

# Fact Sheet

<b>LOCATION</b>	Situated on the corner of NE 4th Street and 110th Ave NE, with immediate access to I-405. Walk a block to Bellevue's primary transit center and the future East Link Light Rail Station
<b>ADDRESS</b>	10900 NE 4th Street, Bellevue WA 98004
<b>SIZE</b>	428,557 RSF
<b>SITE AREA</b>	1.66 acres or 72,431 SF
<b>TYPICAL FLOOR PLATE</b>	-18,500 RSF
<b>PARKING</b>	Secured, five-level underground parking with 784 stalls for a ratio of 2.0/1,000 RSF
<b>SECURITY</b>	A card key access system is provided for access to the lobby, fitness center, elevators and the garage. Security guards are also posted in the lobby
<b>ON-SITE AMENITIES</b>	Restaurant, fitness center, banking facility and property management office
<b>FRAMING</b>	Steel moment frame
<b>FLOORS</b>	Concrete on metal deck

<b>LIVE LOAD</b>	50 pounds
<b>EXTERIOR WALLS</b>	Red granite exterior panels with bronze-tinted windows and dark gray accent granite panels at street level
<b>SLAB-TO-SLAB HEIGHT</b>	Average ceiling heights 12'-12'6" (or 11'6" clear), 2nd floor: 18'6", Ground floor: 14'
<b>BAY DEPTH</b>	Column-free floor plates with optimal bay depth of 36 to 40 feet
<b>ROOF</b>	Inverted roof membrane system
<b>LOADING DOCK</b>	One dock located at P1
<b>ELEVATORS</b>	Two elevator banks providing service to tenant floors with four high-speed, 3,000lb gearless elevators in each. Hydraulic elevator connects 23rd and 24th floors. There is also a 3,500lb capacity freight elevator to service the building and two 3,000lb elevators to service the garage
<b>MECHANICAL</b>	Two central chillers (totaling 850 tons), two B.A.C cooling towers, individual floor fans with outside air, 26 VAV zones per floor, perimeter electrical reheat
<b>ELECTRICAL</b>	4,000 AMP, 277/480V and 120/208V service
<b>AUTOMATION SYSTEM</b>	Siemens Apogee building automation system

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