



# SUNSET

CORPORATE CAMPUS

BUILDING I - 13810 SE EASTGATE WAY

BUILDING II - 13920 SE EASTGATE WAY



BELLEVUE, WA 98005

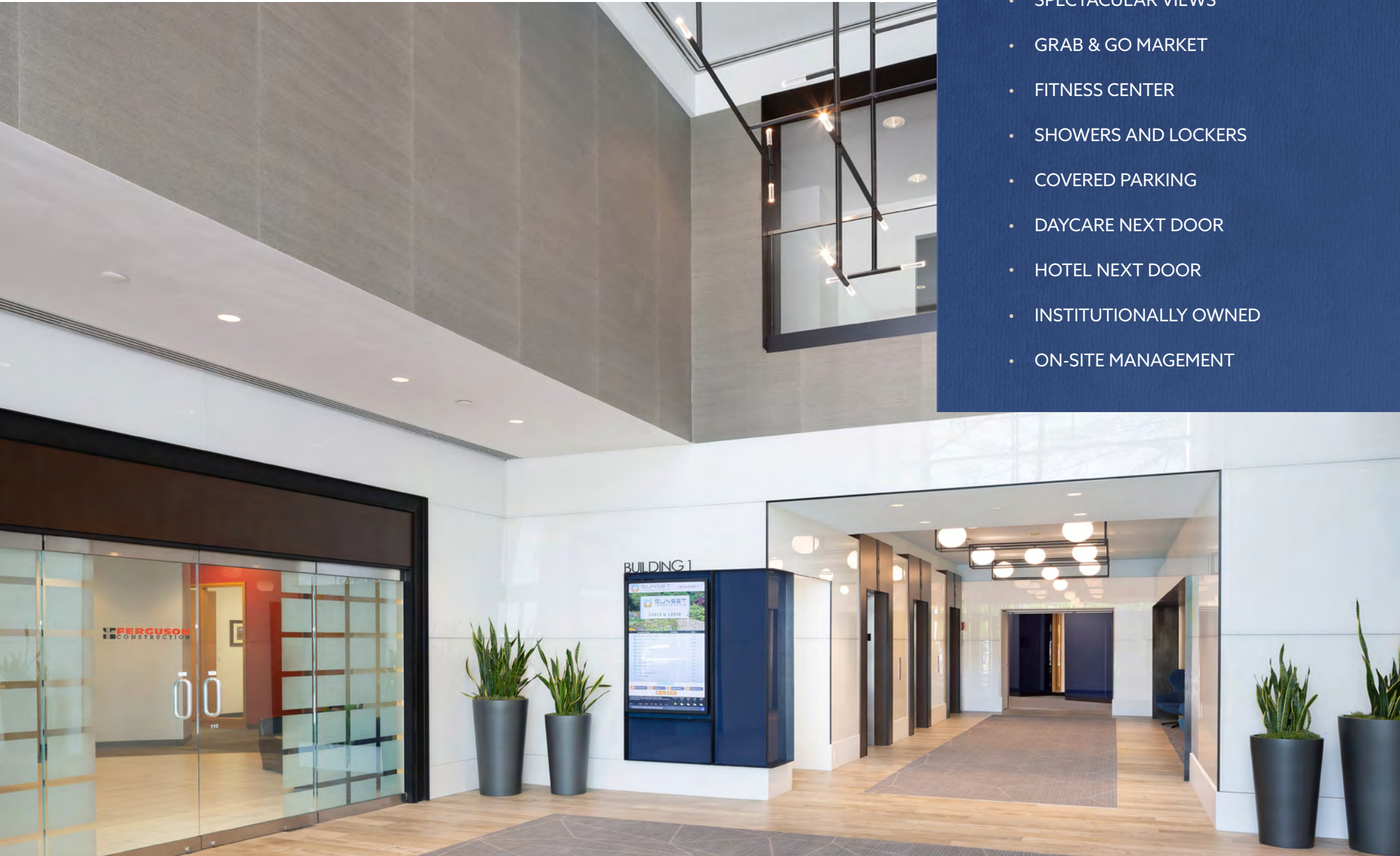


REAL ESTATE  
INVESTORS

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# BEST-IN-CLASS FEATURES

- BRAND NEW TENANT AMENITY CENTER FEATURING A TRAINING ROOM, PRIVATE OFFICES AND BREAKOUT SPACE
- TIMELESS ARCHITECTURE
- SPECTACULAR VIEWS
- GRAB & GO MARKET
- FITNESS CENTER
- SHOWERS AND LOCKERS
- COVERED PARKING
- DAYCARE NEXT DOOR
- HOTEL NEXT DOOR
- INSTITUTIONALLY OWNED
- ON-SITE MANAGEMENT



# PROPERTY HIGHLIGHTS



## BUILDING SIZE

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314,275 RSF TOTAL  
Building I 157,268 RSF  
Building II 157,007 RSF



## NUMBER OF FLOORS

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5 per building



## PARKING RATIO

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3.4/1,000 SF  
  
\$77.00/Stall/Month  
for general  
(surface & garage)  
  
\$95.00/Stall/Month  
for executive permits  
(garage)



## ESTIMATED 2026 OP EX

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\$14.54/SF

# ELEVATED TENANT EXPERIENCE



VIRTUAL  
TOUR

TRAINING ROOM



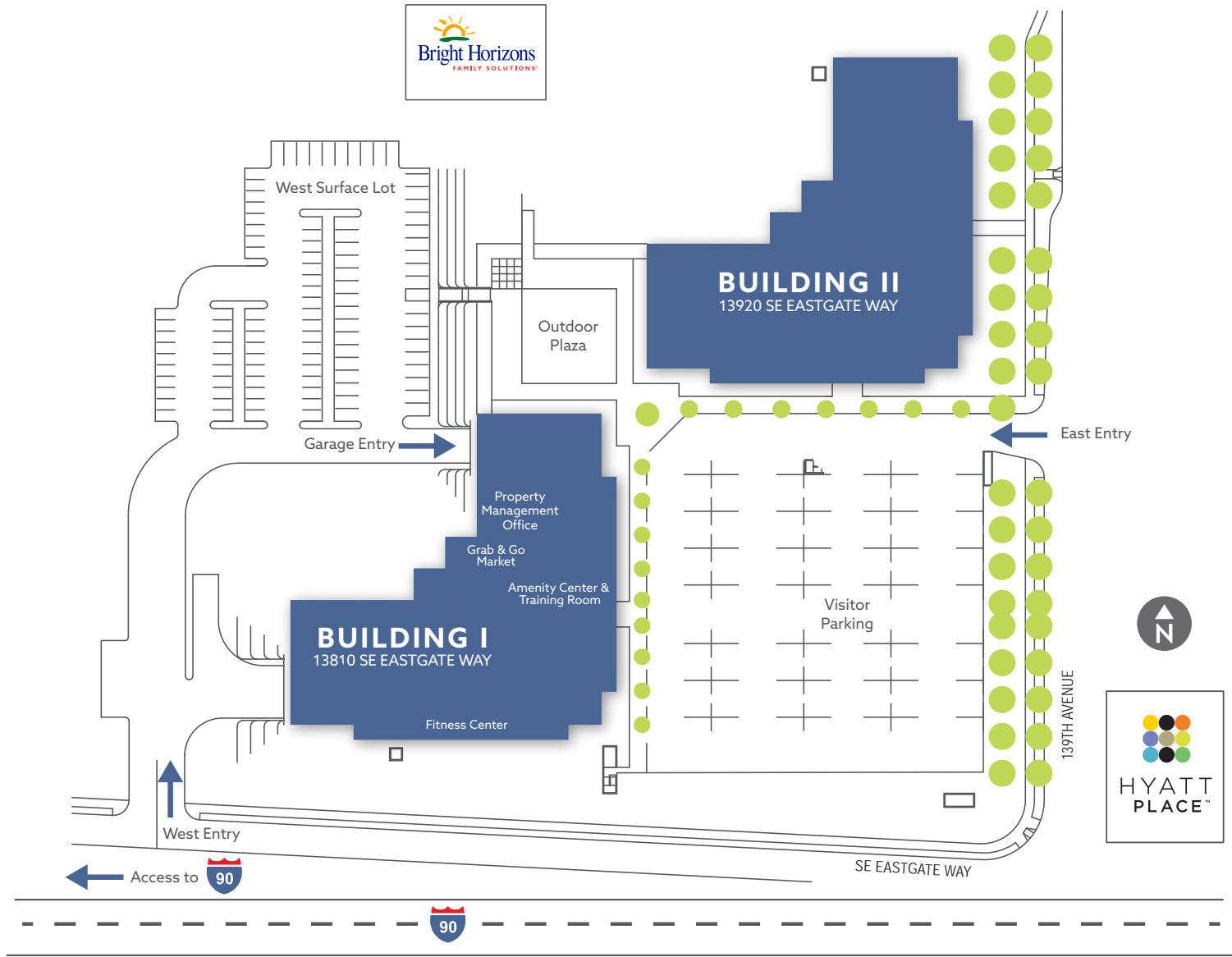
FITNESS CENTER



TENANT AMENITY CENTER



# SITE PLAN



SEATTLE

520

Lake Washington

MERCER ISLAND

BELLEVUE CBD

405

← TO AIRPORT

FACTORIA

**SUNSET**  
CORPORATE CAMPUS

EASTGATE PARK & RIDE

90

TO ISAQUAH →



# SUPERIOR LOCATION & ACCESS



Convenient I-90 location with easy freeway access to I-405 and 2.5 miles to downtown Bellevue



Freeway Visibility



Adjacent to the Eastgate Park & Ride, Served by several bus lines to downtown Bellevue, Seattle, Kirkland and beyond



Five minute drive to the Factoria neighborhood amenities including casual dining options, entertainment and shopping



Minutes from two hotel options including Hyatt House and Embassy Suites





# SUNSET

## CORPORATE CAMPUS

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