit

Soma Towers

Retail

The Back Porch

Lobby

Coffee Bar

Ingress > Orange Arrows
Egress > Blue Arrows

106TH AVE NE



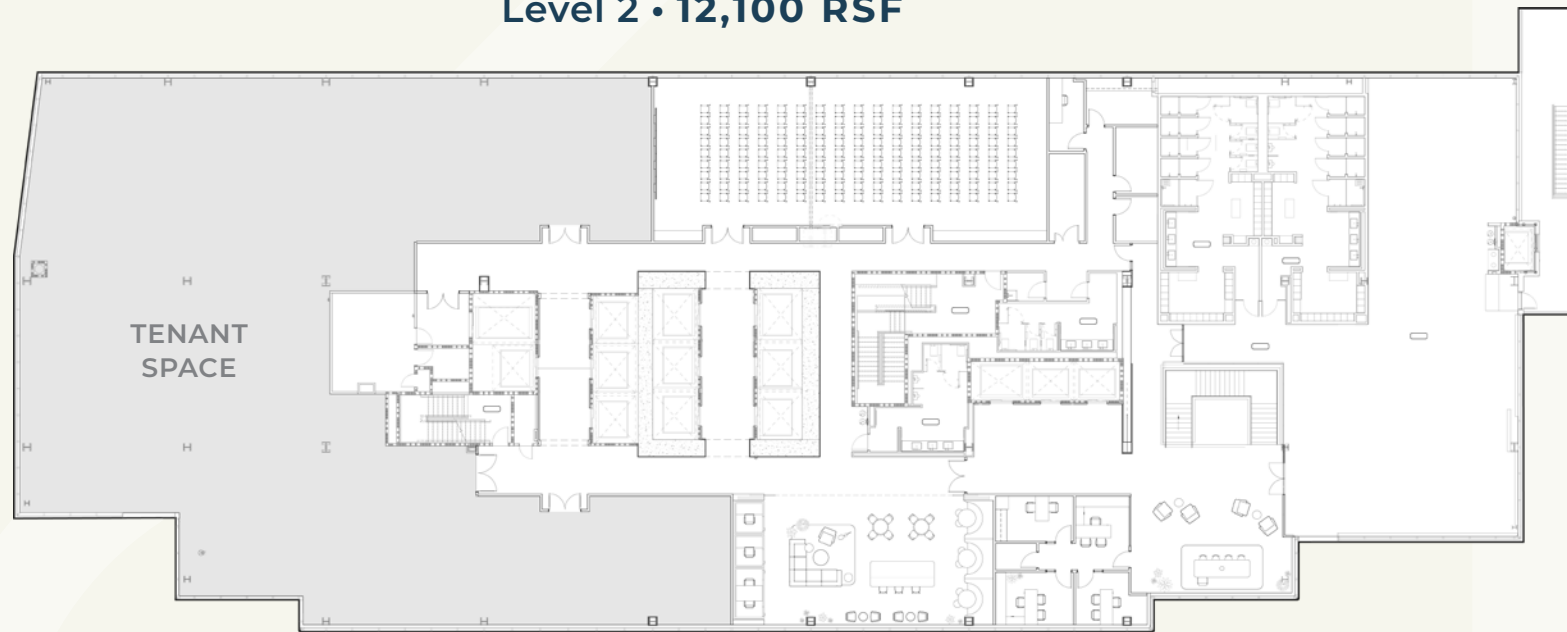
Amazon Everest

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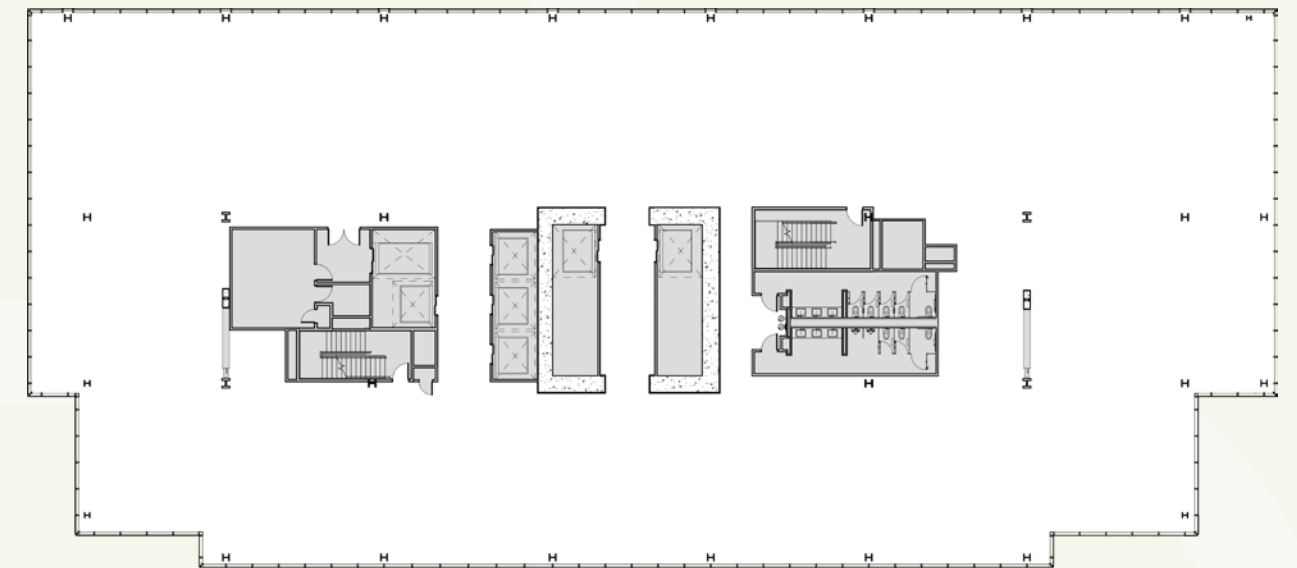
Floorplates

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.

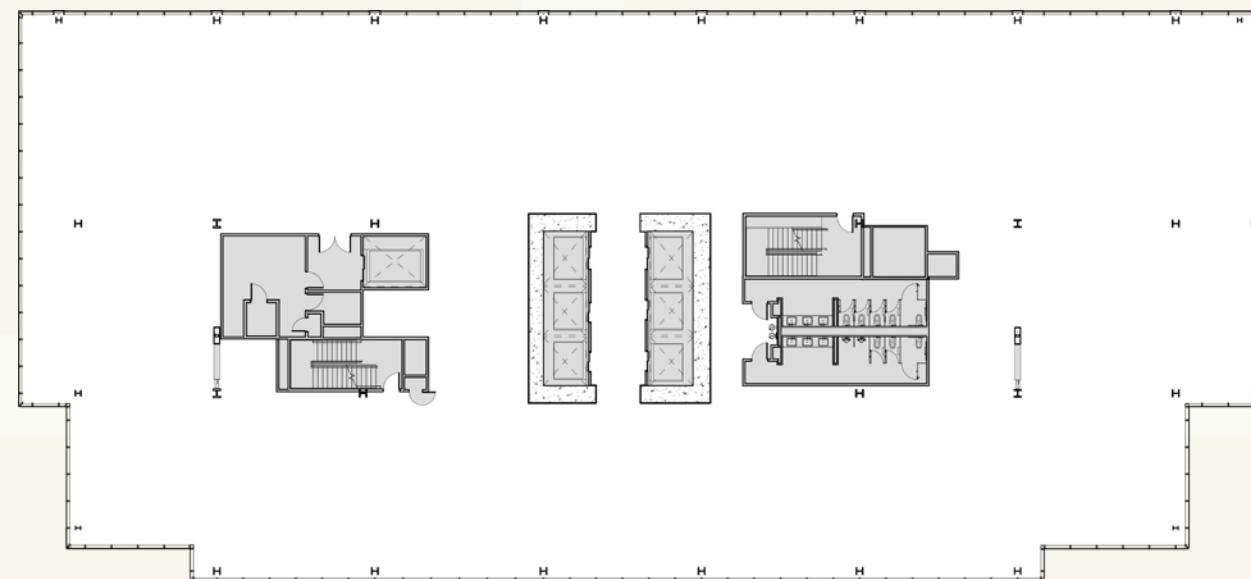
LOW RISE
Level 2 • 12,100 RSF



LOW RISE
Level 3 • 24,200 RSF



HIGH RISE
Levels 11-15 • 24,600 RSF



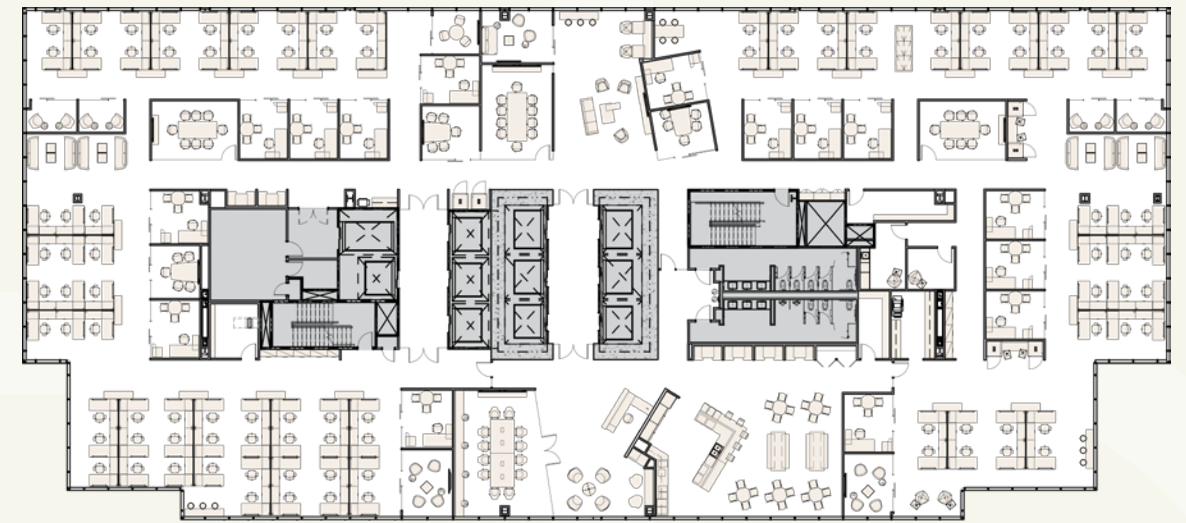
Test fits

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



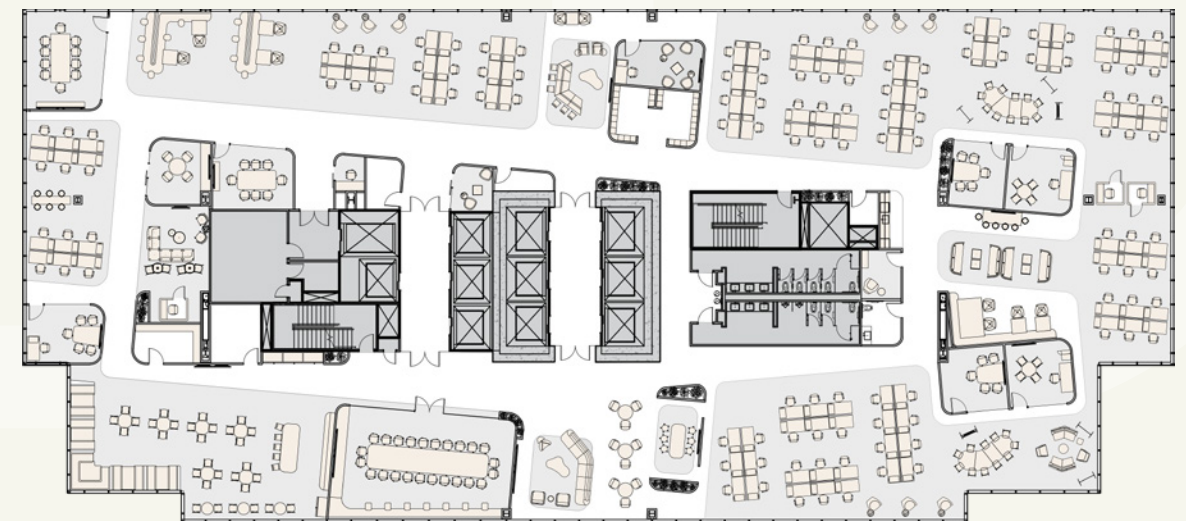
Option 2
Hybrid - Mixed Open/Private Office Plan Test Fit



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

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• GROUP •

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