



STERLING CAMPUS

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



A 278,000 SF PREMIER OFFICE CAPUS 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

BRAND NEW



FITNESS FACILITY




**CLICK TO VIEW THE NEW
FITNESS FACILITY**



RENOVATED SHOWERS & LOCKERS

AVAILABLE SPACE


STERLING PLAZA I

VIRTUAL TOUR	FLOOR / SUITE	AVAILABLE SF	AVAILABLE DATE	LEASE RATE	COMMENTS
	6 / 610	3,845 RSF	Now	\$35.00/RSF, NNN	Market-ready work completed which includes new double-door entry, new ceiling tile, grid, lights, carpet, and paint. Bright northwest corner, top floor space. Additional improvements easily added as tenant requires.

STERLING PLAZA II

VIRTUAL TOUR	FLOOR / SUITE	AVAILABLE SF	AVAILABLE DATE	LEASE RATE	COMMENTS
	3 / 300	21,233 RSF	12/1/2022	\$36.00/RSF, NNN	Either a single floor leasing opportunity OR up to 61,800 RSF CONTIGUOUS on Floors 3 – 5, interstitial stairways between Floors 3 & 4 and 4 & 5. Space in excellent condition with an open layout ideal for a tech company, across the street from T-Mobile's World Headquarters and located in the amenity-rich Factorial Mall area, prime Bellevue location / junction of I-90 and I-405, with rare building signage opportunity.
	4 / 400	21,192 RSF	12/1/2022	\$36.00/RSF, NNN	Up to 61,800 CONTIGUOUS on Floors 3 – 5, interstitial stairways between Floors 3 & 4 and 4 & 5. Space in excellent condition with an open layout ideal for a tech company, across the street from T-Mobile's World Headquarters, located in the amenity-rich Factoria Mall area, and prime location / junction of I-90 and I-405, with rare building signage opportunity fronting I-405.
	5 / 500	19,375 RSF	12/1/2022	\$36.00/RSF, NNN	Top floor, single floor availability OR up to 61,800 RSF CONTIGUOUS on Floors 3 – 5, interstitial stairways between Floors 3 & 4 and 4 & 5. Space in excellent condition with mostly open layout, three exterior decks. Across the street from T-Mobile's World Headquarters and located in the amenity-rich Factorial Mall area, prime location / junction of I-90 and I-405, with rare building signage opportunity.

12600 BUILDING

VIRTUAL TOUR	FLOOR / SUITE	AVAILABLE SF	AVAILABLE DATE	LEASE RATE	COMMENTS
	1 / 150	7,468 RSF	Now	\$41.50/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.
	2 / 200	2,796 RSF	Now	\$39.00/RSF, FS	Three private offices, call room, one conference room, kitchenette and reception area. Market-ready space.

FACT SHEET

Load Factors:	SP1: 17.65% multi-tenant load. Single tenant on a floor by floor basis. SP2: Varies per floor from approximately 12.9% – 13.4% single tenant load or 19% multi-tenant load.
Parking:	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.
2022 Est. OPEX:	SP1: \$12.22 SP2: \$13.46
Nearby Restaurants/Retail:	Over one million square feet of retail in immediate walking distance, including over 20 restaurants, numerous coffee, banks & a hotel. Click here to view amenity map
Management/Ownership:	Locally owned and managed by Sterling Realty Organization.
Exercise/Weights/Cardio Room:	Brand new exercise facility including showers and lockers on the first floor of SP1. Click here for virtual tour of the fitness facility.
Power:	SP2: 18 watts per square foot (excessive power to accommodate high tech use).
Fiber Optic Capability:	Fiber optic capability provided by CenturyLink and Comcast to SP1 and SP2.
HVAC System:	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.
Fire Protection System:	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.
Elevators:	SP1 & SP2: Three (3) elevators direct from parking structure to all office floors.
Commute Times:	Five (5) minutes to downtown Bellevue, ten (10) minutes to Seattle, seventeen (17) minutes to Sea-Tac Airport.
Contact:	PAUL SWEENEY - 425.646.5225 - sweeney@broderickgroup.com GRANT YERKE - 425.646.5264 - yerke@broderickgroup.com CLAYTON HOLM - 425.274.4287 - holm@broderickgroup.com COLIN TANIGAWA - 425.274.4283 - tanigawa@broderickgroup.com

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.





STERLING CAMPUS I

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Bellevue, Washington

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VIEW VIRTUAL TOUR
MARKET READY SPACE

FLOOR 6 | SUITE 610

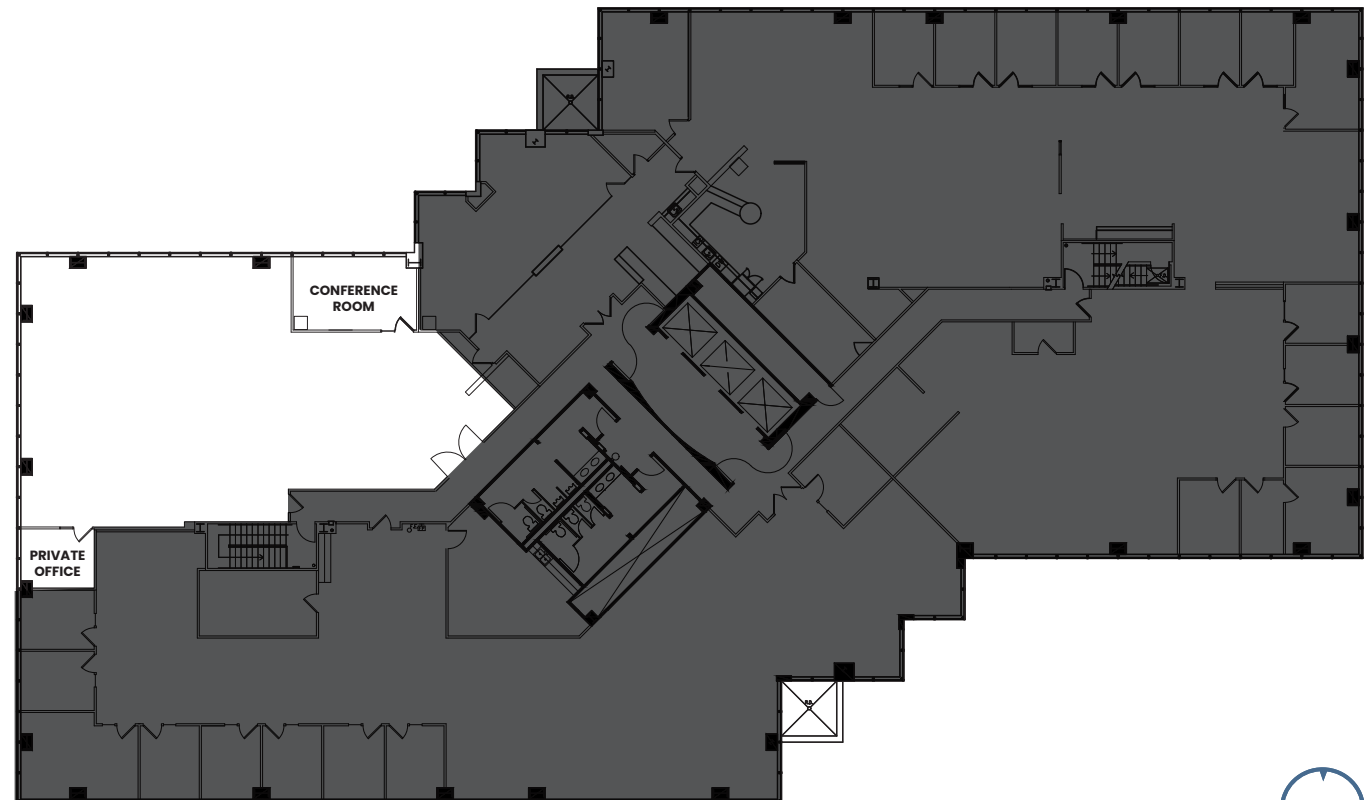
3,845 RSF

Available now

Top floor - northwest corner

Market-ready work completed which includes new ceiling grid, tile, lights, and carpet

Open space with windowed conference room, and private office, additional improvements can be added





STERLING CAMPUS II

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FLOOR 3 | SUITE 300

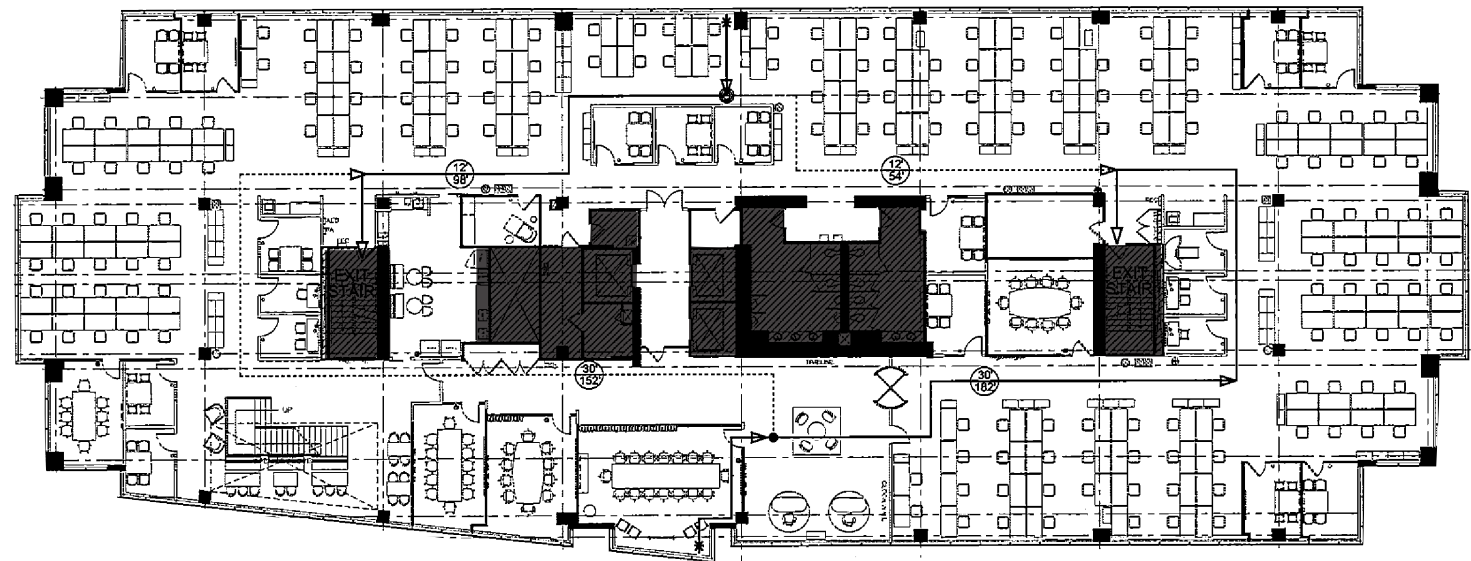
21,233 RSF

Available 12/1/2022

Single floor OR up to 61,800 RSF CONTIGUOUS on floors 3-5

Rare building signage opportunity

Excellent condition with an open layout ideal for tech company





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FLOOR 4 | SUITE 400

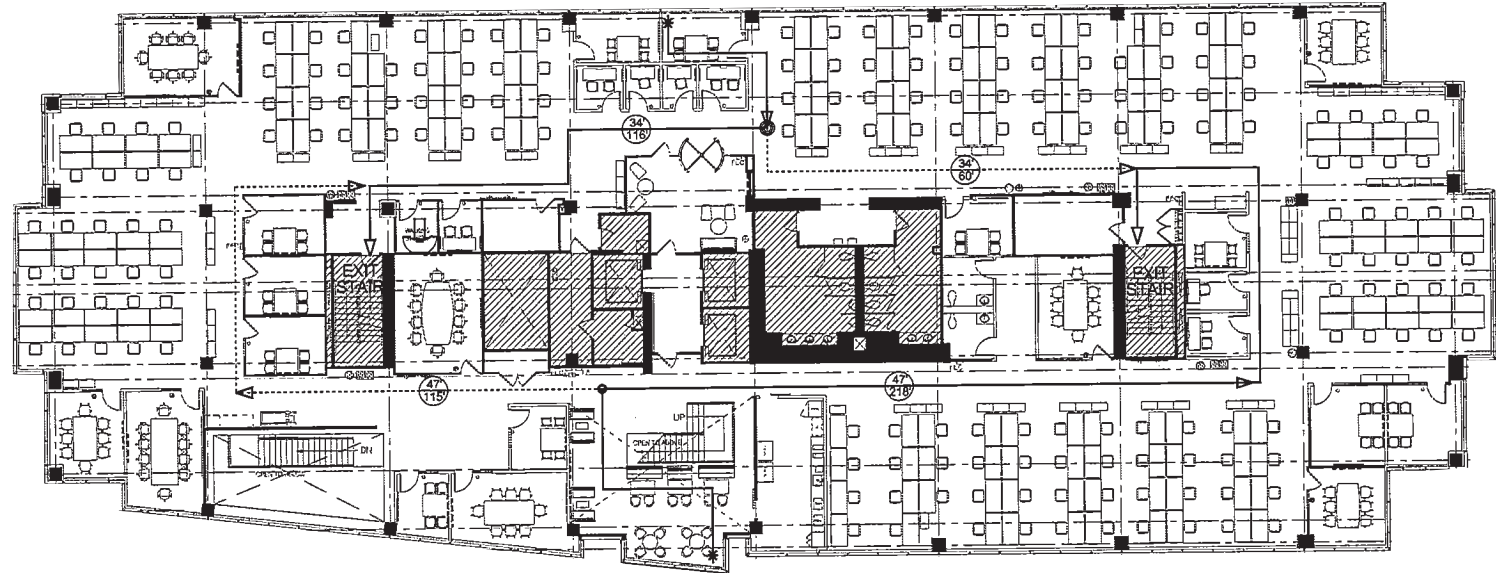
21,192 RSF

Available 12/1/2022

Up to 61,800 RSF CONTIGUOUS on floors 3-5

Open layout ideal for tech company

Rare building signage opportunity fronting I-405





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FLOOR 5 | SUITE 500

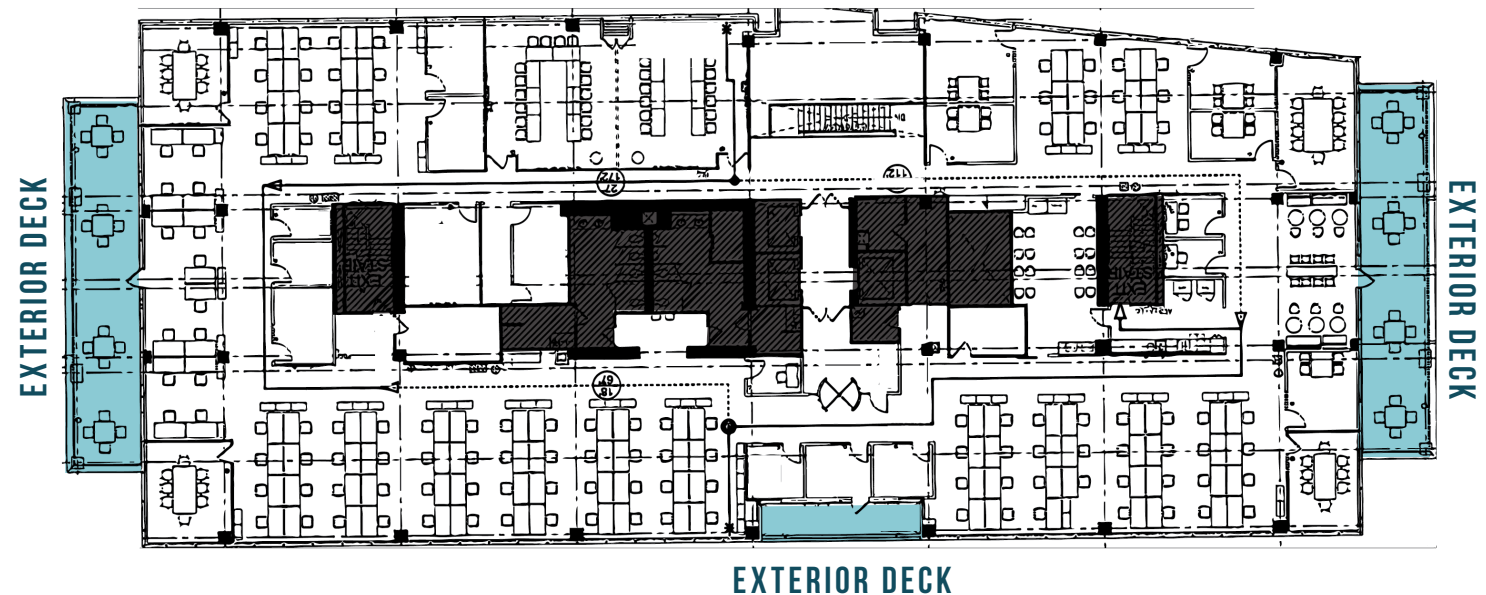
19,375 RSF

Available 12/1/2022

Top floor, single floor availability OR Up to 61,800 RSF
contiguous on floors 3-5

Building signage opportunity facing I-405

Open configuration with numerous conference rooms and
kitchen/cafeteria





12600 BUILDING

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VIEW VIRTUAL TOUR
MARKET READY SPACE

FLOOR 1 | SUITE 150

7,468 RSF

Available now

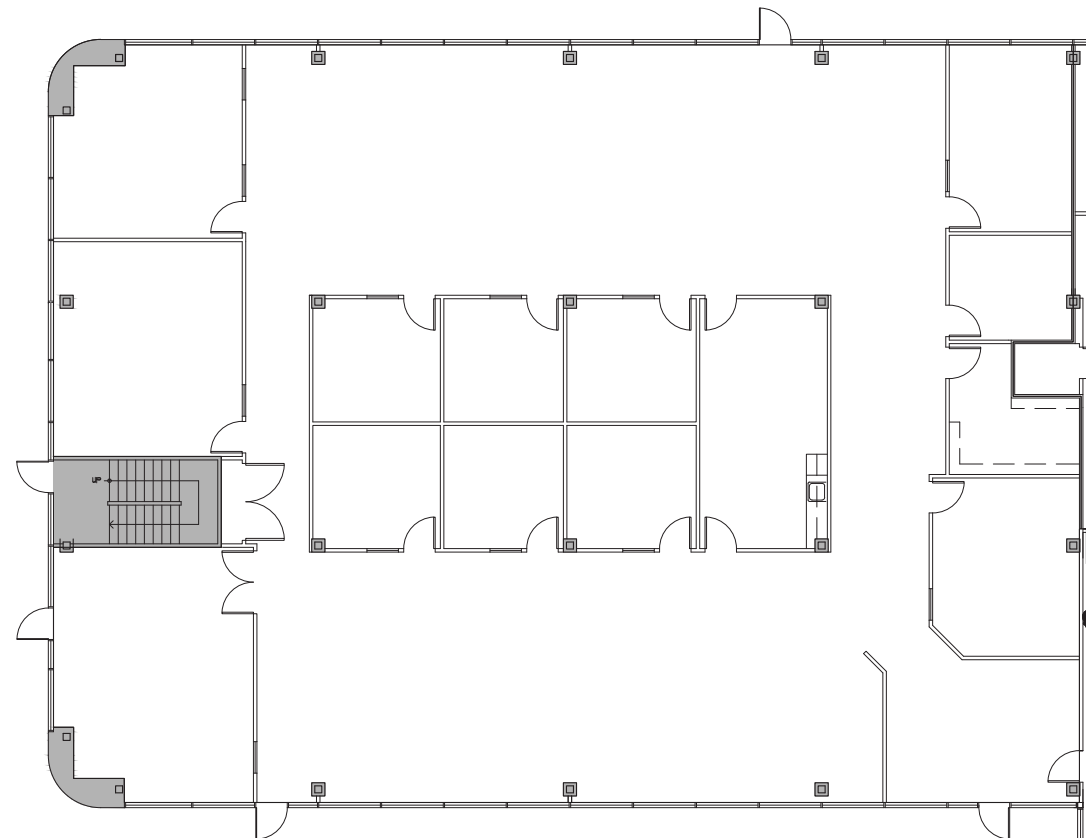
Updated and refreshed condition

Full height glass throughout the space

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

Break area with Kitchenette

Lease Rate: \$41.50/RSF, FS





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FLOOR 2 | SUITE 200

2,796 RSF

Available now

Three private offices

Call Room

One conference Room

Kitchenette

Reception area

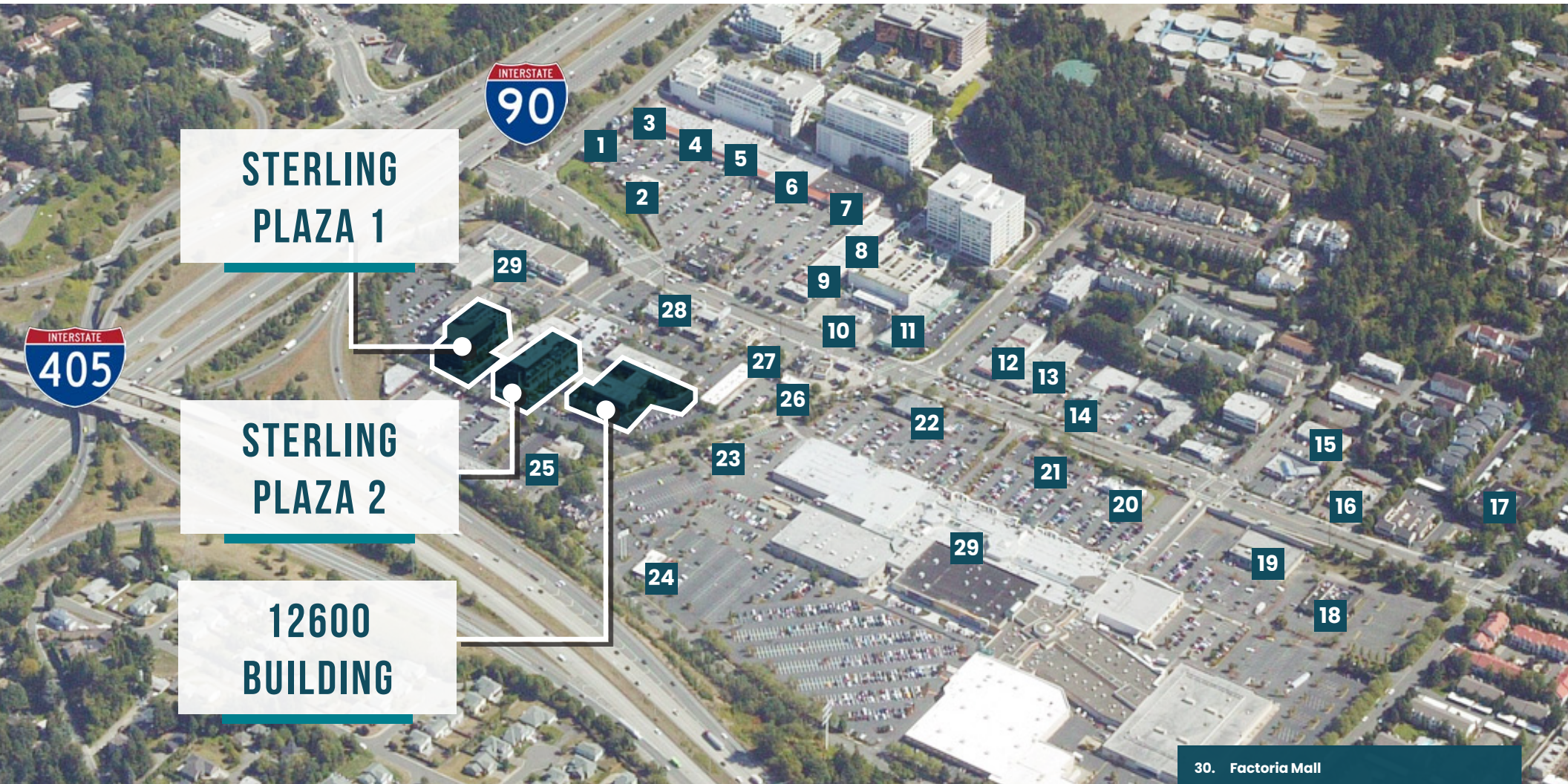
Lease Rate: \$39.00/RSF, FS

Market ready space



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