

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





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



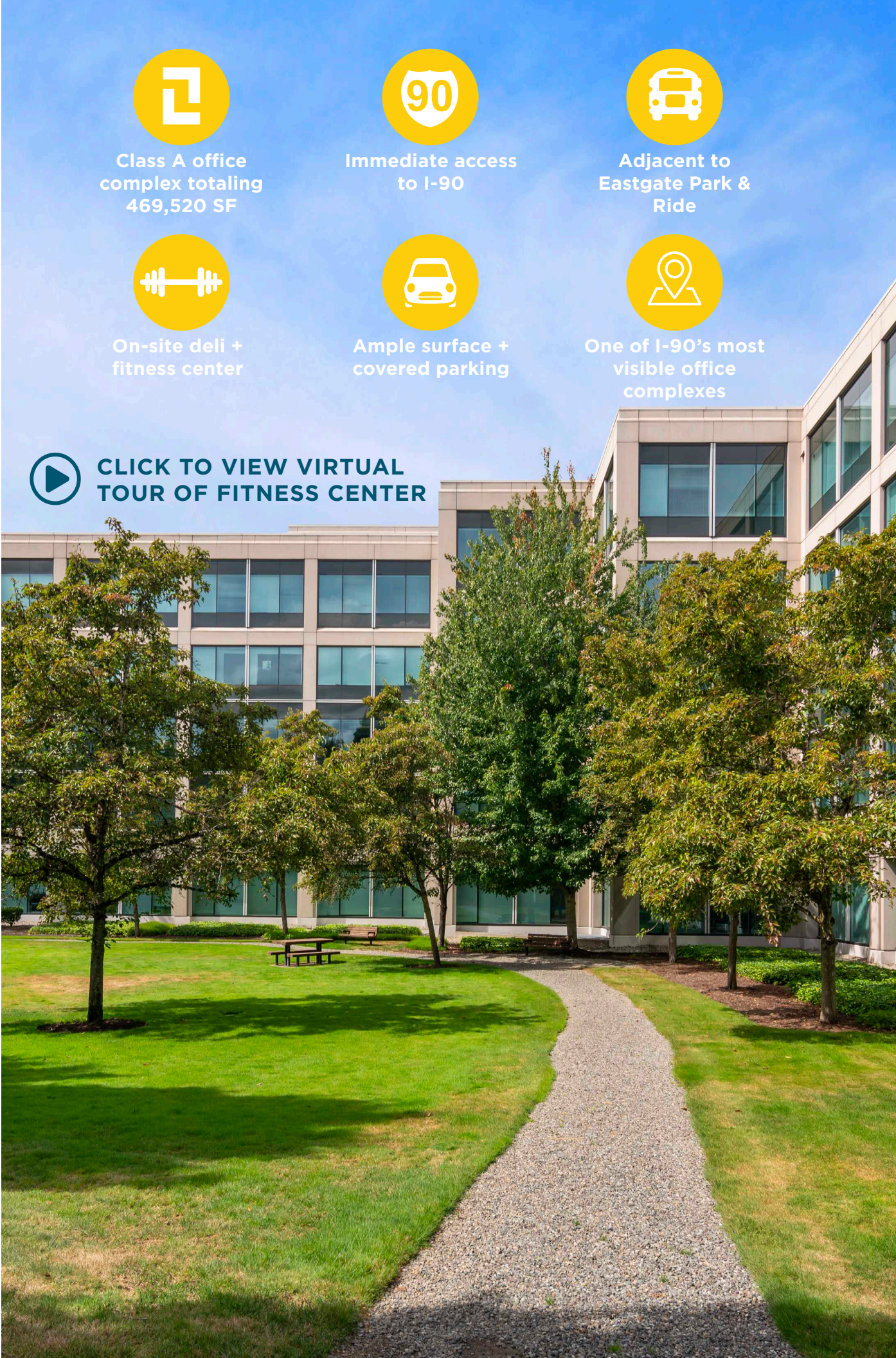
Ample surface +
covered parking



One of I-90's most
visible office
complexes



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



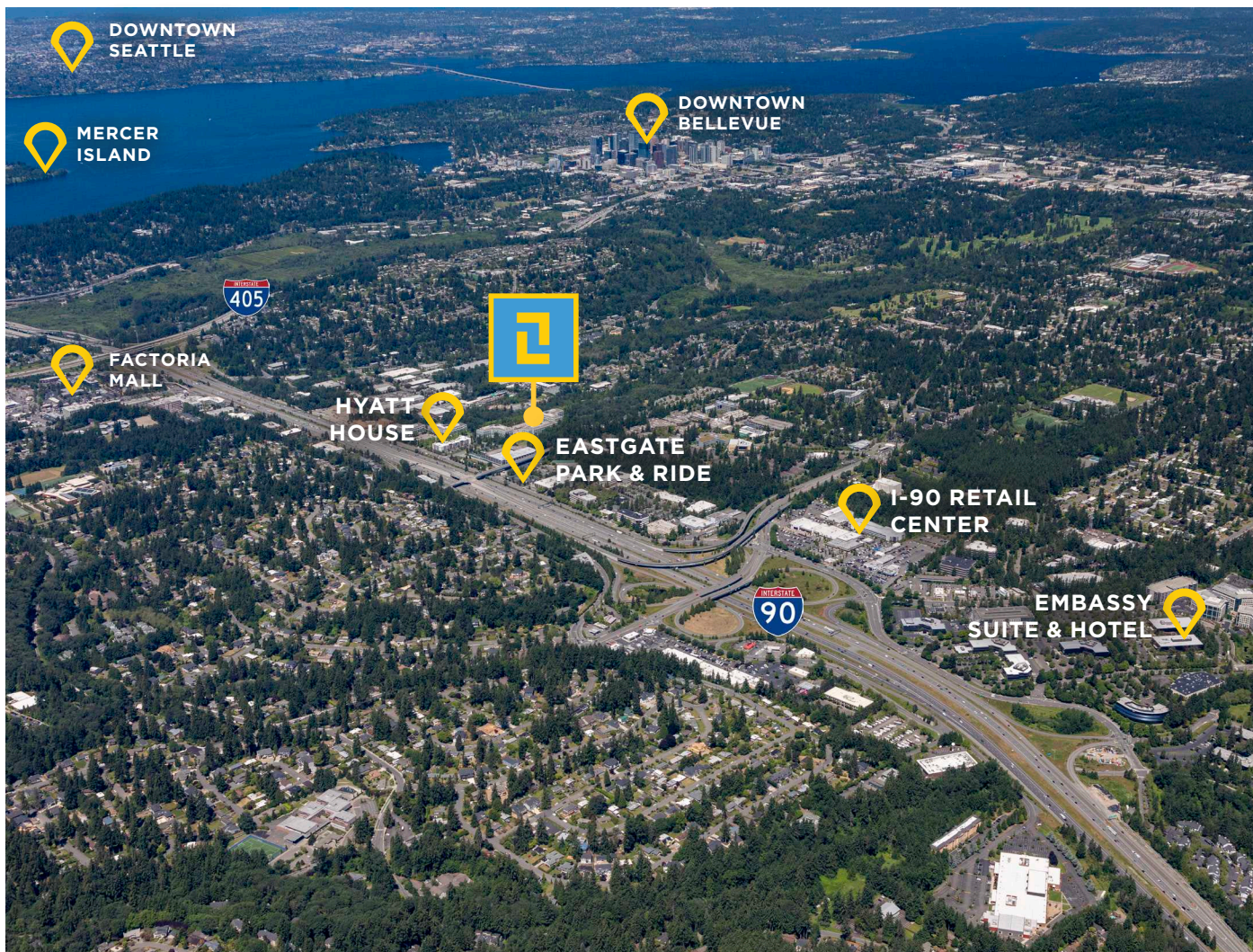




LOCATION

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

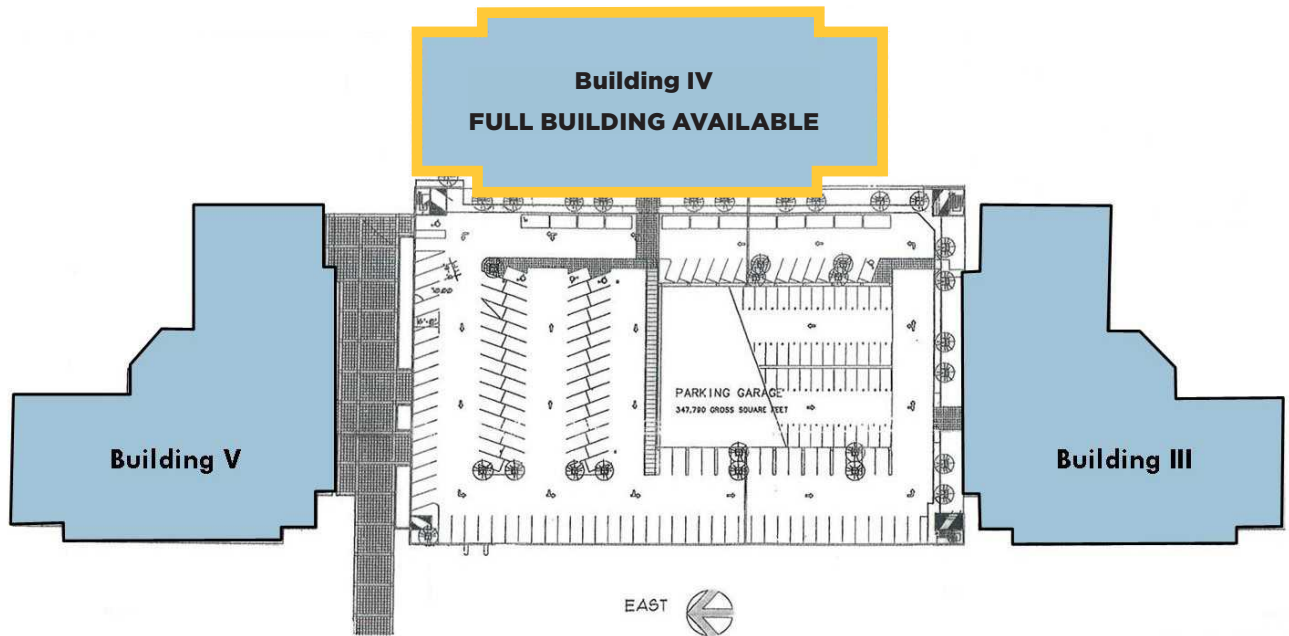
DOWNTOWN BELLEVUE
8 MINUTES | 4 MILES

SNOQUALMIE
22 MINUTES | 20 MILES

DOWNTOWN SEATTLE
12 MINUTES | 9 MILES



SITE PLAN



BUILDING III

VIRTUAL TOUR	FLOOR / SUITE	RSF	AVAILABILITY	QUOTED RENT
	1 / 120	3,858	Now	Inquire with broker
	1 / 110	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
	500	31,896	Now	Inquire with broker
	400	31,895	Now	Inquire with broker
	300	31,893	Now	Inquire with broker
	200	31,735	Now	Inquire with broker
	100	26,709	Now	Inquire with broker

BUILDING V

VIRTUAL TOUR	FLOOR / SUITE	RSF	AVAILABILITY	QUOTED RENT
	2 / 200	33,411	Now	Inquire with broker
	3 / 300	27,723	Now	Inquire with broker

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

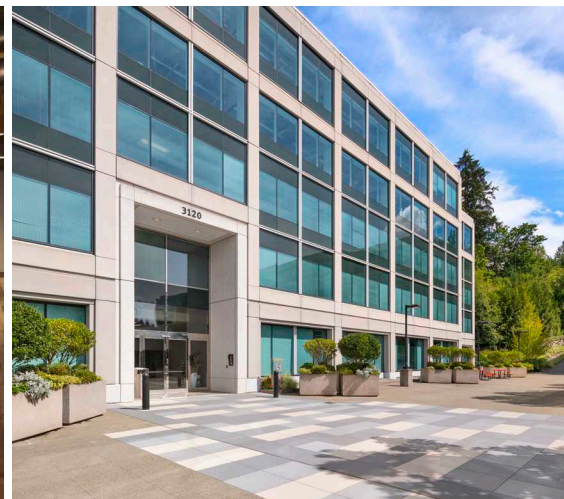
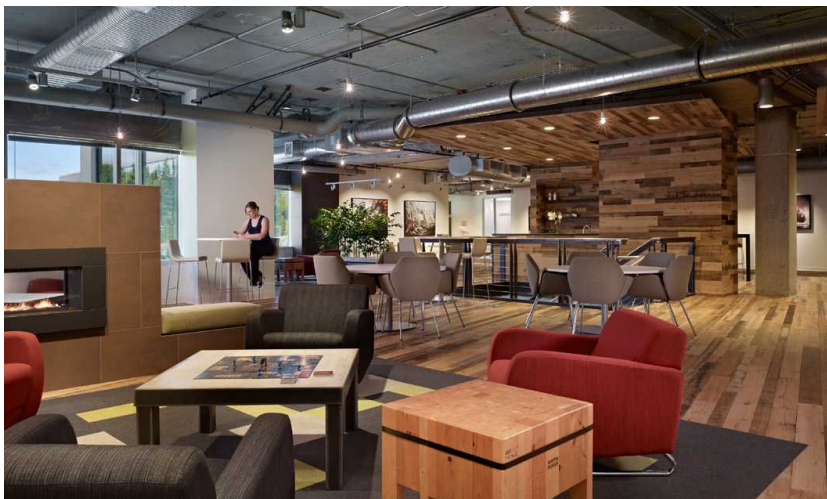
Square footages subject to final confirmation in accordance with BOMA standards.



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	YES! 1,595 stall garage; 3.8/1,000 RSF plus access to mass transit
	VIEWS	Depends on location	YES! Excellent unobstructed views of Seattle & Bellevue skylines and Olympic mountains
	DAYCARE	Depends on location	YES! Bright Horizons at Sunset (across the street)
	PARKS	Depends on location	YES! Adjacent park with tennis courts, basketball courts, trails/walking to Bellevue College
	MASS TRANSIT ADJACENT	Depends on location	YES! Immediately adjacent
	FOOD SERVICE	Yes	YES! On-site in progress, next door, and food trucks
	FITNESS FACILITIES	Depends on location	YES! On-site; 5,247 SF with the latest in free weights, cardiovascular equipment, showers and lockers
	HOTEL SERVICES	Yes	YES! Next door Hyatt House Hotel (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

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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.



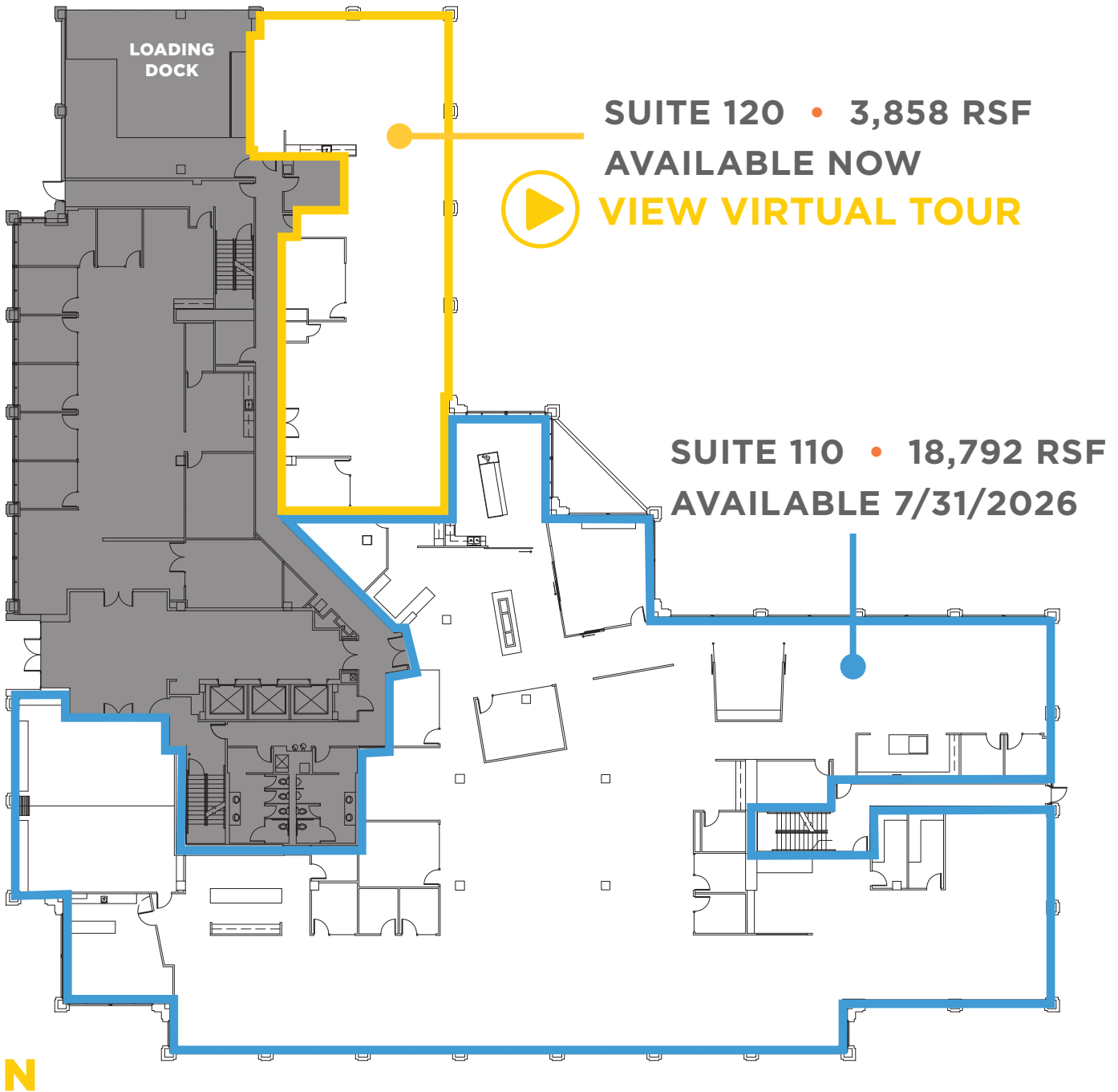
BUILDING III

The logo for Sunset North, featuring the word "SUNSET" in blue above the word "NORTH" in blue, with a yellow stylized "N" in the middle.

FLOOR 1

As-Built Floor Plan

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



BRODERICK GROUP, INC.

Jason Furr • Tony Ulacia

425.646.3444

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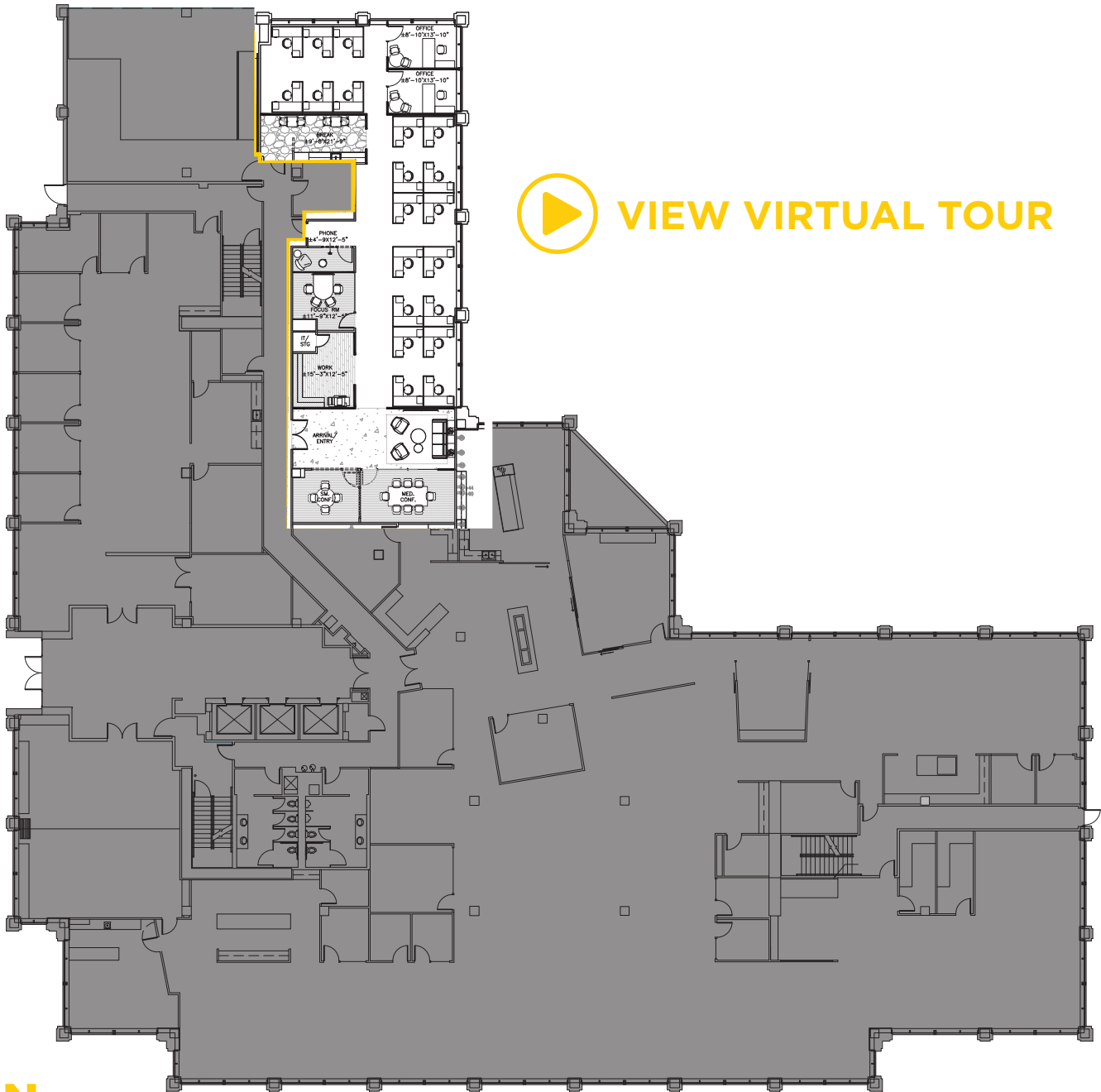
BUILDING III 3180 139TH AVE • **BUILDING IV** 3150 139TH AVE SE • **BUILDING V** 3120 139TH AVE SE

BUILDING III

SUNSET NORTH

SUITE 120 • 3,858 RSF
AVAILABLE NOW

Proposed Layout



VIEW VIRTUAL TOUR



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

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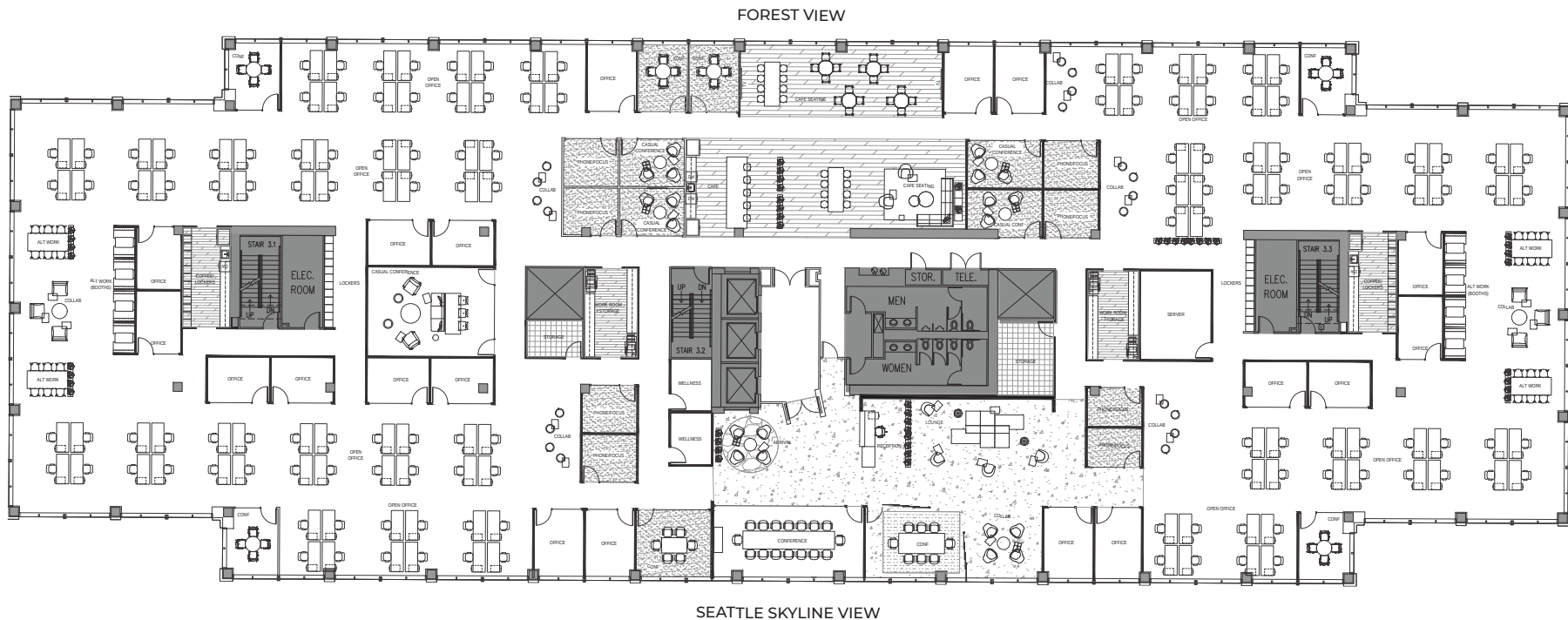
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BUILDING IV

FLOOR 5 • 31,896 RSF
AVAILABLE NOW
SAMPLE PLAN

SUNSET NORTH



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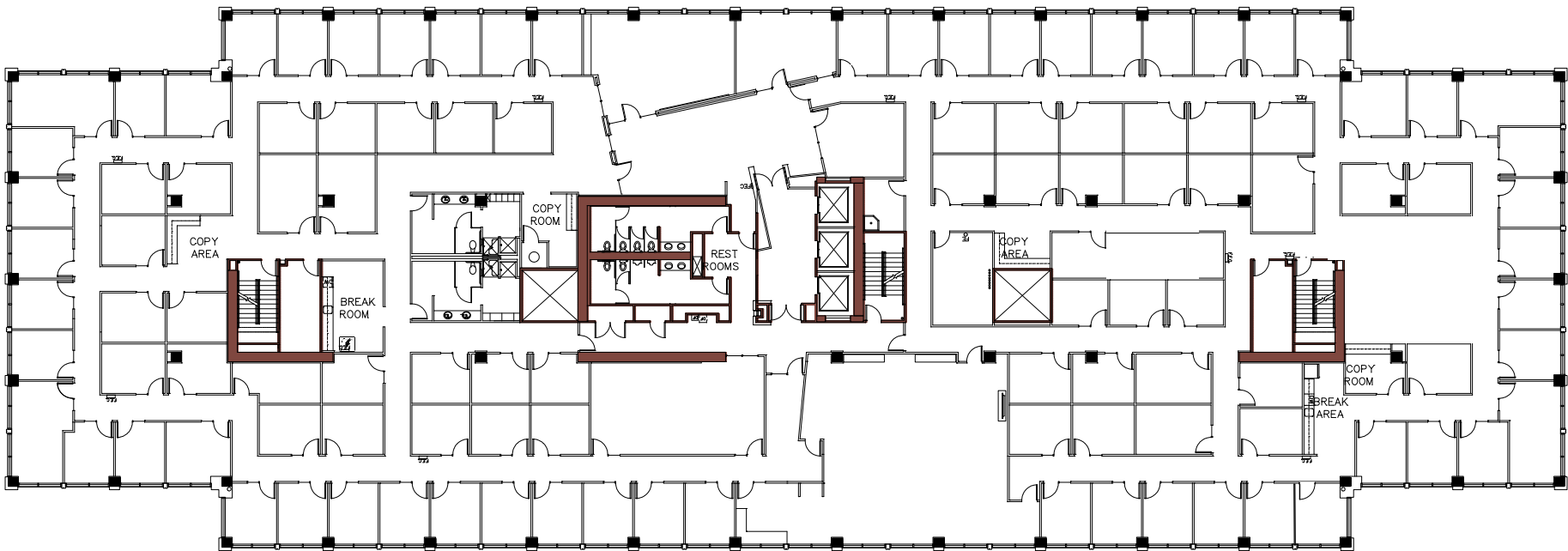
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BUILDING IV

FLOOR 4 • 31,895 RSF
AVAILABLE NOW

SUNSET
NORTH



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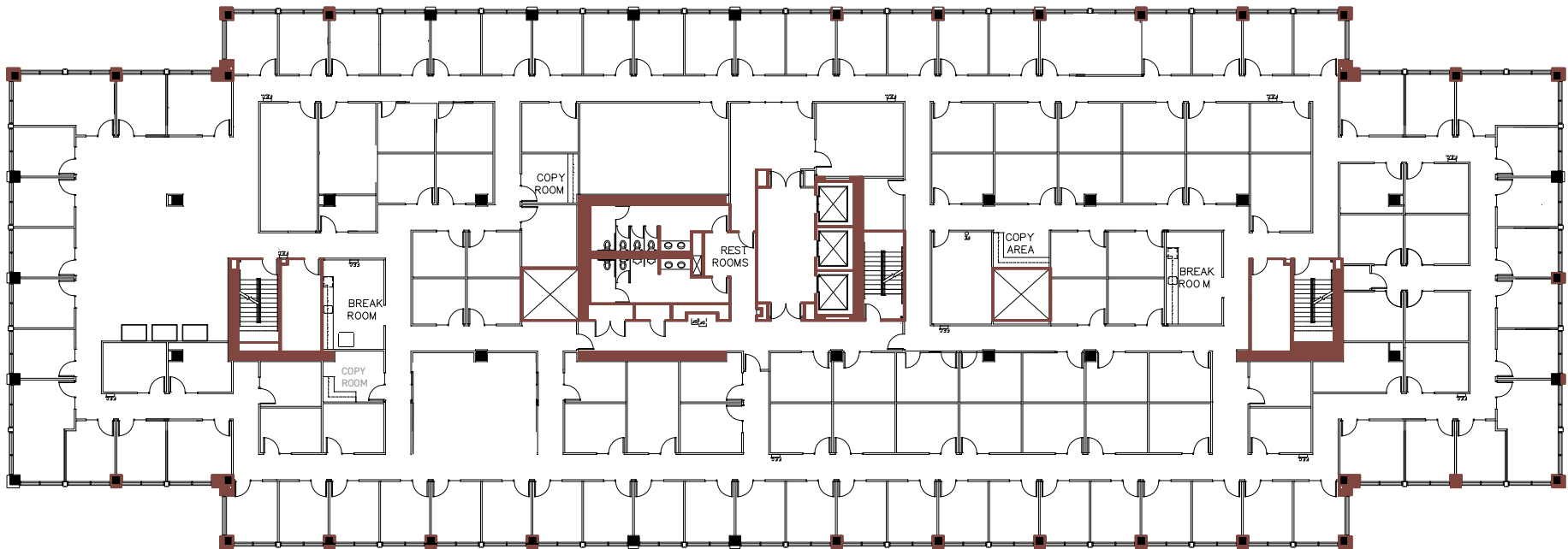
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BUILDING III 3180 139TH AVE • BUILDING IV 3150 139TH AVE SE • BUILDING V 3120 139TH AVE SE

BUILDING IV

FLOOR 3 • 31,893 RSF
AVAILABLE NOW

SUNSET
NORTH



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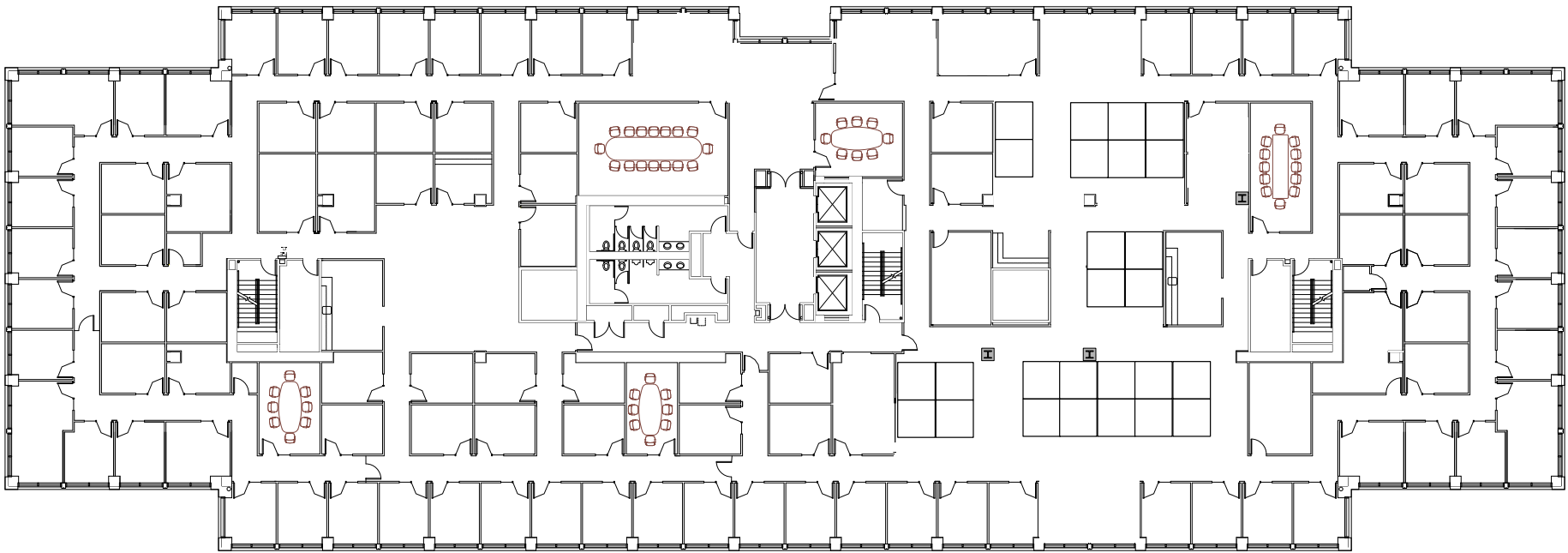
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BUILDING III 3180 139TH AVE • BUILDING IV 3150 139TH AVE SE • BUILDING V 3120 139TH AVE SE

BUILDING IV

FLOOR 2 • 31,735 RSF
AVAILABLE NOW

SUNSET
NORTH



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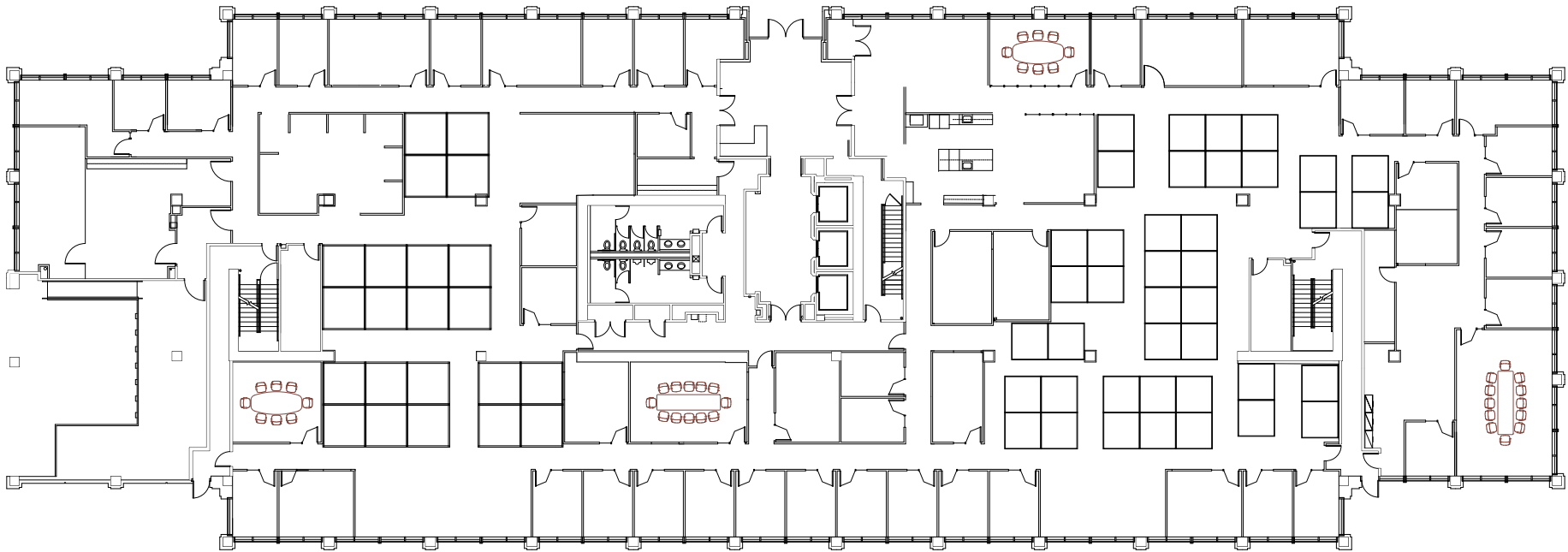
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BUILDING III 3180 139TH AVE • BUILDING IV 3150 139TH AVE SE • BUILDING V 3120 139TH AVE SE

BUILDING IV

FLOOR 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

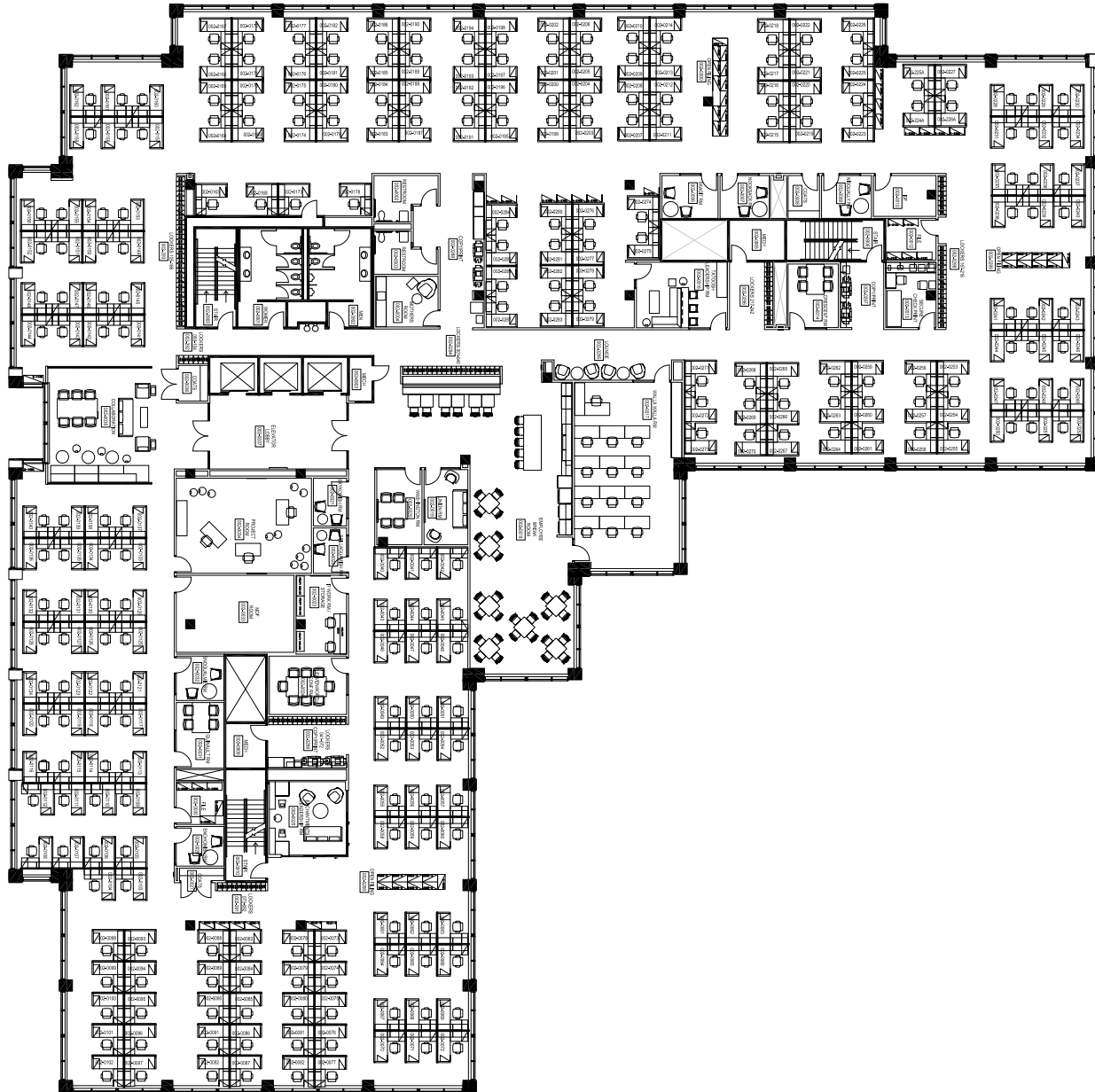
SUNSET NORTH

SUITE 200 • 33,411 RSF
AVAILABLE NOW
FURNITURE IS AVAILABLE



VIEW VIRTUAL TOUR

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



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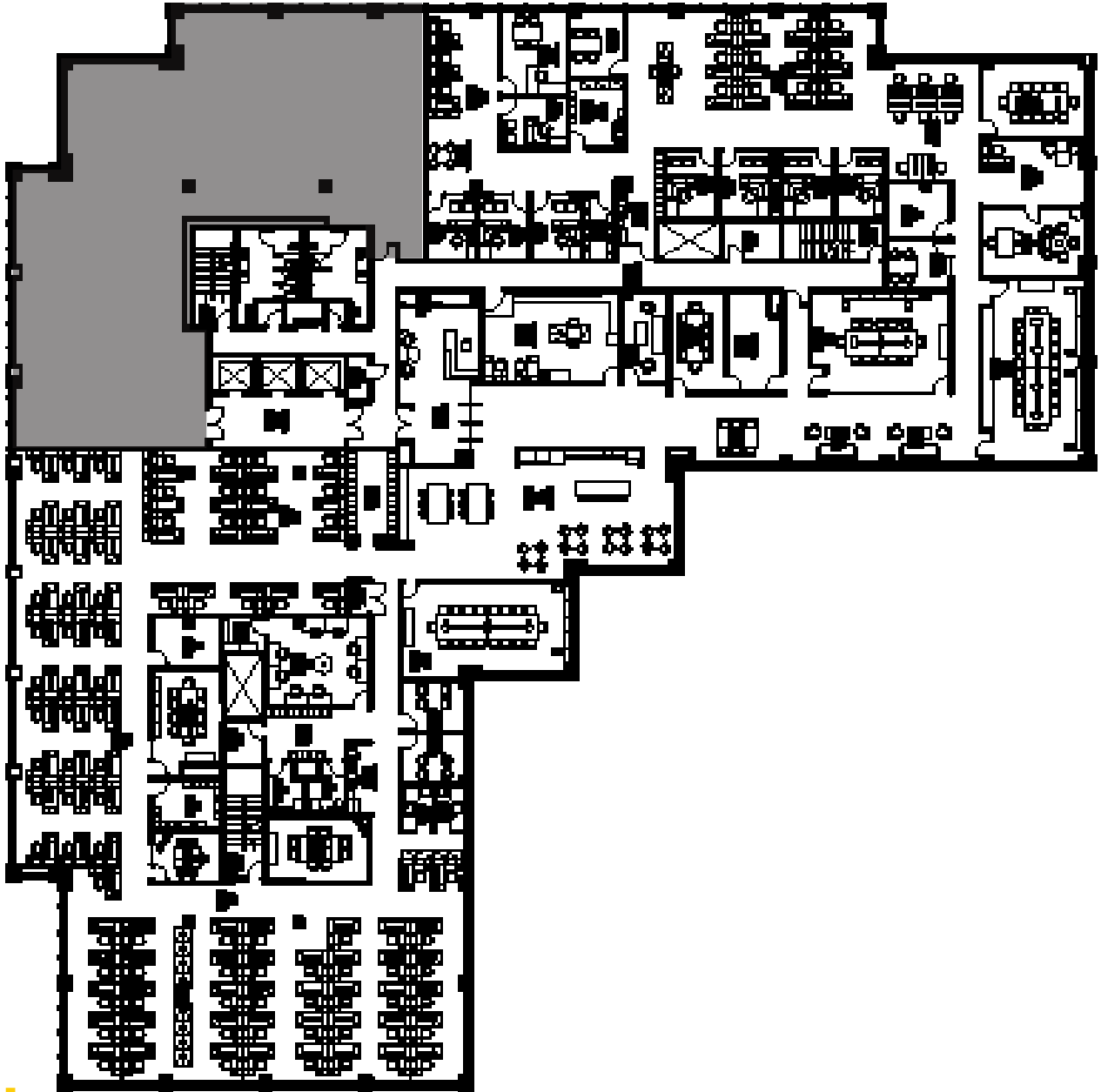
BUILDING V

SUITE 300 • 27,723 RSF
AVAILABLE NOW
FURNITURE IS AVAILABLE

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



VIEW VIRTUAL TOUR



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

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