

BELLEVUE, WASHINGTON

THE Arcadian

A workplace that works for you.

The Arcadian is designed to inspire. To provoke thought, to empower, to collaborate - this dynamic environment brings out the full potential of a modern workplace. And, your employees.



The Arcadian at a glance

- 2-story rooftop Great Room amenity space with fireplace, food + beverage operator, boardroom, and atrium.
- Expansive outdoor terraces on 3rd, 5th and 8th floors offering functional connectivity with room to grow.
- 4 levels of subterranean parking with 94 EV charging stations.
- Exclusive VIP garage with dedicated entry, private elevator and elevated finishes throughout.
- LEED Platinum Design.
- 360-degree views of Mount Rainier, The Olympics, Seattle and Lake Washington.
- On-site concierge providing unmatched building services.

CLASS A OFFICE
456,272
TOTAL SF

FINISHED CEILING HEIGHTS
9' – 12'

PROJECT DELIVERY
2028

BUILDING SIZE
18 Stories

PARKING PERMITS
1,143

TENANT PARKING
2.5/1,000
SF

RETAIL
6,099
TOTAL SF

Amenities

- Two-story rooftop Great Room
- 360-degree views of Mt. Rainier
- Ground level outdoor plaza and three private terraces
- Rooftop coffee and wine bar service
- Fitness & spa
- Rooftop boardroom
- Onsite concierge services



It’s all here, or walkably nearby.

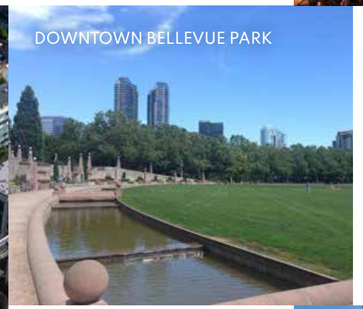
Located among numerous retailers, restaurants and entertainment options, the Arcadian offers convenient access to everything you could possibly need.

200+

RETAIL SHOPS





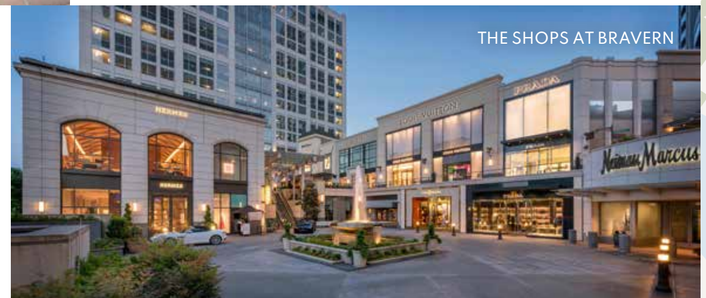


80+

DINING OPTIONS

4+

ENTERTAINMENT CENTERS



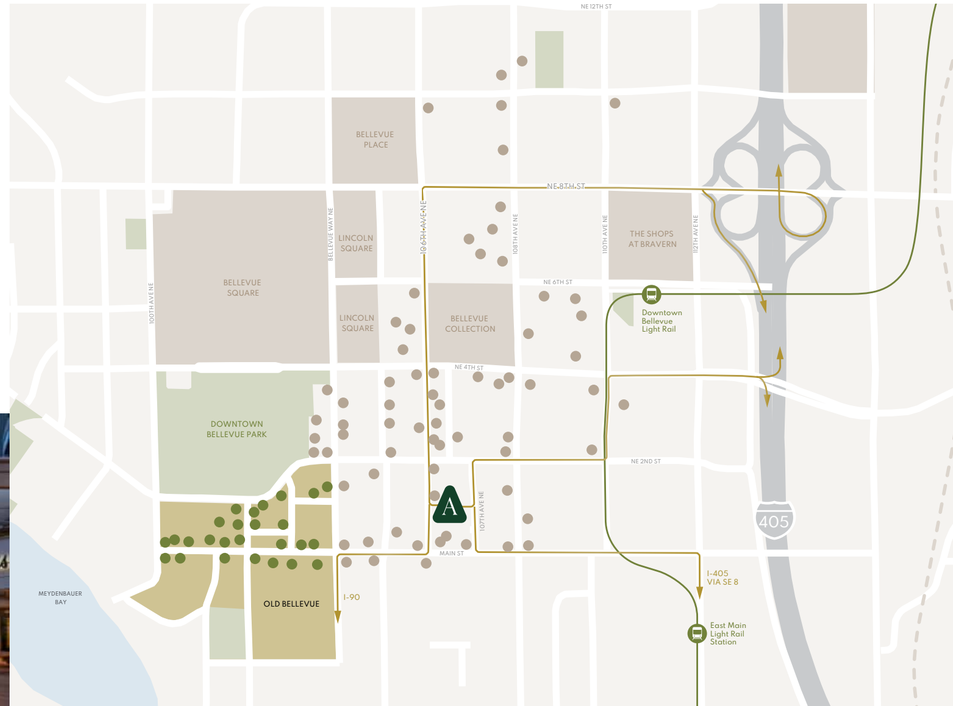
Just minutes to what matters.

Downtown Bellevue Light Rail
10 MINUTE WALK

Bellevue Collection Shops
7 MINUTE WALK

Lake Washington
5 MINUTE BIKE RIDE

Light Rail to Seattle
10 MINUTE WALK



An environment designed to inspire

Whether you start or end your day at the rooftop great room, the best space in the building is reserved for every tenant in mind. The coffee & wine bar provides panoramic views while catching up with a client or unwinding with a colleague after a productive day. Brainstorm beneath the canopy filled atrium or join your new team for an onboarding event in the conference room with a terrace. Arcadian makes it easy to do great work.



ROOFTOP COFFEE AND WINE BAR



ROOFTOP ATRIUM

Natural elements brought indoors.



ROOFTOP GATHERING SPACE



ROOFTOP CONFERENCE ROOM WITH OUTDOOR DECK

SCHNITZER WEST ROOFTOP GREAT ROOM





Reimagining the traditional office.


FLOOR 8


FLOOR 8

Natural inspiration, productive environment.

The well-being of your employees is nourished by the natural elements and hospitality Arcadian has to offer. Collaboration, retention and recruiting are all welcome results.

The walkable location is just the start. Energized plazas and expansive terraces invite Bellevue's top talent to enjoy their day away from the desk. An abundance of natural light and 28' tall views at the top of the building revive, refresh and invigorate – making you ready for any task ahead.



OUTDOOR PLAZA AT MAIN ENTRANCE ON 106TH AVENUE



GROUND FLOOR RETAIL



ROOFTOP COFFEE & WINE BAR



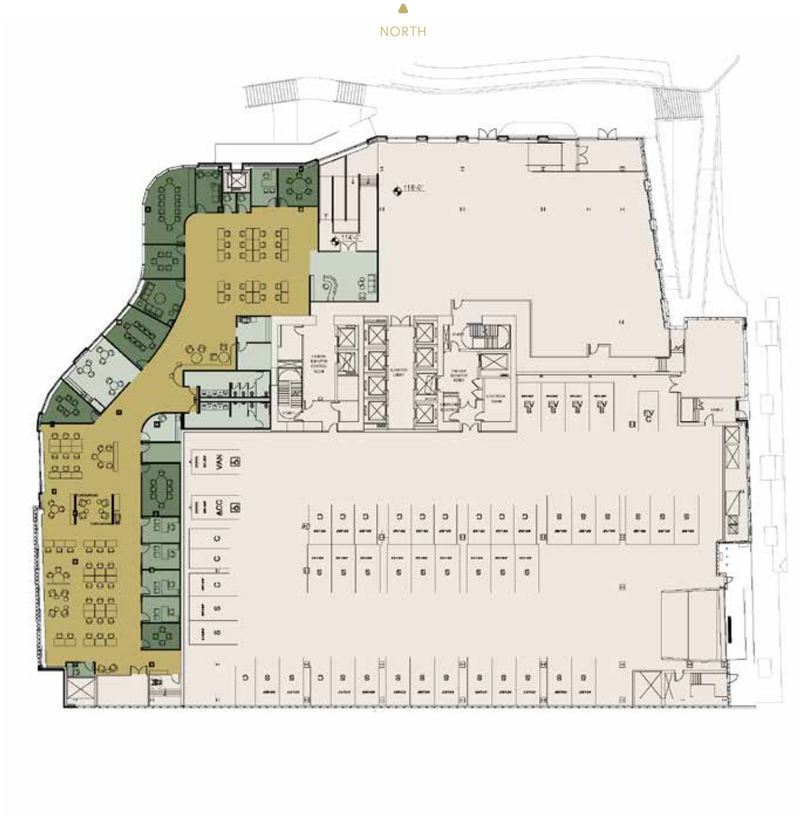
107TH AVE ENTRY AND OUTDOOR PLAZA CONNECTING TO 106TH AVE

How it all stacks up



Level 2

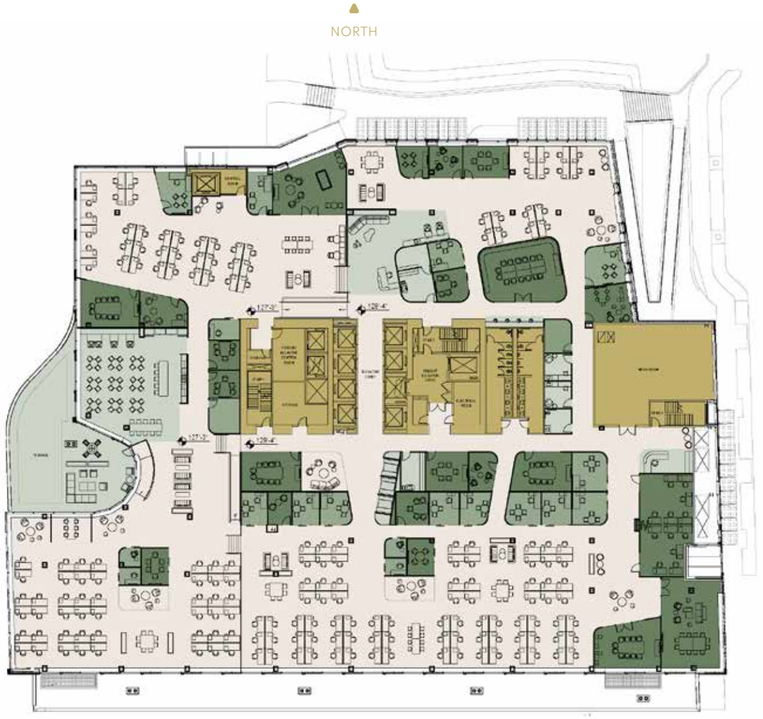
±16,000 SF



Level 3

±58,000 SF

Finished rooftop terrace
±2,400 SF



Level 4

±49,300 SF



Level 5

±27,444 SF

Finished rooftop terrace
±2,500 SF



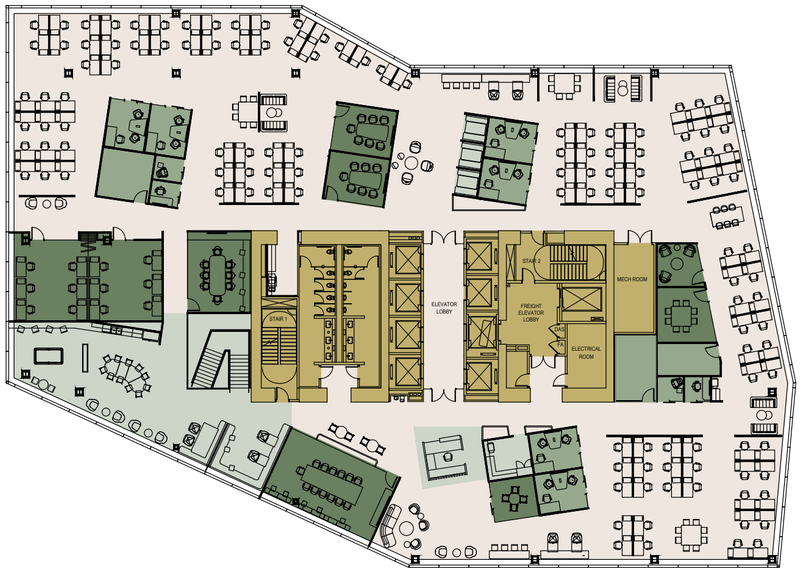
THE ARCADIAN

Level 6-7

L6 ±25,230 SF

L7 ±25,230 SF

NORTH



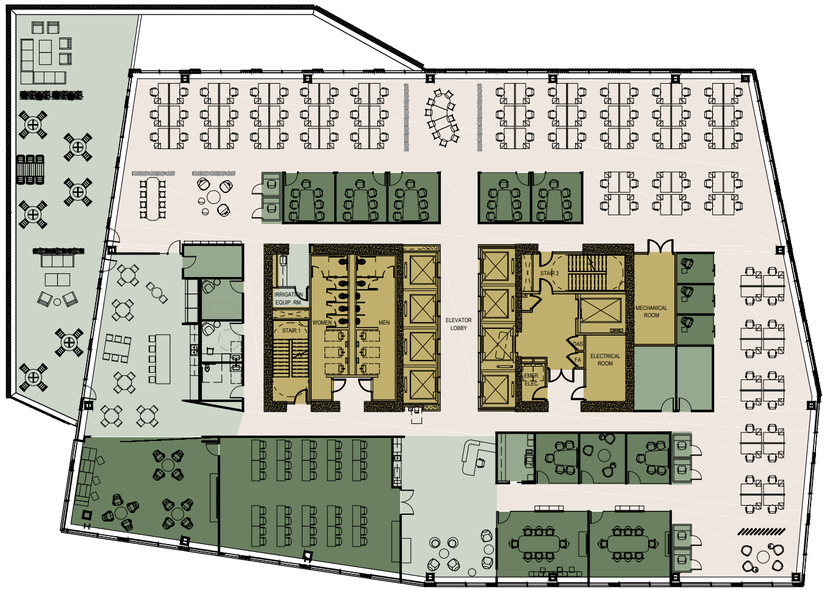
Level 8

±22,706 SF

Finished rooftop terrace
2,203 SF

Unfinished Terrace
(available for expansion)
796 SF

NORTH

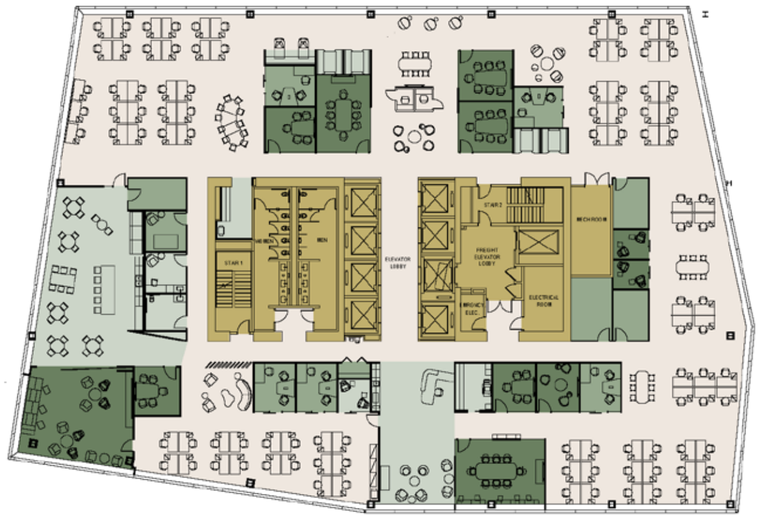


Level 9-17

NORTH

±22,840 SF

Combined
204,354 SF



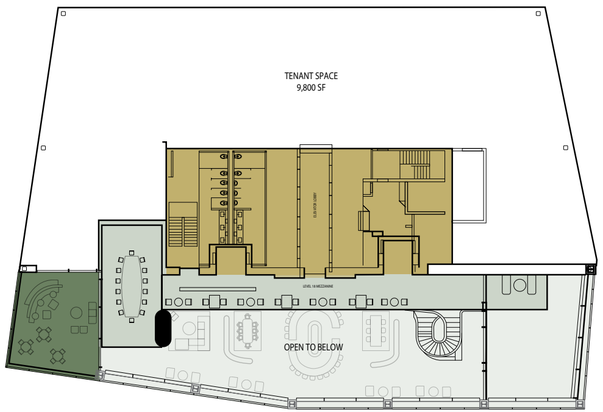
Schnitzer West Great Room

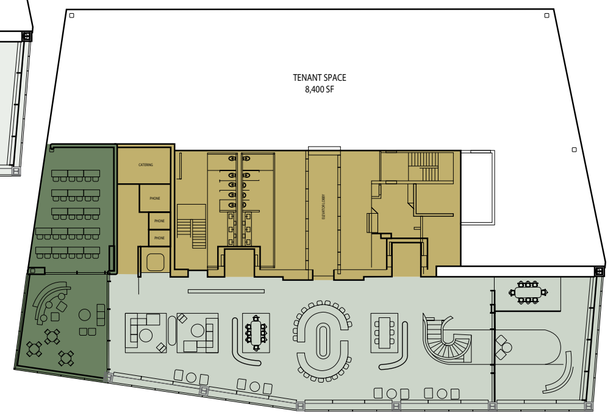
NORTH

±22,700 SF

Double Height with **Mezzanine**

MEZZANINE FLOOR





THE ARCADIAN

SCHNITZER WEST

Our mission is to develop innovative environments that inspire and fuel tenant success.

Traditional real estate companies focus on buildings. Schnitzer West focuses on tenants – developing innovative environments that inspire and fuel their success. Since its inception in 1997, Schnitzer West has developed or acquired and repositioned 12.5 million square feet, becoming one of the West Coast's leading real estate developers and managers – recognized for forward-looking properties that deliver unmatched efficiency, functionality and quality.

More at **SchnitzerWest.com**



www.arcadianbellevue.com

JLL

LLOYD LOW
+1 206 607 1796
Lloyd.Low@jll.com

JOE GOWAN
+1 206 607 1738
Joe.Gowan@jll.com

BAILEY HALLIS
+1 206 777 5203
Bailey.Hallis@jll.com

©2026 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. Jones Lang LaSalle Brokerage, Inc.