



# STERLING CAMPUS

3535,3545 FACTORIA BLVD SE & 12600 SE 38TH ST | BELLEVUE, WASHINGTON



A 278,000 SF PREMIER OFFICE CAMPUS AT THE INTERSECTION OF THE EASTSIDE'S TWO MAJOR FREEWAYS

URBAN AMENITIES | SUBURBAN BENEFITS

## STERLING PLAZA 1

3535 Factoria Blvd SE  
Bellevue, Washington



## STERLING PLAZA 2

3545 Factoria Blvd SE  
Bellevue, Washington



## 12600 BUILDING

12600 SE 38th Street  
Bellevue, Washington



CLICK TO WATCH THE  
STERLING CAMPUS VIDEO

## PROPERTY HIGHLIGHTS



Prime location at the junction of I-90 & I-405 with excellent access to both freeways and prime visibility



Generous 3.5 stalls per 1,000 RSF of parking includes covered & surface stalls



Top quality construction; attractive concrete & steel buildings with above standard electrical & cooling



Unmatched retail, restaurants, & hotels; over 1 million SF in immediate walking distance


# AVAILABLE SPACE

## STERLING PLAZA I

VIRTUAL TOUR	FLOOR / SUITE	AVAILABLE SF	AVAILABLE DATE	LEASE RATE	COMMENTS
	4 / 430	3,681 RSF	Now	\$35.00/RSF, NNN	Efficient layout with mix of private offices, conference rooms and open work area
	5 / 500	5,747 RSF	Now	\$35.00/RSF, NNN	Recent improved with traditional financial services configuration of abundant private offices.
	5 / 550	8,195 RSF	60 days' notice	\$35.00/RSF, NNN	Fully built-out space with mix of private offices and conference rooms.

## STERLING PLAZA II - 100% LEASED

## 12600 BUILDING

VIRTUAL TOUR	FLOOR / SUITE	AVAILABLE SF	AVAILABLE DATE	LEASE RATE	COMMENTS
	1 / 150	6,807 RSF	Now	\$39.00/RSF, FS	Updated and refreshed condition with full height glass throughout the space. Balanced mix of open cubicle area and private offices or meeting rooms, and a break area with a kitchenette.
	1 / 150A	2,891 RSF	Now	\$39.00/RSF, FS	Updated and refreshed condition with full height glass throughout the space. Balanced mix of open cubicle area and private offices or meeting rooms, and a break area with a kitchenette.
	1 / 150B	3,916 RSF	Now	\$39.00/RSF, FS	Updated and refreshed condition with full height glass throughout the space. Balanced mix of open cubicle area and private offices or meeting rooms, and a break area with a kitchenette.

# FACT SHEET

<b>Load Factors:</b>	SP1: 21% multi-tenant load. 14% single-tenant load. SP2: Varies per floor from approximately 12.9% – 13.4% single tenant load or 19% multi-tenant load.
<b>Parking:</b>	3.5/1,000 RSF (SP1: Including approximately 0.5/1,000 covered) (SP2: Including approximately 1.75/1,000 RSF covered stalls). Current garage rate for covered stalls is \$50.00 per stall plus tax.
<b>2023 Est. OPEX:</b>	SP1: \$12.22 SP2: \$13.46
<b>Nearby Restaurants/Retail:</b>	Over one million square feet of retail in immediate walking distance, including over 20 restaurants, numerous coffee, banks & a hotel. <a href="#">Click here to view amenity map</a>
<b>Management/Ownership:</b>	Locally owned and managed by Sterling Realty Organization.
<b>Exercise/Weights/Cardio Room:</b>	Brand new exercise facility including showers and lockers on the first floor of SP1. <a href="#">Click here for virtual tour of the fitness facility.</a>
<b>Power:</b>	SP2: 18 watts per square foot (excessive power to accommodate high tech use).
<b>Fiber Optic Capability:</b>	Fiber optic capability provided by CenturyLink and Comcast to SP1 and SP2.
<b>HVAC System:</b>	SP2: Building HVAC system features VAV system with floor-by-floor air conditioning units located in a rooftop penthouse. Each floor's HVAC system can be isolated and run independent of the rest of the building. Series fan powered VAV boxes with electric heaters provide zone control.  VAV zone density averages one (1) zone per 700 square feet of office space.  HVAC system is sized for 3.3 watts/SF of miscellaneous tenant equipment cooling load. An additional 1.3 watts/SF is available to handle cooling for the lighting loads. HVAC system is fully built out on each floor for an open office concept throughout, including all ducting, VAV boxes, supply air and return air grilles and space temperature controls.  Building automation system is an electronic energy management system as manufactured by Alerton. It is capable of multiple occupancy schedules, off hour overrides and off-site monitoring and alarming. Provisions are included for spot cooling of tenant equipment. Forty-five (45) tons of spare capacity is available in the building's core condenser system that can serve a single floor or be distributed throughout all floors.
<b>Fire Protection System:</b>	SP1 & SP2: The buildings are fully sprinklered with a light hazard wet system (12600 is not sprinklered). SP2: All sprinkler heads are quick response type.
<b>Elevators:</b>	SP1 & SP2: Three (3) elevators direct from parking structure to all office floors.
<b>Commute Times:</b>	Five (5) minutes to downtown Bellevue, ten (10) minutes to Seattle, seventeen (17) minutes to Sea-Tac Airport.
<b>Contact:</b>	GRANT YERKE - 425.646.5264 - <a href="mailto:yerke@broderickgroup.com">yerke@broderickgroup.com</a> CLAYTON HOLM - 425.274.4287 - <a href="mailto:holm@broderickgroup.com">holm@broderickgroup.com</a> COLIN TANIGAWA - 425.274.4283 - <a href="mailto:tanigawa@broderickgroup.com">tanigawa@broderickgroup.com</a>

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.





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3535 Factoria Blvd SE  
Bellevue, Washington

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yerke@broderickgroup.com

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**SRO**

**BRODERICK**  
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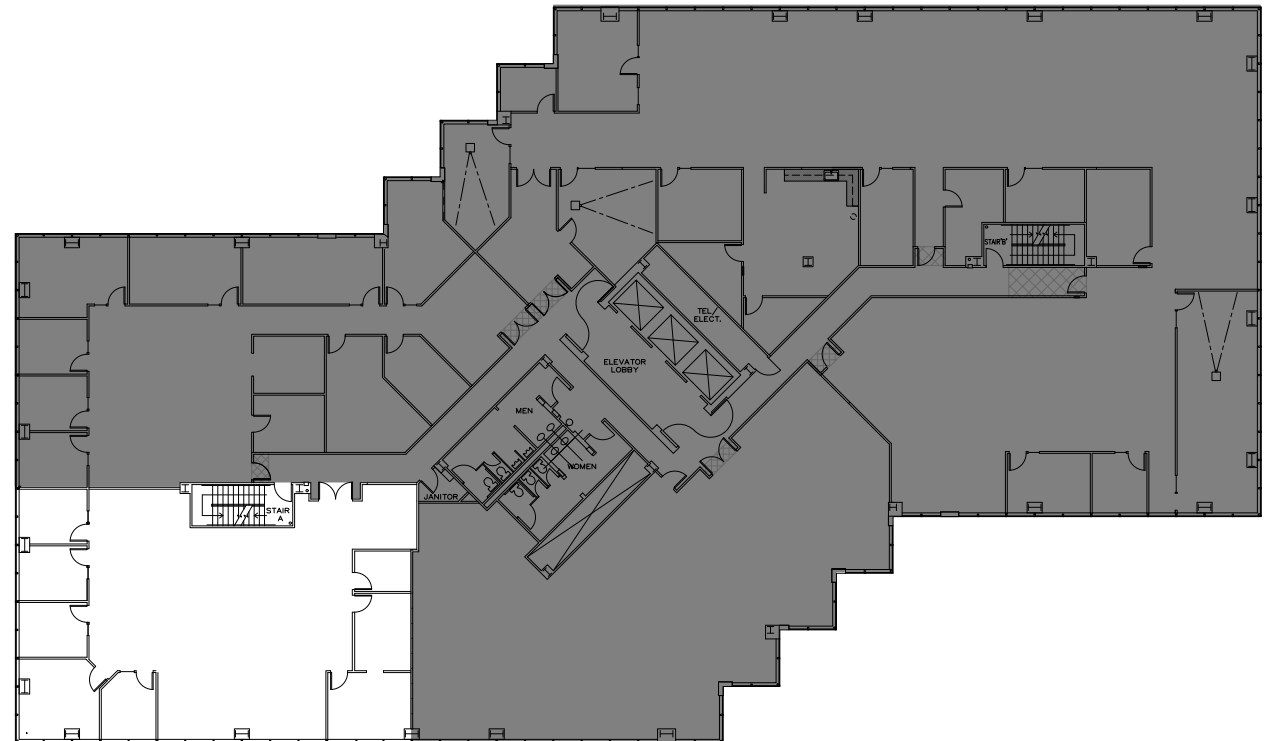
# FLOOR 4 | SUITE 430

## 3,681 RSF

Available now

Efficient layout with mix of private offices,  
conference rooms and open work area

Lease Rate: \$35.00/RSF, NNN





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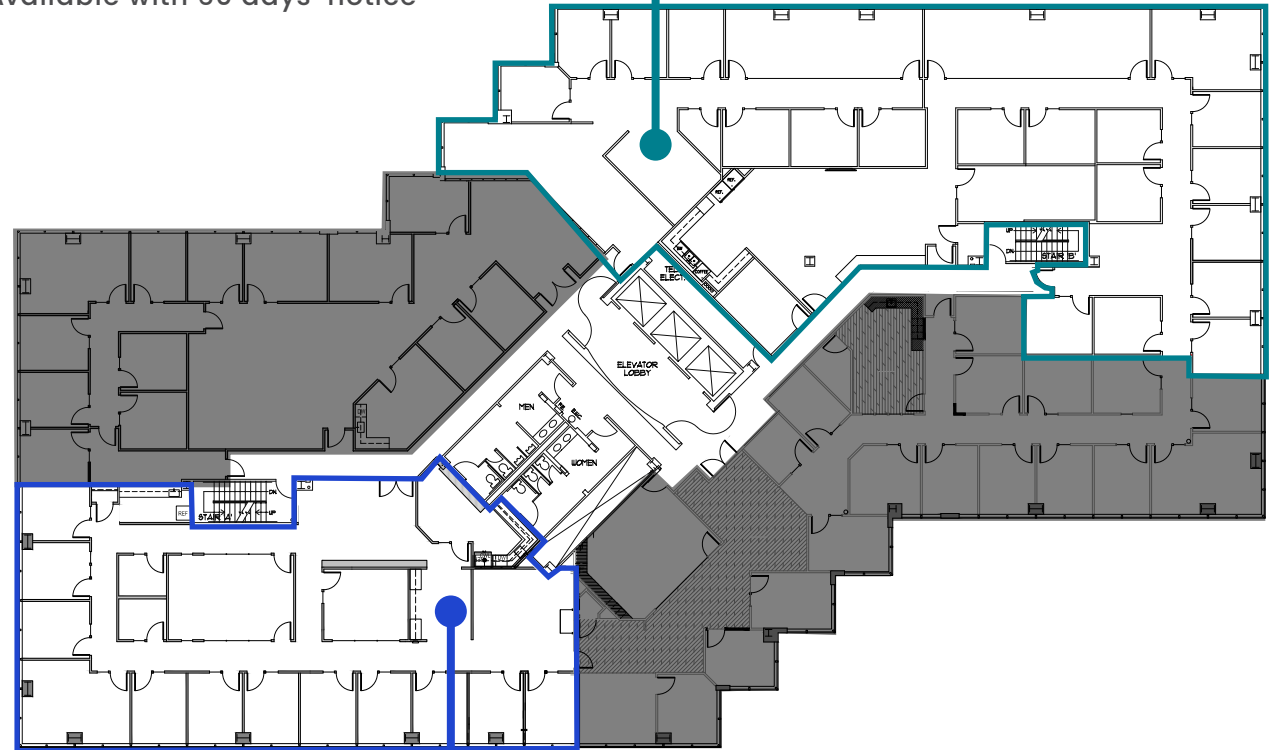
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## FLOOR 5

**Suite 550**  
8,195 RSF  
Available with 60 days' notice



**Suite 500**  
5,747 RSF  
Available Now





# 12600 BUILDING

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VIEW VIRTUAL TOUR  
MARKET READY SPACE

# FLOOR 1 | SUITE 150

## 6,807 RSF

Available now

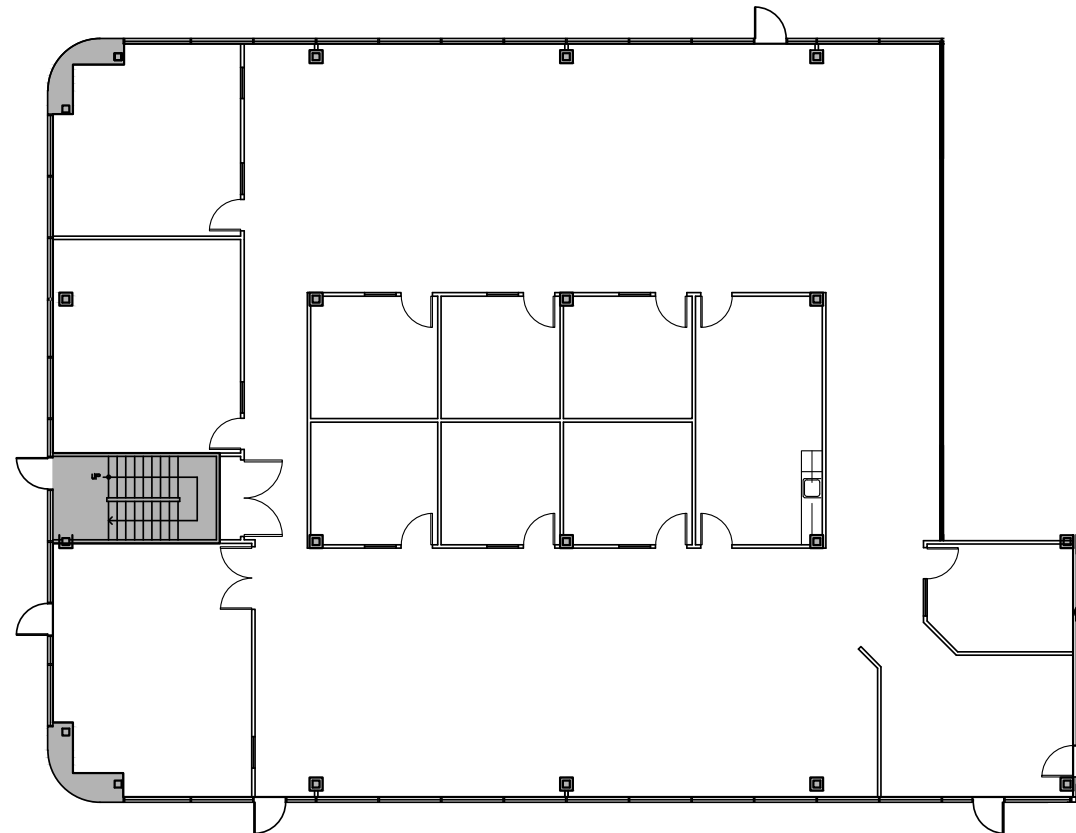
Updated and refreshed condition

Full height glass throughout the space

Balanced mix of open cubicle area and private offices or meeting rooms

Break area with kitchenette

Lease Rate: \$39.00/RSF, FS





# 12600 BUILDING

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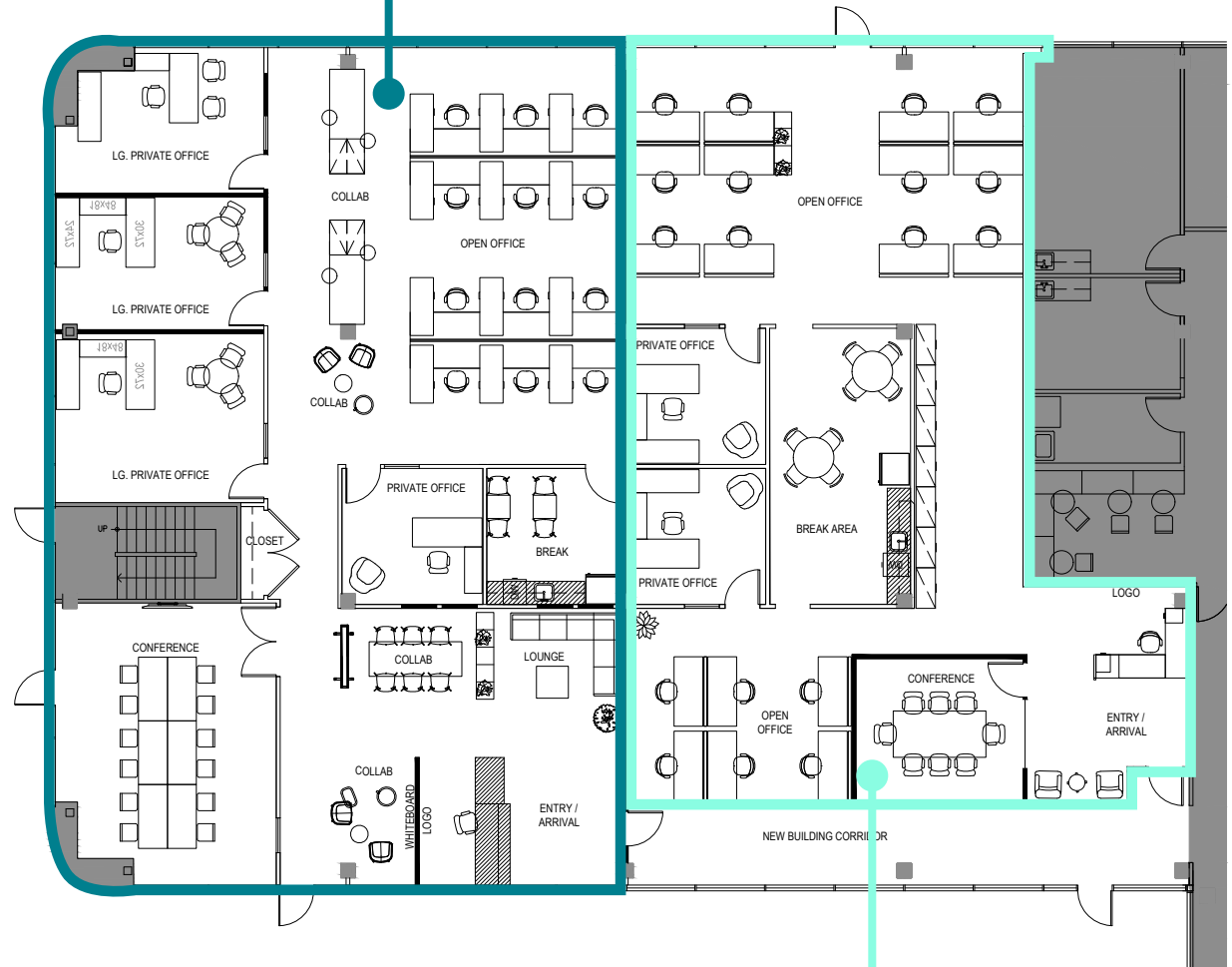
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# FLOOR 1

**Suite 150B**  
3,916 RSF  
Available Now

**TWO suites demised  
for up to 6,807 RSF**



**Suite 150A**  
2,891 RSF  
Available Now





# RECENTLY CONSTRUCTED



## FITNESS FACILITY



CLICK TO VIEW THE NEW  
FITNESS FACILITY



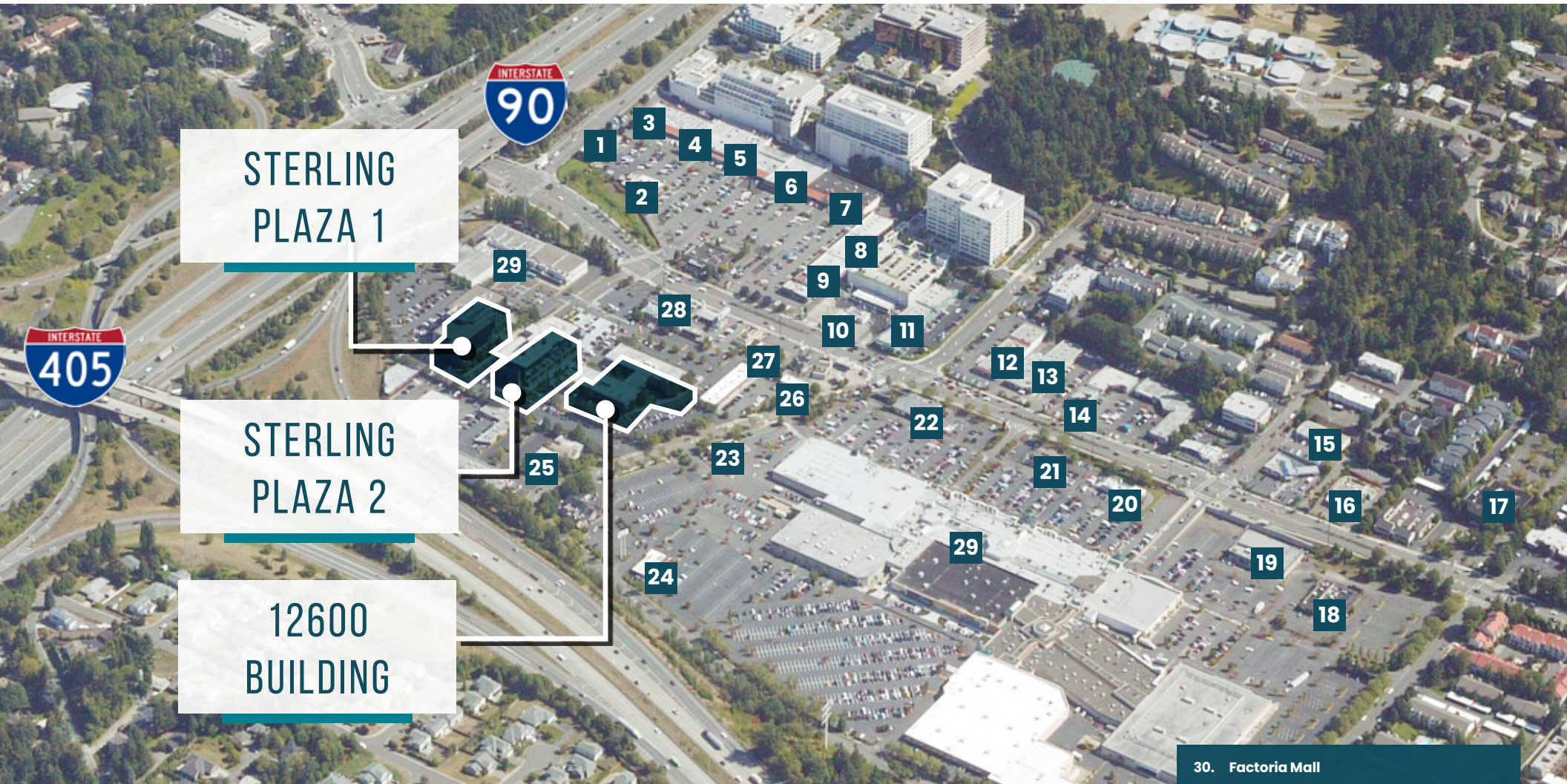
## RENOVATED SHOWERS & LOCKERS

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# STERLING CAMPUS

# AMENITIES MAP



- 1. Tokyo Japanese
- 2. Applebee's
- 3. Square Lotus
- 4. QFC; QFC Pharmacy
- 5. Great Harvest Bread Co.
- 6. Bartell Drugs
- 7. Kung-Ho Chinese
- 8. Tasty Thai / BECU / T-Mobile

- 9. Starbucks / Musashi's / Subway / Sideline Sports Bar
- 10. Chevron / Brown Bear Car Wash
- 11. Jimmy John's / Tofu 101 / Peking Wok
- 12. The Saigon Cafe & Deli
- 13. Boulangerie Bakery & Cafe / I Love Pho / Verizon
- 14. Taco Time

- 15. Toshi's Teriyaki
- 16. McDonald's
- 17. Key Bank
- 18. Ricardo's Mexican Restaurant
- 19. Big 5
- 20. Burger King
- 21. Chase Bank
- 22. Bank of America

- 23. KFC
- 24. Novilhos Brazilian Steak House
- 25. Top Gun Seafood Restaurant
- 26. Shanghai Cafe / Katsu Burger / Thai Ginger
- 27. Taco Bell
- 28. Ezell's Famous Chicken
- 29. AMC Loews Factoria Cinema

30. Factoria Mall	
Amazon Fresh	Bath & Body Works
Boba T	DSW
Cold Stone Creamery	Factoria Shoe Repair
Dim Sum Factory	Famous Footwear
Gophers	Norstrom Rack
Greek Express	Old Navy
Jamba Juice	Target
Panda Express	TJ Maxx
Panera Bread	Ulta Beauty
Red Robin Safeway	Wal-Mart