



# SUNSET

CORPORATE CAMPUS

BUILDING I - 13810 SE EASTGATE WAY  
BUILDING II - 13920 SE EASTGATE WAY



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BELLEVUE, WA 98005



REAL ESTATE  
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# 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

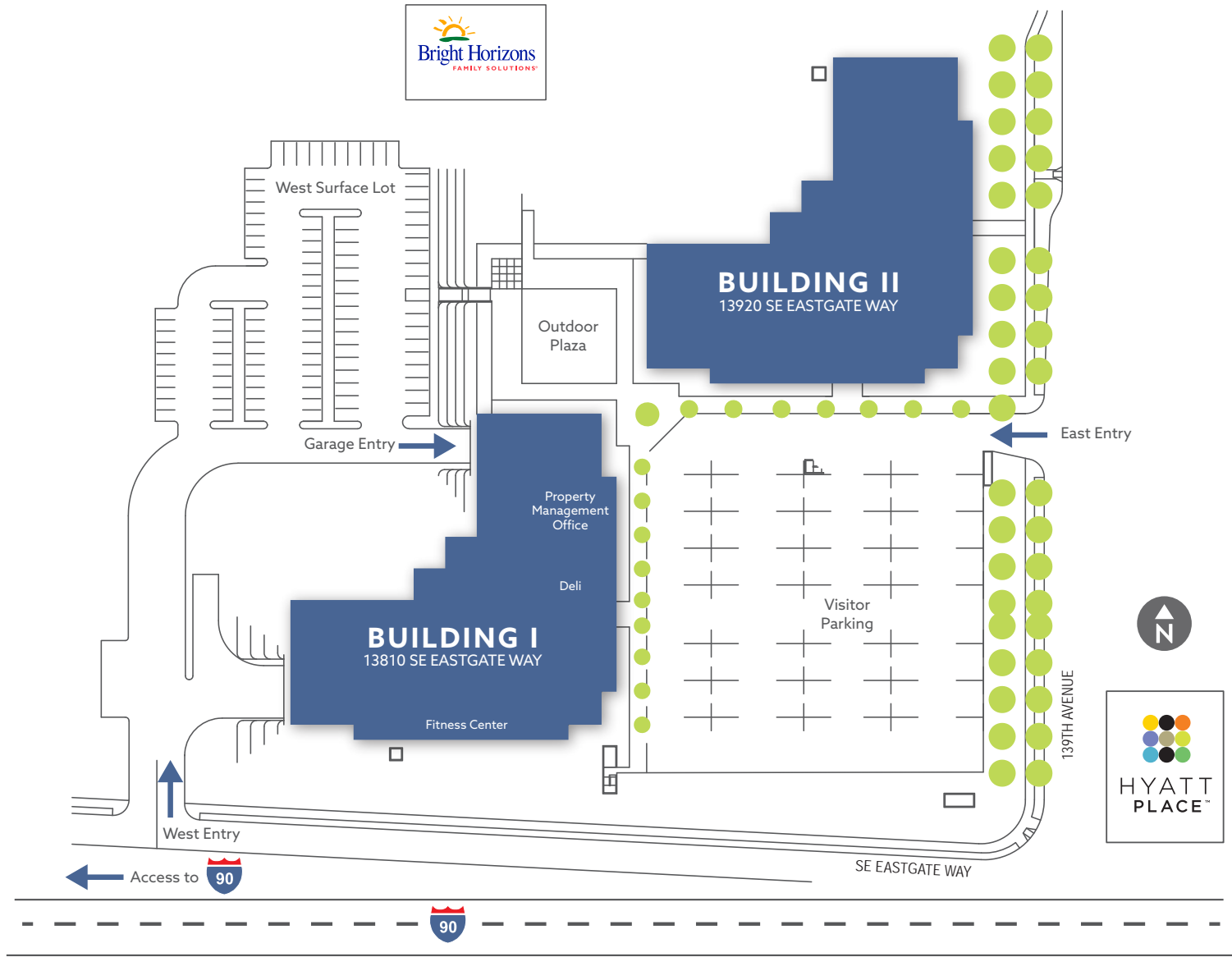
ON-SITE DELI



FITNESS CENTER



# SITE PLAN



SEATTLE

520

Lake Washington

MERCER ISLAND

BELLEVUE CBD

← TO AIRPORT

405

**SUNSET**  
CORPORATE CAMPUS

FACTORIA

EASTGATE PARK & RIDE

90

TO ISAQUAH →



# 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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