



ADVANTA  
OFFICE COMMONS

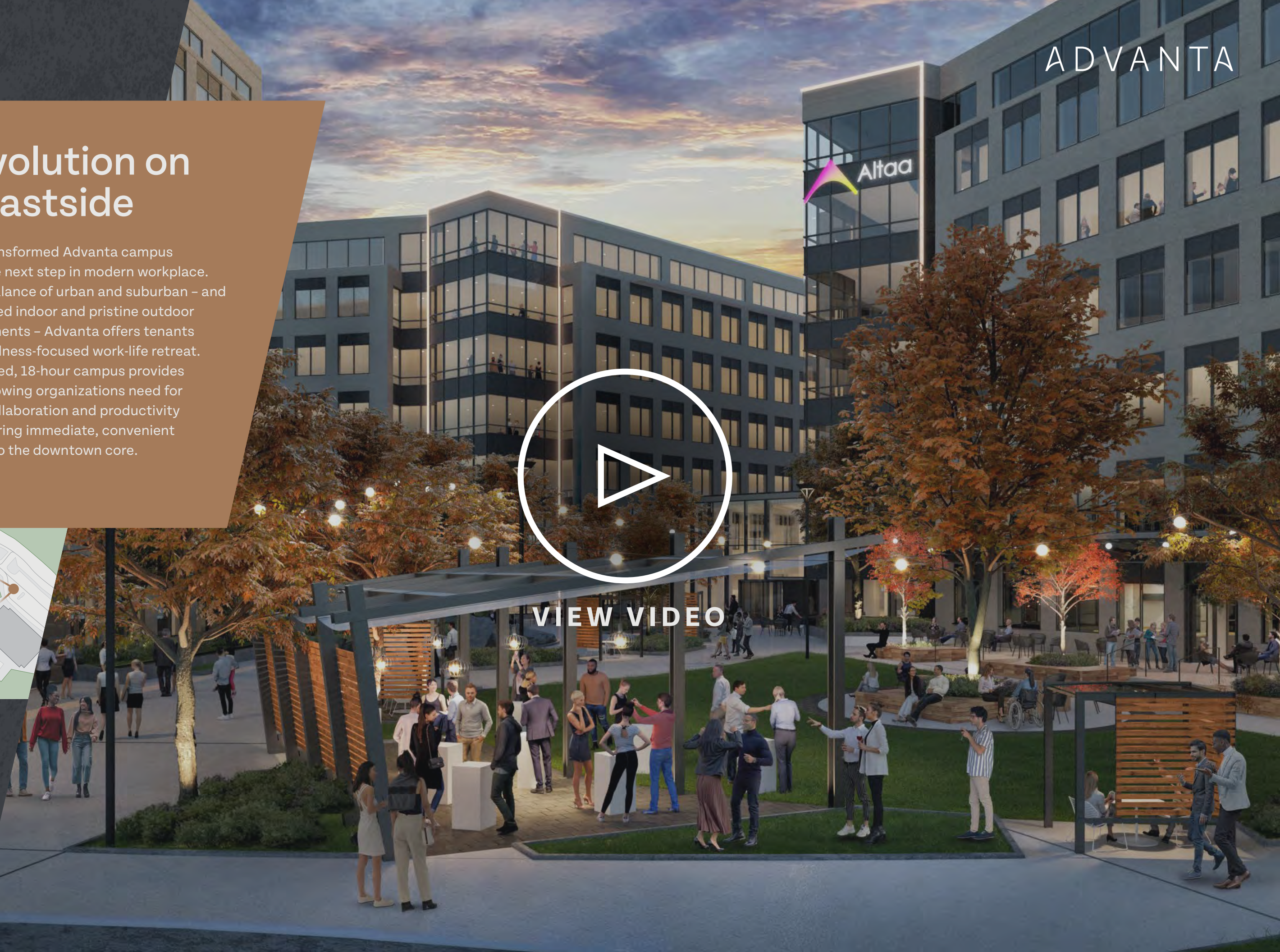
617K RSF  
Available 2024

# An evolution on the Eastside

The wholly transformed Advanta campus represents the next step in modern workplace. The perfect balance of urban and suburban – and of sophisticated indoor and pristine outdoor work environments – Advanta offers tenants a calming, wellness-focused work-life retreat. This rejuvenated, 18-hour campus provides everything growing organizations need for innovation, collaboration and productivity – all while offering immediate, convenient accessibility to the downtown core.



VIEW VIDEO



# Curated amenities that connect & inspire

Advanta has been rethought and revitalized with a host of new amenities that will allow for moments of relaxation, invigoration, and collaboration. Some of Advanta's features include:

**CORE at Advanta, a state of the art fitness center**

**AXIS at Advanta, a bustling food & beverage hall**

**Miles of trails and parks to explore**

**MIndful spaces to relax**

**Nearby transit**



**Building A**  
205,032 SF  
7 Floors

**Building B**  
206,041 SF  
7 Floors

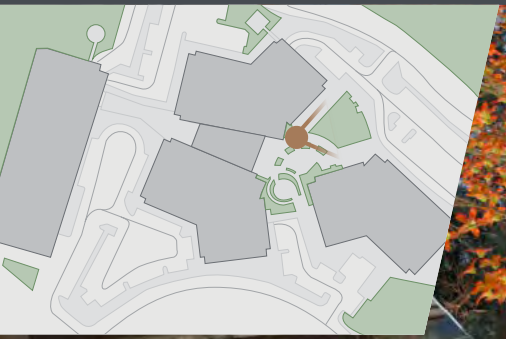
**Building C**  
206,351 SF  
7 Floors

## Three buildings, one reinvigorated campus

With more than 600,000 square feet of quality Class A space – supported by thoughtful, distinct, and engaging common areas -- Advanta presents a unique opportunity for growth, in a single- or multi-tenant office environment. This revitalized campus will effectively raise the bar for the next-generation workplace.

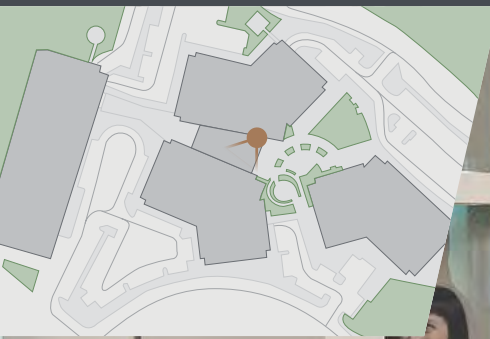
# Advanta is the answer

A seamless union of the urban and suburban, Advanta sits at the intersection of innovation, collaboration and accessibility. Addressing the extraordinary needs of tomorrow's talent requires a campus that blurs the lines between home and work.



# A perfect blend of urban and suburban

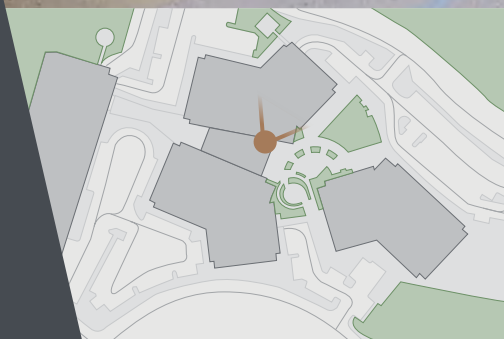
Minutes from downtown Bellevue and Seattle, Advanta is a reimagining of the modern-day workplace, featuring all the amenities organizations expect from a downtown high-rise, without all the congestion, uniquely situated in a natural, park-like environment.

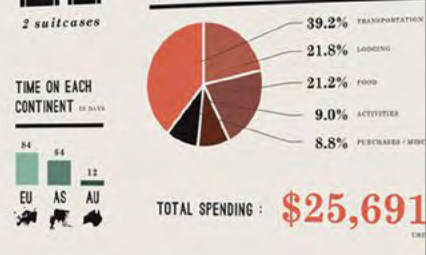




## Refuel at Advanta

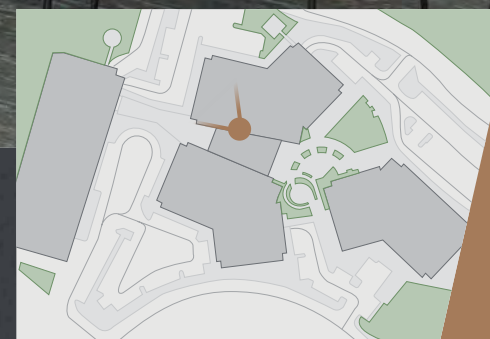
A central gathering place where individuals, teams and the community come together, **AXIS at Advanta** offers an eclectic mix of food and beverage in a bright, rejuvenating environment that connects people to place.





## The human connection

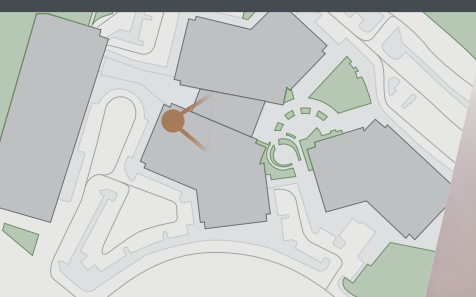
Advanta reimagines the conference-room amenity with a bright, spacious common area focused on equity, accessibility, and connectivity. This multi-purpose environment accommodates groups large and small, for both break-out meetings and multi-day gatherings.





# Tech-focused workspace

Connection at Advanta features several specially designed meeting spaces enabling tenants to collaborate and innovate with colleagues on site or half-way-round the world. These tech-enhanced rooms help to streamline meetings, build efficiencies, and boost productivity.



A) Need to rank for a core set of terms in many geographies  
B) Don't have local, physical space in each geography  
C) Haven't necessarily achieved scale (secure in each geo. (ref))

Process

- 1) Determine territories, what and how to actively grow strategic markets
- 2) Select the group of keywords to target - be wary of local colloquialisms and other terms/phrases that show intent
- 3) Create a list of analogs, what to look for your first few targets (then determine a process to rank)
- 4) Prioritize keywords (ranked by value to go get them)

Specialty White Seattle

Specialty White Seattle

Specialty White Seattle

Customers Encouraged by a Local Team in Each City CREATES BIGGEST GROWTH TO COMPANY



2:25 PACIFIC  
4:25 CENTRAL  
5:25 EASTERN



Chat

John Montgomery to Everyone  
Hey everyone, here is the design

John Montgomery to Everyone  
Room Design. (Image)  
37 KB

Roger Northwright to Me (Message)

Let's discuss the new color

Cary Burkhart to Everyone  
I love the new design! 🌟

Suzy Greenberg to Everyone  
Looks great! 🙌

Me to Roger Northwright (Message)

Yes! Let's bring in Market well

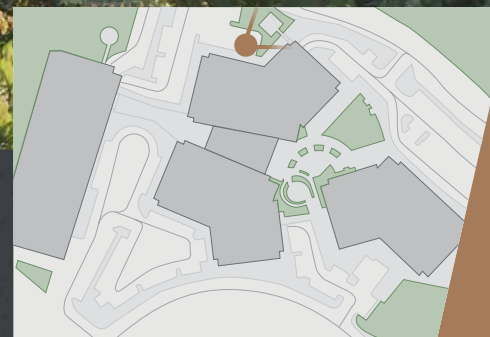
Who can see your  
To: Everyone  
Type message here...





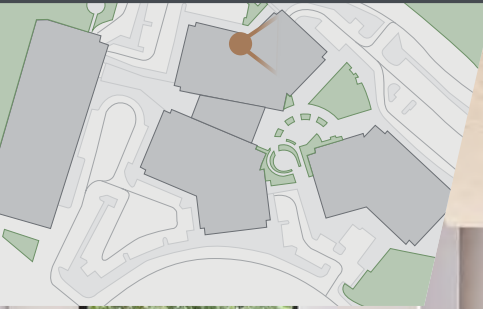
## Wellness to the core

Prioritizing both physical and mental health, Advanta is a campus where tomorrow's talent can innovate in a calming, natural environment. Here, tenants can recharge, refocus, and reenergize, anytime of day.



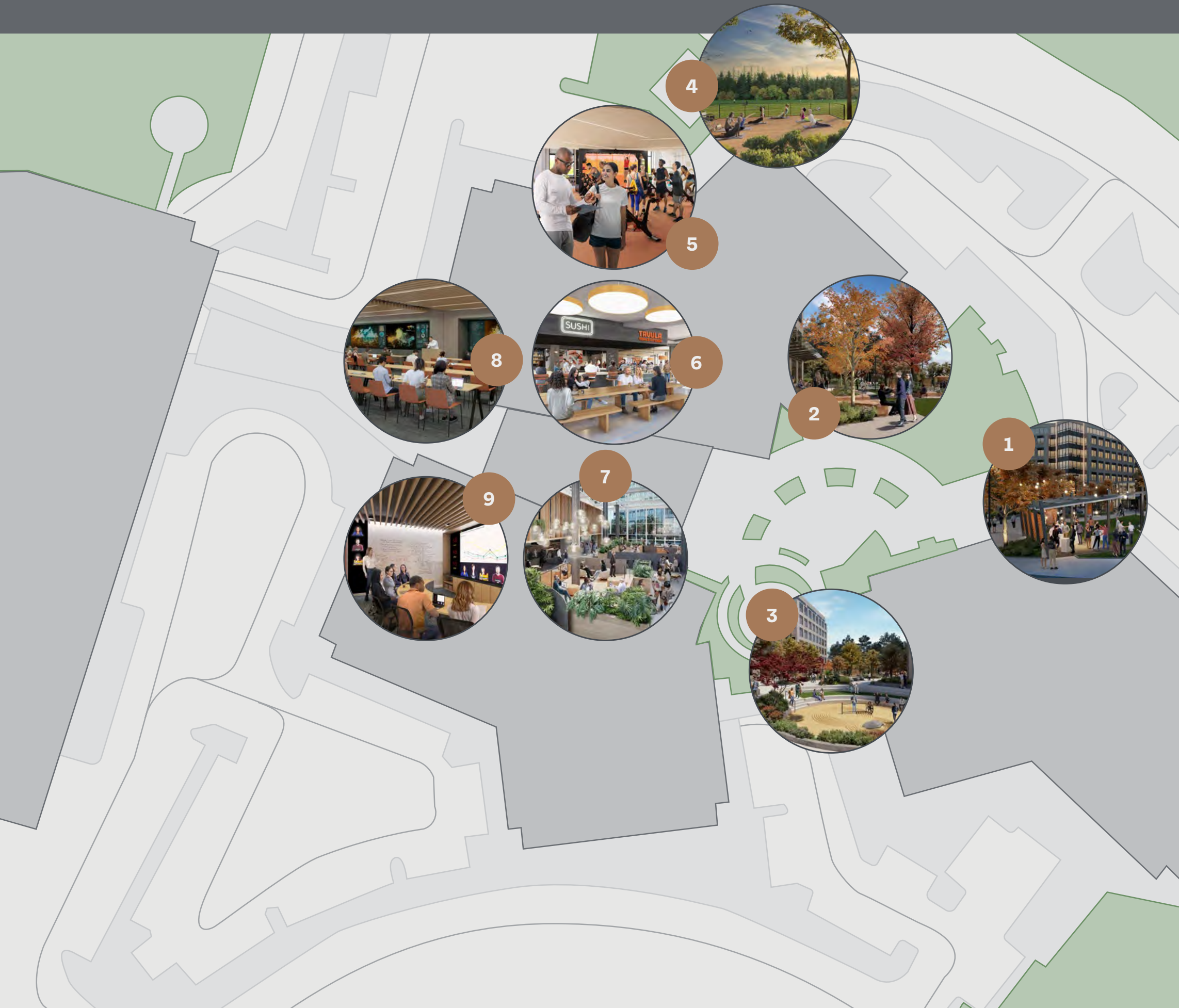
## Health first

**CORE at Advanta** prioritizes physical health, helping every employee to get the most out of their personal and professional lives. Individual, dedicated workout rooms enable tenants to pursue their own wellness journey.



## Equal parts urban core and great outdoors

1. Central Green
2. Plaza Walk
3. Amphitheater
4. Yoga Platform
5. CORE Fitness at Advanta
6. AXIS at Advanta
7. Great Room
8. Connection at Advanta (Multi-Purpose Room)
9. Connection at Advanta (Enhanced Meeting Room)

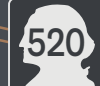


University of Washington (25 min)

Kirkland (20 min)

Redmond (15 min)

A prime location surrounded by natural beauty and the world's tech giants



Downtown Bellevue (5 min)

amazon

Microsoft

Meta

NE 8th St

148th Ave NE

BELLEVUE

Lake Hills Conn

Bellevue Way SE

A D V A N T A



T Mobile

T Mobile World Headquarters

Lake Sammamish

MERCER ISLAND



SeaTac Int'l Airport (20 min)

EASTGATE

Microsoft World Headquarters

OVERLAKE

Lake Washington

Downtown Seattle (15 min)



# ADVANTA

OFFICE COMMUNITY

[advantaoffice.com](http://advantaoffice.com)

FOR MORE INFORMATION

**Joe Lynch**

*Executive Managing Director*

425-591-6256

[Joe.Lynch@nmrk.com](mailto:Joe.Lynch@nmrk.com)

**Dan Harden**

*Senior Managing Director*

425-766-2807

[dan.harden@nmrk.com](mailto:dan.harden@nmrk.com)

