

FULL BUILDING AVAILABLE  
for **154,128 RSF!**

# SUNSET NORTH

URBAN LIFESTYLE + SUBURBAN CONVENIENCE



[VIEW DRONE VIDEO](#)

BUILDING III 3180-139TH AVE • BUILDING IV 3150-139TH AVE SE • BUILDING V 3120-139TH AVE SE







Class A office  
complex totaling  
469,520 SF



Immediate access  
to I-90



Adjacent to  
Eastgate Park &  
Ride



On-site deli +  
fitness center



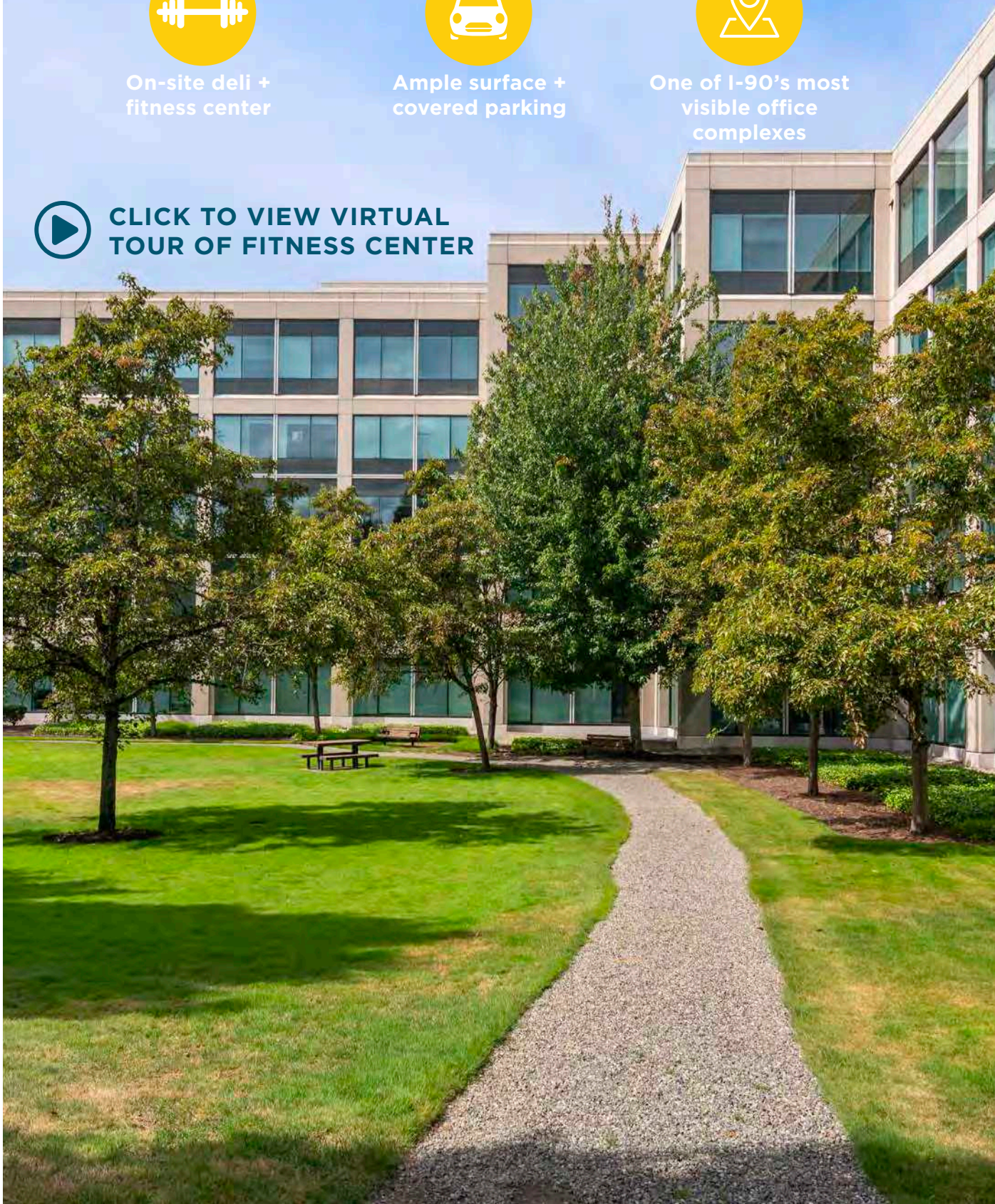
Ample surface +  
covered parking



One of I-90's most  
visible office  
complexes



CLICK TO VIEW VIRTUAL  
TOUR OF FITNESS CENTER







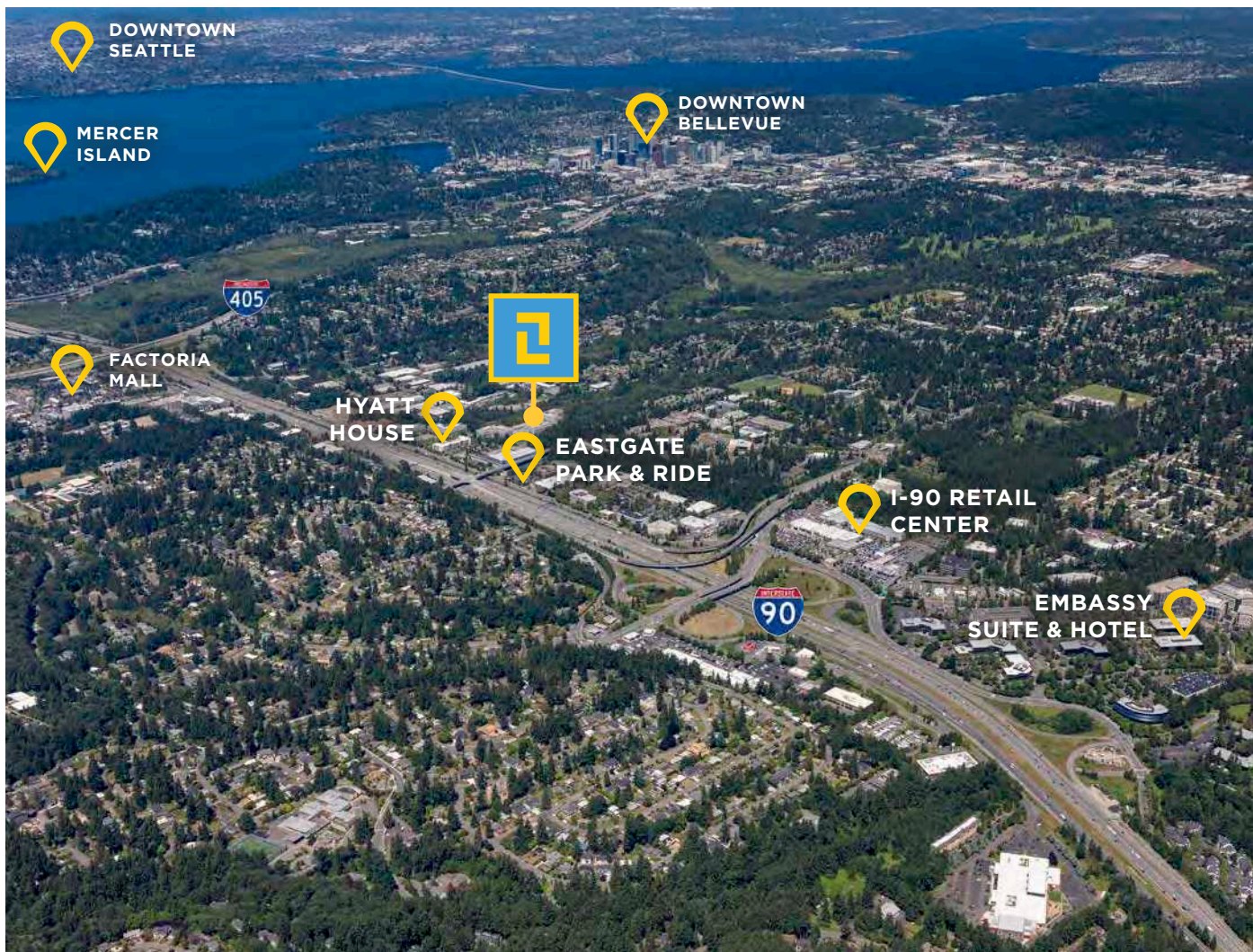




# LOCATION

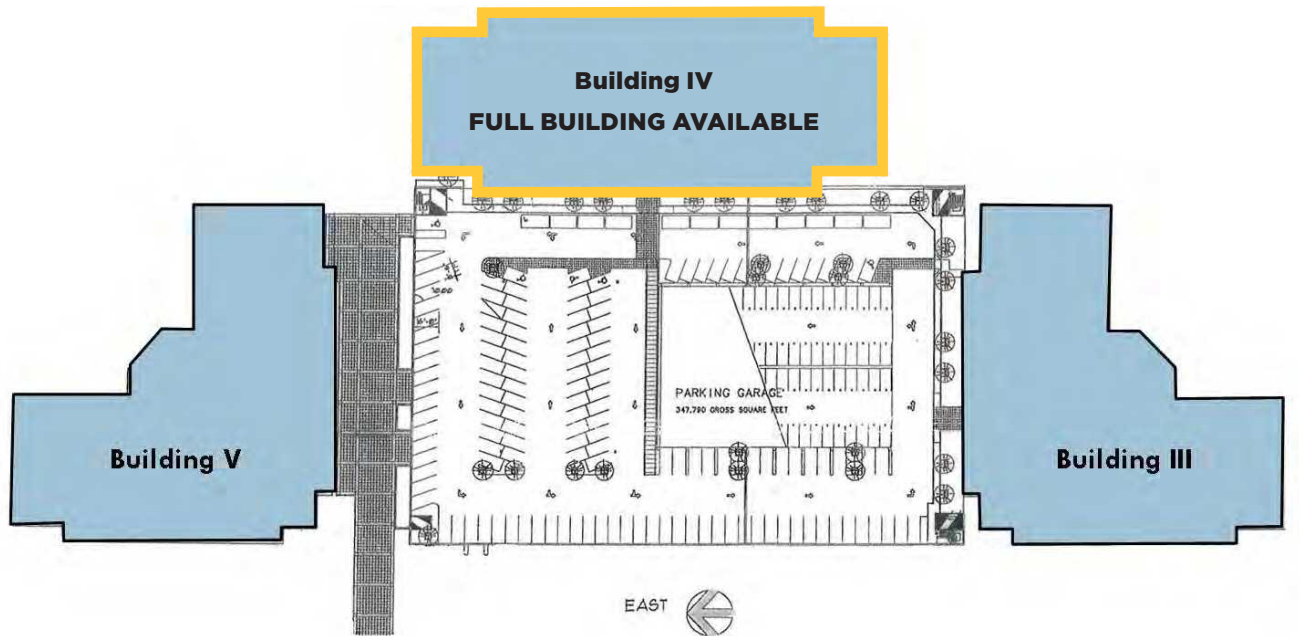
Sunset North is the premier Class A office complex located on the I-90 Corridor. The superior location offers rapid access to various transportation options, I-90, I-405, downtown Bellevue, Seattle & Sea-Tac Airport.

The adjacent Eastgate Park & Ride is the largest in the state and offers easy commuting options for commuters and carpoolers, while area amenities provide easy access to nearby retail, restaurants, dining options, and a hotel.





# SITE PLAN



## BUILDING III

VIRTUAL TOUR	FLOOR / SUITE	RSF	AVAILABILITY	QUOTED RENT
	<a href="#">1 / 120</a>	3,858	Now	Inquire with broker
	<a href="#">1 / 110</a>	18,792	7/31/2026	Inquire with broker



**SUITES 110 & 120 CONTIGUOUS FOR A TOTAL OF 22,650 RSF**

## BUILDING IV

**FULL BUILDING AVAILABLE FOR 154,128 RSF!**

VIRTUAL TOUR	SUITE	RSF	AVAILABILITY	QUOTED RENT
	<a href="#">500</a>	31,896	Now	Inquire with broker
	<a href="#">400</a>	31,895	Now	Inquire with broker
	<a href="#">300</a>	31,893	Now	Inquire with broker
	<a href="#">200</a>	31,735	Now	Inquire with broker
	<a href="#">100</a>	26,709	Now	Inquire with broker

## BUILDING V

VIRTUAL TOUR	FLOOR / SUITE	RSF	AVAILABILITY	QUOTED RENT
	<a href="#">2 / 200</a>	33,411	7/1/2026	Inquire with broker
	<a href="#">3 / 300</a>	27,723	7/1/2026	Inquire with broker

**SUITES 200 & 300 CONTIGUOUS FOR A TOTAL OF 61,134 RSF**









*Square footages subject to final confirmation in accordance with BOMA standards.*





# URBAN AMENITIES

BUILDING III 3180 139TH AVE • BUILDING IV 3150 139TH AVE SE • BUILDING V 3120 139TH AVE SE

	DOWNTOWN BELLEVUE	SUNSET NORTH
 ABOVE STANDARD PARKING	No	<b>YES!</b> 1,595 stall garage; 3.8/1,000 RSF plus access to mass transit
 VIEWS	Depends on location	<b>YES!</b> Excellent unobstructed views of Seattle & Bellevue skylines and Olympic mountains
 DAYCARE	Depends on location	<b>YES!</b> Bright Horizons at Sunset (across the street)
 PARKS	Depends on location	<b>YES!</b> Adjacent park with tennis courts, basketball courts, trails/walking to Bellevue College
 MASS TRANSIT ADJACENT	Depends on location	<b>YES!</b> Immediately adjacent
 FOOD SERVICE	Yes	<b>YES!</b> On-site in progress, next door, and food trucks
 FITNESS FACILITIES	Depends on location	<b>YES!</b> On-site; 5,247 SF with the latest in free weights, cardiovascular equipment, showers and lockers
 HOTEL SERVICES	Yes	<b>YES!</b> Next door Hyatt House Hotel (also with restaurant/bar)





# FACT SHEET

BUILDING III 3180 139TH AVE • BUILDING IV 3150 139TH AVE SE • BUILDING V 3120 139TH AVE SE

<b>RBA:</b>	3180 139th Ave SE/Sunset North III	157,918 SF
	3150 139th Ave SE/Sunset North IV	154,128 SF
	<u>3120 139th Ave SE/Sunset North V</u>	<u>157,474 SF</u>
	Total Square Footage	469,520 SF
<b>Rental Rates:</b>	Inquire with listing brokers	
<b>Operating Expenses:</b>	2025 Estimated Operating Expenses are \$15.10 per RSF	
<b>Load Factors:</b>	Per 2017 BOMA standards (varies from approximately 10.1% to 12.2% single-tenant load)	
<b>Parking:</b>	3.8 stalls for every 1,000 square feet of usable area; 1,595 total stalls, the majority of which are covered	
<b>Exterior:</b>	The building, designed by the award-winning firm of Zimmer Gunsul Frasca, is distinguished by its stepped design and is clad in six-foot-high bands of tinted glass and custom architectural panels.	
<b>Lobbies:</b>	Newly remodeled lobbies with modern finishes.	
<b>Views:</b>	The building features sweeping, unobstructed views of the downtown Seattle skyline and the Olympic Mountains.	
<b>Plaza:</b>	The area features native plantings, outdoor walkways and seating areas that take full advantage of the natural beauty.	
<b>Security:</b>	Full daytime, on-site roving security; weekend and nightly patrols; new LED lighting throughout parking garage; new security cameras throughout the garage and campus.	
<b>HVAC:</b>	The HVAC consists of a state-of-the-art energy management system for maximum comfort and efficiency.	
<b>Elevators:</b>	The buildings feature two passenger elevators and a freight elevator.	





# FACT SHEET

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## Fiber Optics:

Providers of fiber optics include Century Link, Zayo, and Comcast.

## Green Initiatives:



Sunset North Building 4 has achieved LEED Gold certification and has implemented the following building upgrades to increase energy efficiency and improve tenant comfort:

Plumbing and electrical retrofits to reduce usage, including hands-free faucets, auto flushers on all restroom fixtures and light system controls to minimize electrical consumption;

Reducing the overall trash produced on the Property by providing co-mingled paper, glass and aluminum desk-side recycling bins and customer waste reduction education program;

Utilizing environmentally friendly products and practices for janitorial, pest control and landscaping services;

Sustainable Purchasing - when possible, using recycled/reclaimed products and materials reducing the use of non-sustainable products required for maintenance;

On-site locker rooms and showers for cyclists commuting to the property, as well as close proximity to the King County Metro Eastgate Park & Ride

## Electrical Service:

The main electrical service for each building is rated at 3,000-amps, 480/277-volts, three-phase, four-wire.

## Slab-to-Slab Heights:

Floor 1= 13'6", Floor 2= 11'6", Floor 3= 11'6", Floor 4= 11'6", Floor 5= 12'0"

## Athletic Facility:

Newly renovated fitness center with brand new equipment and locker rooms. [VIEW VIRTUAL TOUR](#)

## Restaurants/Food Service:

Deli/carry-out restaurant

## Area Amenities:

Minutes from a neighborhood park, courts, trail system, Eastgate Park & Ride, on-site fitness center, adjacent to Hyatt House Hotel and several restaurants and retail services, including daycare across the street and Bright Horizons at Sunset.

## Location:

Conveniently located, the building nestled along Interstate 90 with easy access to downtown Bellevue (10 minutes away) and downtown Seattle (20 minutes away). Seattle-Tacoma International Airport is easily accessible via I-405, just minutes west of I-90.





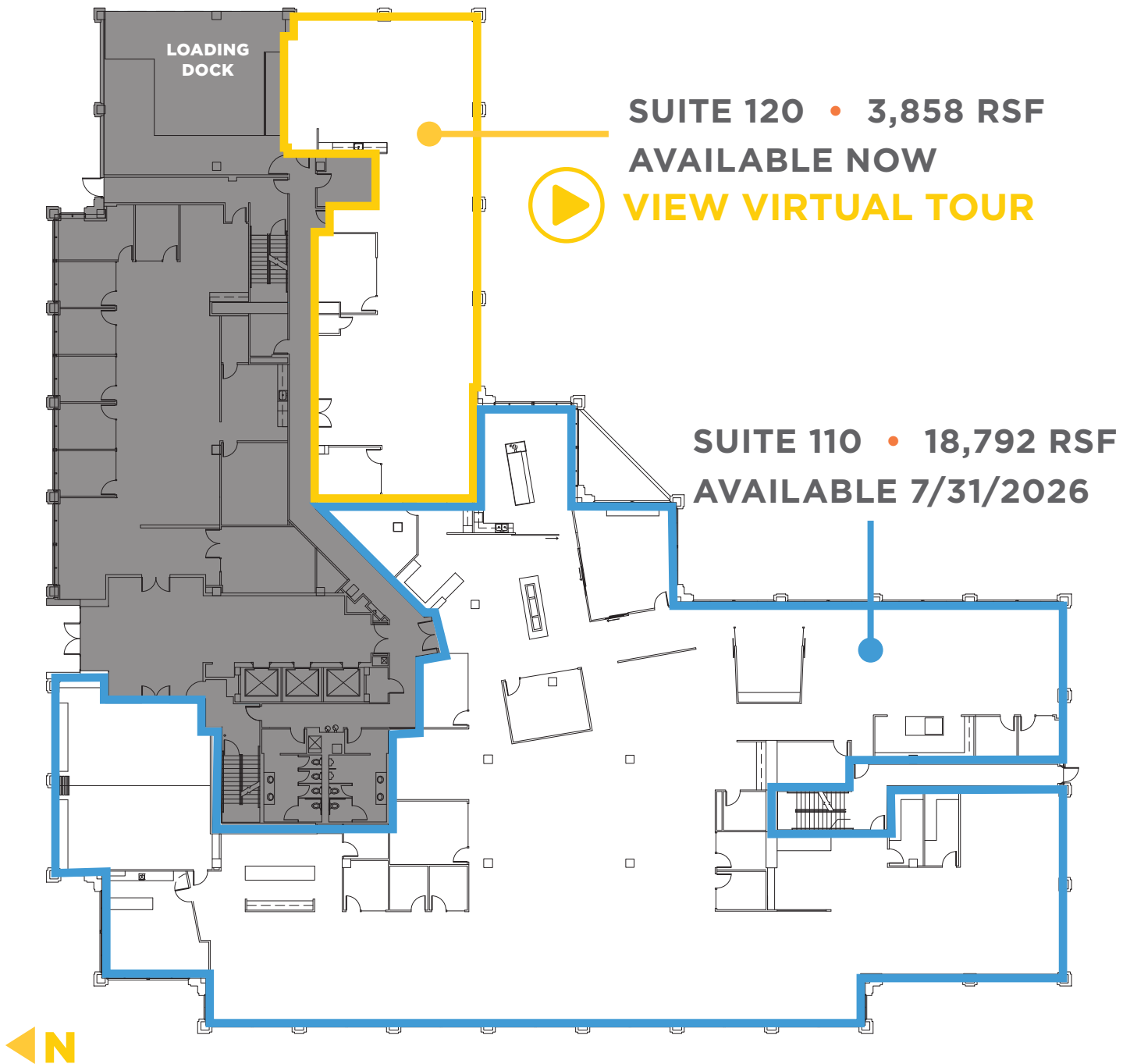
# BUILDING III

SUNSET  
NORTH

## FLOOR 1

*As-Built Floor Plan*

*Suites 110 & 120 contiguous  
for a total of 22,650 RSF*



BUILDING III 3180 139TH AVE • BUILDING IV 3150 139TH AVE SE • BUILDING V 3120 139TH AVE SE

**BRODERICK GROUP, INC.**

[Jason Furr](#) • [Tony Ulacia](#)

425.646.3444

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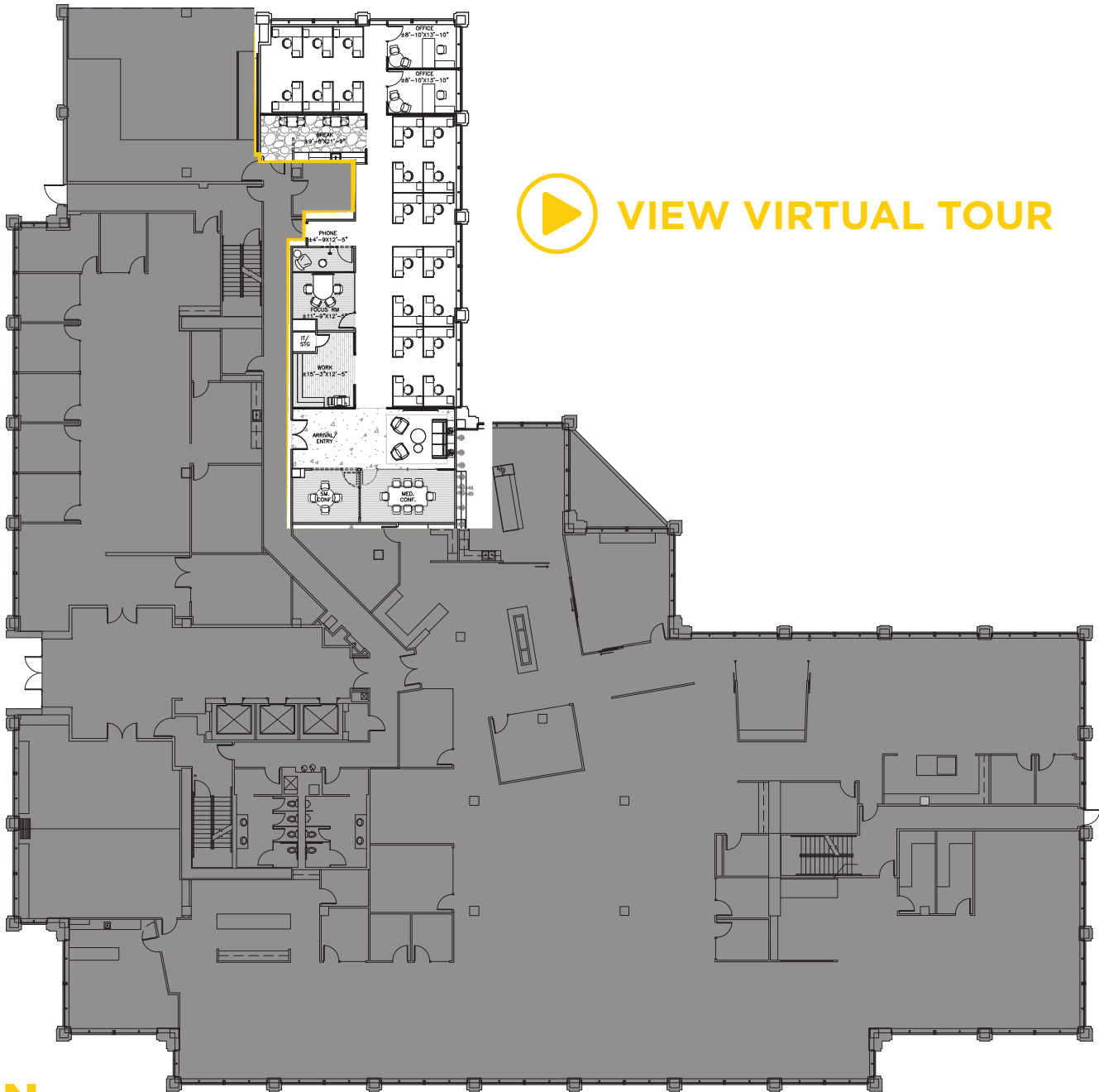


# BUILDING III

# SUNSET NORTH

SUITE 120 • 3,858 RSF  
AVAILABLE NOW

*Proposed Layout*



**VIEW VIRTUAL TOUR**



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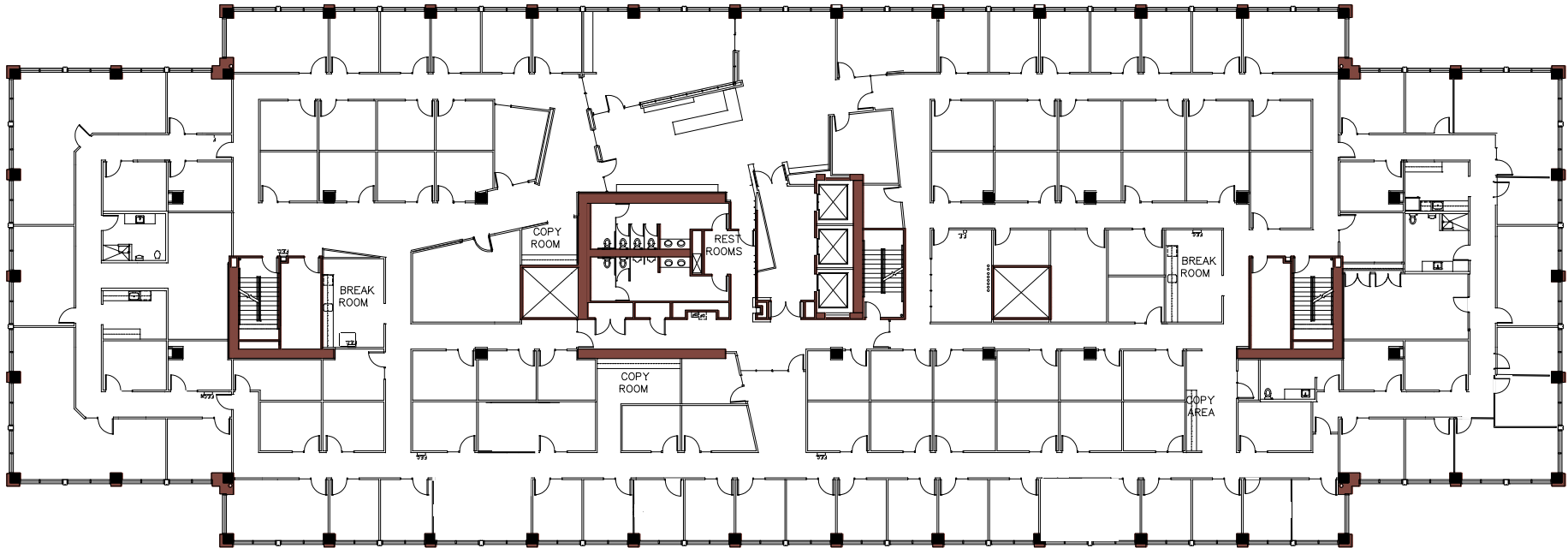
BUILDING III 3180 139TH AVE • BUILDING IV 3150 139TH AVE SE • BUILDING V 3120 139TH AVE SE



# BUILDING IV

FLOOR 5 • 31,896 RSF  
AVAILABLE NOW

SUNSET  
NORTH



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BUILDING III 3180 139TH AVE • BUILDING IV 3150 139TH AVE SE • BUILDING V 3120 139TH AVE SE



# BUILDING IV

FLOOR 5 • 31,896 RSF  
AVAILABLE NOW  
SAMPLE PLAN

SUNSET  
NORTH

FOREST VIEW



SEATTLE SKYLINE VIEW



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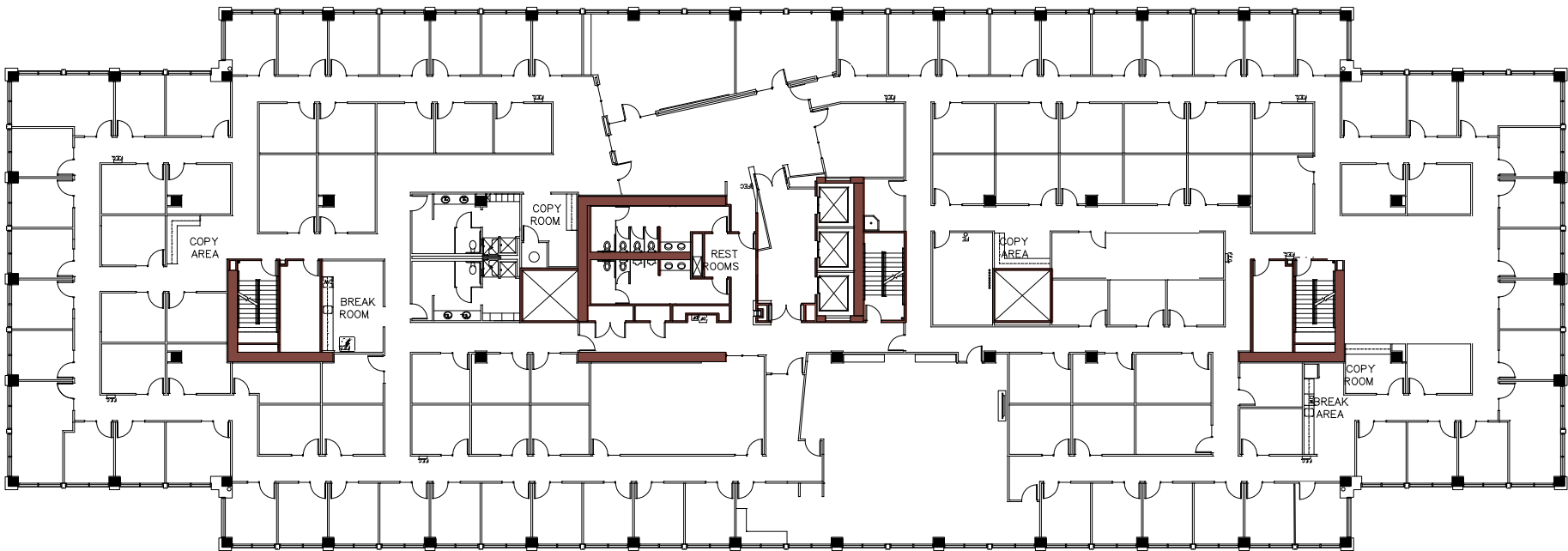
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BUILDING III 3180 139TH AVE • BUILDING IV 3150 139TH AVE SE • BUILDING V 3120 139TH AVE SE

# BUILDING IV

FLOOR 4 • 31,895 RSF  
AVAILABLE NOW

SUNSET  
NORTH



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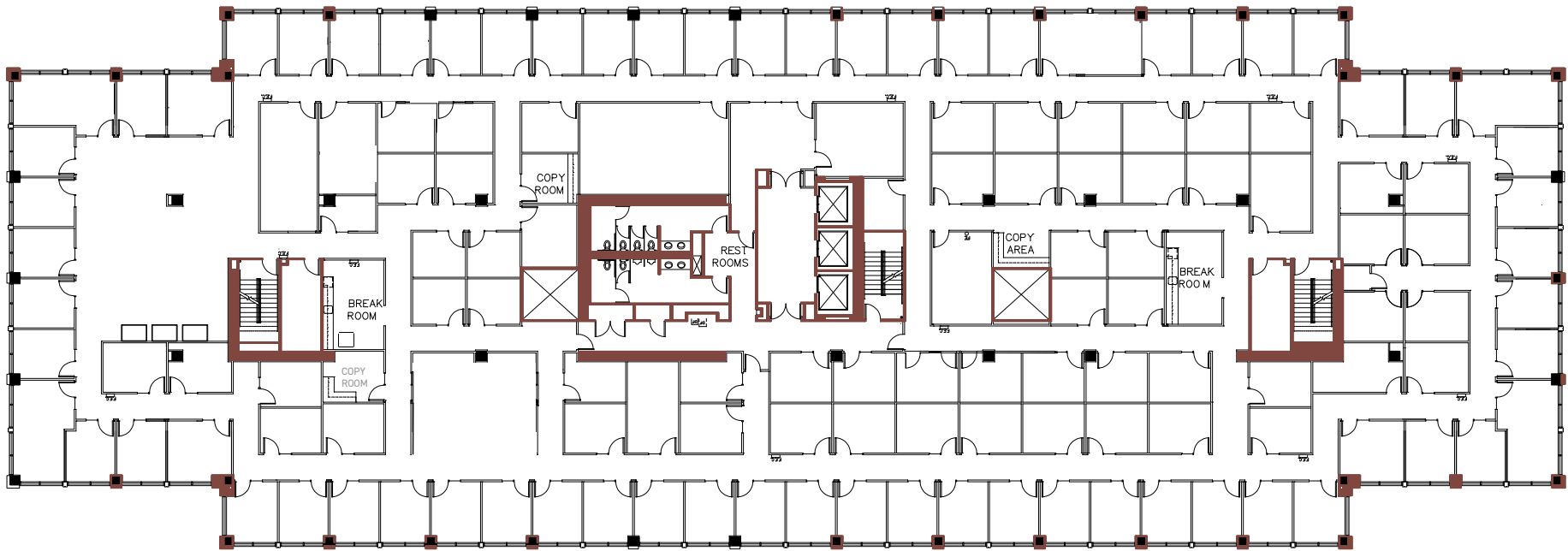
BUILDING III 3180 139TH AVE • BUILDING IV 3150 139TH AVE SE • BUILDING V 3120 139TH AVE SE



# BUILDING IV

FLOOR 3 • 31,893 RSF  
AVAILABLE NOW

SUNSET  
NORTH



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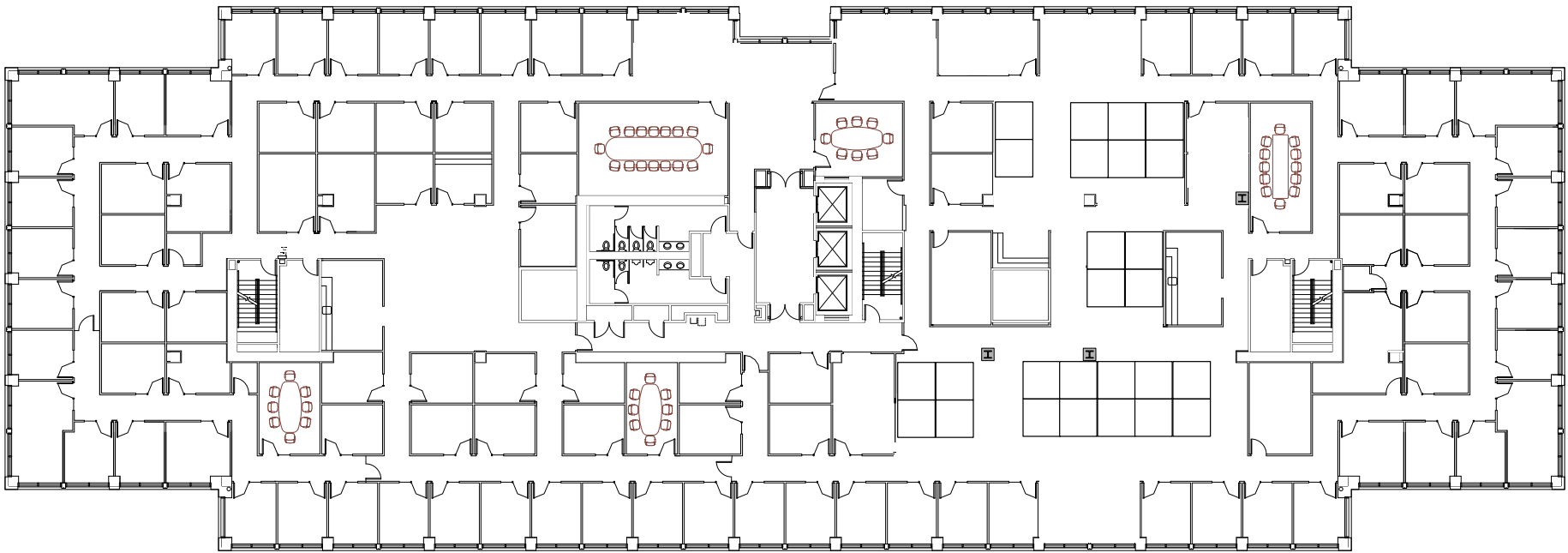
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BUILDING III 3180 139TH AVE • BUILDING IV 3150 139TH AVE SE • BUILDING V 3120 139TH AVE SE

# BUILDING IV

FLOOR 2 • 31,735 RSF  
AVAILABLE NOW

SUNSET  
NORTH



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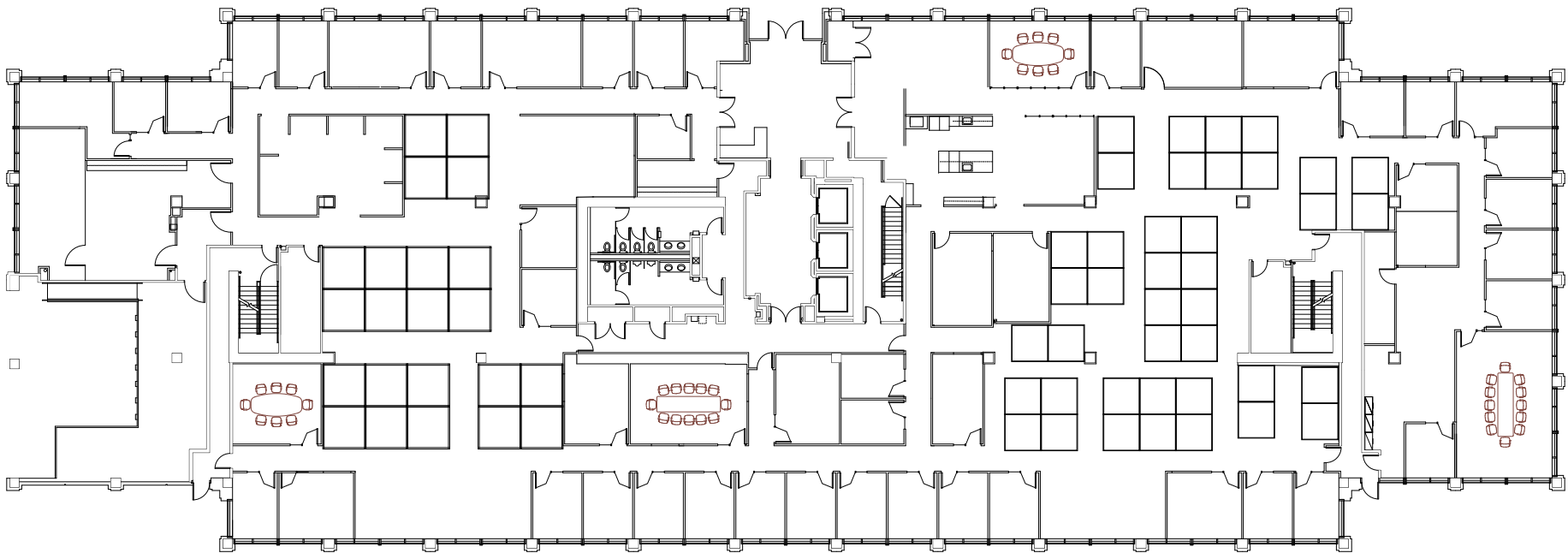
BUILDING III 3180 139TH AVE • BUILDING IV 3150 139TH AVE SE • BUILDING V 3120 139TH AVE SE



# BUILDING IV

FLOOR 1 • 26,709 RSF  
AVAILABLE NOW

SUNSET  
NORTH



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BUILDING III 3180 139TH AVE • BUILDING IV 3150 139TH AVE SE • BUILDING V 3120 139TH AVE SE

# BUILDING V

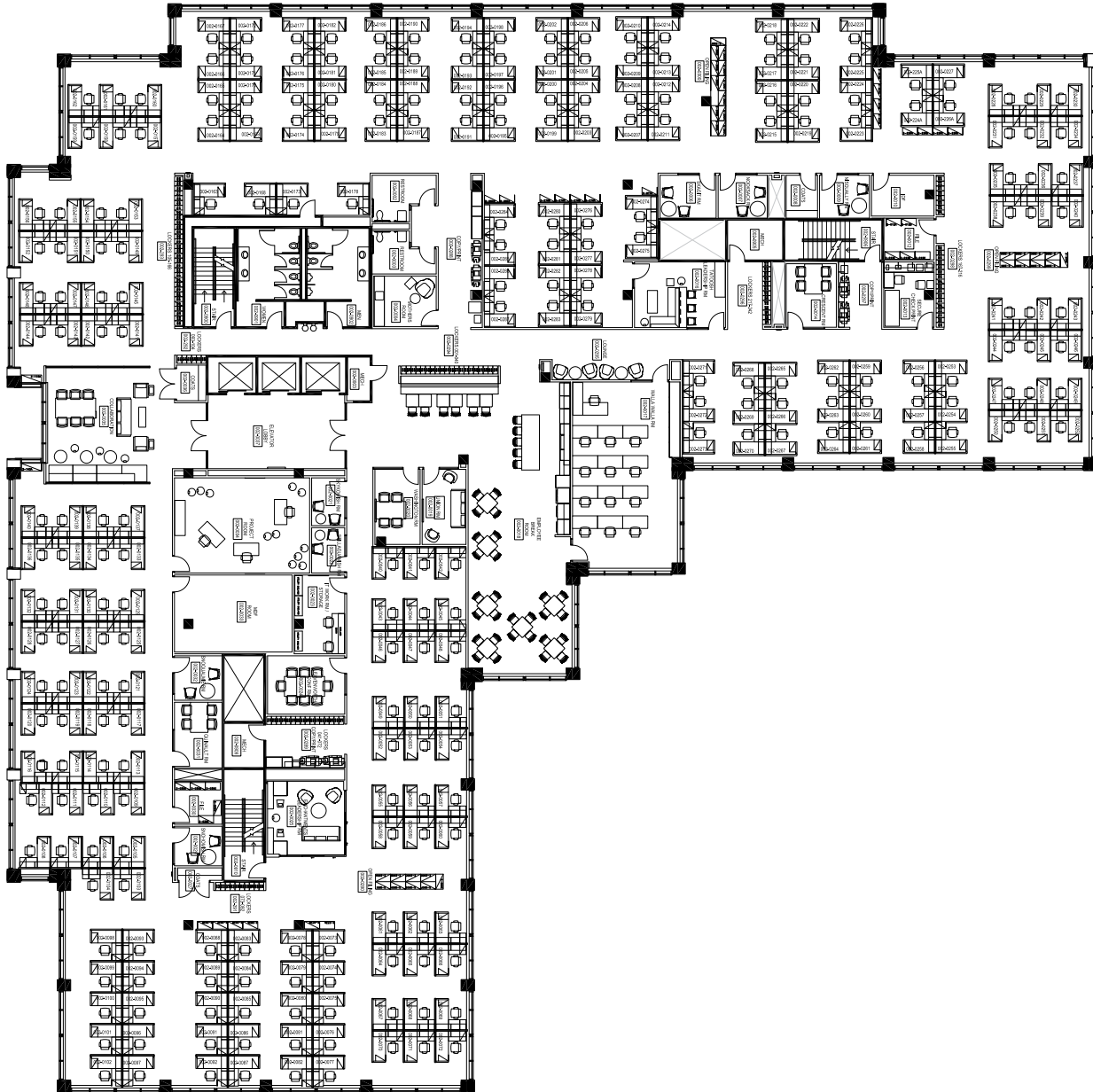
# SUNSET NORTH

**SUITE 200 • 33,411 RSF**  
**AVAILABLE 7/1/2026**

*Suites 200 & 300 contiguous  
for a total of 61,134 RSF*



**VIEW VIRTUAL TOUR**



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BUILDING III 3180 139TH AVE • BUILDING IV 3150 139TH AVE SE • BUILDING V 3120 139TH AVE SE



# BUILDING V

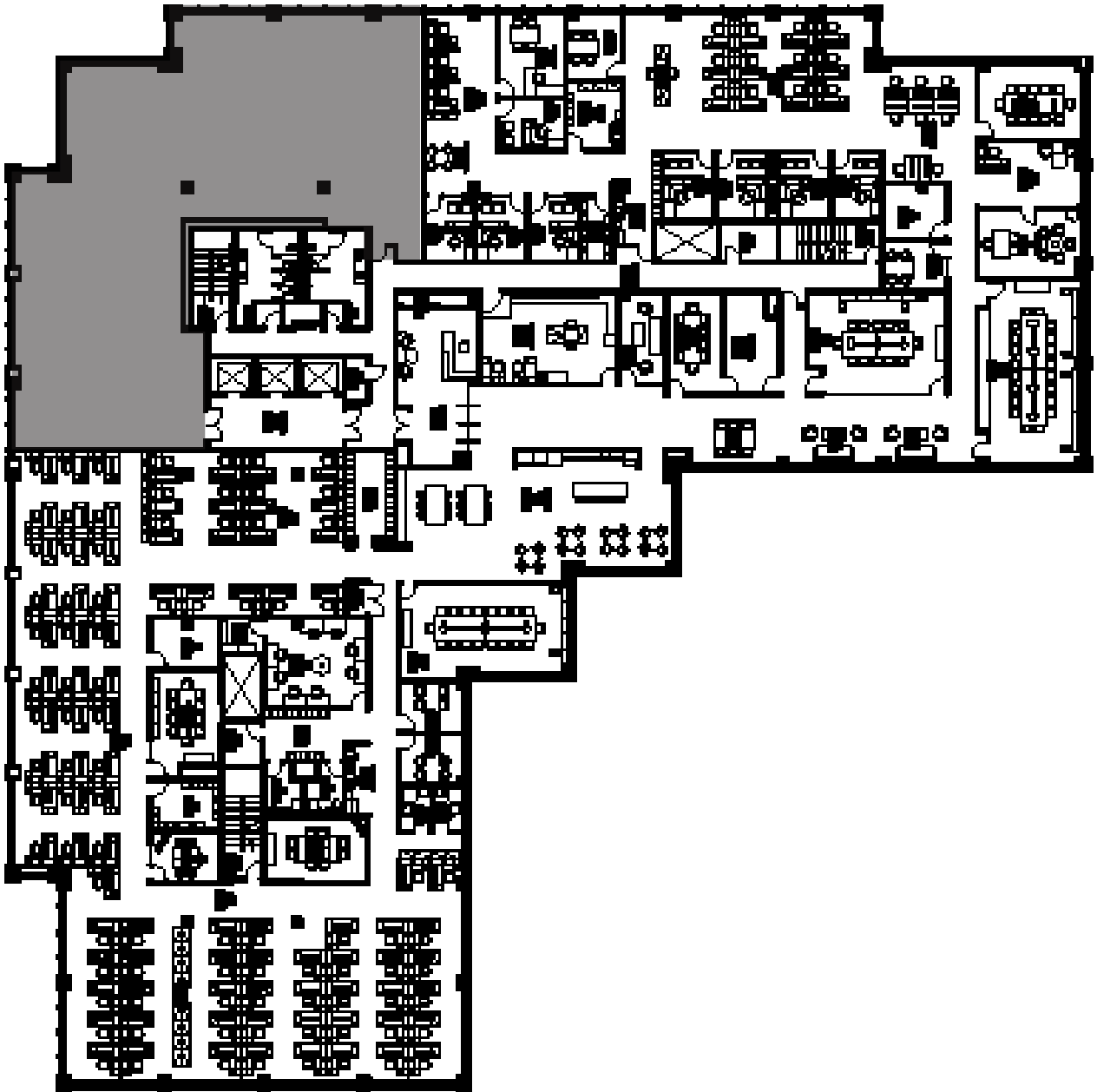
SUITE 300 • 27,723 RSF  
AVAILABLE 7/1/2026

*Suites 200 & 300 contiguous  
for a total of 61,134 RSF*

# SUNSET NORTH



VIEW VIRTUAL TOUR



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