



555

**555
TOWER**

21,000 RSF RETAIL AVAILABLE

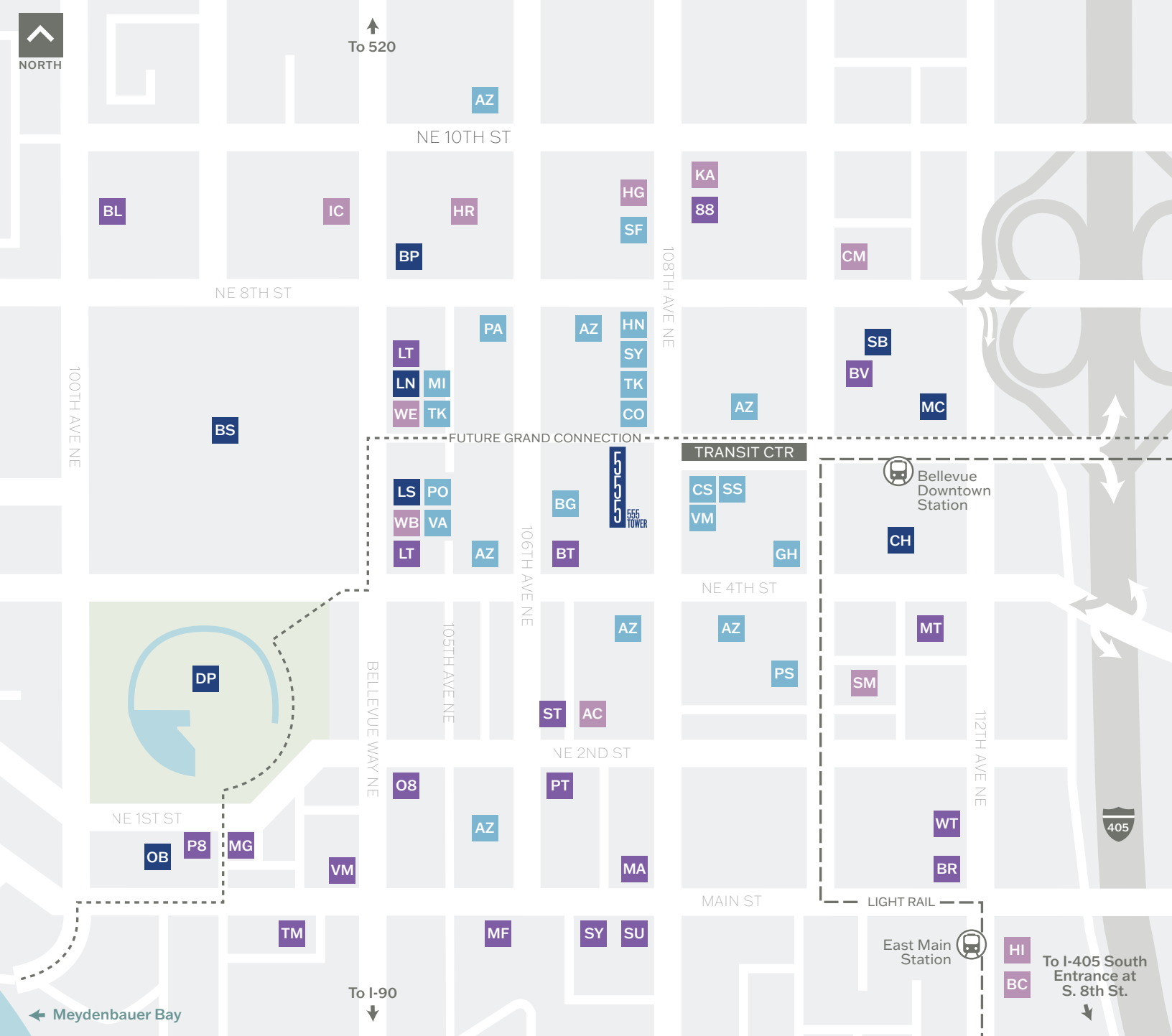


LOCATION HIGHLIGHTS

Located in the heart of Bellevue, the second largest city in King County with a vibrant and diverse central business district and a strong community feel.

Walking distance from Downtown Bellevue's best destinations, including The Bellevue Collection, Bellevue Downtown Park, and Main Street.

Unparalleled accessibility with easy access to several freeways and public transit options, including Bellevue Transit Center and two new Light Rail stations.



POINTS OF INTEREST

- BL** Bellevue Library
- BP** Bellevue Place
- BS** Bellevue Square
- CH** Bellevue City Hall
- DP** Bellevue Downtown Park
- LN** Lincoln Square North
- LS** Lincoln Square South
- MC** Meydenbauer Center
- OB** Old Bellevue/Main Street
- SB** The Shops at The Bravern

MAJOR EMPLOYERS

- AZ** Amazon
- BG** Bungie
- CO** SAP Concur
- CS** Cisco Systems
- GH** GitHub
- HN** HNTB Corporation
- MI** Microsoft
- PA** Paccar
- PO** Pokémon
- PS** Puget Sound Energy
- SF** Salesforce.com
- SS** Smartsheet
- SY** Symetra
- TK** TikTok
- VA** Valve
- VM** VMware

MAJOR RESIDENTIAL

- 88** 888 Bellevue
- BL** Bellevue 10
- BR** Broadstone Savoie
- BT** Bellevue Towers
- BV** The Bravern
- LT** Lincoln Towers
- MA** Masins on Main
- MF** Main Street Flats
- MG** The Margot
- O8** One88
- P8** Park 88
- PT** Bellevue Pacific Tower
- SM** Sylva on Main
- ST** Soma Towers
- SU** Surrey on Main
- TM** The Meyden
- VM** Venn at Main
- WT** The Watermark

MAJOR HOTELS

- AC** AC Hotel by Marriott
- BC** Bellevue Club Hotel
- CM** Courtyard by Marriott
- HG** Hilton Garden Inn
- HI** Hilton Bellevue
- HR** Hyatt Regency
- IC** InterContinental Bellevue
- KA** Kasa Bellevue
- SM** Seattle Marriott Bellevue
- WB** W Bellevue
- WE** The Westin

TOWER HIGHLIGHTS

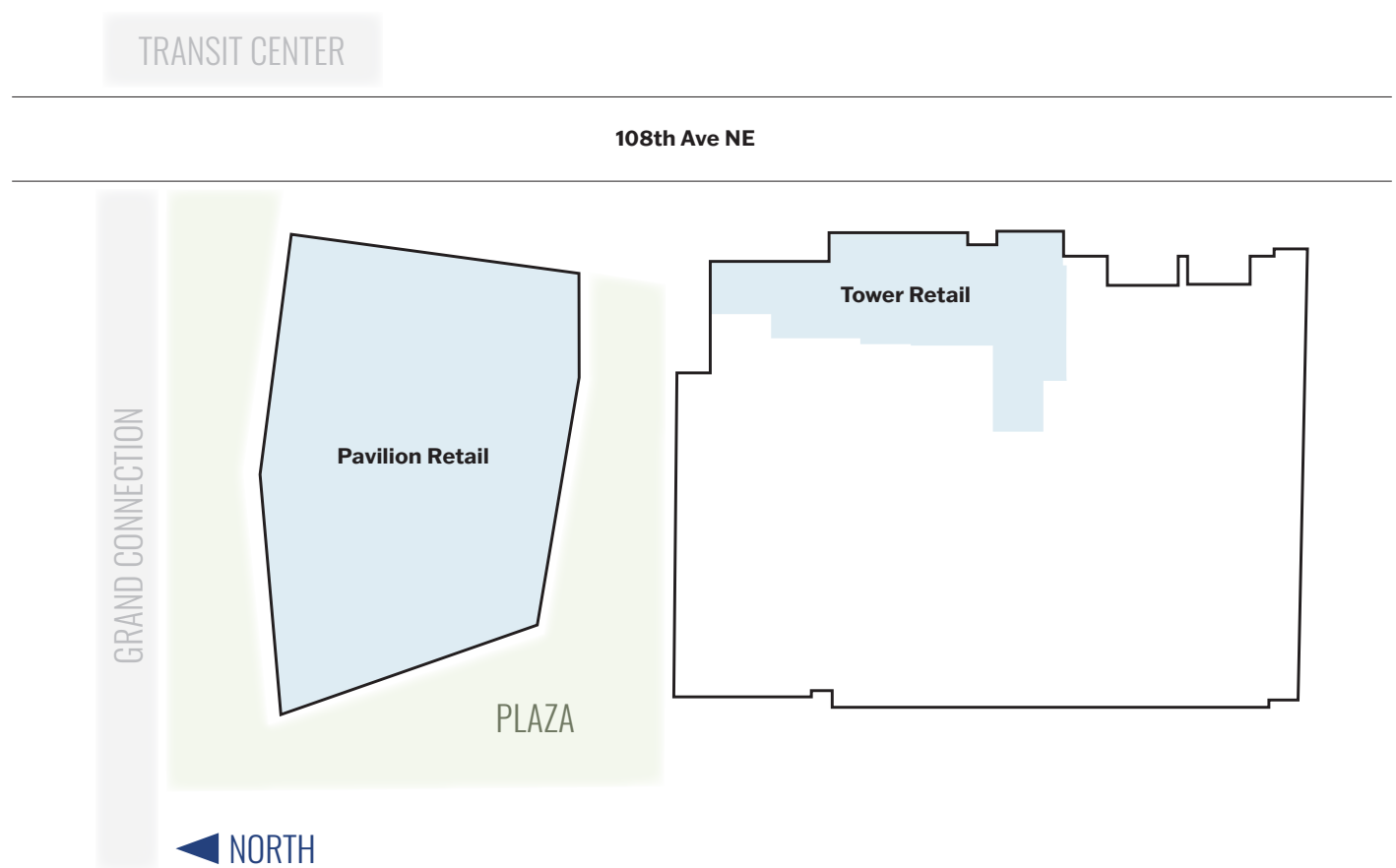
42-Story Tower with standalone Retail Pavilion surrounded by public open space

24,000 RSF total retail with spaces ranging from 3,400 RSF to 21,000 RSF

1 Million RSF office space fully leased to Amazon in the Tower

Ample retail parking, particularly evenings and weekends

SITE PLAN



RETAIL SPACE OVERVIEW

Location	Space	Approx. RSF	Approx. Ceiling Height	Vented	Outdoor Area	Divisible / Smallest RSF
Pavilion	Flrs 1-2	21,000	22' to 36' (BOH 11')	Yes	Yes	Yes / 13,700 RSF

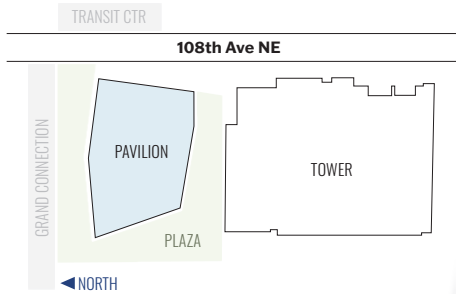


Aerial View of 555 Tower looking SE

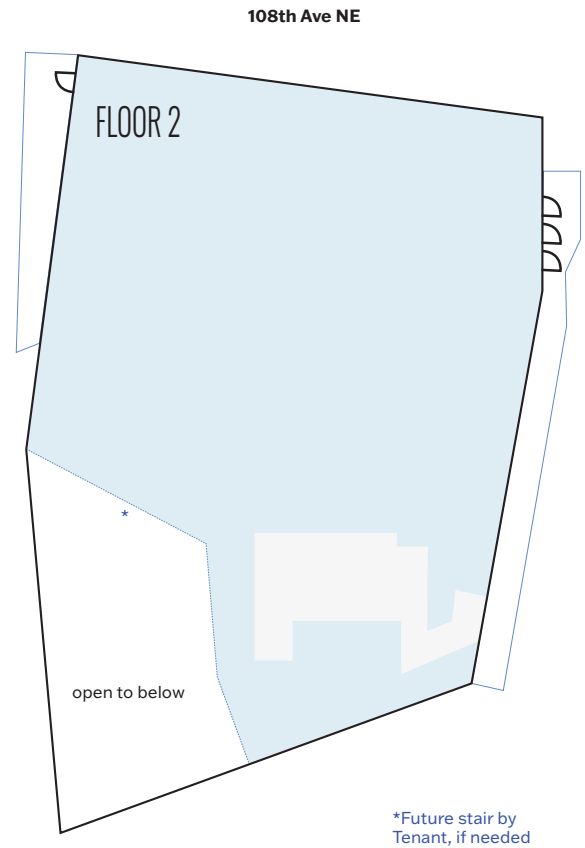
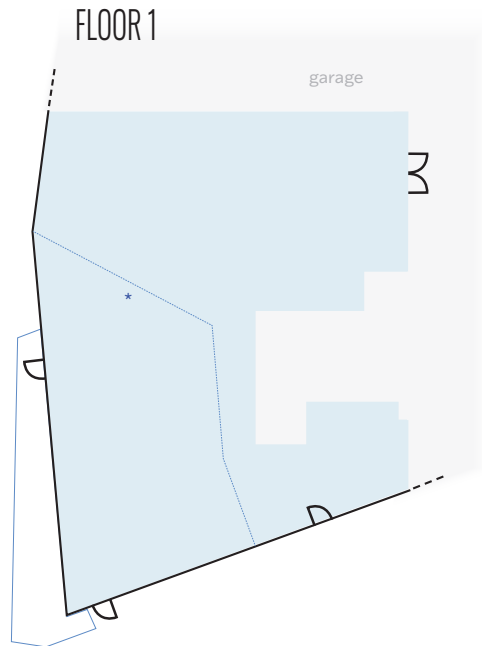
View of Public Plaza and Retail Pavilion from 108th Ave NE looking NW



RETAIL PAVILION



NORTH



*Future stair by Tenant, if needed



Floor 1

~7,200 RSF*

~24' to 36' Ceiling Heights
(BOH 11')

Vented

Outdoor Seating Area

Floor 2

~13,700 RSF*

(divisible to ~5,200 RSF)

~22' to 24' Ceiling Heights

Vented

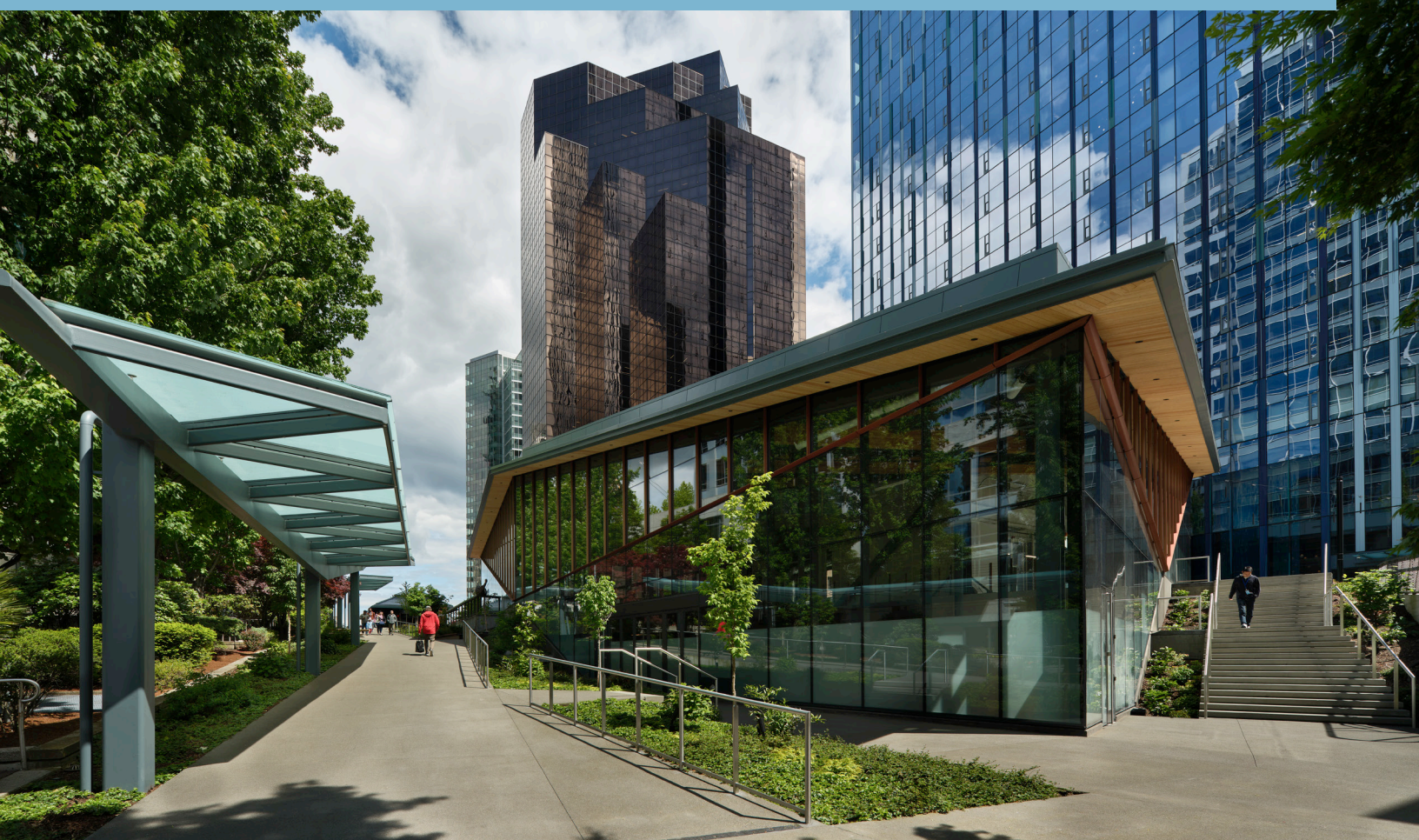
Outdoor Seating Area

*combine for ~20,900 RSF

Image:
Pavilion Retail View from
Grand Connection & 108th Ave NE



View of Tower Retail and Retail Pavilion from Bellevue Transit Center looking SW



View of Retail Pavilion from Grand Connection looking East



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