

# PICKARD CHILTON

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*For Immediate Release*

## **Pickard Chilton Announces Completion of The Eight, a Landmark Office Tower in Bellevue, Washington**

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*Developed by Skanska, the 25-Story Building is Designed for Occupant Wellness,  
Featuring Publicly Accessible Open Space and Access to Natural Light and Fresh Air*

**(New Haven, Conn. – July 22, 2025)** – [Pickard Chilton](#), an award-winning architecture studio best known for its innovative and cutting-edge design of corporate headquarters and campuses, announces the completion of [The Eight](#), a 25-story, 799,933 gsf office tower that now defines the skyline in Bellevue, Washington. Pickard Chilton served as the project’s design architect.

Developed by Skanska Commercial Development, the project at 10770 NE 8th St. reconnects the urban fabric through the introduction of a new public realm that prioritizes open space, pedestrian pathways, and design guided by elements of placemaking. Other members of the project team include Skanska USA, general contractor; Adamson Associates, architect of record; Magnusson Klemencic Associates, structural engineer; with Michael Hsu Office of Architecture designing the project’s interiors.



“The massing, color, structural expression pays homage to the natural beauty and the architectural heritage of the Pacific Northwest,” said Anthony Markese FAIA, RIBA, LEED AP, Principal at Pickard Chilton. “The Eight’s unique faceted tower form and sunlit public plaza were envisioned as a prototype for the catalytic transformation of a key site in the heart of Bellevue, Washington.”

The tower is situated on the northwest side of the site to maximize ground-level open space along NE 8th St. Curated local retail, a bustling office lobby, and a publicly accessible lobby lounge called the “Living Room” open directly onto the plaza, blending interior and exterior space and fostering a sense of place. An independent pavilion is designed as a carbon-efficient, heavy timber structure anchoring the eastern edge of the site. At a pedestrian scale, the pavilion nestles into the site, integrating ramps, accessible pathways, and inviting community open space. A lively mural by local artist Baso Fibonacci lines the western street edge as a new, vibrant passageway.



The Eight's signature tower design is rooted in structural expression, sustainability and the creation of public open space. Pickard Chilton designed the building to have a side core, allowing for open, column-free floorplates, 14-foot ceilings, and maximized views. Diagonal braces emerge from a structural diaphragm below grade to wrap around the faceted tower and create a robust lateral system capable of resisting the regional seismic forces. The unique structure and the program within are celebrated by exposing the braces at strategic, terraced active-use spaces along the façade, creating a dynamic, exuberant expression.

“From day one, our goal on The Eight was to deliver more than just an office tower—we set out to create a dynamic, welcoming place that meets the flexibility, wellness, and sustainability needs of today’s top-tier tenants,” said Charlie Foushée, Executive Vice President and regional manager for Skanska USA Commercial Development’s Seattle region. “Our collaboration with Pickard Chilton resulted in an iconic building that features light-filled, engaging spaces for everyone—from office workers to residents and visitors—to connect, gather, and thrive in the heart of the city.”

The Eight incorporates numerous impactful sustainable design and construction methodologies. Its high-performance enclosure, designed to exceed the city’s energy code, is emphasized with dark-painted metal

components, evoking a traditional steel structure. Access to daylight, inspiring views, and fresh air is prioritized via the street level plaza, open rooftop and seven tenant terraces. The Eight is the third LEED v4 Core & Shell Platinum project in Washington and Bellevue's first. These attributes led the project to generate one of 2024's largest lease deals on the West Coast.

The Eight is Pickard Chilton's second successful project with Skanska; the team also delivered [2+U](#) in downtown Seattle in 2020. The team is also collaborating on Longwood Place in Cambridge, Massachusetts.

## **ABOUT PICKARD CHILTON**

Pickard Chilton is an international architectural practice noted for its expertise in the design of large, complex, and often high-profile buildings including corporate headquarters, high-rise commercial office and multi-family towers, hotels, and academic and life science facilities. The firm's layered perspective informs all of its work, presenting clients with a sophisticated, knowledge-based approach that emphasizes design vision, placemaking, integrity, a focus on client objectives, and exceptional service. Since 2006, projects totaling over 80 million square feet have been designated or targeted LEED Gold or Platinum, representing corporate, commercial, residential, and institutional buildings in design, under construction, or completed – one of the highest amounts in the United States. Headquartered in New Haven, Conn., the firm's recent completed projects include the Tokyo Midtown Yaesu tower in Tokyo, Japan; T3 RiNo in Denver, Co.; The Eight in Bellevue, Wa.; and, 325 Main, Google's new headquarters in Cambridge, Ma. Current projects include The RO development in Houston, Tx.; CoStar Group's new corporate campus in Richmond, Va.; 530 Howard Street in San Francisco; Sherwin-Williams's new headquarters in Cleveland, Oh.; Northwestern Mutual's North Office Building in Milwaukee, Wi; Mutual of Omaha's new headquarters in Omaha, Ne;. and Linkpillar 1 at Takanawa Gateway City in Tokyo, Japan; as well as commercial and residential developments in Austin, Atlanta, Dallas, Denver, Houston, San Francisco, and Stuttgart, Germany. Please visit [www.pickardchilton.com](http://www.pickardchilton.com) for more information.