

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



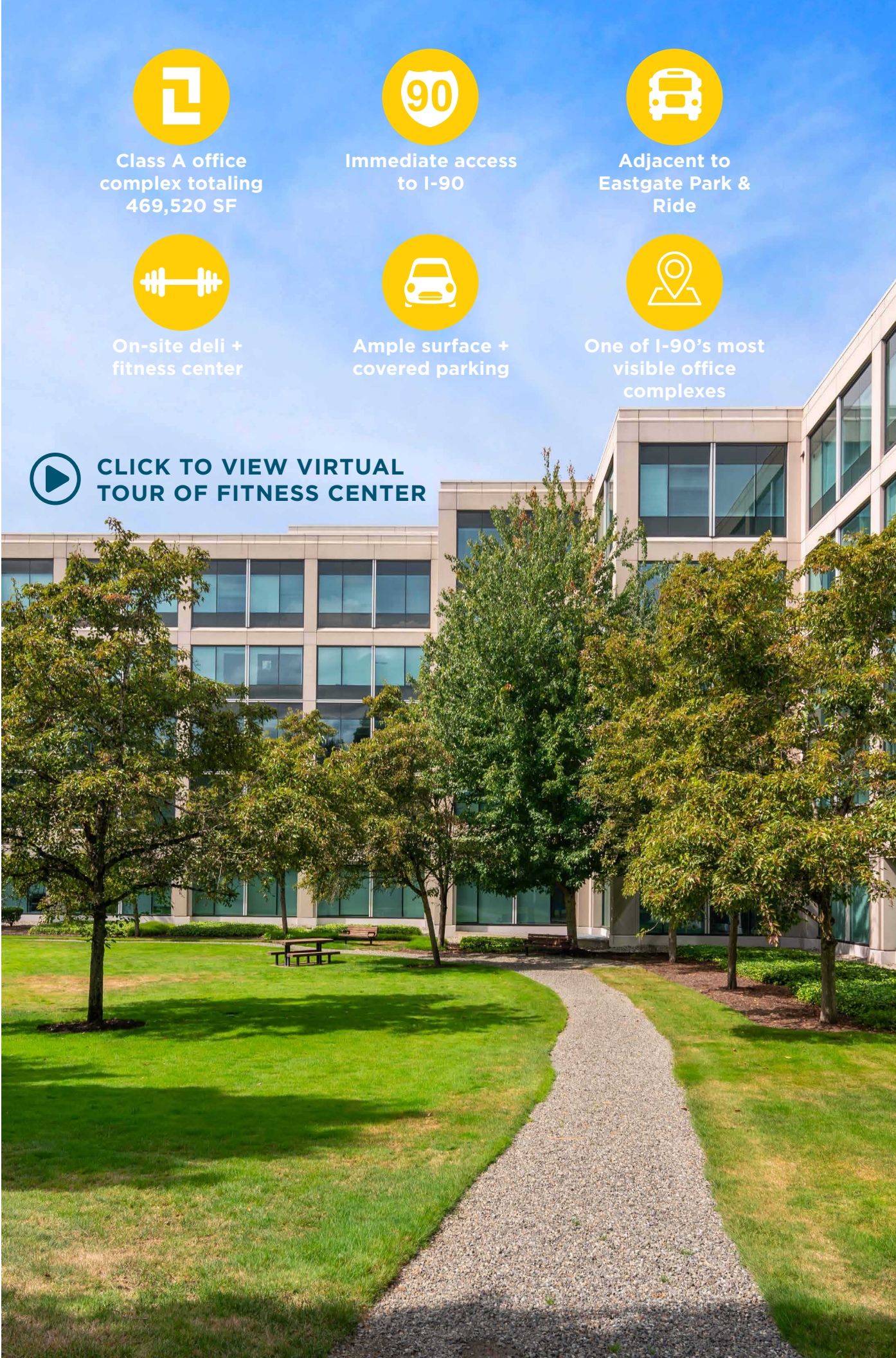
Ample surface +  
covered parking



One of I-90's most  
visible office  
complexes



**CLICK TO VIEW VIRTUAL  
TOUR OF FITNESS CENTER**



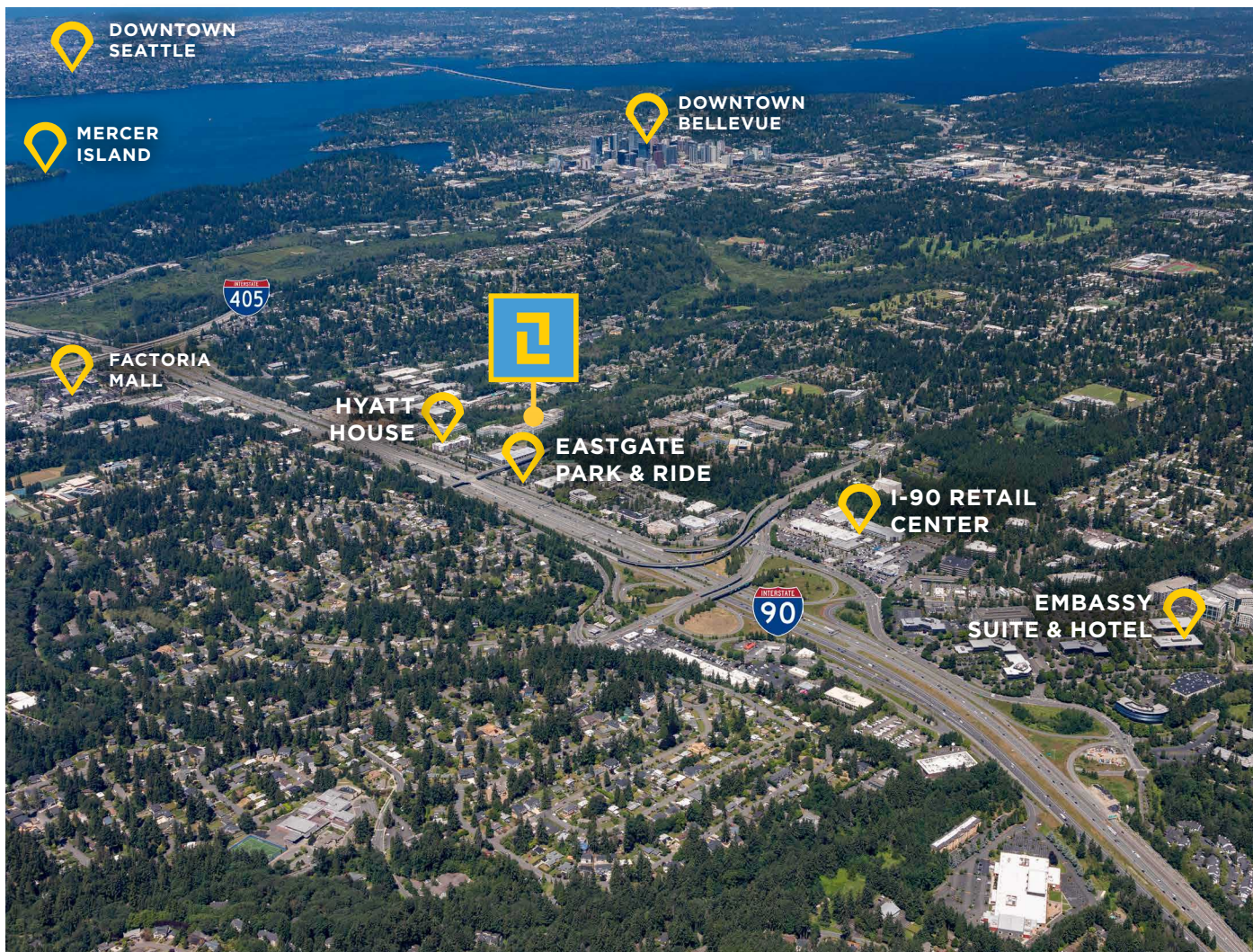




# LOCATION

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.





# TRANSIT MAP



## **BUS ROUTES**

**I-90 EXPRESS ROUTE 554**  
TO DOWNTOWN SEATTLE | 36 MINUTES

**ROUTE 240**  
TO DOWNTOWN BELLEVUE | 22 MINUTES

**ROUTE 271**  
TO DOWNTOWN BELLEVUE | 35 MINUTES

## **DRIVE TIMES**

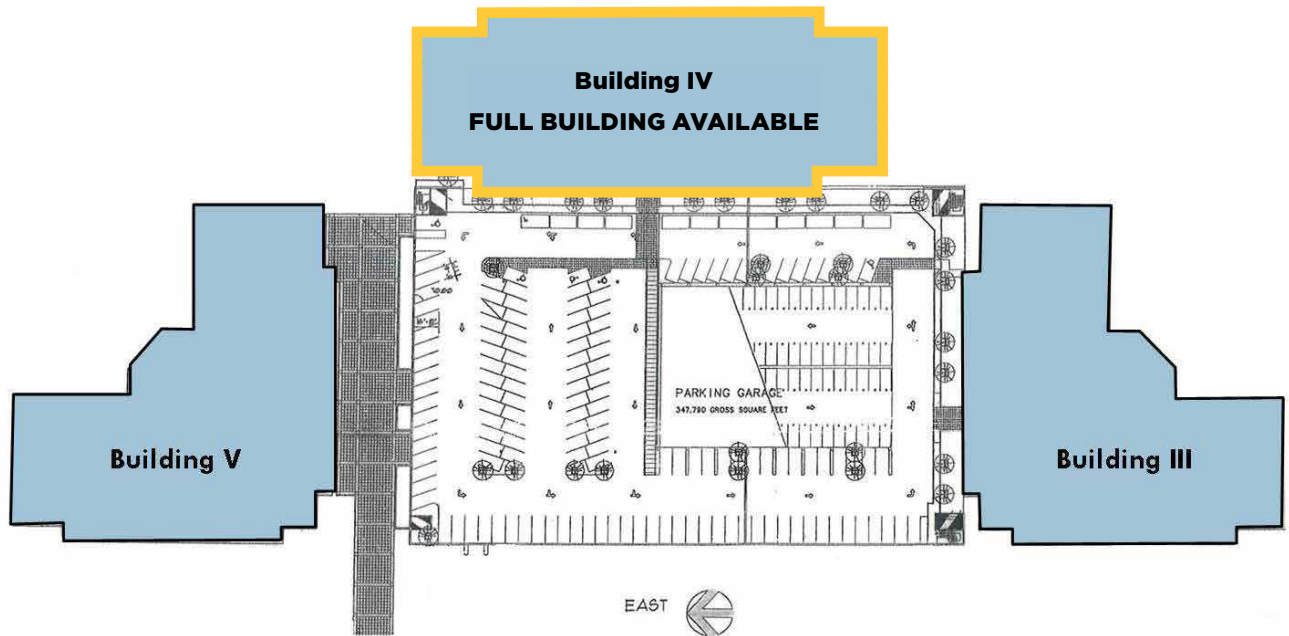
**DOWNTOWN BELLEVUE**  
8 MINUTES | 4 MILES

**SNOQUALMIE**  
22 MINUTES | 20 MILES

**DOWNTOWN SEATTLE**  
12 MINUTES | 9 MILES



# 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 |

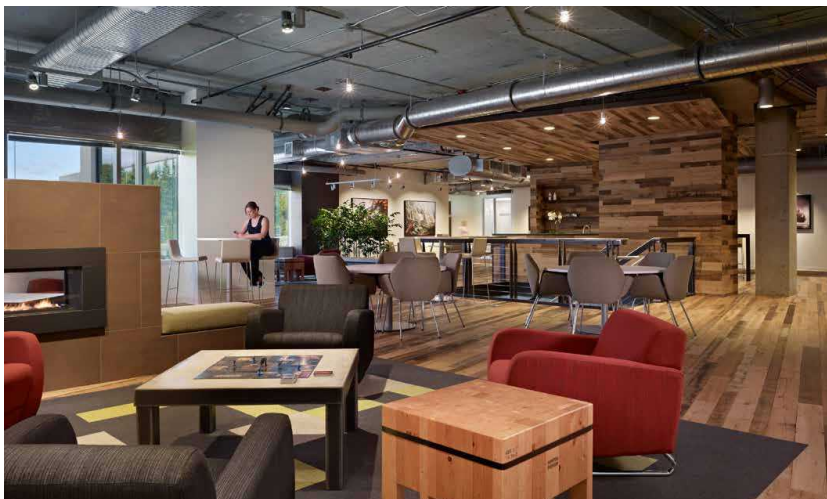
**SUITES 200 & 300 CONTIGUOUS FOR A TOTAL OF 61,134 RSF**

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



# URBAN AMENITIES

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





# FACT SHEET

|                     |                                                                                                                                                                                                      |                   |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| RBA:                | 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        |
| Rental Rates:       | Inquire with listing brokers                                                                                                                                                                         |                   |
| Operating Expenses: | 2026 Estimated Operating Expenses are \$14.99 per RSF                                                                                                                                                |                   |
| Load Factors:       | Per 2017 BOMA standards (varies from approximately 10.1% to 12.2% single-tenant load)                                                                                                                |                   |
| Parking:            | 3.8 stalls for every 1,000 square feet of usable area; 1,595 total stalls, the majority of which are covered                                                                                         |                   |
| Exterior:           | 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. |                   |
| Lobbies:            | Newly remodeled lobbies with modern finishes.                                                                                                                                                        |                   |
| Views:              | The building features sweeping, unobstructed views of the downtown Seattle skyline and the Olympic Mountains.                                                                                        |                   |
| Plaza:              | The area features native plantings, outdoor walkways and seating areas that take full advantage of the natural beauty.                                                                               |                   |
| Security:           | Full daytime, on-site roving security; weekend and nightly patrols; new LED lighting throughout parking garage; new security cameras throughout the garage and campus.                               |                   |
| HVAC:               | The HVAC consists of a state-of-the-art energy management system for maximum comfort and efficiency.                                                                                                 |                   |
| Elevators:          | The buildings feature two passenger elevators and a freight elevator.                                                                                                                                |                   |





# FACT SHEET

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

## 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.



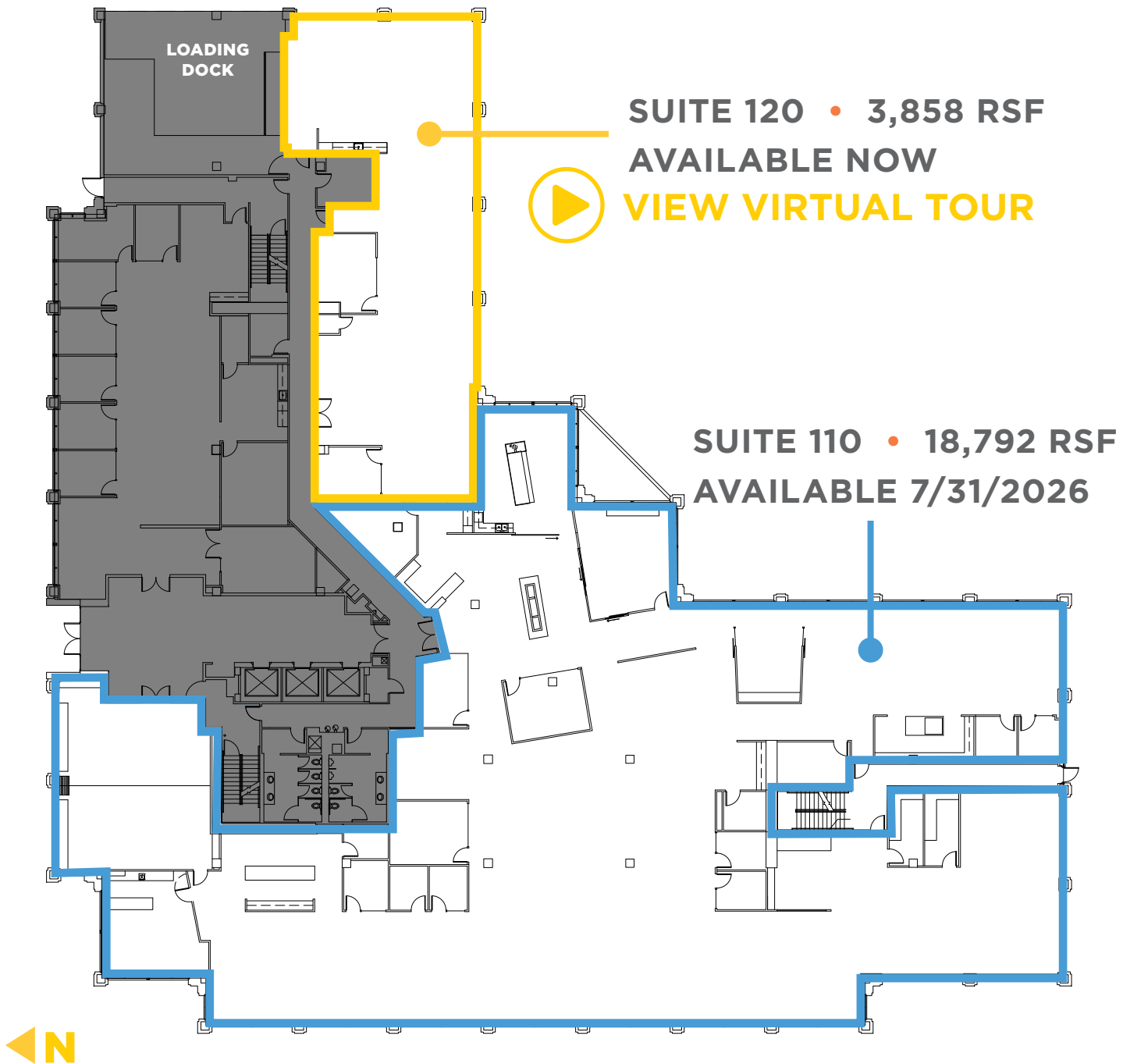
# BUILDING III

# 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

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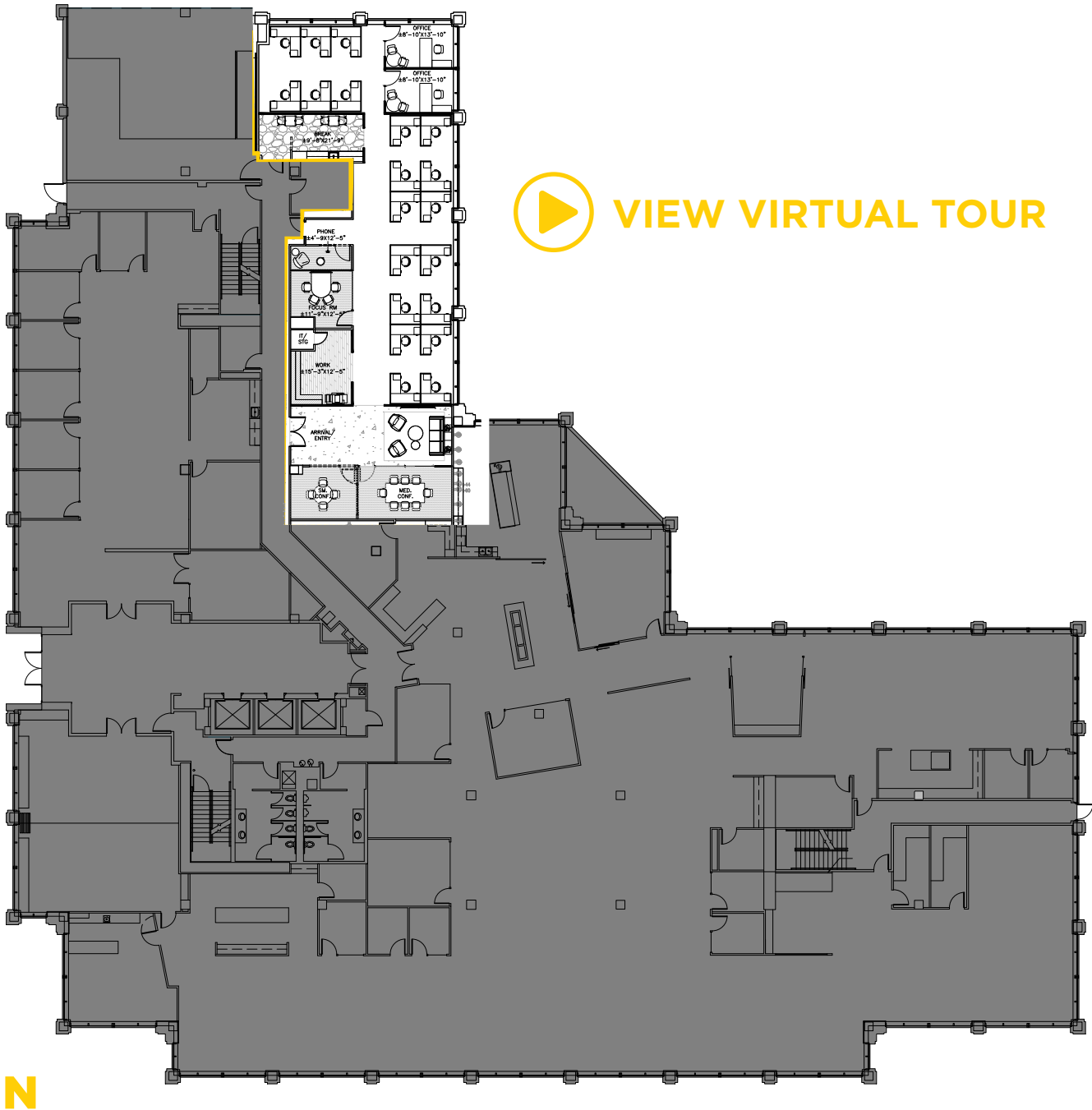
[Jason Furr](#) • [Tony Ulacia](#)

425.646.3444

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## Proposed Layout

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



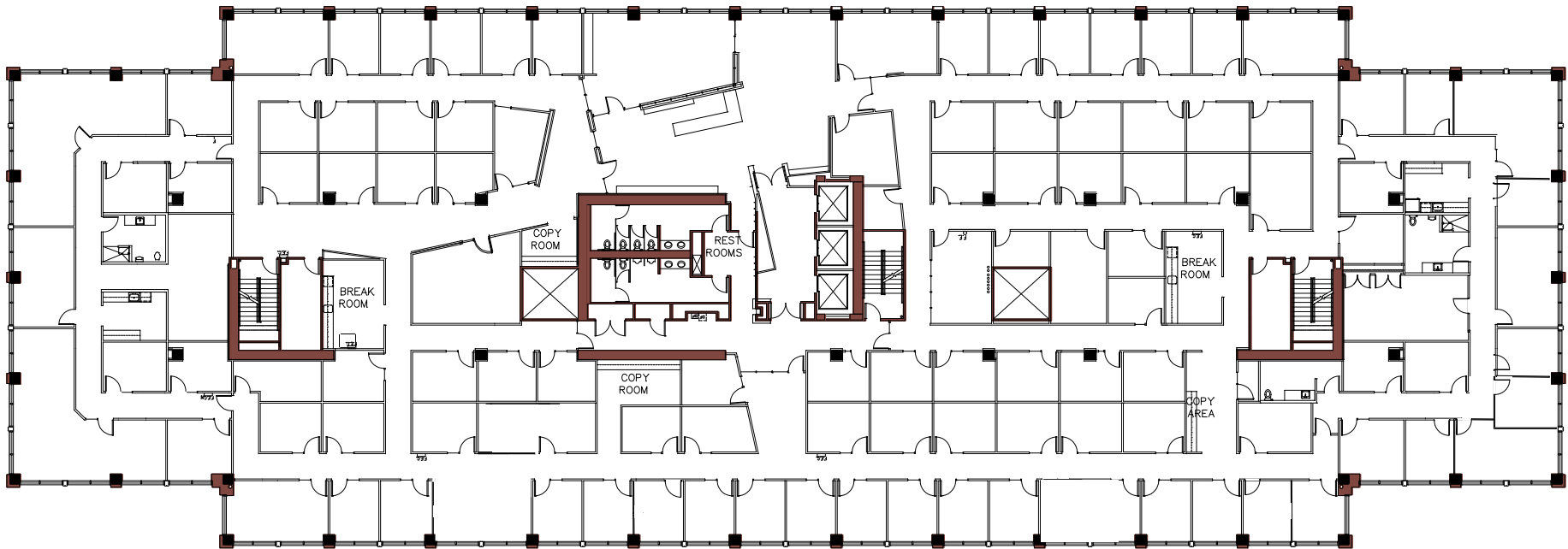
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# BUILDING IV

FLOOR 5 • 31,896 RSF  
AVAILABLE NOW

SUNSET  
NORTH



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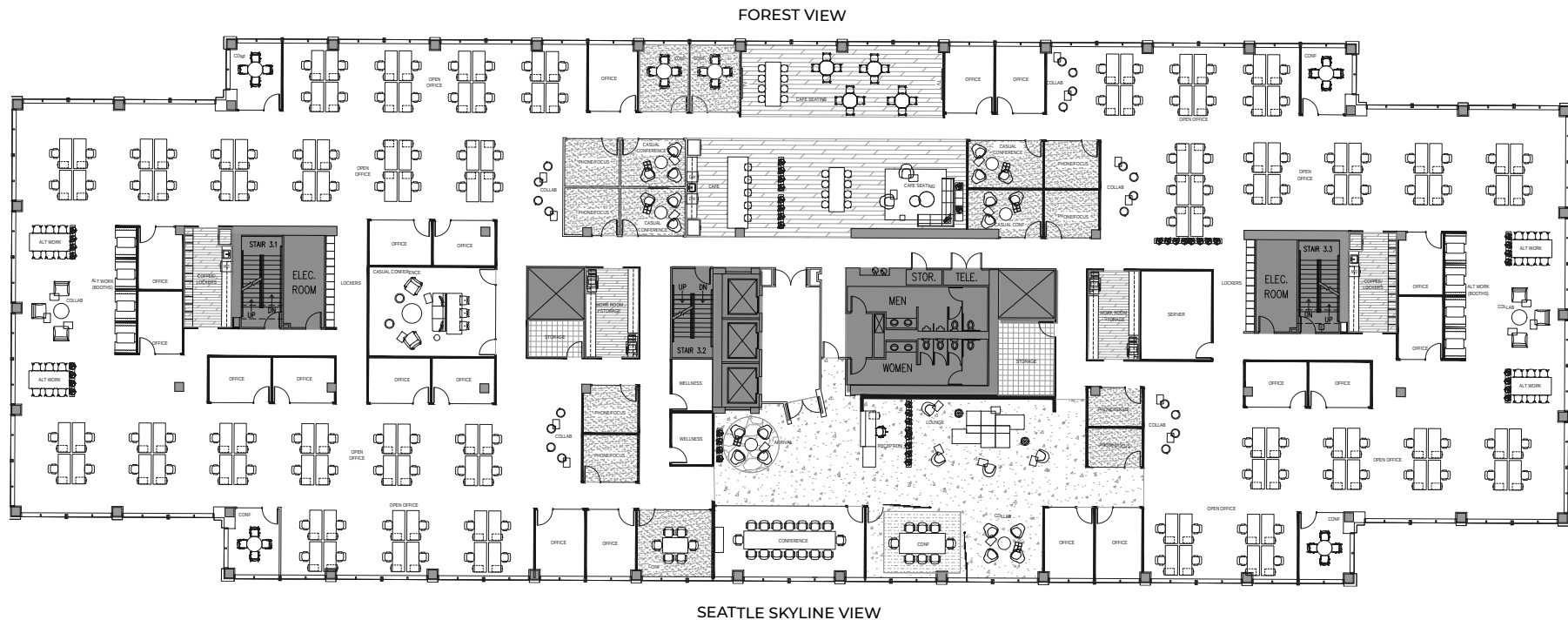
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BUILDING III 3180 139TH AVE • BUILDING IV 3150 139TH AVE SE • BUILDING V 3120 139TH AVE SE

# BUILDING IV

FLOOR 5 • 31,896 RSF  
AVAILABLE NOW  
SAMPLE PLAN

# SUNSET NORTH



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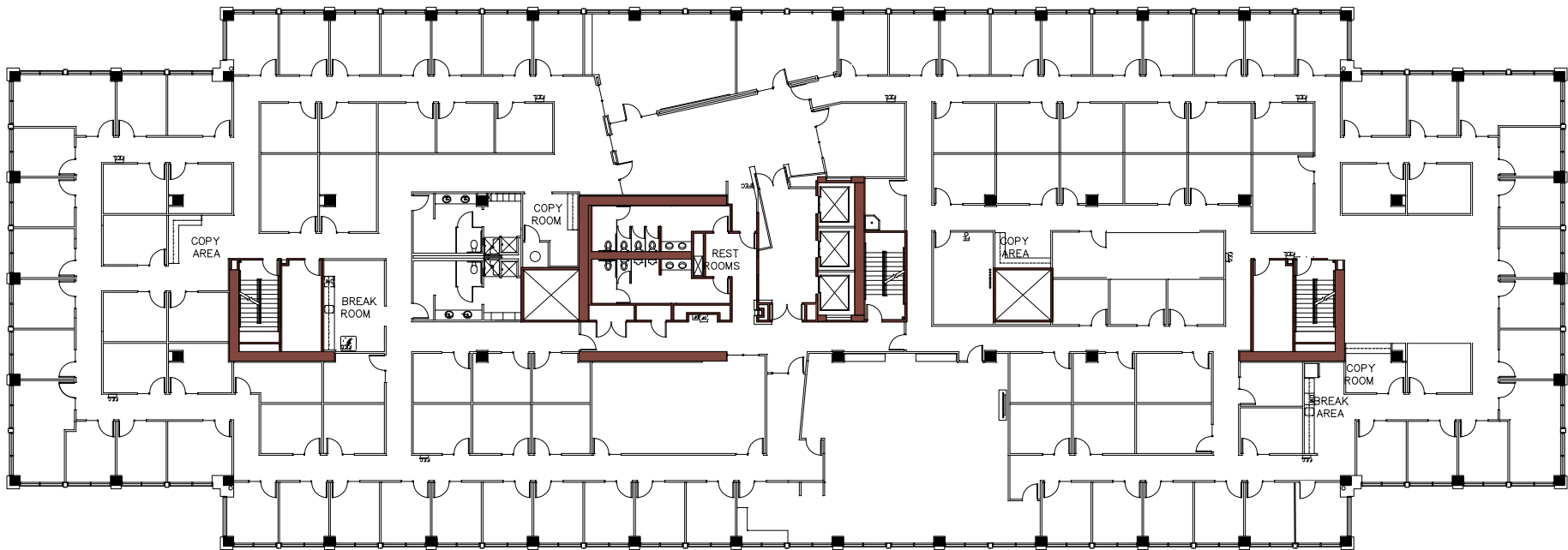
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# BUILDING IV

FLOOR 4 • 31,895 RSF  
AVAILABLE NOW

SUNSET  
NORTH



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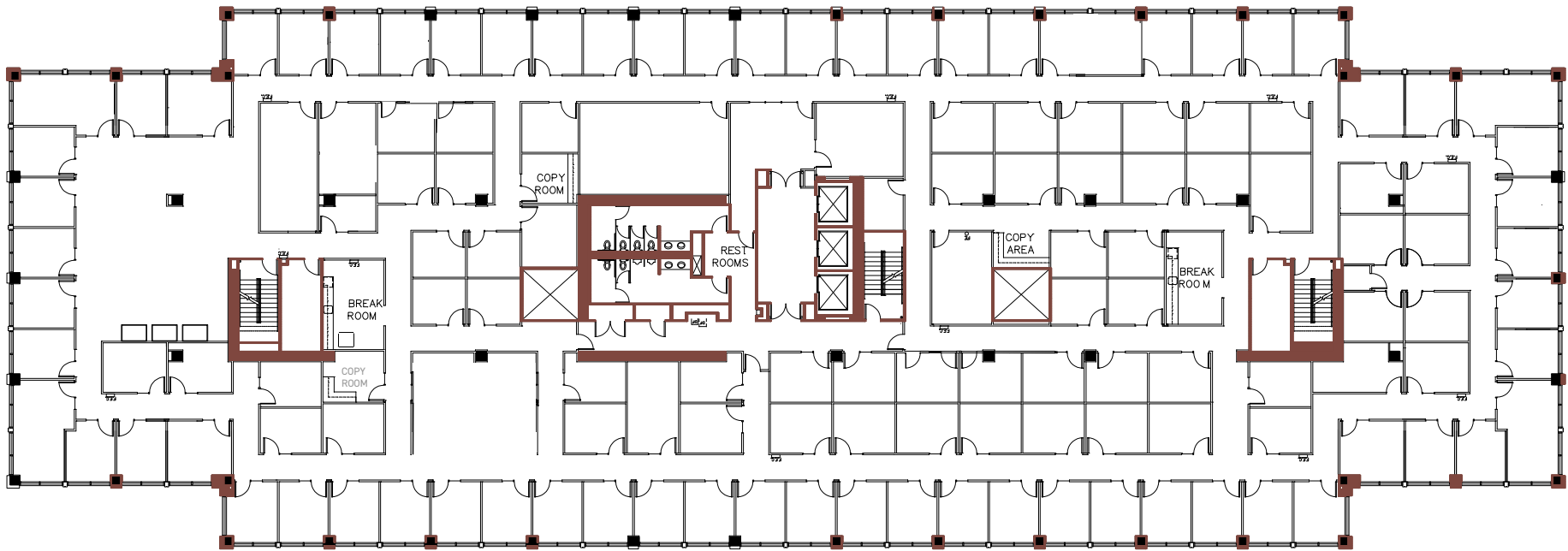
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BUILDING III 3180 139TH AVE • BUILDING IV 3150 139TH AVE SE • BUILDING V 3120 139TH AVE SE

# BUILDING IV

FLOOR 3 • 31,893 RSF  
AVAILABLE NOW

SUNSET  
NORTH



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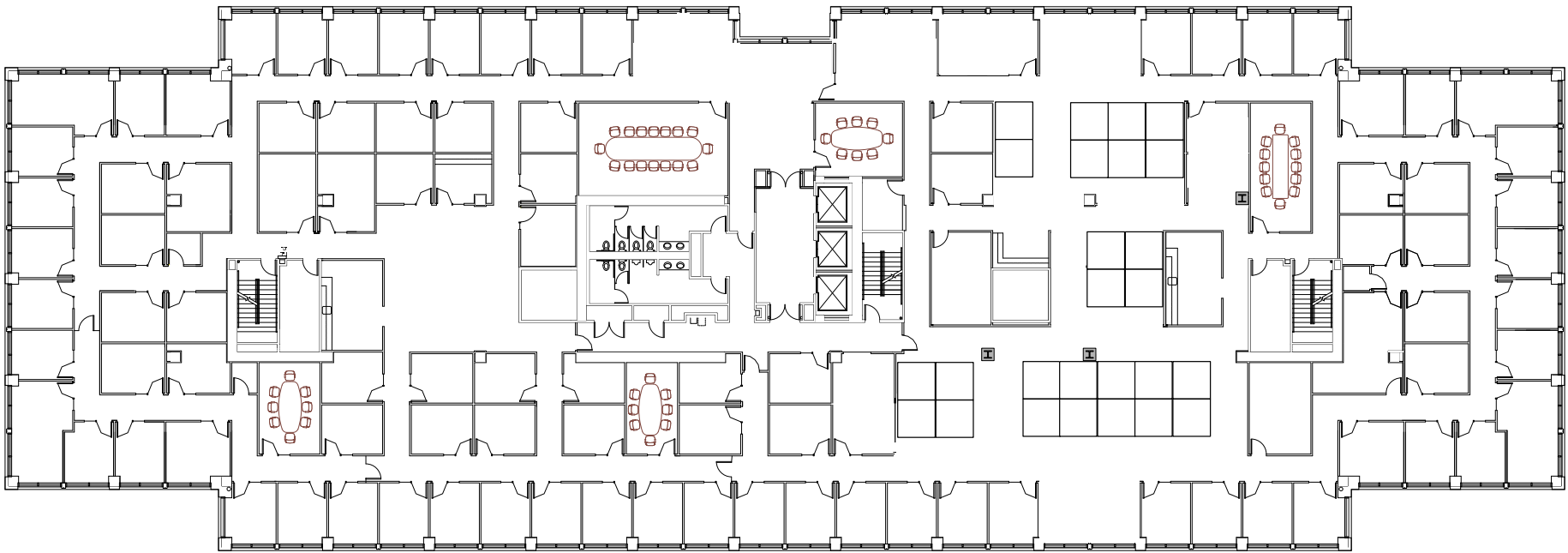
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BUILDING III 3180 139TH AVE • BUILDING IV 3150 139TH AVE SE • BUILDING V 3120 139TH AVE SE

# BUILDING IV

FLOOR 2 • 31,735 RSF  
AVAILABLE NOW

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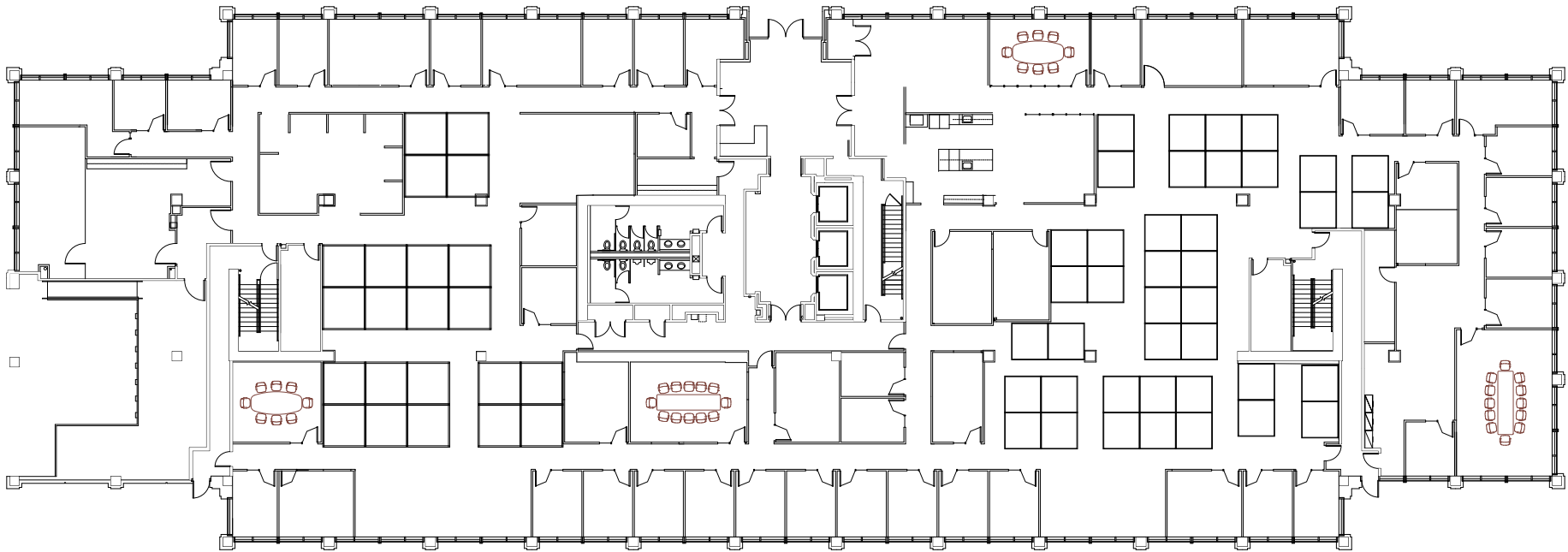
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BUILDING III 3180 139TH AVE • BUILDING IV 3150 139TH AVE SE • BUILDING V 3120 139TH AVE SE

# BUILDING IV

FLOOR 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

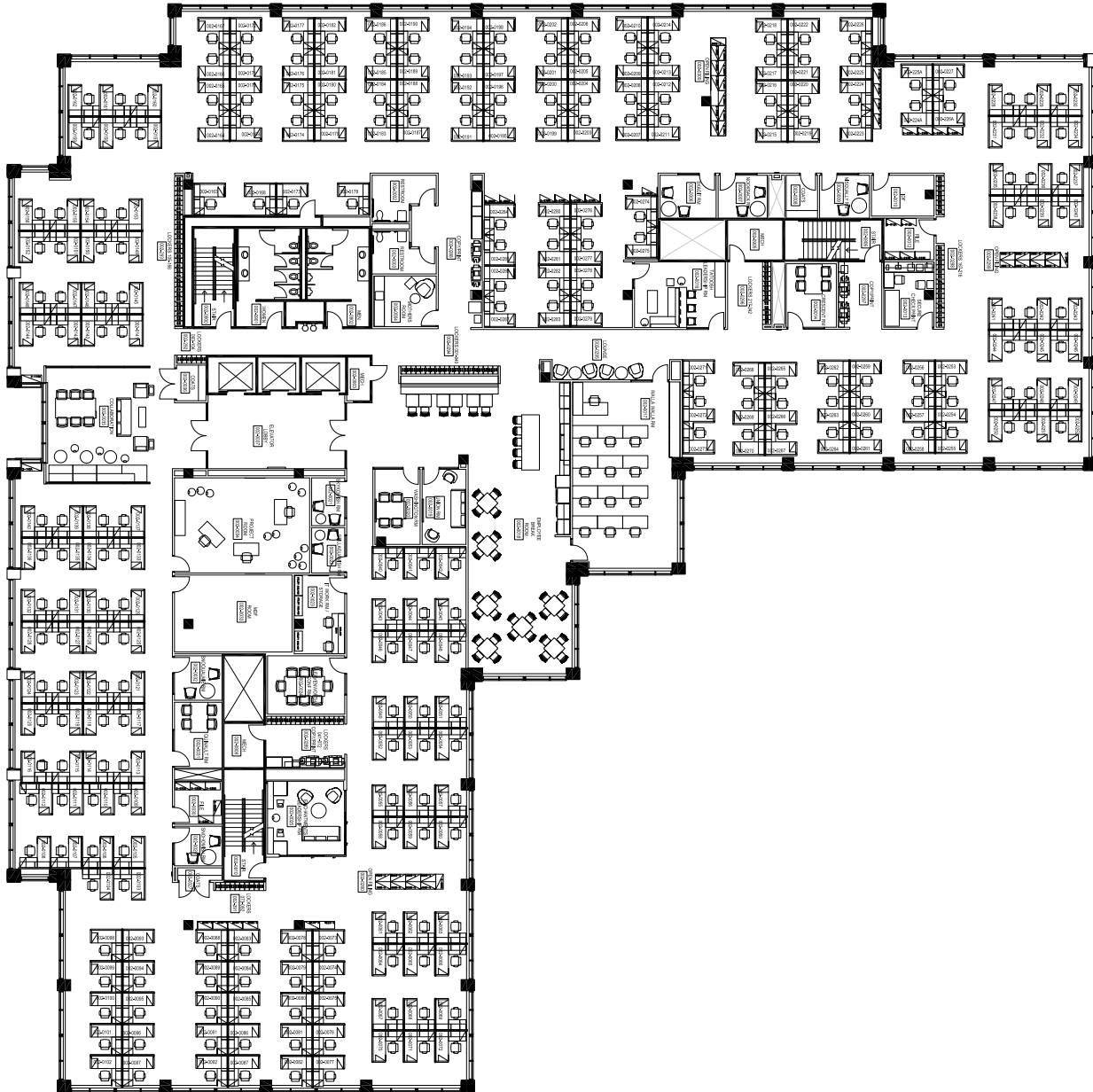
# SUNSET NORTH

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 V

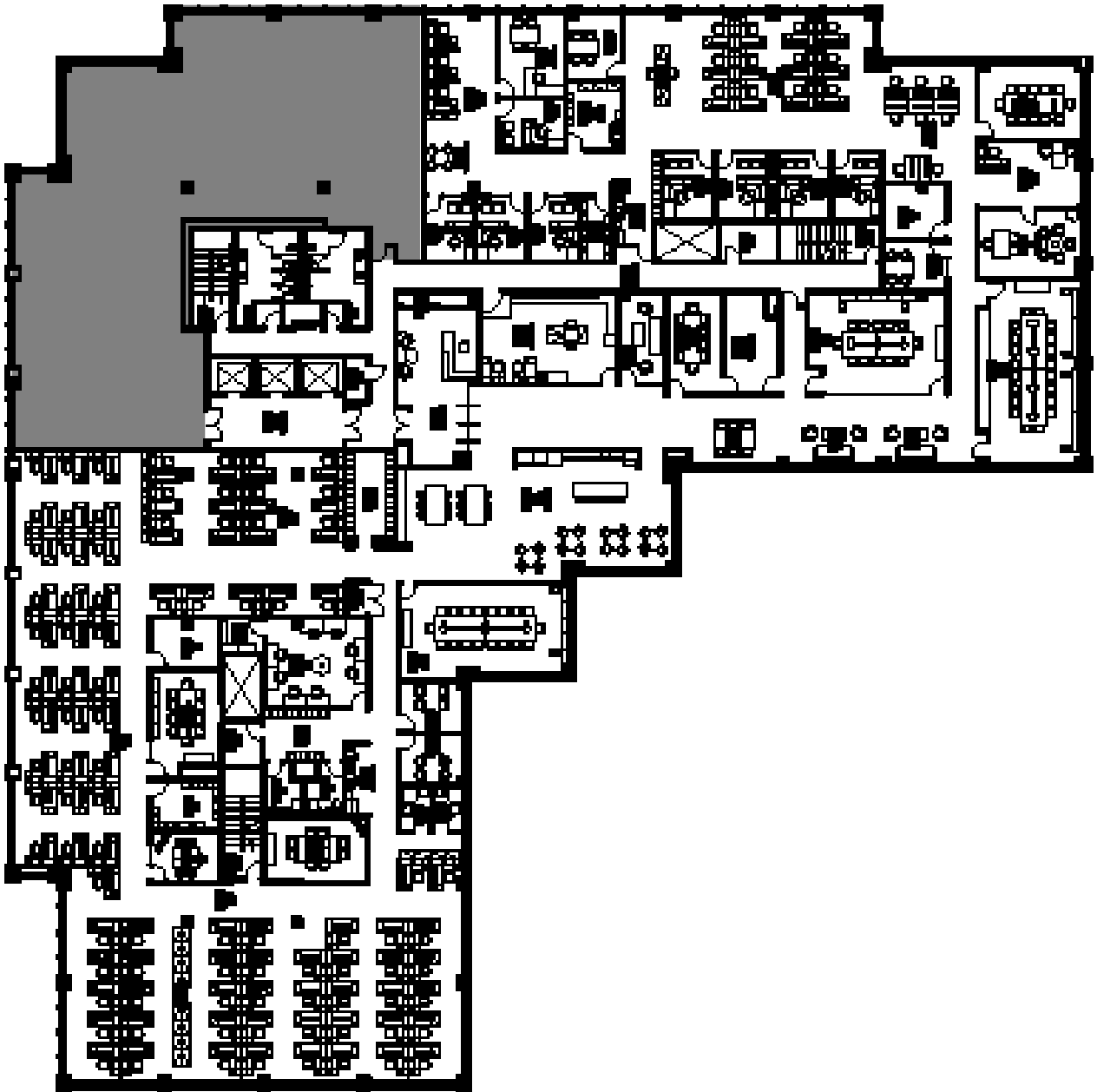
SUITE 300 • 27,723 RSF  
AVAILABLE 7/1/2026

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

# SUNSET NORTH



VIEW VIRTUAL TOUR



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

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