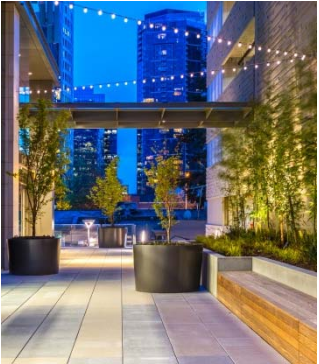




**BELLEVUE 929**

COMPLETED DECEMBER 2015  
19-STORY OFFICE TOWER  
462,000 SF OFFICE  
26,000 SF AVG. FLOOR PLATE  
4,000 SF RESTAURANT/RETAIL  
2,500 SF FITNESS CENTER

TYPE: SPECULATIVE OFFICE  
ARCHITECT: LMN ARCHITECTS  
CONTRACTOR: LEASE CRUTCHER LEWIS  
JV PARTNER: PRINCIPAL REAL ESTATE INVESTORS  
LENDER: US BANK



Trammell Crow Company (TCC) and joint venture partner Principal Real Estate Investors developed a market leading, 19-story office tower in downtown Bellevue, WA. This Class A tower features modern amenities, including a 24/7 fitness center, on-site concierge, ground floor retail, outdoor plaza, bicycle storage and shower/locker rooms, and smart parking garage which identifies and directs drivers to available stalls. The interior amenities are accessed via an innovative great room lobby offering formal and informal meeting areas more commonly found in five-star business hotels. On-site conferencing facilities can accommodate groups up to 145 in class-room style seating. The glass enclosed board room is ideal for smaller groups up to 20. Both meeting facilities include state of the art media equipment to enhance the most sophisticated presentations. All of these amenities help tenants reduce their useable area while enhancing their work environment and the utility of the building.

The building features the largest floor plates allowable in the city of Bellevue at just over 26,000 square feet. Optimized for efficient layouts, the bay depths provide virtually column free space and endless planning options. The post-tension concrete structure contributes to a clean, modern environment as tenants choose to leave the ceilings open adding greater light and air to the work place. The high performance glass curtain wall features a thermally broken, aluminum mullion system reducing heat transfer, thus creating more comfortable and consistent temperature indoors.

The combination of large efficient floor plates, abundant on site amenities, Wi-Fi enabled great room with inviting collaborative spaces offers prospective companies the best leasing value in the market. The building is LEED gold certified.

The building’s location also provides superior access to the eastside freeways of I-405 and SR-520 and is just one and a half blocks to Bellevue’s CBD central transit center and future light rail station.