



STERLING CAMPUS

3535,3545 FACTORIA BLVD SE & 12600 SE 38TH ST | BELLEVUE, WASHINGTON



A 278,000 SF PREMIER OFFICE CAMPUS AT THE INTERSECTION OF THE EASTSIDE'S TWO MAJOR FREEWAYS

URBAN AMENITIES | SUBURBAN BENEFITS

STERLING PLAZA 1

3535 Factoria Blvd SE
Bellevue, Washington

STERLING PLAZA 2

3545 Factoria Blvd SE
Bellevue, Washington

12600 BUILDING

12600 SE 38th Street
Bellevue, Washington



CLICK TO WATCH THE
STERLING CAMPUS VIDEO

PROPERTY HIGHLIGHTS



Prime location at the junction of I-90 & I-405 with excellent access to both freeways and prime visibility



Generous 3.5 stalls per 1,000 RSF of parking includes covered & surface stalls





Top quality construction; attractive concrete & steel buildings with above standard electrical & cooling



Unmatched retail, restaurants, & hotels; over 1 million SF in immediate walking distance

AVAILABLE SPACE

STERLING PLAZA I

VIRTUAL TOUR	FLOOR / SUITE	AVAILABLE SF	AVAILABLE DATE	LEASE RATE	COMMENTS
	6 / 600	12,040 RSF	5/1/2026	\$35.00/RSF, NNN	Double door entry off the elevator lobby, balance of private offices and open area for workstations, and reception presence.
	5 / 530	4,604 RSF	Now	\$35.00/RSF, NNN	Brand new market ready space. Room for open workstations. Five to six private offices, two conference rooms, reception and break room with copy area.
	5 / 510	4,845 RSF	Now	\$35.00/RSF, NNN	Elevator lobby exposure, ten private offices, interior meeting rooms, open area for workstations, kitchenette and reception. Contiguous with Suite 500 for a total of 10,572 RSF.
	5 / 500	5,727 RSF	Now	\$35.00/RSF, NNN	Recent improved with traditional financial services and configuration of abundant private offices. Contiguous with Suite 510 for a total of 10,572 RSF.
	1 / 125	1,320 RSF	Now	\$35.00/RSF, NNN	Rare small suite adjacent to the main building lobby.

STERLING PLAZA II - 100% LEASED

12600 BUILDING

	1 / 119	1,530 RSF	6/1/2026	\$39.00/RSF, Gross	Two offices, conference room, server room and open work area.
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FACT SHEET

Load Factors:	SP1: 21% multi-tenant load. 14% single-tenant load. SP2: Varies per floor from approximately 12.9% – 13.4% single tenant load or 19% multi-tenant load.
Parking:	3.5/1,000 RSF (SP1: Including approximately 0.5/1,000 covered) (SP2: Including approximately 1.75/1,000 RSF covered stalls). Current garage rate for covered stalls is \$50.00 per stall plus tax.
2026 Est. OPEX:	SP1: \$12.60
Nearby Restaurants/Retail:	Over one million square feet of retail in immediate walking distance, including over 20 restaurants, numerous coffee, banks & a hotel. Click here to view amenity map
Management/Ownership:	Locally owned and managed by Sterling Realty Organization.
Exercise/Weights/Cardio Room:	Brand new exercise facility including showers and lockers on the first floor of SP1. Click here for virtual tour of the fitness facility.
Power:	SP2: 18 watts per square foot (excessive power to accommodate high tech use).
Fiber Optic Capability:	Fiber optic capability provided by CenturyLink and Comcast to SP1 and SP2.
HVAC System:	SP2: Building HVAC system features VAV system with floor-by-floor air conditioning units located in a rooftop penthouse. Each floor's HVAC system can be isolated and run independent of the rest of the building. Series fan powered VAV boxes with electric heaters provide zone control. VAV zone density averages one (1) zone per 700 square feet of office space. HVAC system is sized for 3.3 watts/SF of miscellaneous tenant equipment cooling load. An additional 1.3 watts/SF is available to handle cooling for the lighting loads. HVAC system is fully built out on each floor for an open office concept throughout, including all ducting, VAV boxes, supply air and return air grilles and space temperature controls. Building automation system is an electronic energy management system as manufactured by Alerton. It is capable of multiple occupancy schedules, off hour overrides and off-site monitoring and alarming. Provisions are included for spot cooling of tenant equipment. Forty-five (45) tons of spare capacity is available in the building's core condenser system that can serve a single floor or be distributed throughout all floors.
Fire Protection System:	SP1 & SP2: The buildings are fully sprinklered with a light hazard wet system (12600 is not sprinklered). SP2: All sprinkler heads are quick response type.
Elevators:	SP1 & SP2: Three (3) elevators direct from parking structure to all office floors.
Commute Times:	Five (5) minutes to downtown Bellevue, ten (10) minutes to Seattle, seventeen (17) minutes to Sea-Tac Airport.
Contact:	GRANT YERKE - 425.646.5264 - yerke@broderickgroup.com CLAYTON HOLM - 425.274.4287 - holm@broderickgroup.com COLIN TANIGAWA - 425.274.4283 - tanigawa@broderickgroup.com

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.





STERLING CAMPUS I

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Bellevue, Washington

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SRO

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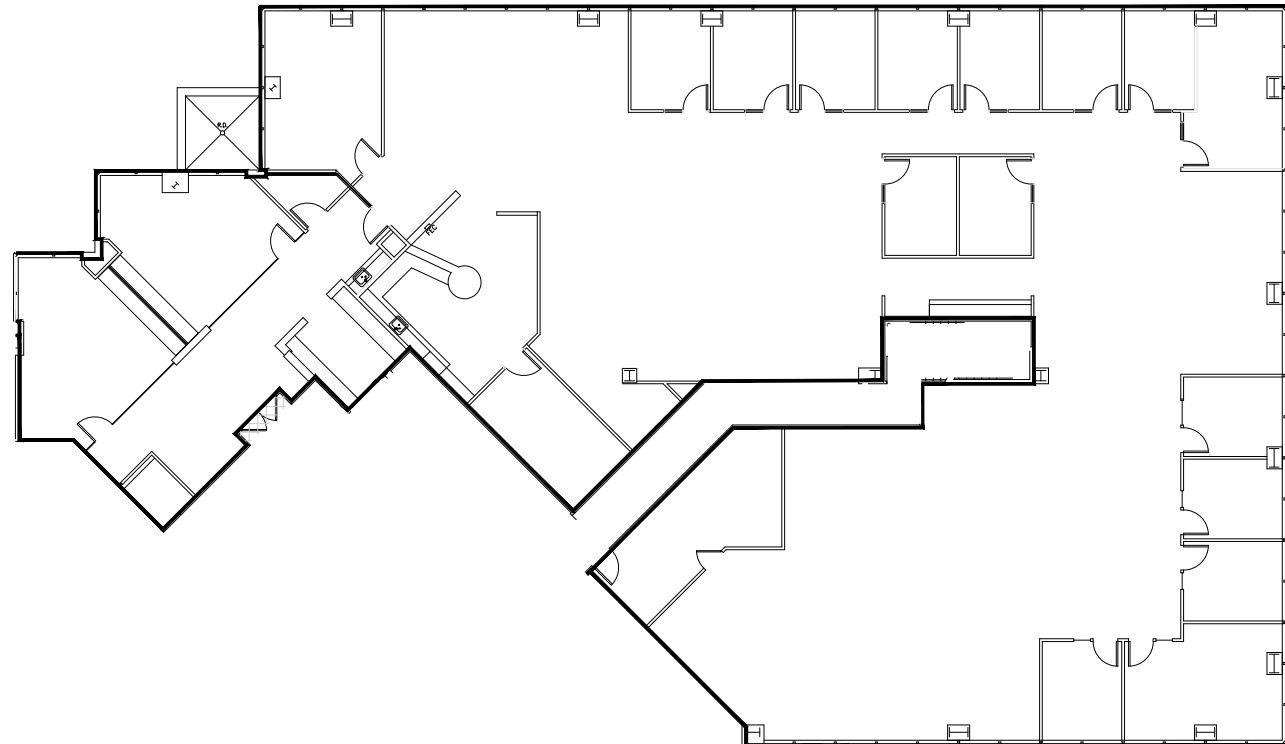
FLOOR 6 | SUITE 600 12,040 RSF

Available May 1, 2026

Double door entry off the
elevator lobby

Balance of private
offices and open area for
workstations

Reception presence





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VIEW VIRTUAL TOUR
SUITE 530

FLOOR 5

Suite 530
4,604 RSF
Available Now

Suite 510
4,845 RSF
Available Now



Suite 500
5,727 RSF
Available Now

Suite 500 + Suite 510
Contiguous for a total of 10,572 RSF





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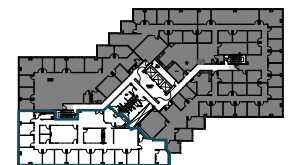
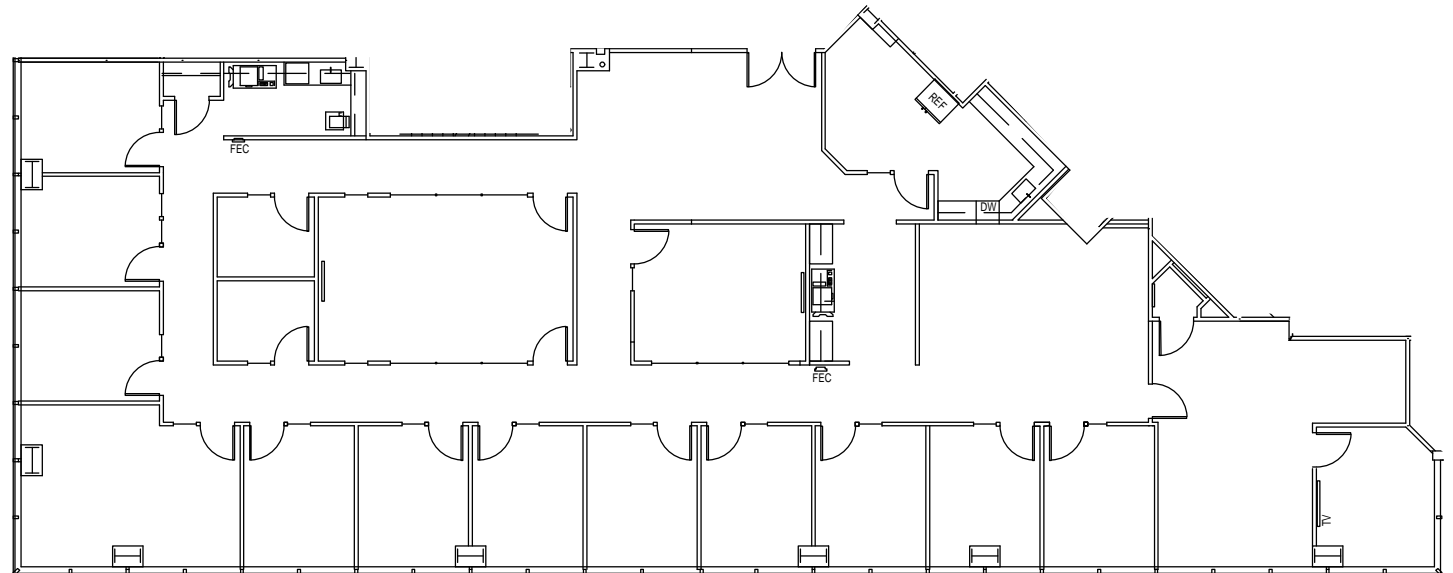
FLOOR 5 | SUITE 500 5,727 RSF

Available Now

Recent improved with
traditional financial services

Configuration of abundant
private offices

**Contiguous with Suite 510
for a total of 10,572 RSF**





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FLOOR 5 | SUITE 510 4,845 RSF

Available Now

Elevator lobby exposure

Ten private offices

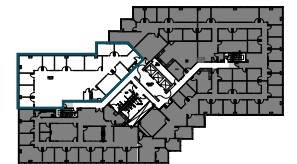
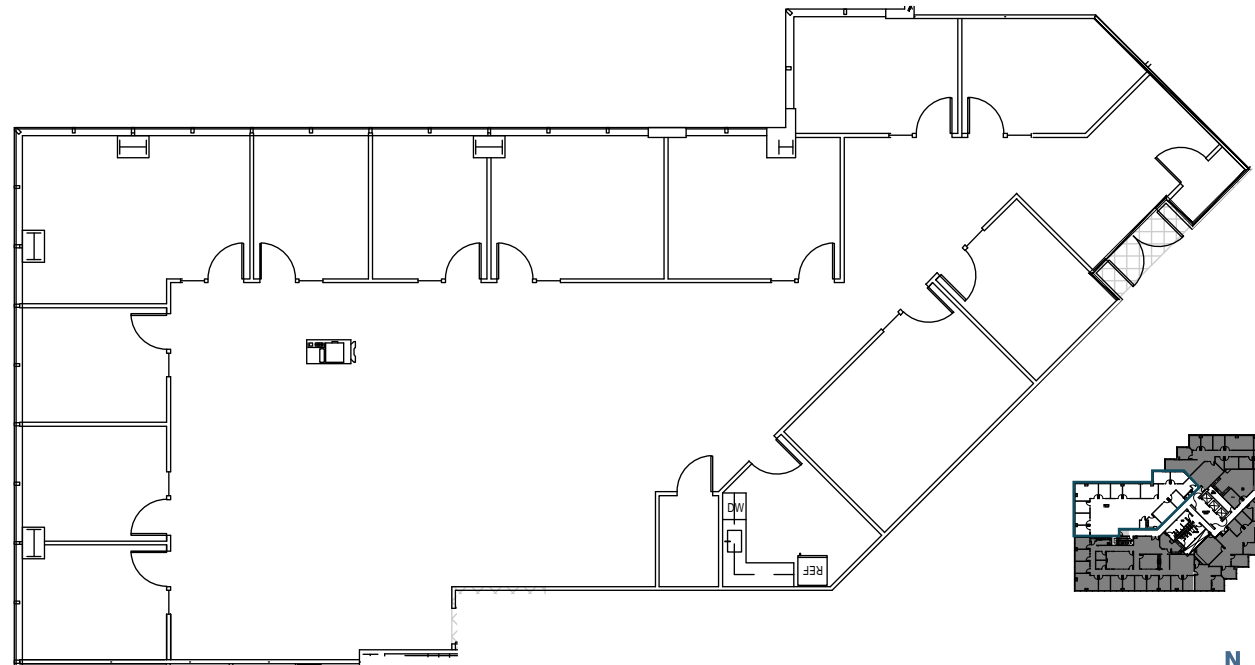
Interior meeting rooms

Open area for workstations

Kitchenette

Reception

**Contiguous with Suite 500
for a total of 10,572 RSF**





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VIEW VIRTUAL TOUR
MARKET READY SPACE

FLOOR 5 | SUITE 530 4,604 RSF

Available Now

Brand new market
ready space

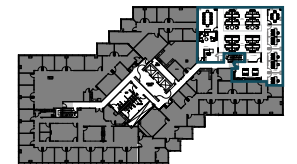
Room for open
workstations

5/6 private offices

2 conference rooms

Reception

Break Room with
copy area





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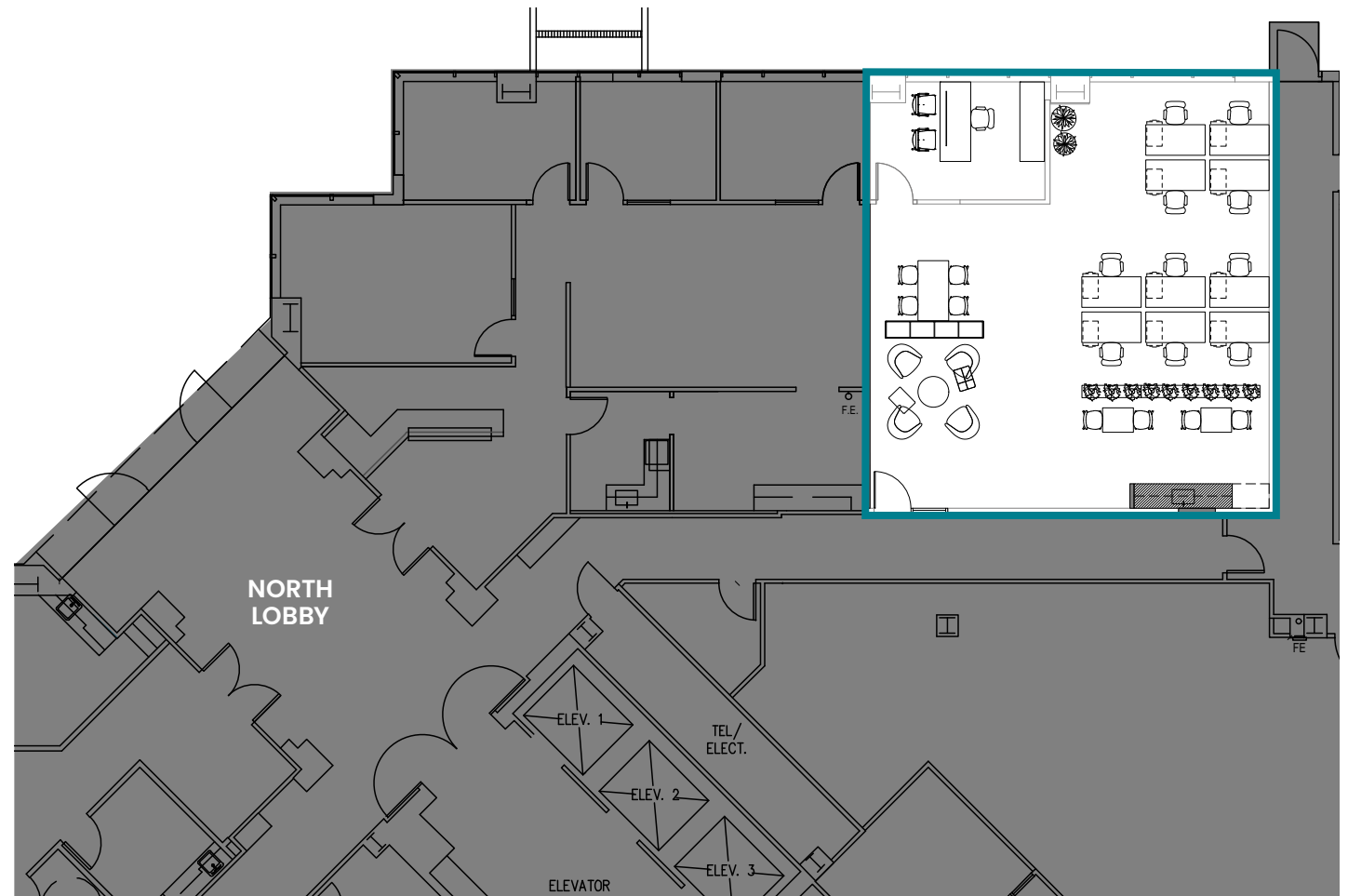
BRODERICK
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VIEW VIRTUAL TOUR
MARKET READY SPACE

FLOOR 1 | SUITE 125 1,320 RSF

Available Now
Spec Plan





12600 BUILDING

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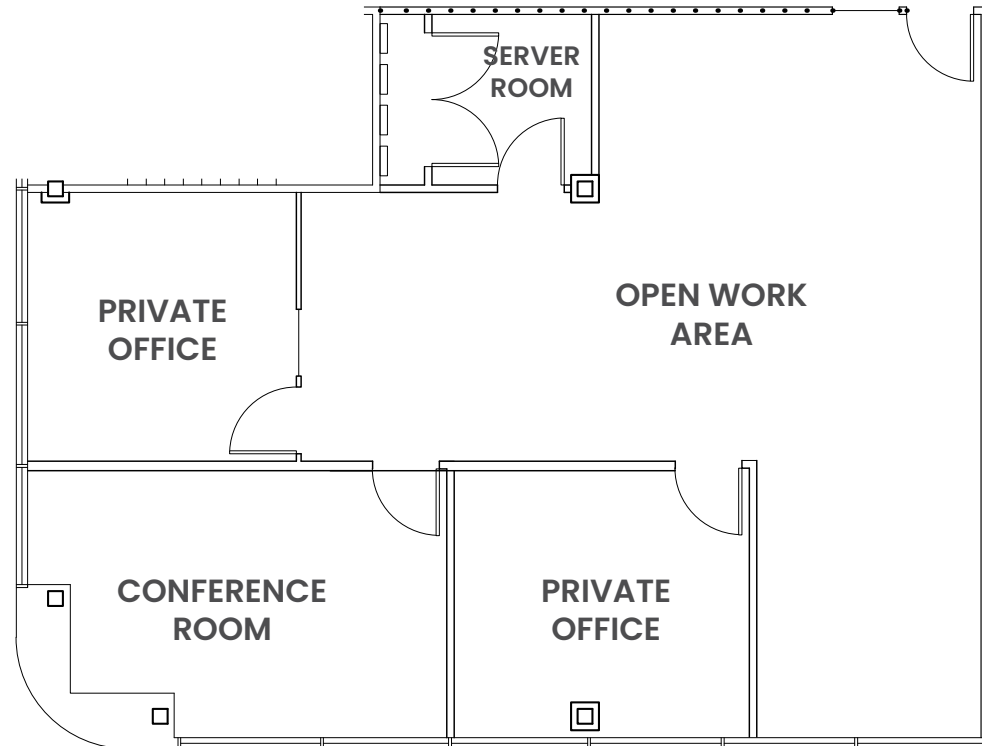
FLOOR 1 | SUITE 119 1,530 RSF

Available 6/1/2026

Two offices

Conference room

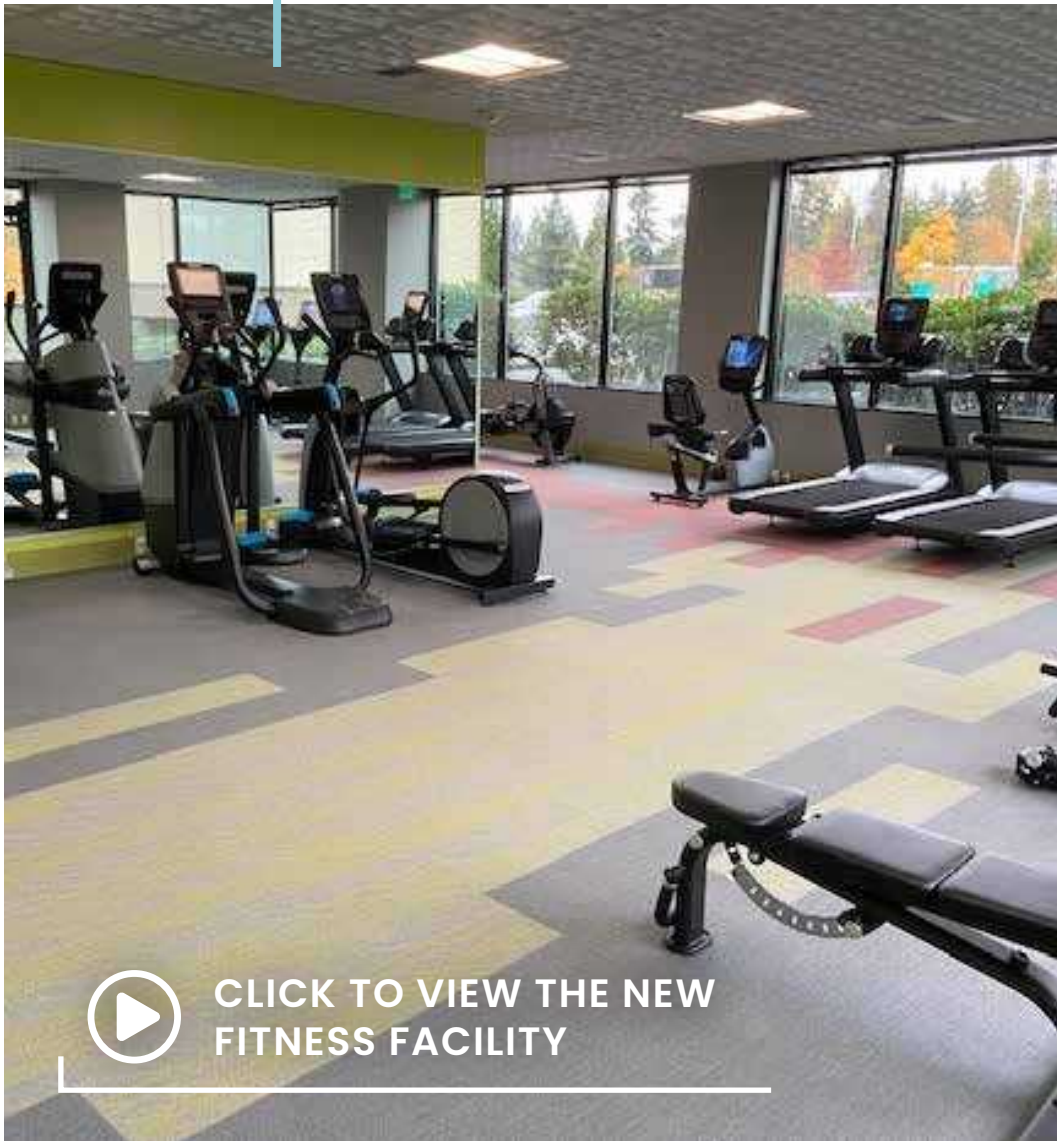
Server room and
open work area



RECENTLY CONSTRUCTED



FITNESS FACILITY



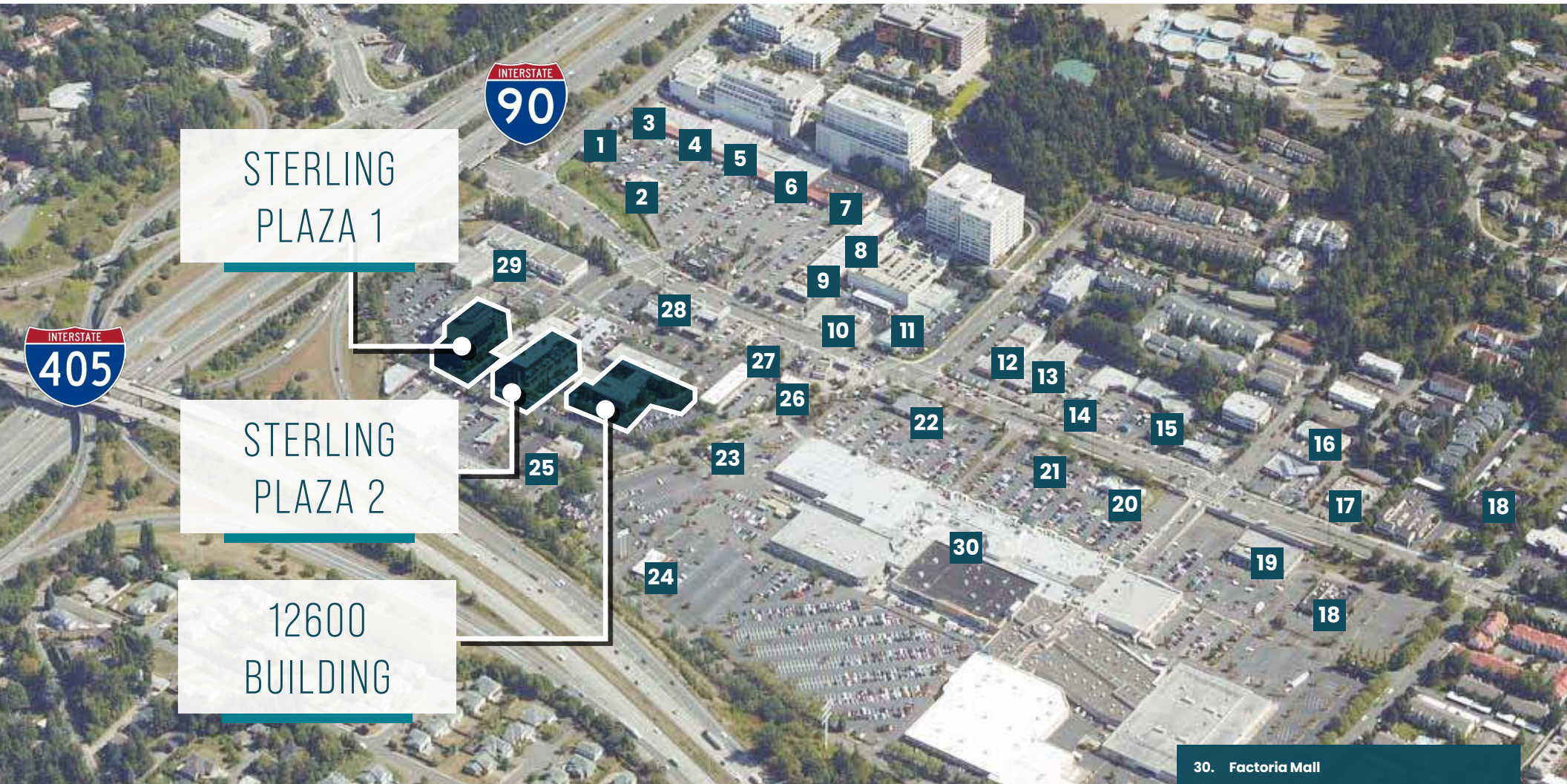
CLICK TO VIEW THE NEW
FITNESS FACILITY



RENOVATED SHOWERS & LOCKERS

STERLING CAMPUS

AMENITIES MAP



STERLING
PLAZA 1

STERLING
PLAZA 2

12600
BUILDING

30. Factoria Mall

Amazon Fresh	Panda Express
Cold Stone Creamery	Panera Bread
Dim Sum Factory	Old Navy
Famous Footwear	Red Robin Safeway
Funtastic Playtorium	Rite Aid
Goldfish Swim School	Sushi Omiya
inSpa	Target
Just Poke	TJ Maxx
Norstrom Rack	T&T Supermarket
Monster Mini Golf	Ulta Beauty

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|----------------------------|----------------------------------------------------------------|------------------------------------|
| 1. Tokyo Japanese | 9. Starbucks / Musashi's / Subway / Chi Chi Korean & Pocha Bar | 16. Toshi's Teriyaki |
| 2. Applebee's | 10. Chevron / Brown Bear Car Wash | 17. McDonald's |
| 3. Square Lotus | 11. Jimmy John's / Tofu 101 / Tian Fu | 18. Key Bank |
| 4. QFC; QFC Pharmacy | 12. Teriyaki Time | 19. Big 5 |
| 5. Evergreens | 13. Boulangerie Bakery & Cafe / I Love Pho / H&R Block | 20. Burger King |
| 6. Great Harvest Bread Co. | 14. Taco Time | 21. Chase Bank |
| 7. Zhen Kee | 15. Chipotle | 22. Bank of America |
| 8. Tasty Thai / BECU | | 23. KFC |
| | | 24. Novilhos Brazilian Steak House |

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|------------------------------------------------|
| 25. Top Gun Seafood Restaurant |
| 26. Shanghai Cafe / Katsu Burger / Thai Ginger |
| 27. Taco Bell |
| 28. Ezell's Famous Chicken |
| 29. AMC Loews Factoria Cinema |