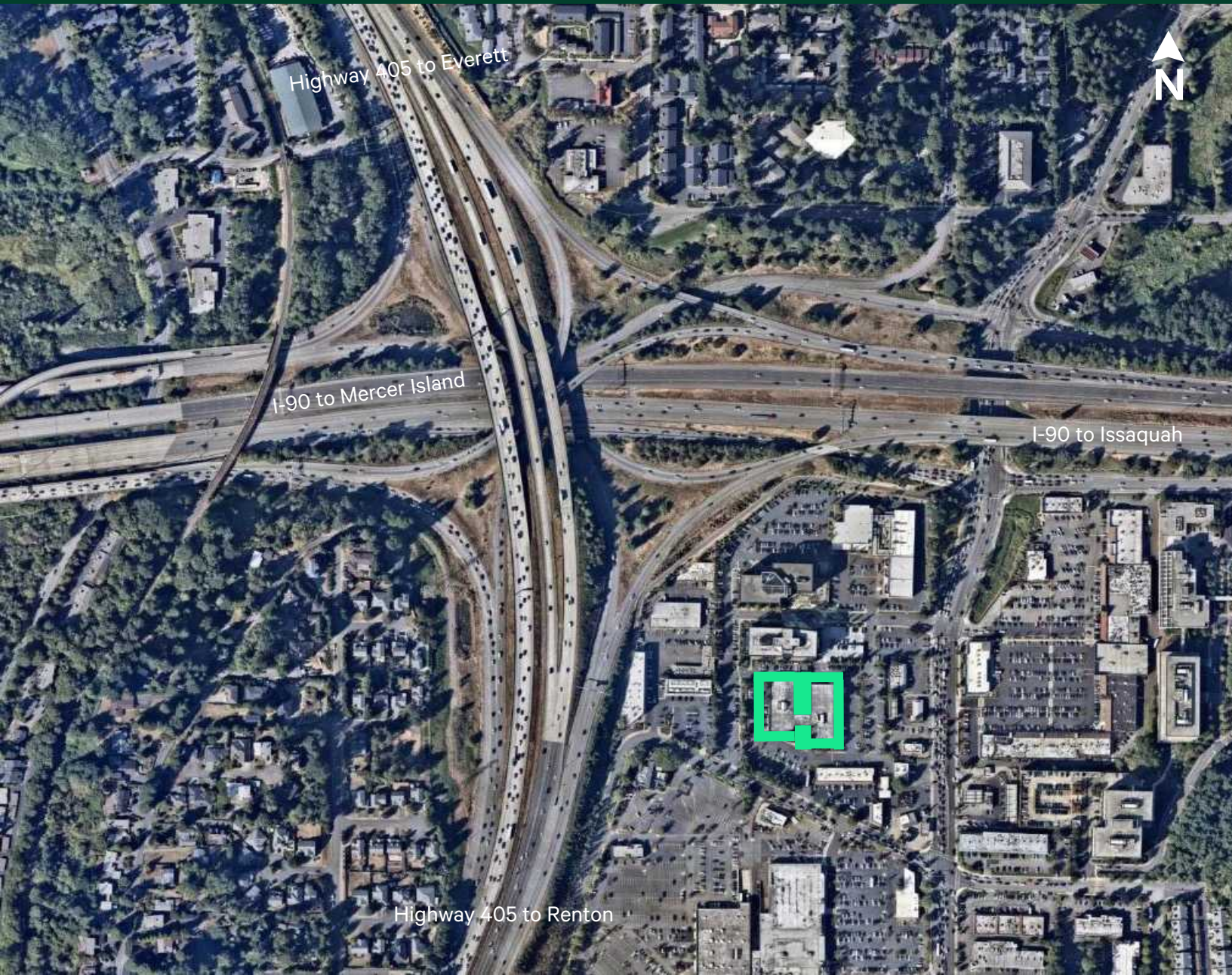


Sterling Campus

Suite 215 | 1,905 SF

Sublease Rate Reduction!

12600 SE 38th Street
Bellevue, WA



Sterling Campus

12600 SE 38th Street | Bellevue, WA

Office | For Sublease

Available Space

- Suite 215 (1,905 SF)
- Suite Consists of:
 - Reception, four (4) private offices, kitchenette, server/storage and open cubicle space

Sublease Term & Availability

- Master Lease Expiration: December 31st, 2030
- Available within 30 days notice

Sublease Rate

- \$34.25/SF/Year, Fully Serviced

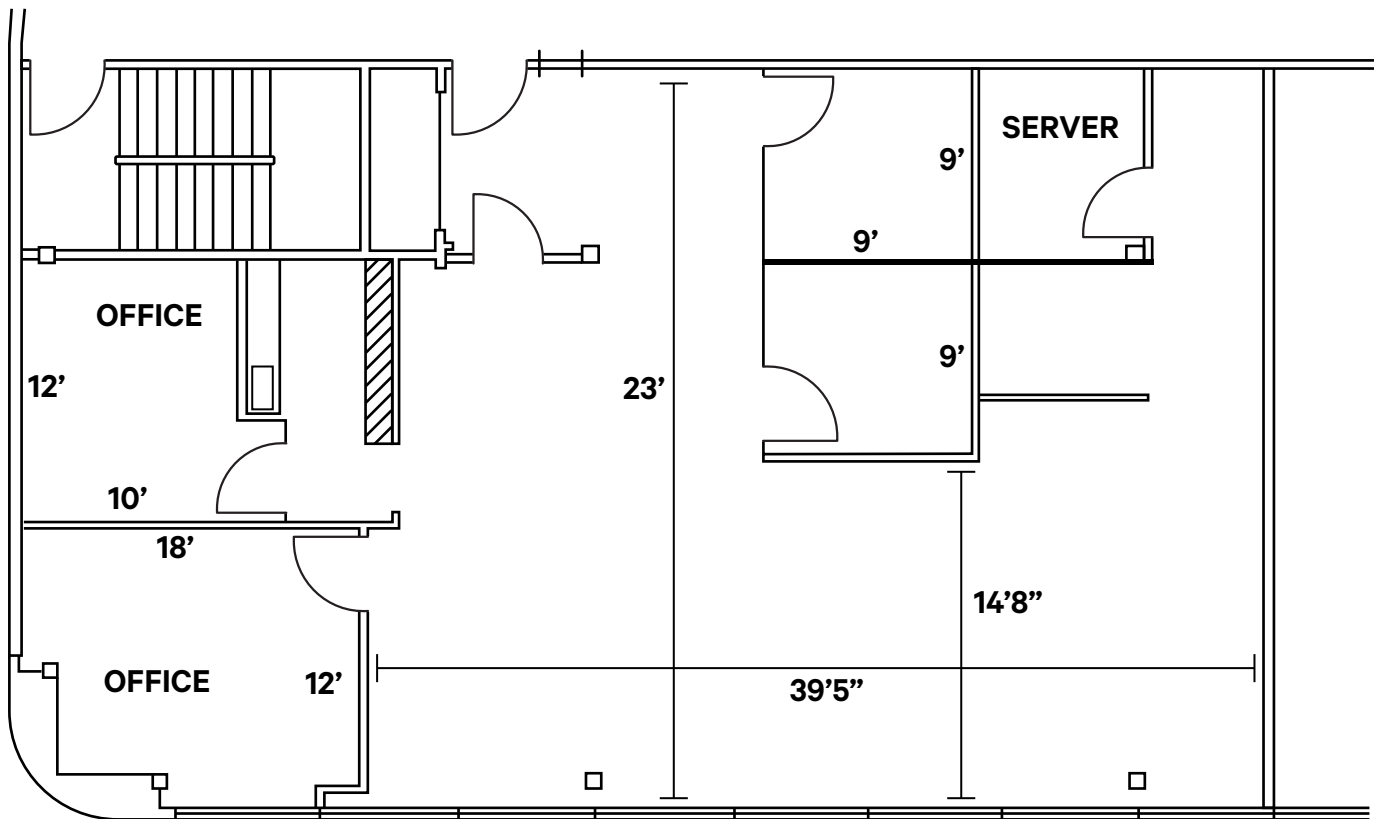
Property Features

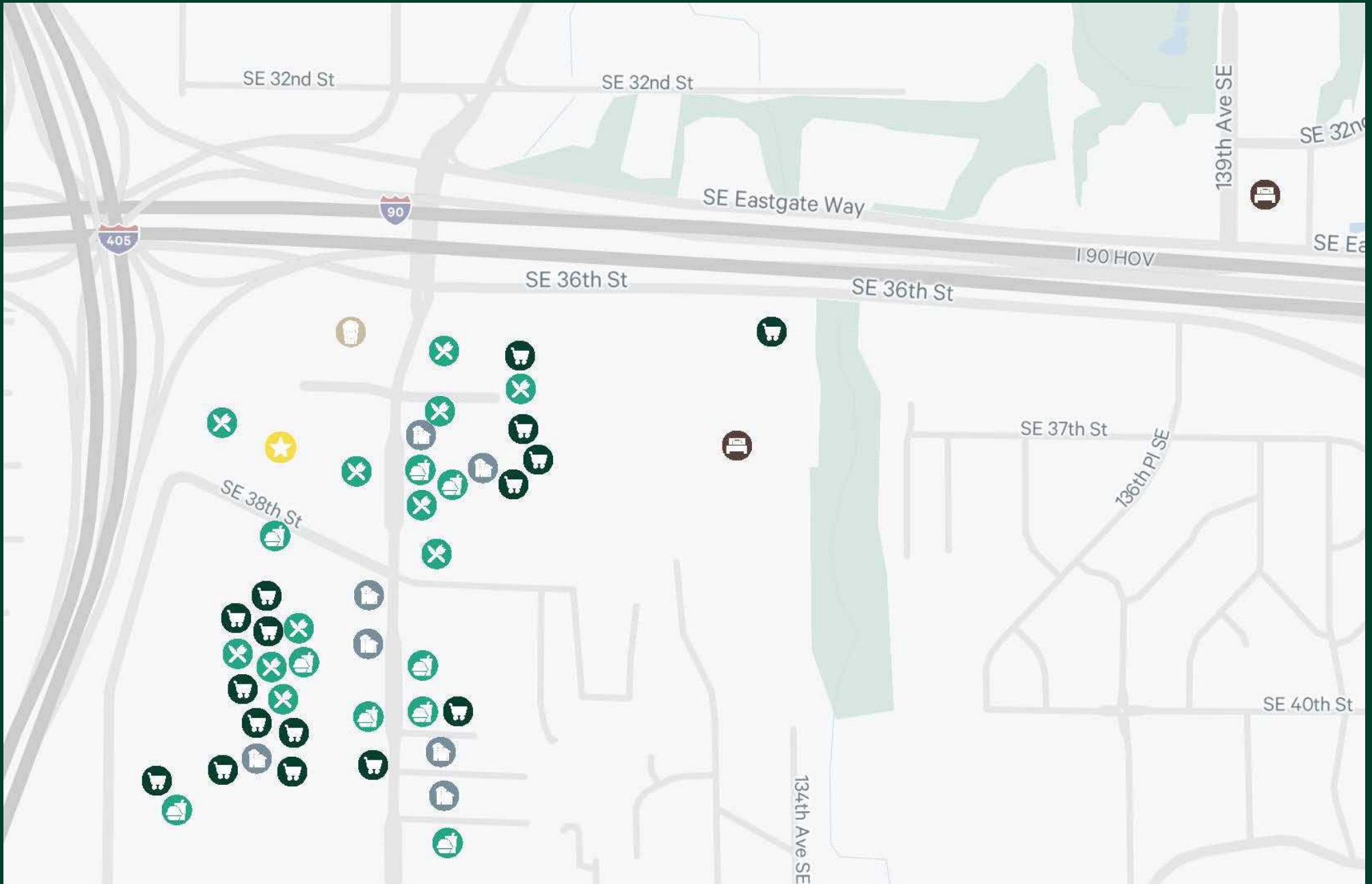
- Located strategically at the confluence of I-90 & I-405
- Superior freeway access
- Above average parking ratio of 4 stalls per 1,000 SF
- Walking distance from numerous amenities including:
 - ±20 Restaurants, Banks Retail Shopping, Hotels, and Movie Theatre

Commute Times








- Five (5) minutes to downtown Bellevue,
- Ten (10) minutes to Seattle,
- Seventeen (17) minutes to Sea-Tac Airport.

Space Plan



















Banks

-  National Credit Union Administration
3120 139th Ave SE
Bellevue, WA, 98005
-  Keybank
3636 Factoria Blvd SE
Bellevue, WA, 98006
-  National Credit Union Administration
3710 Factoria Blvd SE
Bellevue, WA, 98006
-  Bank Of America
12727 SE 38th St
Bellevue, WA, 98006
-  Chase
3919 Factoria Blvd SE
Bellevue, WA, 98006
-  Wells Fargo
4020 Factoria Blvd SE
Bellevue, WA, 98006
-  U.S. Bank
4040 Factoria Blvd SE
Bellevue, WA, 98006
-  Western Union
3905 Factoria Square Mall SE
Bellevue, WA, 98006

Retail


-  Honda
13291 SE 36th St
Bellevue, WA, 98006
-  Petco
3540 Factoria Blvd SE

- Bellevue, WA, 98006
-  Bartell Drugs
3620 Factoria Blvd SE
Bellevue, WA, 98006
-  Xfinity By Comcast
3630 Factoria Blvd SE
Bellevue, WA, 98006
-  T-Mobile
3618 Factoria Blvd SE
Bellevue, WA, 98006
-  Rite Aid
3905 Factoria Blvd SE
Bellevue, WA, 98006
-  Nordstrom Rack
3920 124th Ave SE
Bellevue, WA, 98006
-  Verizon Wireless
4049 Factoria Square Mall SE
Bellevue, WA, 98006
-  Nike
4055 Factoria Square Mall SE
Bellevue, WA, 98006
-  At&T
4000 Factoria Blvd SE
Bellevue, WA, 98006
-  T.J. Maxx
4001 Factoria Square Mall SE
Bellevue, WA, 98006
-  Ulta Beauty
4036 Factoria Square Mall SE
Bellevue, WA, 98006

-  Restoration Hardware
4001 Factoria Blvd SE
Bellevue, WA, 98006
-  Old Navy
4037 Factoria Blvd SE
Bellevue, WA, 98006
-  Famous Footwear
4055 Factoria Blvd SE
Bellevue, WA, 98006
-  Target
4053 Factoria Square Mall SE
Bellevue, WA, 98006



Restaurants

-  Applebee's
3520 Factoria Blvd SE
Bellevue, WA, 98006
-  Mod Pizza
3622 Factoria Blvd SE
Bellevue, WA, 98006
-  Taco Bell
3705 128th Ave SE
Bellevue, WA, 98006
-  Subway
3720 128th Ave SE
Bellevue, WA, 98006
-  Jimmy John's
12816 SE 38th St
Bellevue, WA, 98006
-  Cold Stone Creamery
3910 Factoria Blvd SE
Bellevue, WA, 98006
-  Red Robin Gourmet Burgers

- 3909 Factoria Blvd SE
Bellevue, WA, 98006
-  Panda Express
3938 Factoria Blvd SE
Bellevue, WA, 98006
-  Panera Bread
4004 Factoria Blvd SE
Bellevue, WA, 98006
-  Square Lotus
3540 Factoria Blvd SE
Bellevue, WA, 98006
-  Top Gun
12450 SE 38th St
Bellevue, WA, 98006

Fast Food

-  Starbucks
3720 Factoria Blvd SE
Bellevue, WA, 98006
-  Domino's Pizza
3710C Factoria Blvd SE
Bellevue, WA, 98006
-  McDonald's
4056 Factoria Blvd SE
Bellevue, WA, 98006
-  KFC
12611 SE 38th St
Bellevue, WA, 98006
-  Chipotle Mexican Grill
4000 Factoria Blvd SE
Bellevue, WA, 98006
-  Jamba Juice
3930 Factoria Blvd SE
Bellevue, WA, 98006
-  Taco Time

- 3920 Factoria Blvd SE
Bellevue, WA, 98006
-  Burger King
4015 Factoria Blvd SE
Bellevue, WA, 98006
-  Starbucks
4053 Factoria Square Mall SE
Bellevue, WA, 98006


Hotel

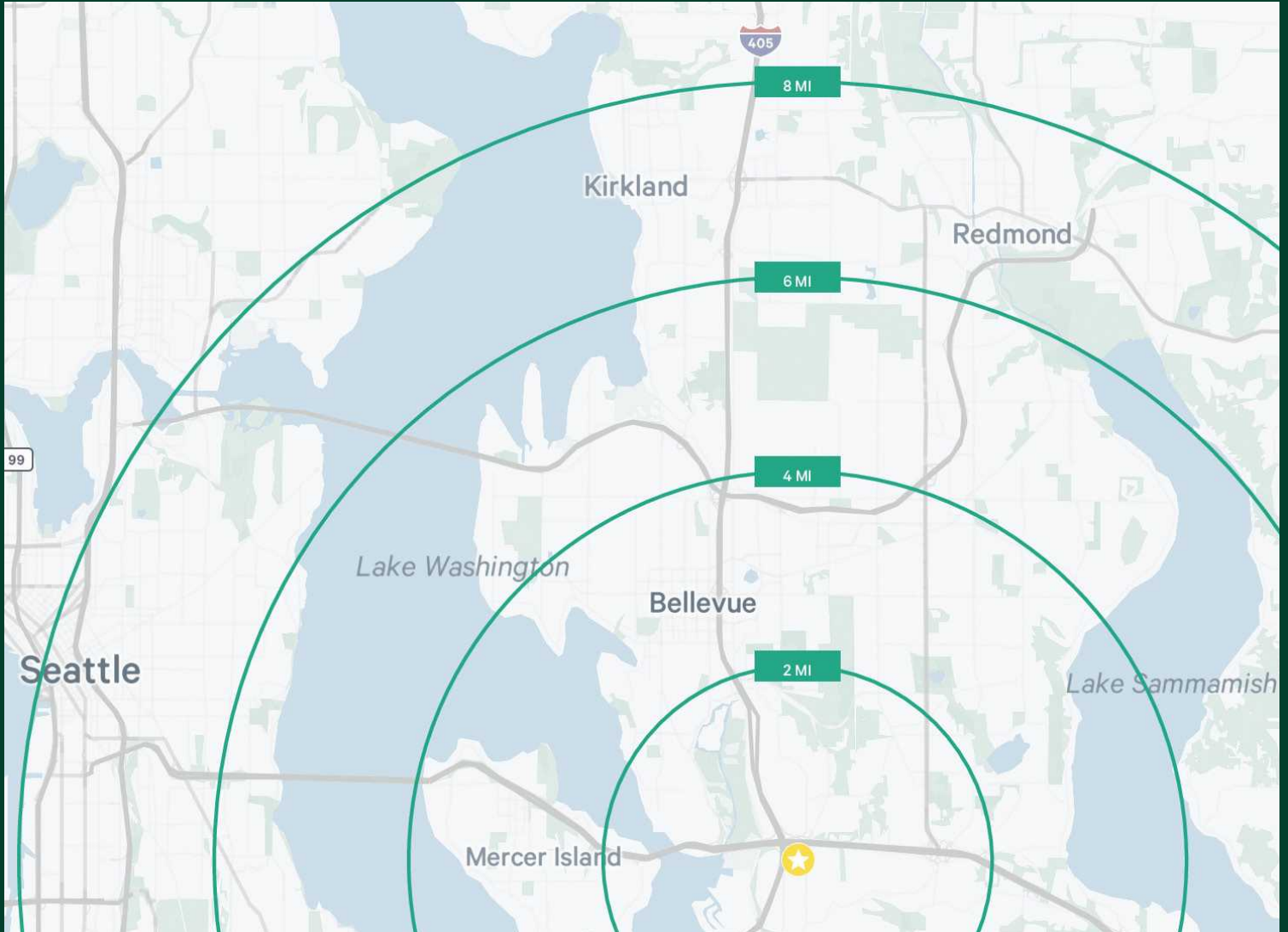
-  Hyatt House
3244 139th Ave SE
Bellevue, WA, 98005
-  Extended Stay America
3700 132nd Ave SE
Bellevue, WA, 98006

Movie Theatre

-  Amc Entertainment
3505 Factoria Blvd SE
Bellevue, WA, 98006

Property Location

-  12600 SE 38th St
Bellevue, WA, 98006



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