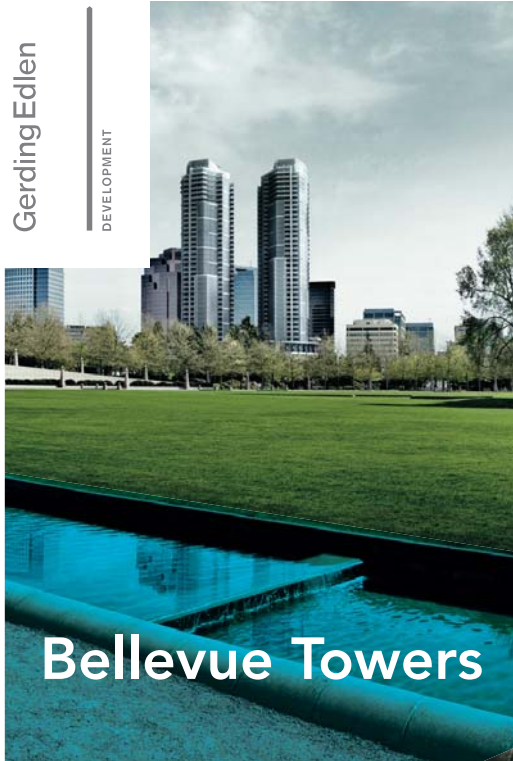


Gerding Edlen

DEVELOPMENT



Bellevue Towers



A 24-Hour Neighborhood in a New Entertainment District

We're excited to be part of Bellevue's vision for the future with the development of Bellevue Towers, a sustainably built project designed to help transform downtown Bellevue from a shopping and business core to a pedestrian-oriented, 24-hour neighborhood.

Located on a prominent block in the heart of downtown, the 42- and 43-story urban home towers establish the south end of the city's entertainment district and offer residents and visitors access to what they need all within walking distance. In addition to housing, the neighborhood features a diverse mix of businesses and places to enjoy art, culture and nature. The towers offer mountain and city views of Seattle, recreational facilities, rooftop and landscaped gardens and a walking path for pets, as well as flexible community and work spaces. Public transportation is also easily accessible.

The elegant towers are both attractive and energy efficient. A significant architectural element in Bellevue's skyline, the towers' façades are curved glass curtain walls that let in natural light while saving energy due to the use of extremely high performance glazing decks. The project is anticipated to receive Gold LEED certification.

Bellevue Towers is anticipated to be one of the most sustainably built residential projects in the State of Washington.

LOCATION	Bellevue, WA
LEED STATUS	Gold (anticipated)
PROJECT VALUE	\$438 Million
TIMELINE	Feb. 2006 – Feb. 2009