



# SUNSET

CORPORATE CAMPUS



**AVAILABLE FOR LEASE** | 13810 - 13920 SE EASTGATE WAY | BELLEVUE, WA 98005



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**REAL ESTATE  
INVESTORS**



# FEATURES



**TIMELESS  
ARCHITECTURE**



**SPECTACULAR  
VIEWS**



**COVERED  
PARKING**



**ON-SITE  
MANAGEMENT**



**FITNESS  
CENTER**



**SHOWERS  
& LOCKERS**



**DAYCARE  
NEXT DOOR**



**INSTITUTIONALLY  
OWNED**



**UPGRADED  
BUILDING LOBBIES**



**BEAUTIFULLY  
LANDSCAPED**



**ON-SITE  
DELI**



*Renovated  
Building Lobby*

## PROPERTY HIGHLIGHTS

### ADDRESS

13810-13920 SE Eastgate Way  
Bellevue, Washington

### BUILDING SIZE

314,275 RSF  
Building I 157,268 RSF  
Building II 157,007 RSF

### NUMBER OF FLOORS

5 per building

### YEAR CONSTRUCTED

1992/1998

### SITE AREA

9.33 acres

### CEILING CLEAR HEIGHT

First floors 14'  
Upper floors - 9'  
standard height

### LEED CERTIFICATION

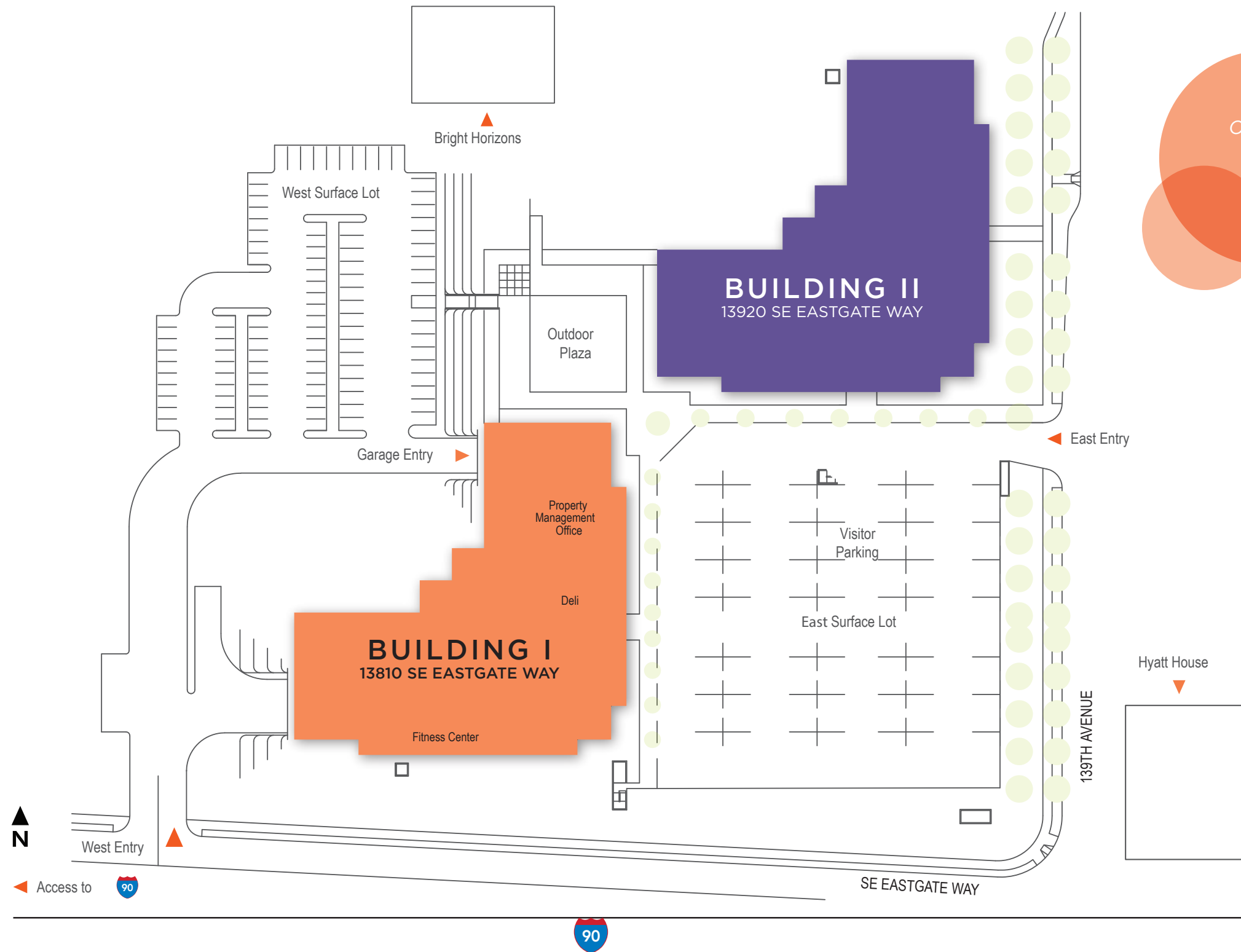
LEED Gold Certified\*

### ESTIMATED 2022 OPEX

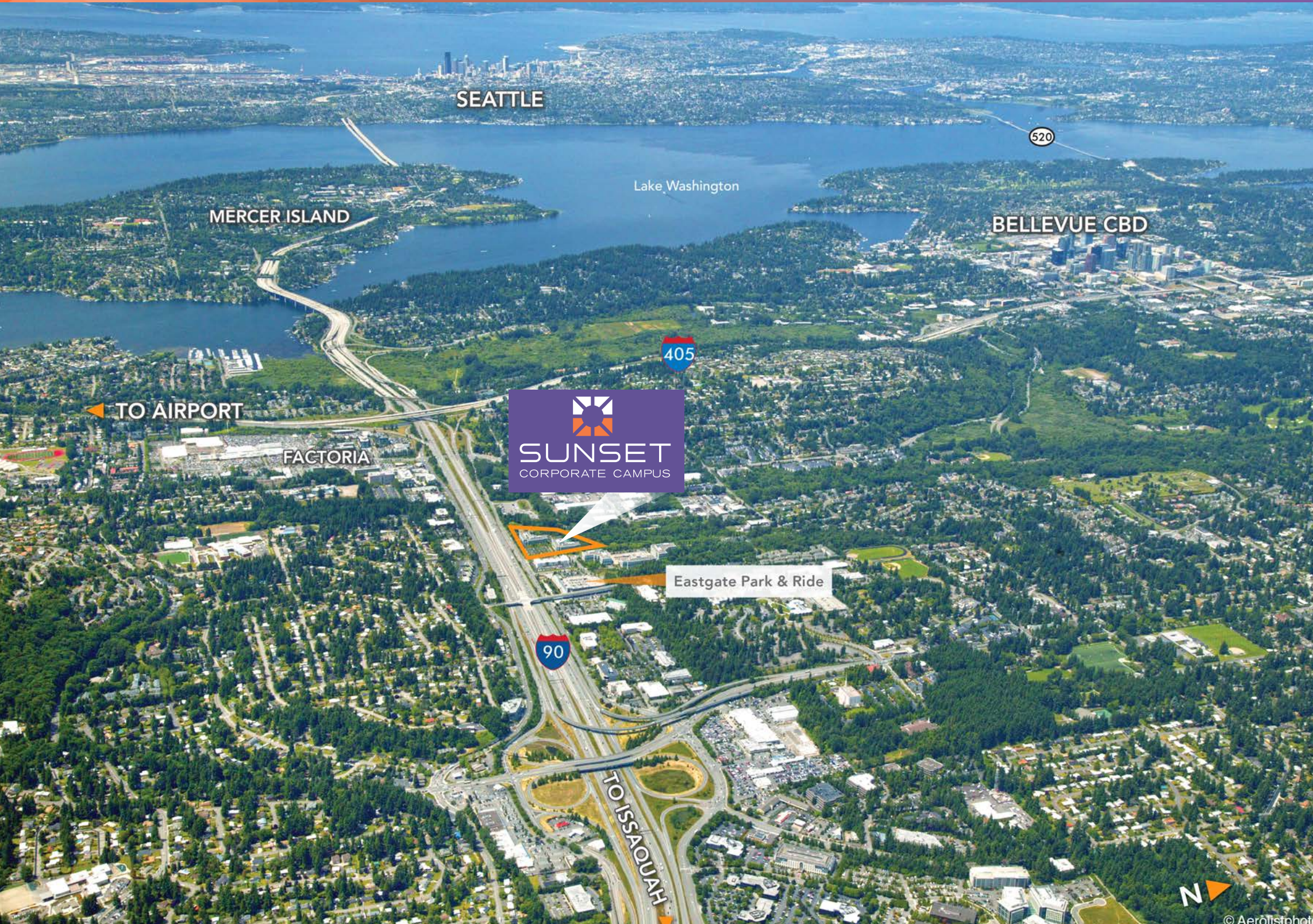
Building I \$15.42/RSF  
Building II \$15.37/RSF

*\*Sunset Corporate Campus 1 & 2 has earned LEED EB: O+M Gold Certification*

# SITE PLAN



# SUPERIOR LOCATION & ACCESS



## LOCATION HIGHLIGHTS



Convenient I-90 location with easy freeway access to I-405



Freeway Visibility



Minutes from the Eastgate Park & Ride, served several bus lines to downtown Bellevue, Seattle, Kirkland and beyond



Numerous restaurants and retail amenities in the Factoria Mall area



Minutes from two hotels: Hyatt House and Embassy Suites



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