

BUILDING III 3180 139TH AVE SE • BUILDING IV 3150 139TH AVE SE • BUILDING V 3120 139TH AVE SE

SUNSET NORTH

URBAN LIFESTYLE + SUBURBAN CONVENIENCE





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Class A office complex
totaling 464,297 SF



Immediate access
to I-90



Adjacent to
Eastgate Park & Ride



On-site deli +
fitness center



Ample surface +
covered parking



One of I-90's most
visible office complexes



[CLICK TO VIEW VIRTUAL
TOUR OF FITNESS CENTER](#)





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LOCATION

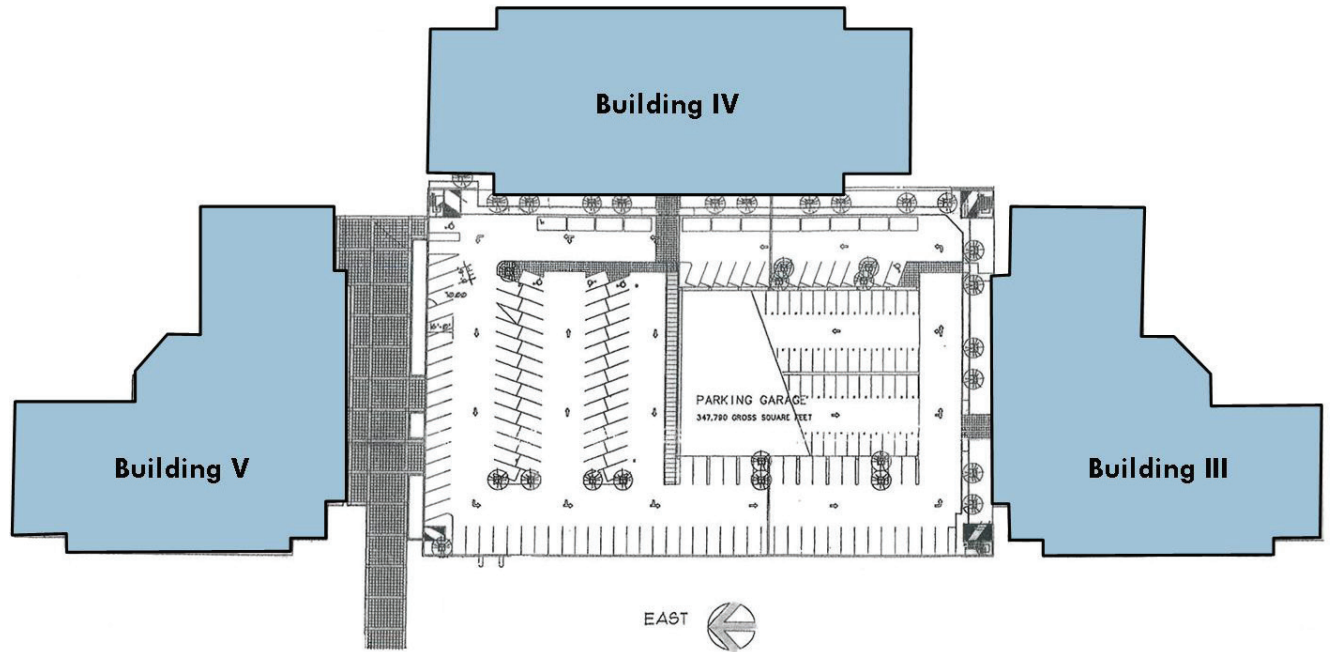
Sunset North is the premier Class A office complex located on the I-90 Corridor. The superior location offers rapid access to various transportation options, I-90, I-405, downtown Bellevue, Seattle & Sea-Tac Airport.

The adjacent Eastgate Park & Ride is the largest in the state and offers easy commuting options for commuters and carpoolers, while area amenities provide easy access to nearby retail, restaurants, dining options, and a hotel.





SITE PLAN



BUILDING III *(CLICK ON SUITE BELOW FOR FLOOR PLAN)*

Virtual Tour	Floor / Suite	RSF	Date Available	Quoted Rent
	1 / 120	3,872	NOW	INQUIRE WITH BROKER

Square footages subject to final confirmation in accordance with BOMA standards.











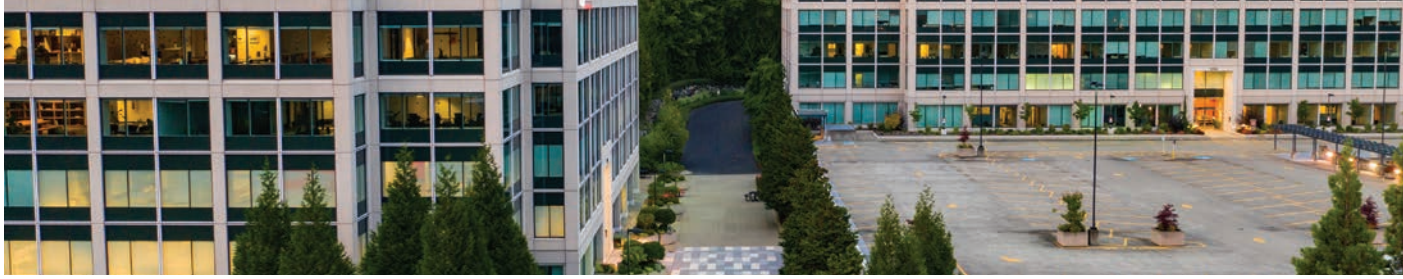
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URBAN AMENITIES

	DOWNTOWN BELLEVUE	SUNSET NORTH
 ABOVE STANDARD PARKING	No	YES! 1,595 stall garage; 3.8/1,000 RSF plus access to mass transit
 VIEWS	Depends on location	YES! Excellent unobstructed views of Seattle & Bellevue skylines and Olympic mountains
 DAYCARE	Depends on location	YES! Bright Horizons at Sunset (across the street)
 PARKS	Depends on location	YES! Adjacent park with tennis courts, basketball courts, trails/walking to Bellevue College
 MASS TRANSIT ADJACENT	Depends on location	YES! Immediately adjacent
 FOOD SERVICE	Yes	YES! On-site, next door, and across the street
 FITNESS FACILITIES	Depends on location	YES! On-site; 5,247 SF with the latest in free weights, cardiovascular equipment, showers and lockers
 HOTEL SERVICES	Yes	YES! Next door Hyatt House Hotel (also with restaurant/bar)



REAL SAVINGS + REAL VALUE

	DOWNTOWN BELLEVUE	SUNSET NORTH	ANNUAL SAVINGS
*PARKING	\$220 / stall per month + tax	Current: \$75 / stall per month + tax	\$8.06 per RSF
OPERATING EXPENSES	\$16.00 / RSF avg.	\$14.61 / RSF avg.	\$1.39 per RSF
SINGLE TENANT LOAD FACTOR	18.5% avg.	10.1% - 12.2% (11.15% avg.)	\$3.07 per RSF
RENTAL RATES	\$42.00 - \$53.00 / RSF, NNN	\$35.00 / RSF, NNN	\$7.00 - \$18.00 per RSF
TOTAL ANNUAL SAVINGS			
			\$19.52 to \$30.52 / RSF

* Based on 3.8/1,000 RSF

VALUE + URBAN AMENITIES



FACT SHEET

RBA:	3180 139 th Ave SE/Sunset North III	156,102 SF
	3150 139 th Ave SE/Sunset North IV	152,633 SF
	3120 139 th Ave SE/Sunset North V	155,562 SF
	<hr/> Total Square Footage	464,297 SF

Rental Rates: Inquire with listing brokers

Operating Expenses: 2024 Estimated Operating Expenses are \$14.61 per RSF

Load Factors: Per 1996 BOMA standards (varies from approximately 10.1% to 12.2% single-tenant load)

Parking: 3.8 stalls for every 1,000 square feet of usable area; 1,595 total stalls, the majority of which are covered

Exterior: The building, designed by the award-winning firm of Zimmer Gunsul Frasca, is distinguished by its stepped design and is clad in six-foot-high bands of tinted glass and custom architectural panels.

Lobbies: The bright lobby features maple paneling and Bentley Firenze style carpet bordered with polished Canadian Gold granite.

Views: The building features sweeping, unobstructed views of the downtown Seattle skyline and the Olympic Mountains.

Plaza: The area features native plantings, outdoor walkways and seating areas that take full advantage of the natural beauty.

Security: The building has roving security and a key card access system.

HVAC: The HVAC consists of a state-of-the-art energy management system for maximum comfort and efficiency.

Elevators: The buildings feature two passenger elevators and a freight elevator.

Fiber Optics: Providers of fiber optics include Century Link, Zayo, and Comcast.



Green Initiatives:



Sunset North Building has achieved LEED Silver certification and has implemented the following building upgrades to increase energy efficiency and improve tenant comfort:

- Plumbing and electrical retrofits to reduce usage, including hands-free faucets, auto flushers on all restroom fixtures and light system controls to minimize electrical consumption;
- Reducing the overall trash produced on the Property by providing co-mingled paper, glass and aluminum desk-side recycling bins and customer waste reduction education program;
- Utilizing environmentally friendly products and practices for janitorial, pest control and landscaping services;
- Sustainable Purchasing - when possible, using recycled/reclaimed products and materials reducing the use of non-sustainable products required for maintenance;
- On-site locker rooms and showers for cyclists commuting to the property, as well as close proximity to the King County Metro Eastgate Park & Ride

Athletic Facility:

State-of-the-art fitness center located in Building V. Secured bike racks in parking garage.

Restaurants/Food Service:

Deli/carry-out restaurant

Area Amenities:

Minutes from a neighborhood park, courts, trail system, Eastgate Park & Ride, on-site fitness center, adjacent to Hyatt House Hotel and several restaurants and retail services, including daycare across the street and Bright Horizons at Sunset.

Location:

Conveniently located, the building nestled along Interstate 90 with easy access to downtown Bellevue (10 minutes away) and downtown Seattle (20 minutes away). Seattle-Tacoma International Airport is easily accessible via I-405, just minutes west of I-90.





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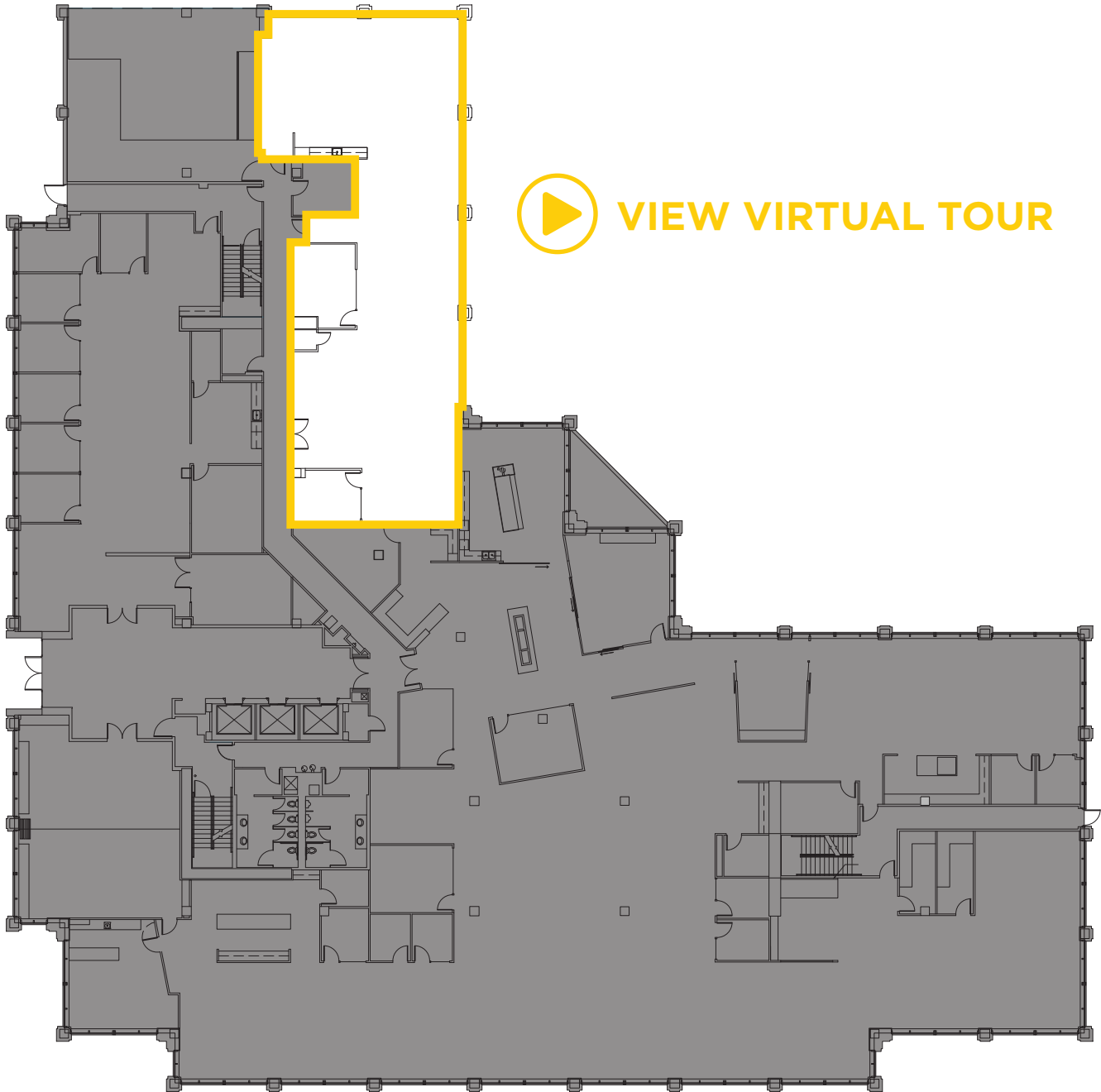
FLOOR PLAN

BUILDING III

SUITE 120

AS BUILT

3,872 RSF



The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

Broderick Group, Inc.

Paul Sweeney + Jason Furr + Tony Ulacia

425.646.3444

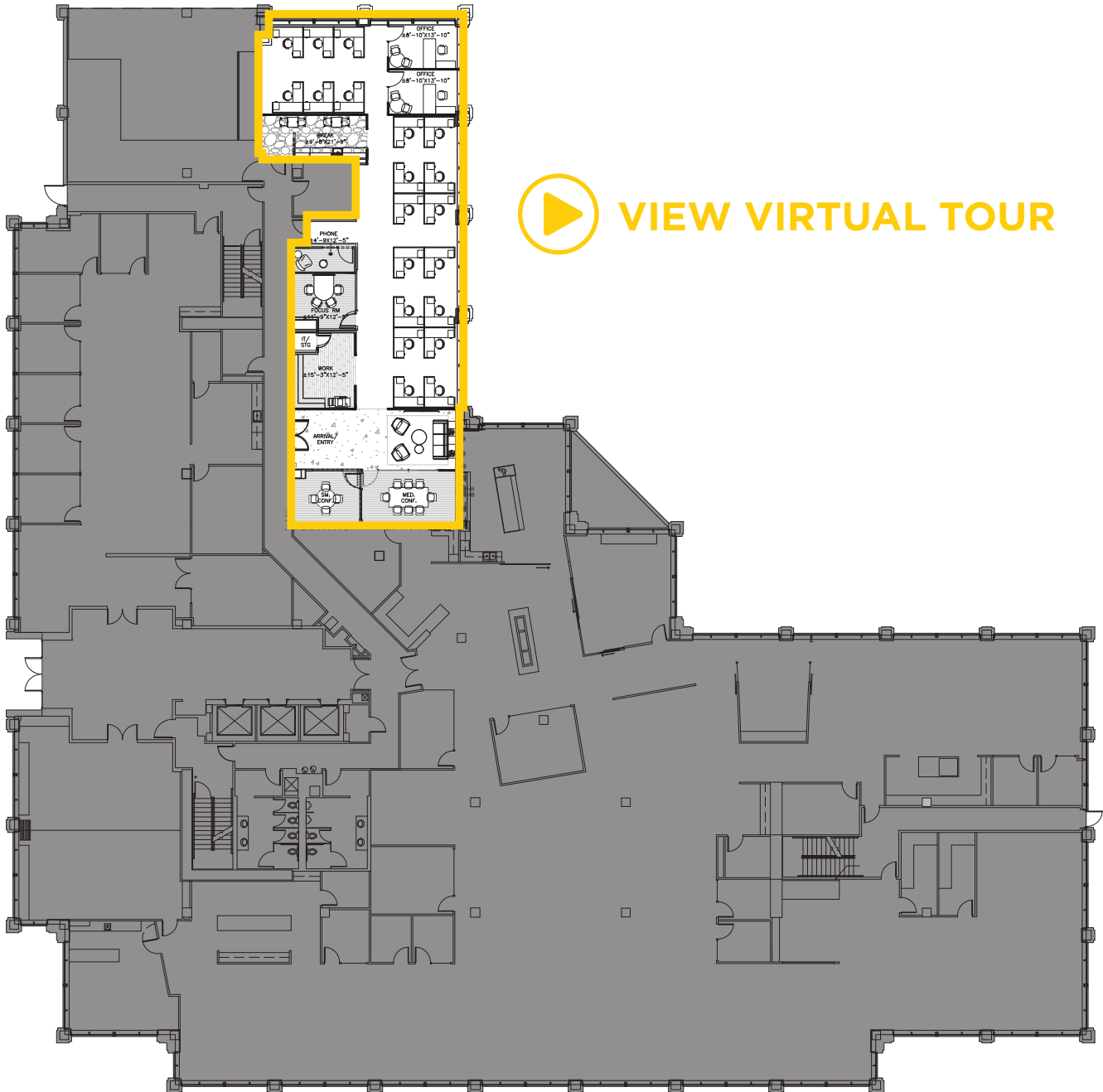
FLOOR PLAN

BUILDING III

SUITE 120

PROPOSED LAYOUT

3,872 RSF



VIEW VIRTUAL TOUR



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