



SUNSET

CORPORATE CAMPUS

BUILDING I - 13810 SE EASTGATE WAY

BUILDING II - 13920 SE EASTGATE WAY



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BELLEVUE, WA 98005



REAL ESTATE
INVESTORS

CBRE

BEST-IN-CLASS FEATURES

- TIMELESS ARCHITECTURE
- SPECTACULAR VIEWS
- ON-SITE DELI
- FITNESS CENTER
- SHOWERS AND LOCKERS
- COVERED PARKING
- DAYCARE NEXT DOOR
- HOTEL NEXT DOOR
- INSTITUTIONALLY OWNED
- ON-SITE MANAGEMENT



PROPERTY HIGHLIGHTS



BUILDING SIZE

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



NUMBER OF FLOORS

5 per building



PARKING RATIO

3.4/1,000 SF

\$77.00/Stall/Month
for general
(surface & garage)

\$95.00/Stall/Month
for executive permits
(garage)



CEILING CLEAR HEIGHT

First floors 14'
Upper floors - 9'
standard height



LEED CERTIFICATION

LEED EB: O+M LEED
Gold Certified



ESTIMATED 2023 OPEX

Building I \$14.23/RSF
Building II \$14.19/RSF

RENOVATED LOBBIES

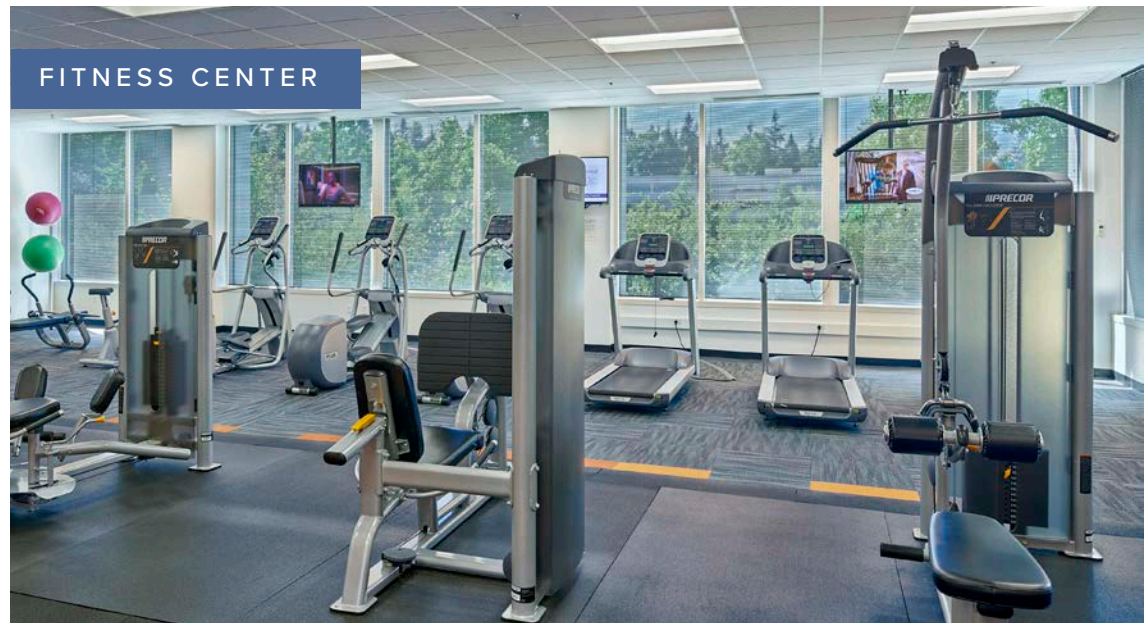


ELEVATED TENANT EXPERIENCE

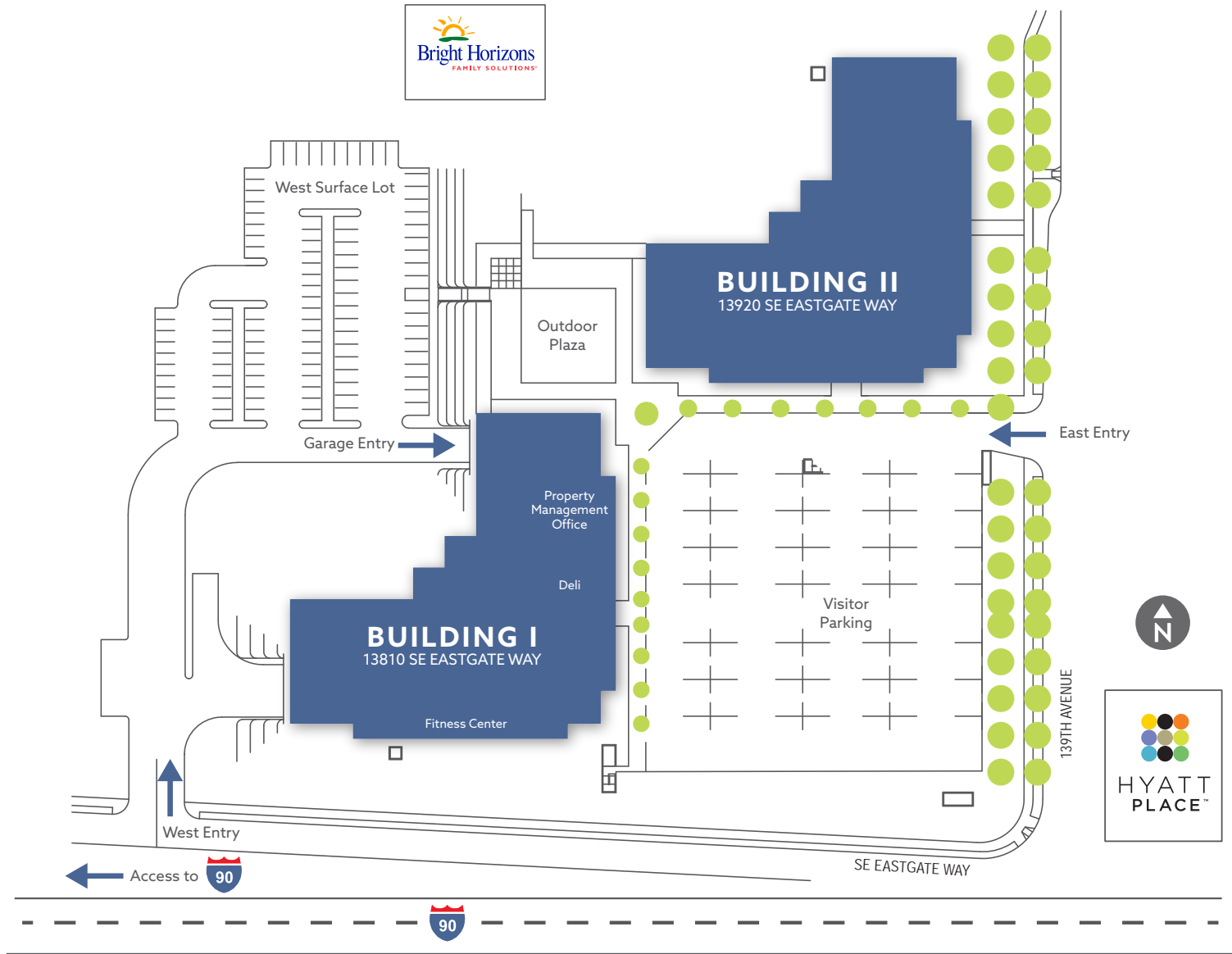
ON-SITE DELI



FITNESS CENTER



SITE PLAN



SEATTLE

520

Lake Washington

MERCER ISLAND

BELLEVUE CBD

← TO AIRPORT

FACTORIA



SUNSET
CORPORATE CAMPUS

405

EASTGATE PARK & RIDE

90



TO ISSAQUAH →

SUPERIOR LOCATION & ACCESS



Convenient I-90 location with easy freeway access to I-405 and 2.5 miles to downtown Bellevue



Freeway Visibility



Adjacent to the Eastgate Park & Ride, Served by several bus lines to downtown Bellevue, Seattle, Kirkland and beyond



Five minute drive to the Factoria neighborhood amenities including casual dining options, entertainment and shopping



Minutes from two hotel options including Hyatt House and Embassy Suites





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