

EXCEPTIONAL

HIGH TECH

CLASS A OFFICE

SPACE IN

DOWNTOWN

BELLEVUE



ONE
TWELFTH
@ TWELFTH

EXCEPTIONAL DOWNTOWN

BELLEVUE LOCATION



Future East
Link Light Rail

Bellevue CBD

Bellevue
Transit Center

Future East
Link Light Rail

The Spring
District

ONE
TWELFTH
@ | T W E L F T H

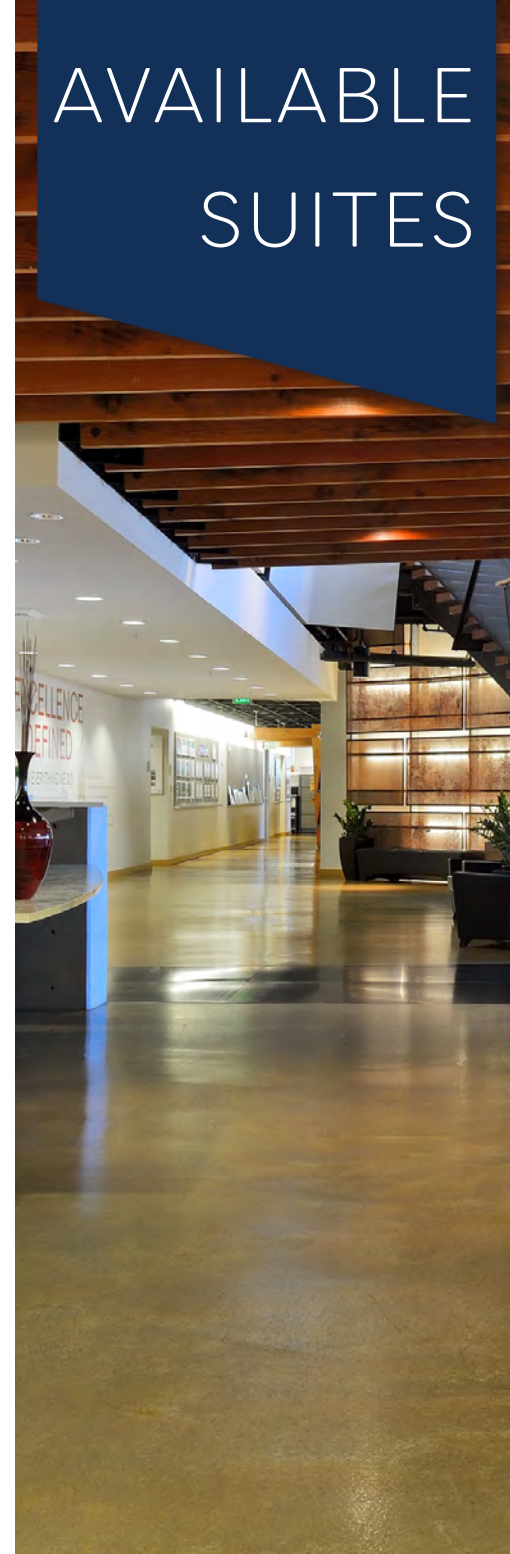
INTERSTATE
405

INTERSTATE
520

One Twelfth at Twelfth is close to many grab-n'-go, dinner and retail options in Downtown Bellevue.

AVAILABLE SUITES

West Building		1110 112 th Avenue NE			
Floor / Suite(s)	RSF	Available Date	Rental Rate	Load Factor	Comments
3 / 300	23,874	Available 5/1/19	\$34-36/RSF, NNN	8.8%	Entire 3rd floor available. High-end finishes throughout. Divisible to 10,744 RSF.





BUILDING FACTS

Description:	Three (3), six (6) story office buildings totaling 480,267 RSF
Year Built:	2000
Rental Rates:	\$34-36/RSF, NNN
Operating Expenses:	2019 Expense Estimate: \$14.20 per RSF
Floor Sizes:	23,763 RSF – 31,023 RSF
Load Factors:	6.9% to 9.0% single tenant and 9.7% – 16.3% multi-tenant
Open Areas:	Two beautifully landscaped plazas, covered pedestrian arcades along building facades surrounding a courtyard. Patio seating available.
Parking:	1,369 stall garage (one of Eastside's largest office building garages) with four (4) levels of secured below ground parking. 3.25/1,000 USF ratio at current rate of \$160.00 per stall plus tax.
Visitor Parking:	Approximately twenty (20) visitor parking stalls in front of garage access gates for easy and efficient 20 minute visitor parking, free of charge. Motor court turnaround for convenient pick up/drop off.
Freeway Access:	Direct I-405 access via NE 8th Street, direct surface street access to SR-520 via 10th Street, and I-90 via 112th Avenue NE.
Garage Access:	Two points of access via 112th Avenue NE and NE 12th Street.
Athletic Facility / Bicycle Commuting Facilities:	Includes the latest cardio-fitness equipment including elliptical cross trainers, Stairmasters and recumbent bikes. The facilities also include weight and resistance training equipment, television monitors, bicycle commuter facilities, showers and lockers. Available only to tenants of the project for a small initiation fee of \$75 and \$125 annually.



Nearby Hotels:	Walking distance to Hyatt Regency Bellevue, Courtyard Marriott and Bellevue Westin
Fiber Optics/ Telecommunications:	Three (3) points of presence (POP) rooms and numerous fiber optic/telecommunication providers with access to the project.
Security System:	Programmable computer controlled card access security system, 24-hour on-site manned security force, video surveillance cameras of public areas.
Construction:	Steel frame construction, metal decking floors with poured concrete.
Electrical System:	9.0 watts per square foot throughout building exclusively for tenant use, plus additional 1.5 watts for tenant standard lighting.
HVAC:	LEED Gold and Energy Star Qualified Buildings. Four (4) roof top air handling units on each building with 100% fresh air capability provide cooling redundancy in the unlikely event of failure. Each building includes a cooling tower providing a condenser water loop for the intense cooling needs of high technology tenants.
HVAC Hours of Service:	Monday through Friday, 7:00 a.m. to 6:00 p.m. and Saturday, 8:00 a.m. to 1:00 p.m., excluding Holidays. After hours service available 24 hours per day through automated system.
Elevators:	Four (4) high speed traction elevators for the South and East Building and three (3) for the West Building. Each elevator provides direct access to every level of the building and parking garage.
Loading Dock/Freight:	Loading dock with hydraulic dock lift that can accommodate up to forty (40) foot trucks with convenient access adjacent on the P1 level of the garage.
Ownership/ Management:	Gemini Rosemont represents project ownership, and KG Investment Properties provides on-site professional property management services.
Leasing:	Broderick Group - broderickgroup.com Jeff Watson • 425.646.5224 • watson@broderickgroup.com Grant Yerke • 425.646.5264 • yerke@broderickgroup.com



OPEN PLAN, HIGHEND
FINISHES, **LARGE AND
EFFICIENT FLOOR
PLATES** FOR **CREATIVE
OR TECH TENANTS**
IS A REALITY WHEN
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23 Food &
Coffee Options
Within One
Block

Overlake
Hospital
Medical
Center

3 Pigs Bar B-Q

Lake
Bellevue

I Love
Sushi

WHOLE
FOODS
MARKET

The Pumphouse
Bar & Grill

Burger King

Future
East Link
Light Rail

Uwajimaya

Chick-fil-A

NE 6th Street

BRAVERN

Future
East Link
Light Rail

City Hall
Plaza

NE 4th Street

NE 2nd Street

114th Ave NE

116th Ave NE

NE 8th Street

101st Ave SE

112th Ave SE

NE 8TH ST

NE 12th Street

NE 12th Street

NE 12TH PL

Bellevue Way SE (104th Ave SE)

102nd Ave SE

NE 8th Street

Nordstrom

Crate &
Barrel

Lincoln
Square

Barnes &
Noble

Bellevue
Food Trucks

Starbucks

Inchins
Bamboo
Garden

Pedestrian Corridor

The
Westin

California Pizza
Kitchen

LA Fitness

Bellevue
Museum

Bright
Horizons

Wild
Ginger

Purple
Cafe

Banner
Bank

Washington
Federal Bank

El Gaucho

City Hall
Plaza

NE 4th Street

NE 2nd Street

405

Sturtevant
Creek

116TH AVE NE

NE 4TH

REGIONAL HIGHLIGHTS

NEARBY AMENITIES

One Twelfth at Twelfth is walking distance to over 500,000 SF of retail amenities including Whole Foods Market as well as the Wilburton Light Rail station in Bellevue.

NEW TENANT LOUNGE



The Tenant Lounge features conference facilities with brand new presentation equipment, game area with shuffle board, a full size kitchen and bar/coffee area with pub seating, as well as lounge seating for small group meetings or to relax between projects.



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WEST BUILDING

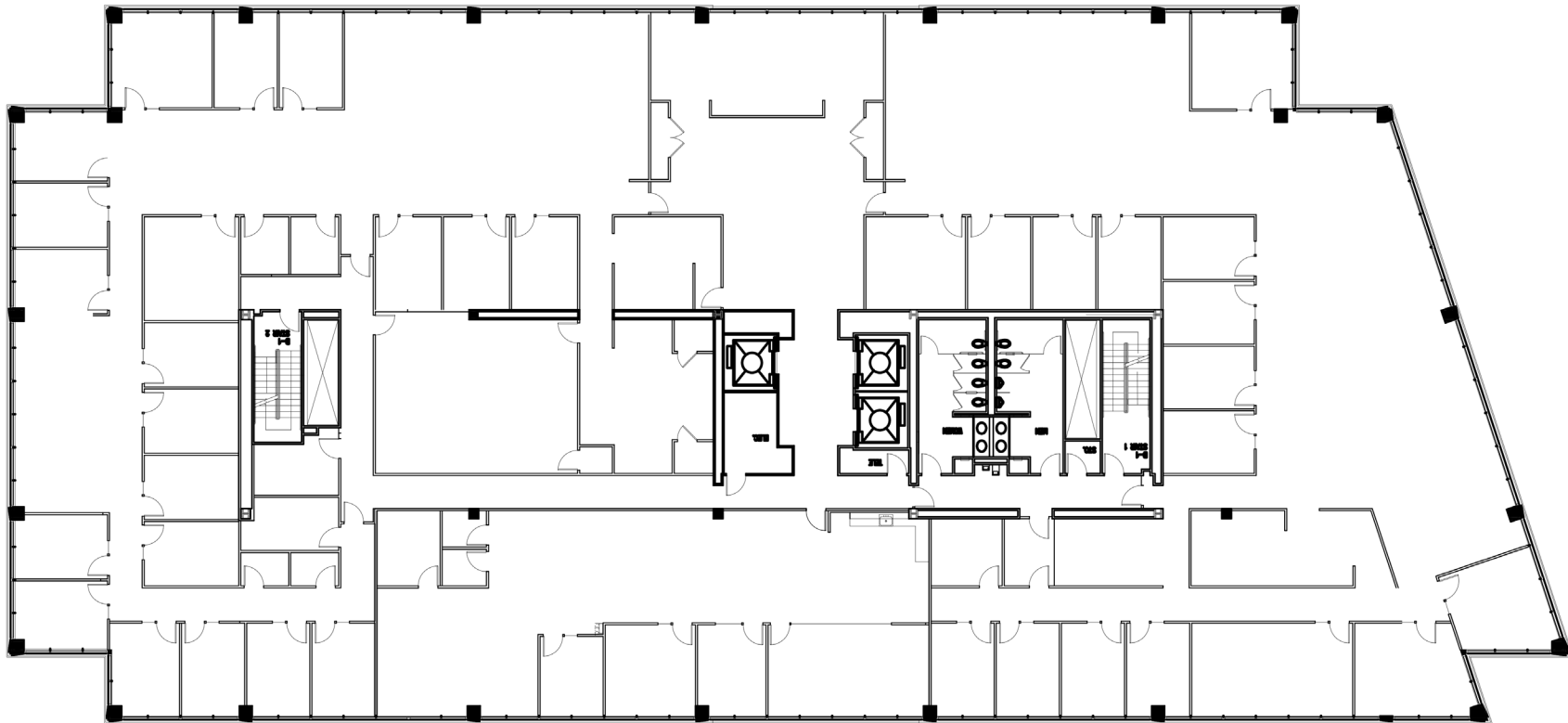
SUITE 300

23,874 RSF

WEST BUILDING: 3RD FLOOR

Existing Space Plan

- 23,874 RSF - Suite 300
- Divisible to 10,744 RSF
- 8.8% single-tenant load
- Available 5/1/19
- Entire 3rd floor available
- High-end finishes throughout



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GEMINITM
ROSEMONT
COMMERCIAL REAL ESTATE

WEST BUILDING

SUITE 300

23,874 RSF

WEST BUILDING: 3RD FLOOR

Proposed Two Tenant Spec Plan

- 23,874 RSF - Suite 300
- Divisible to 10,744 RSF
- 8.8% single-tenant load
- Available 5/1/19
- Entire 3rd floor available
- High-end finishes throughout

SUITE A - 10,744 RSF



SUITE B - 13,130 RSF

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