



SUNSET

CORPORATE CAMPUS

BUILDING I - 13810 SE EASTGATE WAY
BUILDING II - 13920 SE EASTGATE WAY



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BELLEVUE, WA 98005

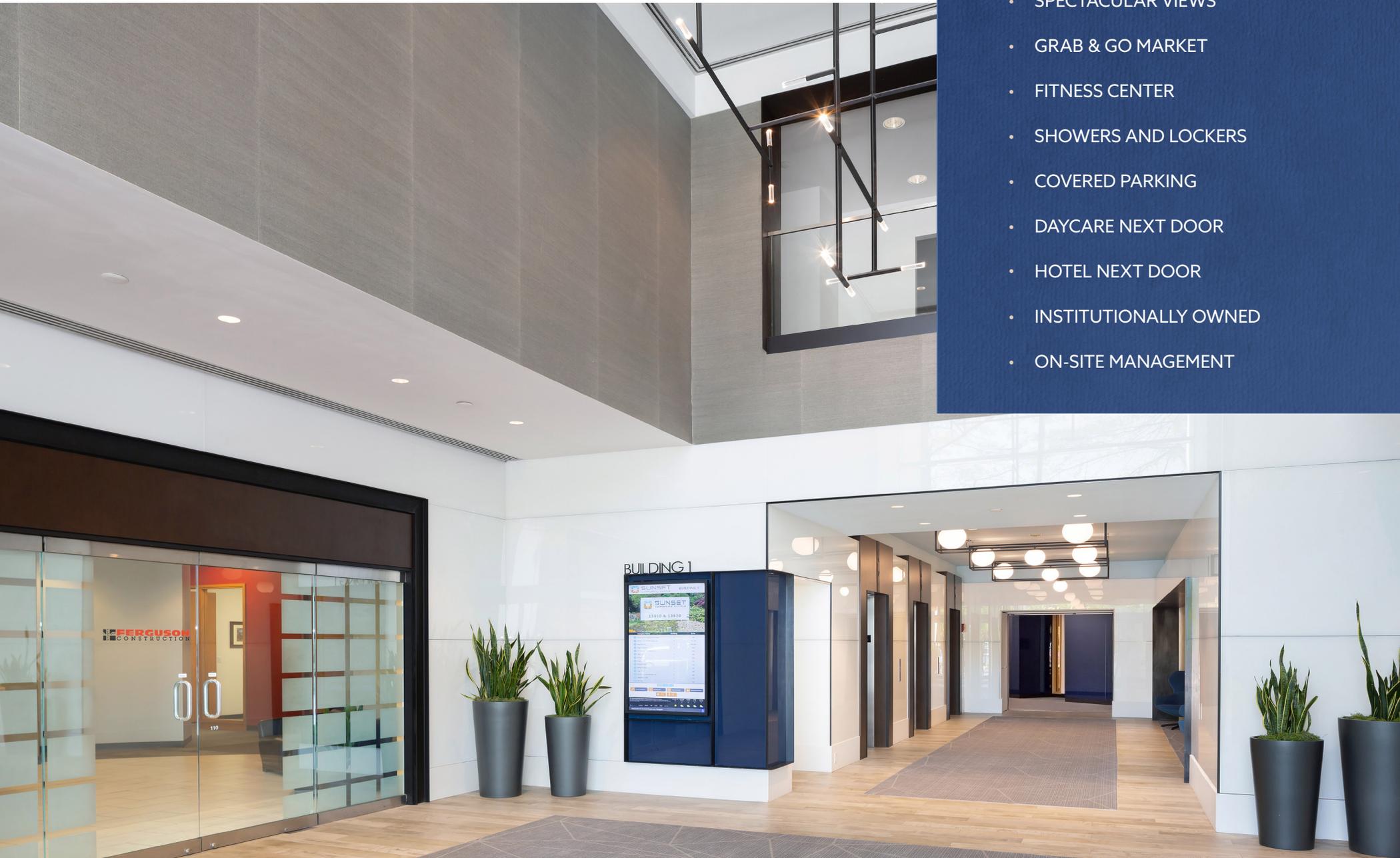


REAL ESTATE
INVESTORS



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

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



NUMBER OF FLOORS

5 per building



PARKING RATIO

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



CEILING CLEAR HEIGHT

First floors 14'
Upper floors - 9'
standard height



LEED CERTIFICATION

Silver



ESTIMATED 2025 OP EX

\$14.77/SF

ELEVATED TENANT EXPERIENCE



VIRTUAL
TOUR

TRAINING ROOM



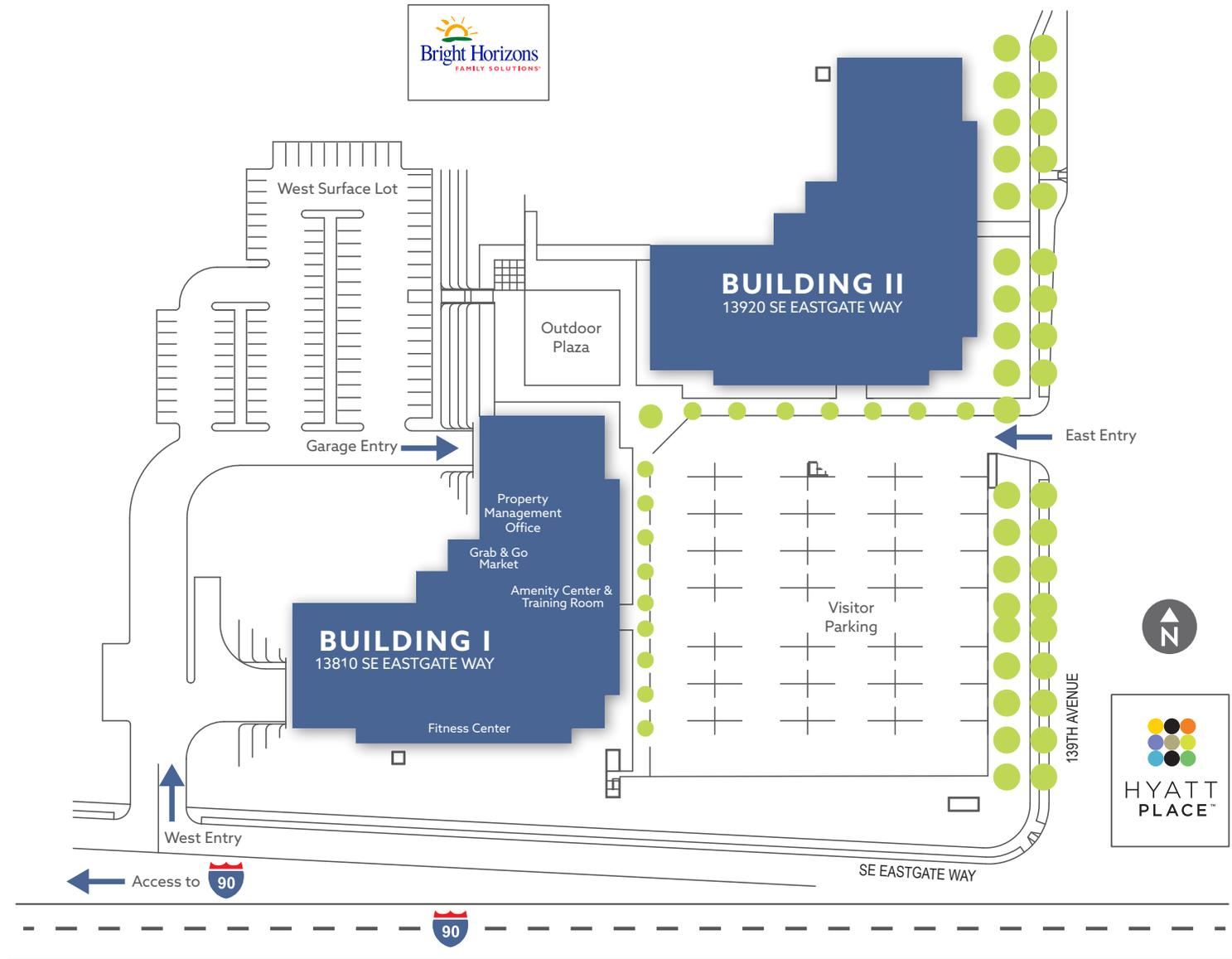
FITNESS CENTER



TENANT AMENITY CENTER



SITE PLAN



SEATTLE

520

Lake Washington

MERCER ISLAND

BELLEVUE CBD

← TO AIRPORT

405

SUNSET
CORPORATE CAMPUS

FACTORIA

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





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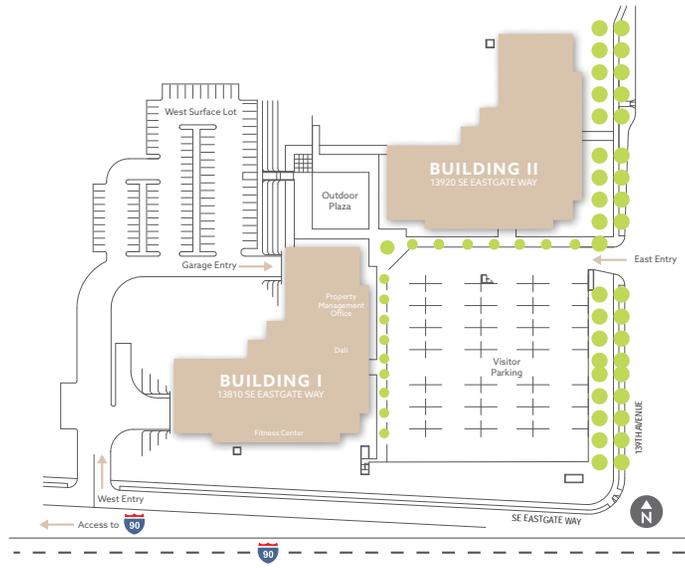
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REAL ESTATE
INVESTORS

CBRE



BUILDING I			
SUITE	SIZE/SF	AVAILABLE	VIRTUAL TOUR
160	8,821	Now	
Floor 2	32,285	Now	
Floor 3	32,874	Now	
460	3,709	Market Ready Suite	
550	7,196	Now	
560	5,365	Now	
550 + 560	12,561	Now	

BUILDING II			
SUITE	SIZE/SF	AVAILABLE	VIRTUAL TOUR
Floor 1	28,492	Now	
Floor 2	31,918	Now	
Floor 3	32,508	Now	
Suite 400	24,058	January 1, 2026	
Full Floor 4	32,508	January 1, 2026	
Floor 5	31,582	Now	
Full Building II	157,008 RSF	Now	

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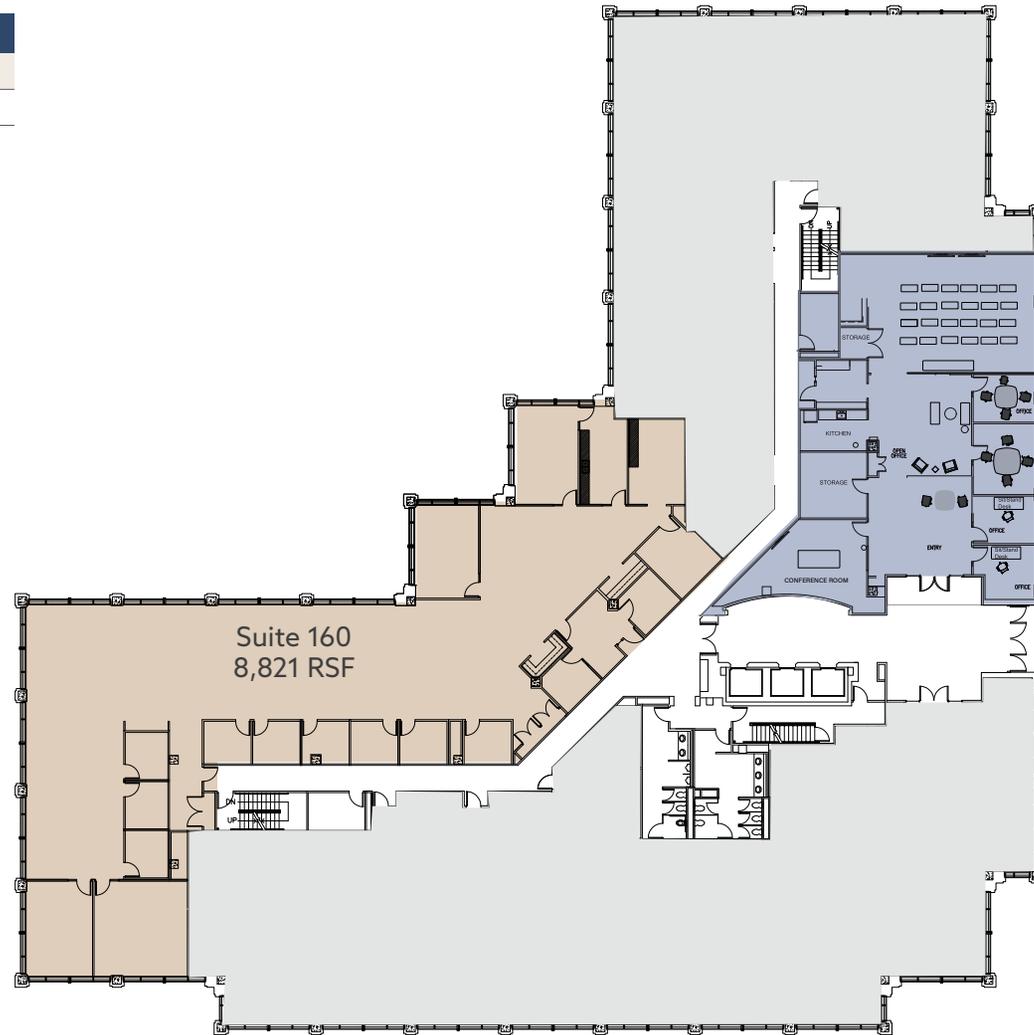
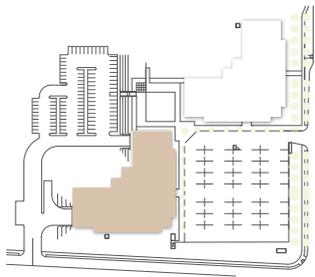
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NEW YORK LIFE REAL ESTATE INVESTORS

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CBRE

BUILDING I		
SUITE	SIZE/SF	AVAILABLE
160	8,821	Now



Tenant Amenity Center & Training Room



**CLICK TO
VIEW
THE VIRTUAL
TOUR**

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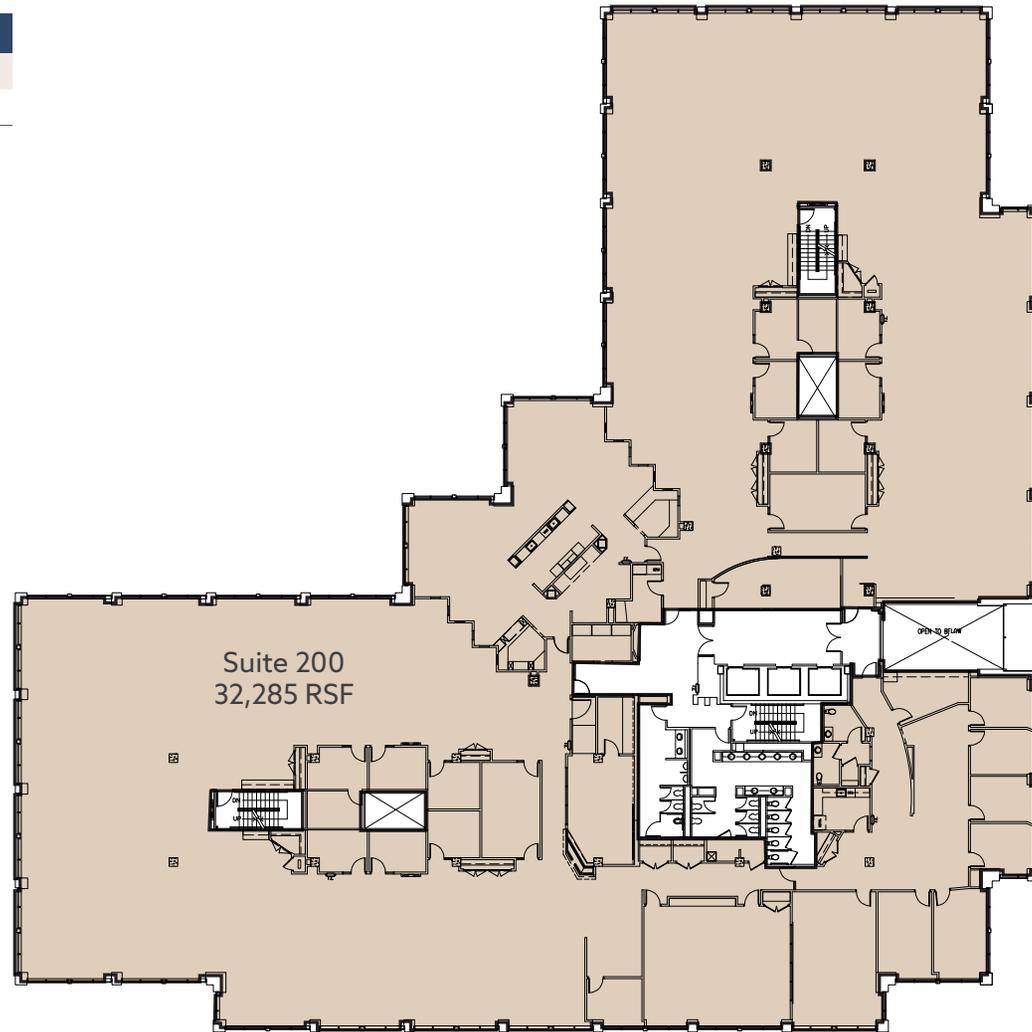
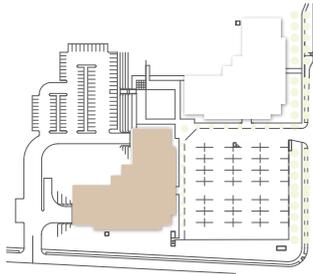
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BUILDING I		
SUITE	SIZE/SF	AVAILABLE
200	32,285	Now



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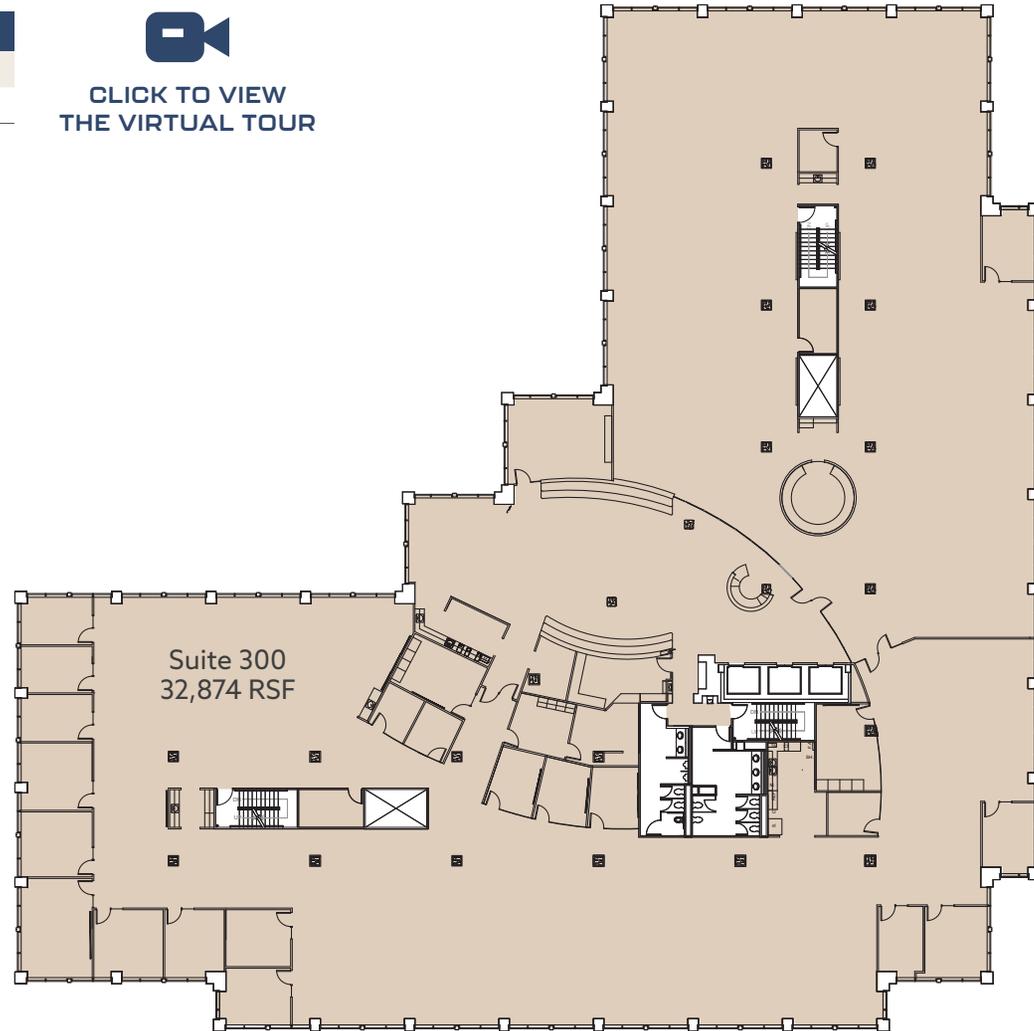
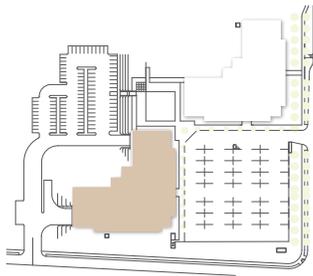
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BUILDING I		
SUITE	SIZE/SF	AVAILABLE
300	32,874	Now



CLICK TO VIEW
THE VIRTUAL TOUR



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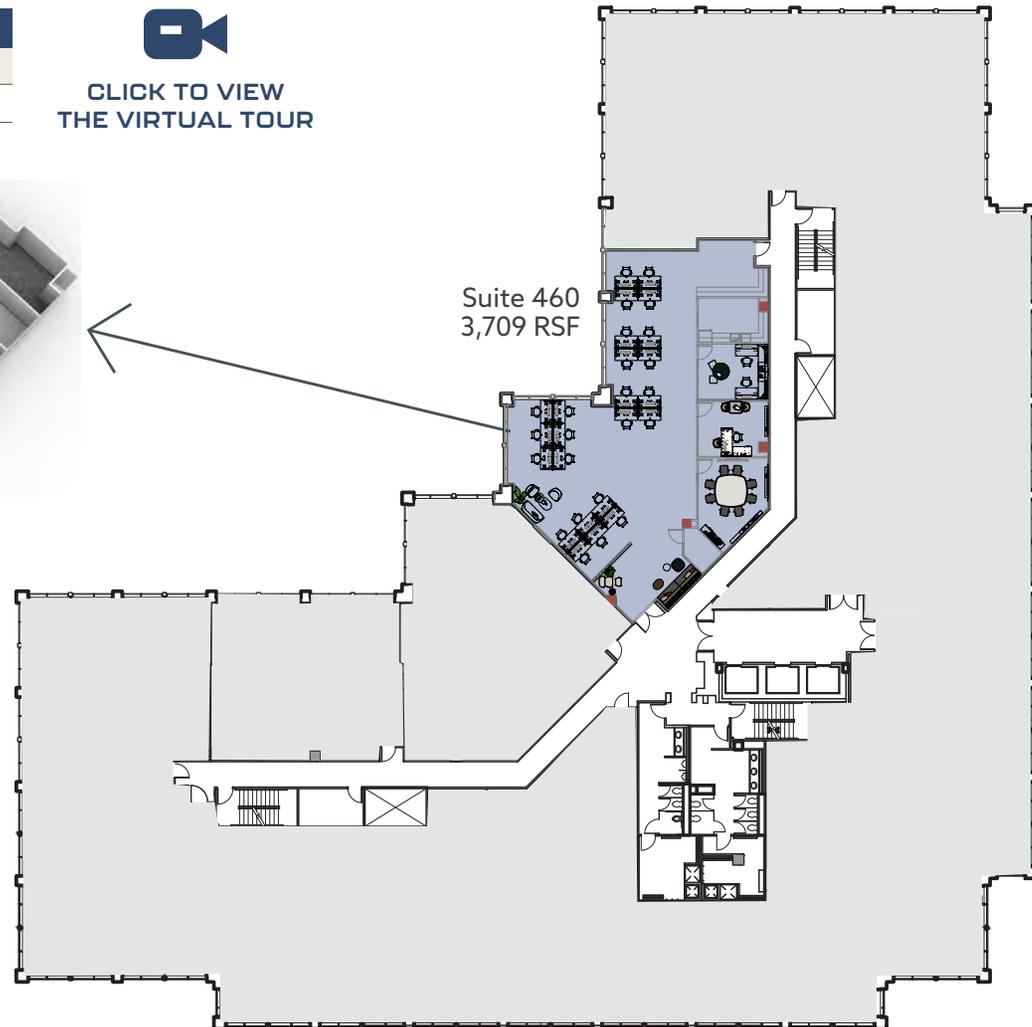
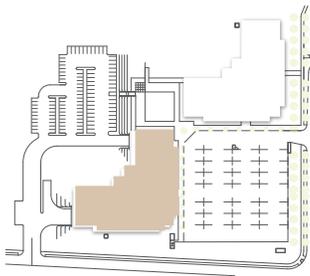
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BUILDING I		
SUITE	SIZE/SF	AVAILABLE
460	3,709	Market Ready Suite



CLICK TO VIEW
THE VIRTUAL TOUR



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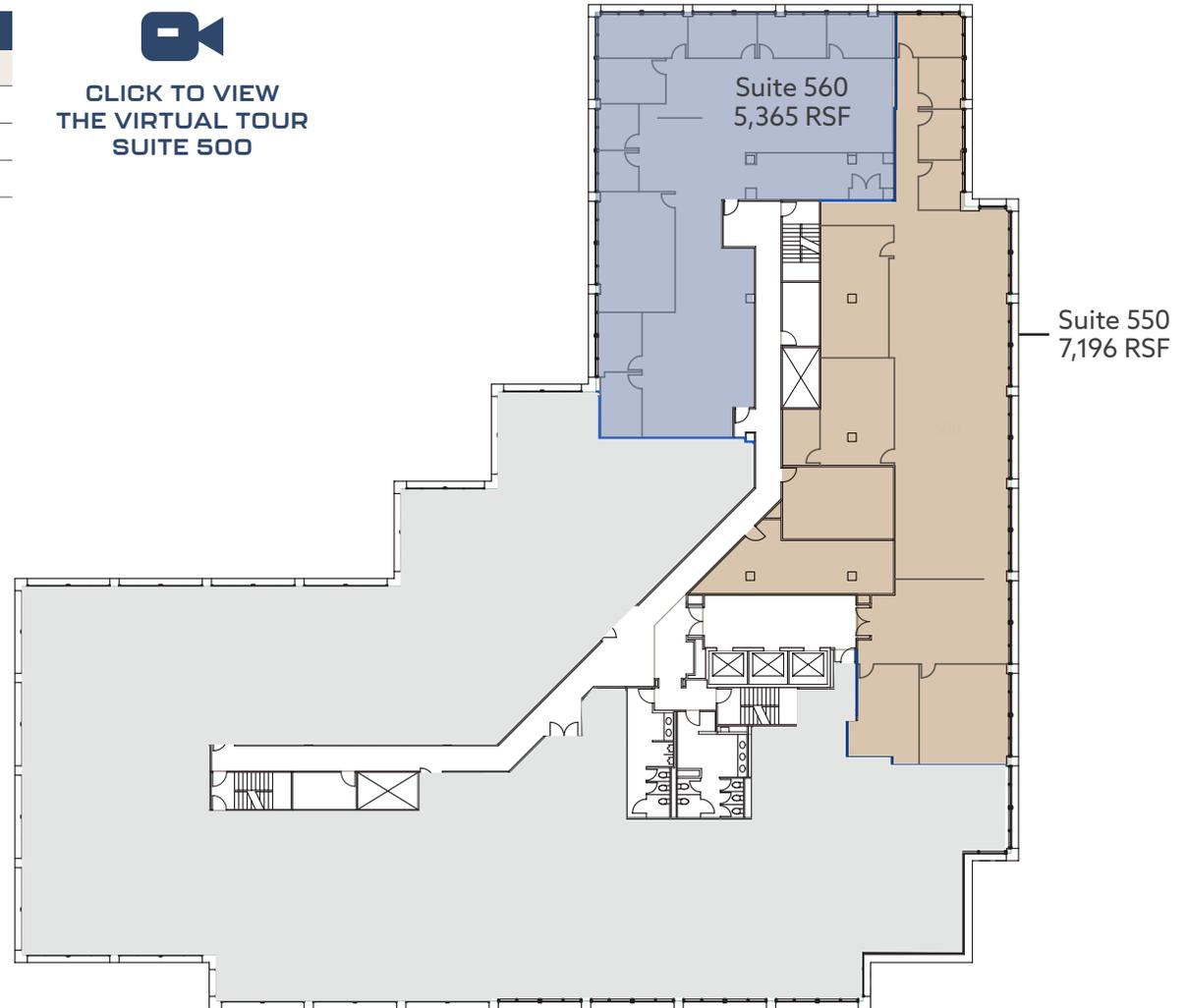
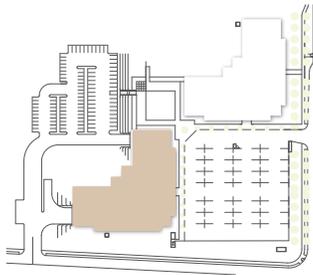
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BUILDING I		
SUITE	SIZE/SF	AVAILABLE
550	7,196	Now
560	5,365	Now
550 + 560	12,561	Now



CLICK TO VIEW
THE VIRTUAL TOUR
SUITE 500



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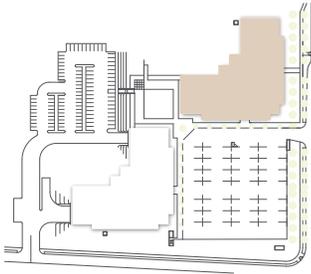
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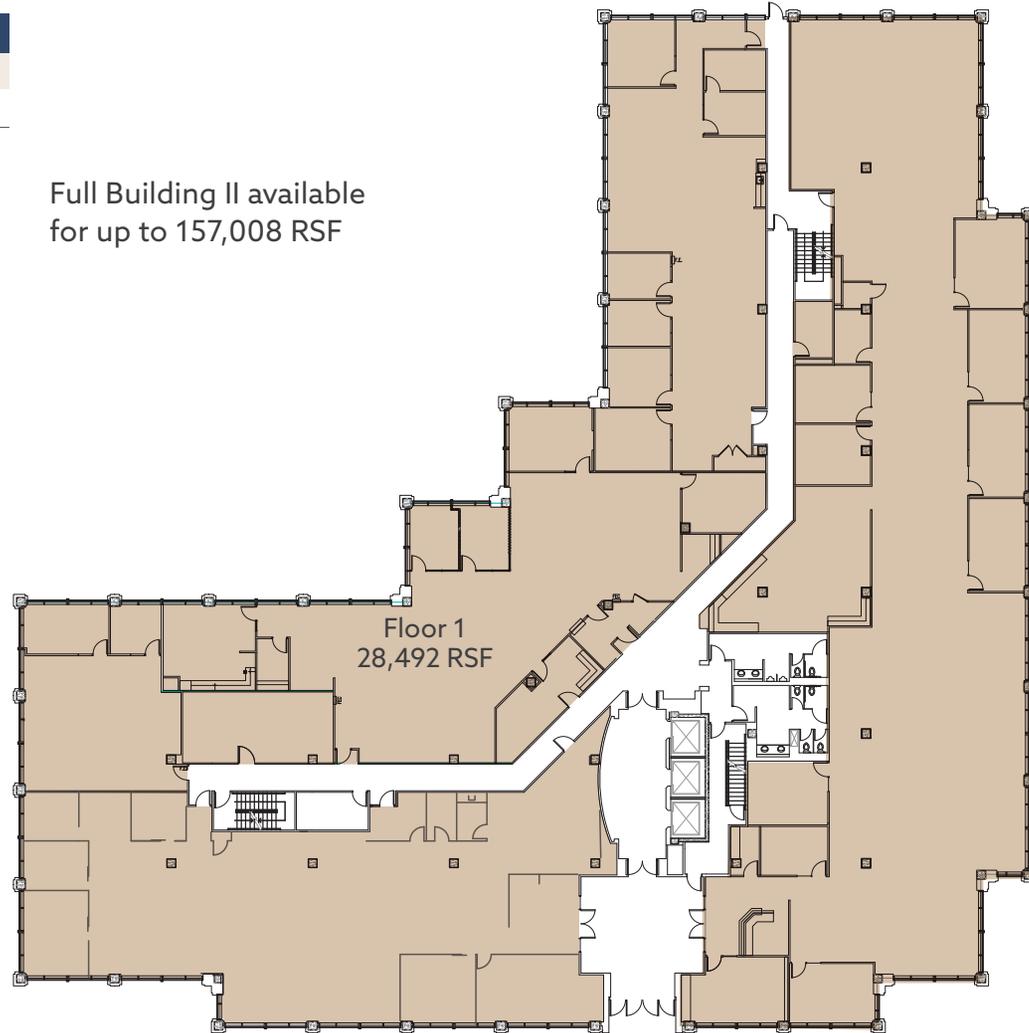
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BUILDING II		
SUITE	SIZE/SF	AVAILABLE
Floor 1	28,492	Now



Full Building II available
for up to 157,008 RSF



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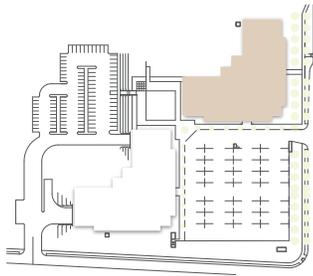
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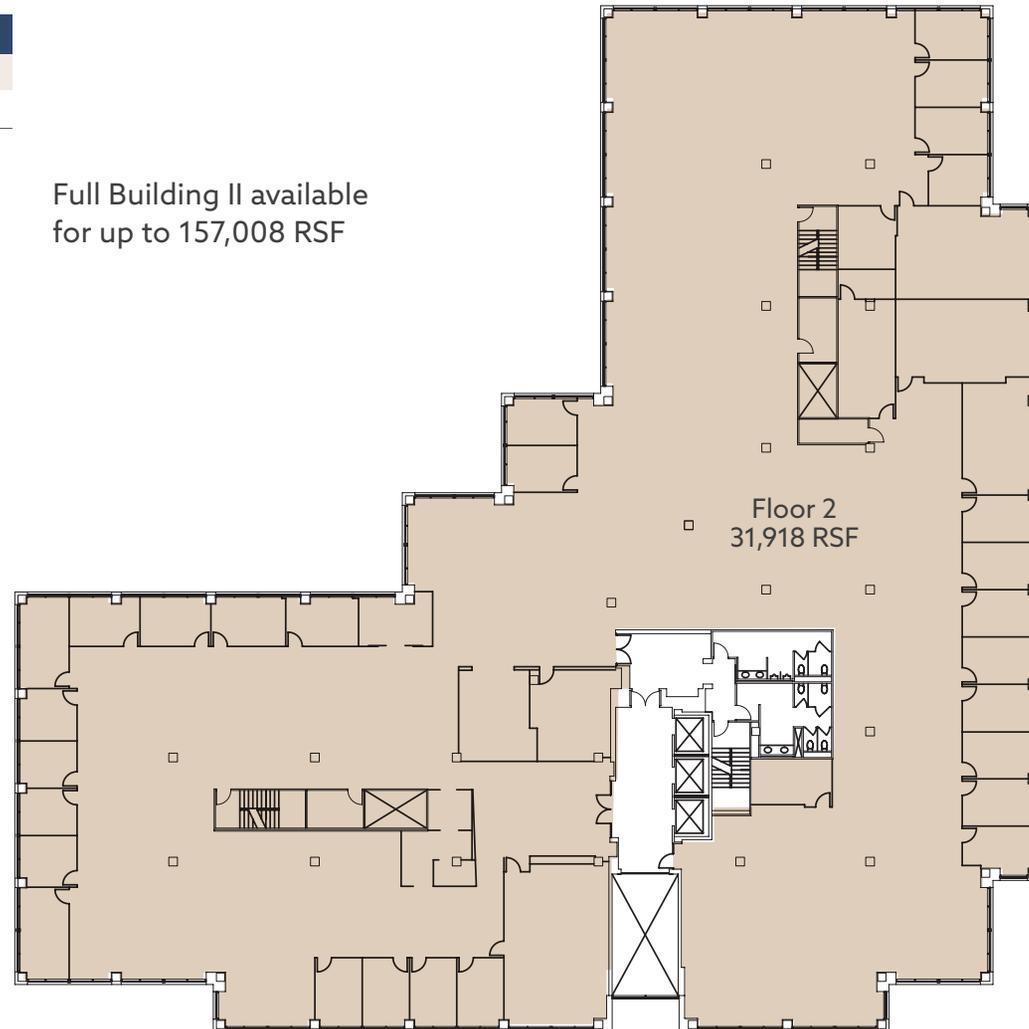
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BUILDING II		
SUITE	SIZE/SF	AVAILABLE
Floor 2	31,918	Now



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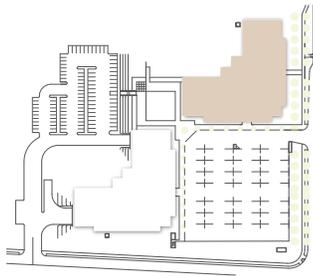
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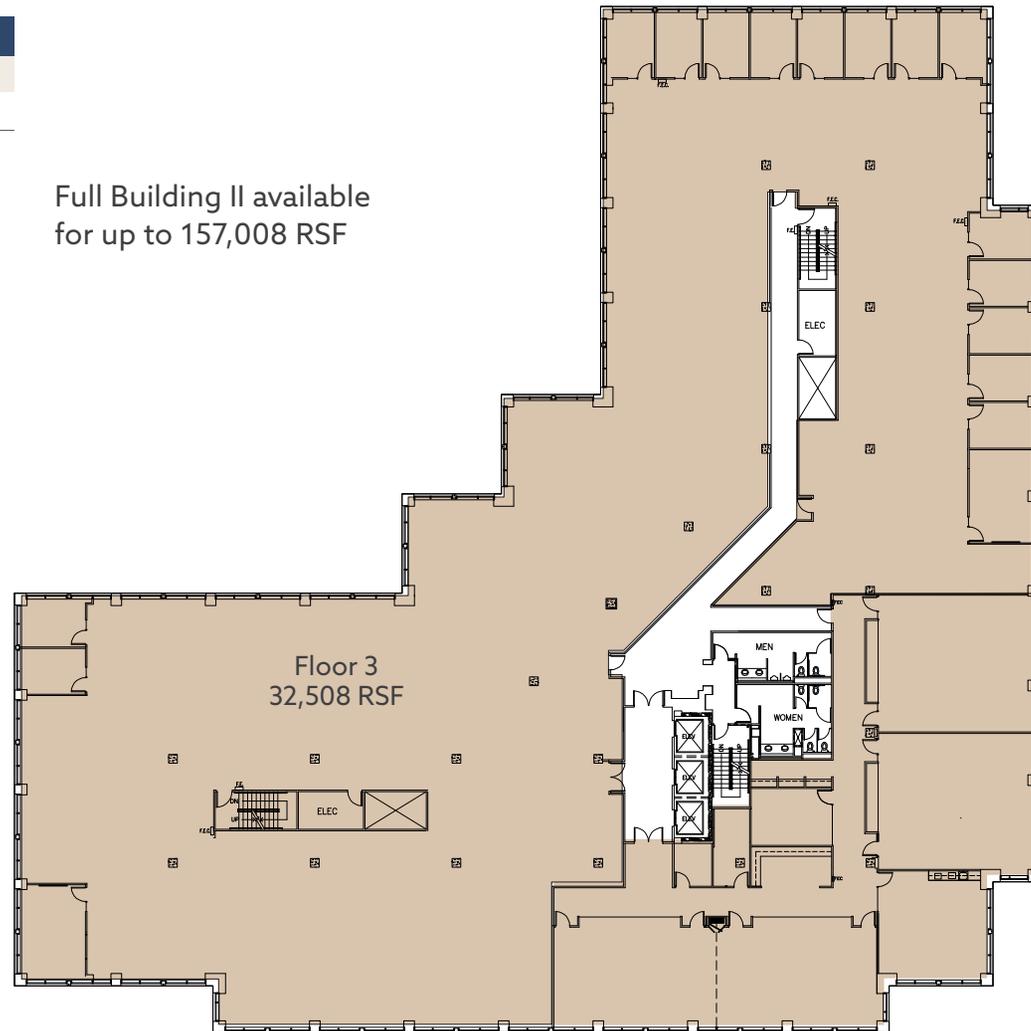
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BUILDING II		
SUITE	SIZE/SF	AVAILABLE
Floor 3	32,508	Now



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for up to 157,008 RSF



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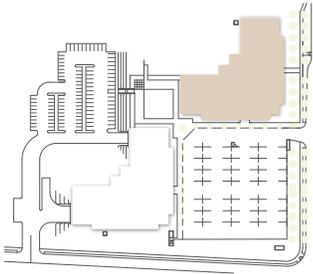
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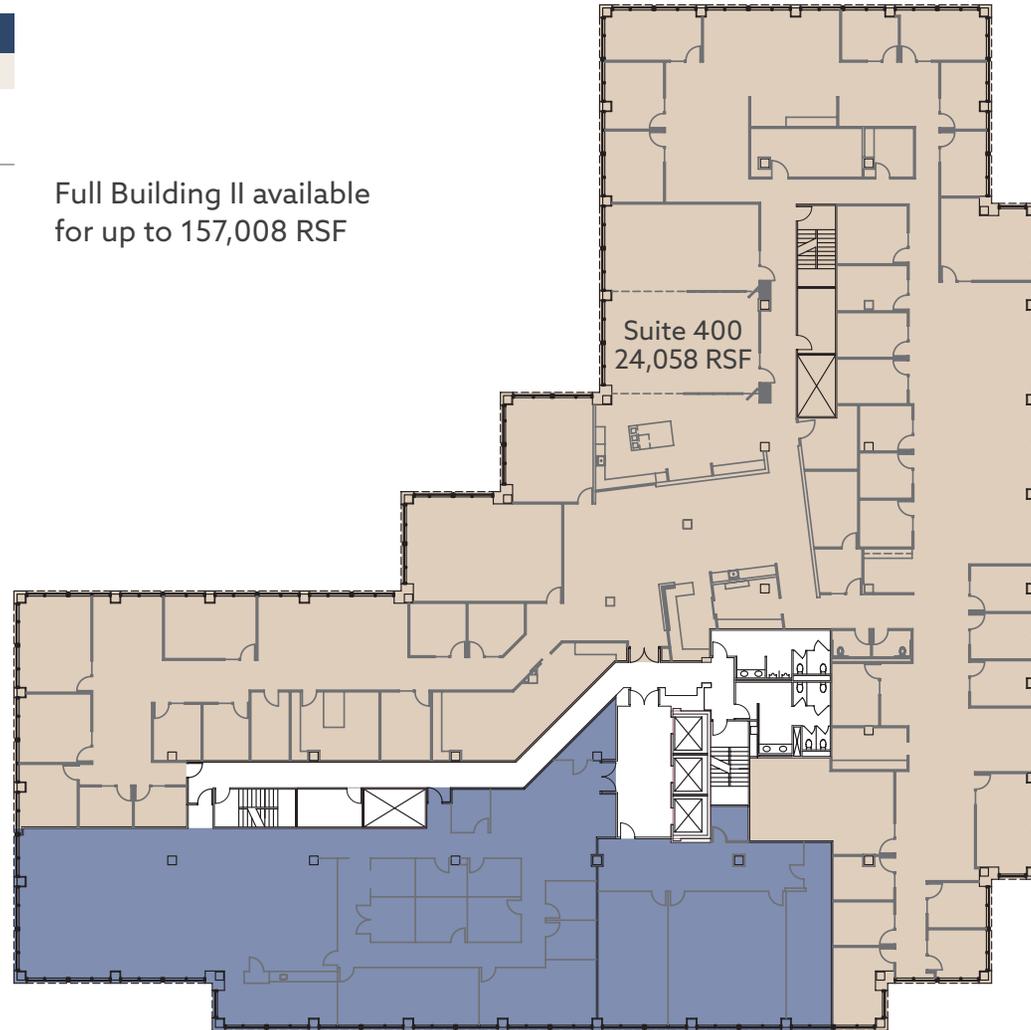
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BUILDING II		
SUITE	SIZE/SF	AVAILABLE
Suite 400	24,058	January 1, 2026
Full Floor 4	32,508	January 1, 2026



Full Building II available
for up to 157,008 RSF



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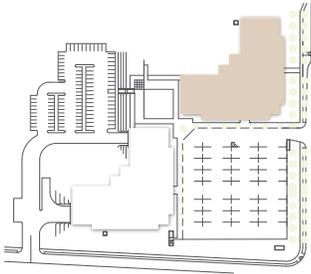
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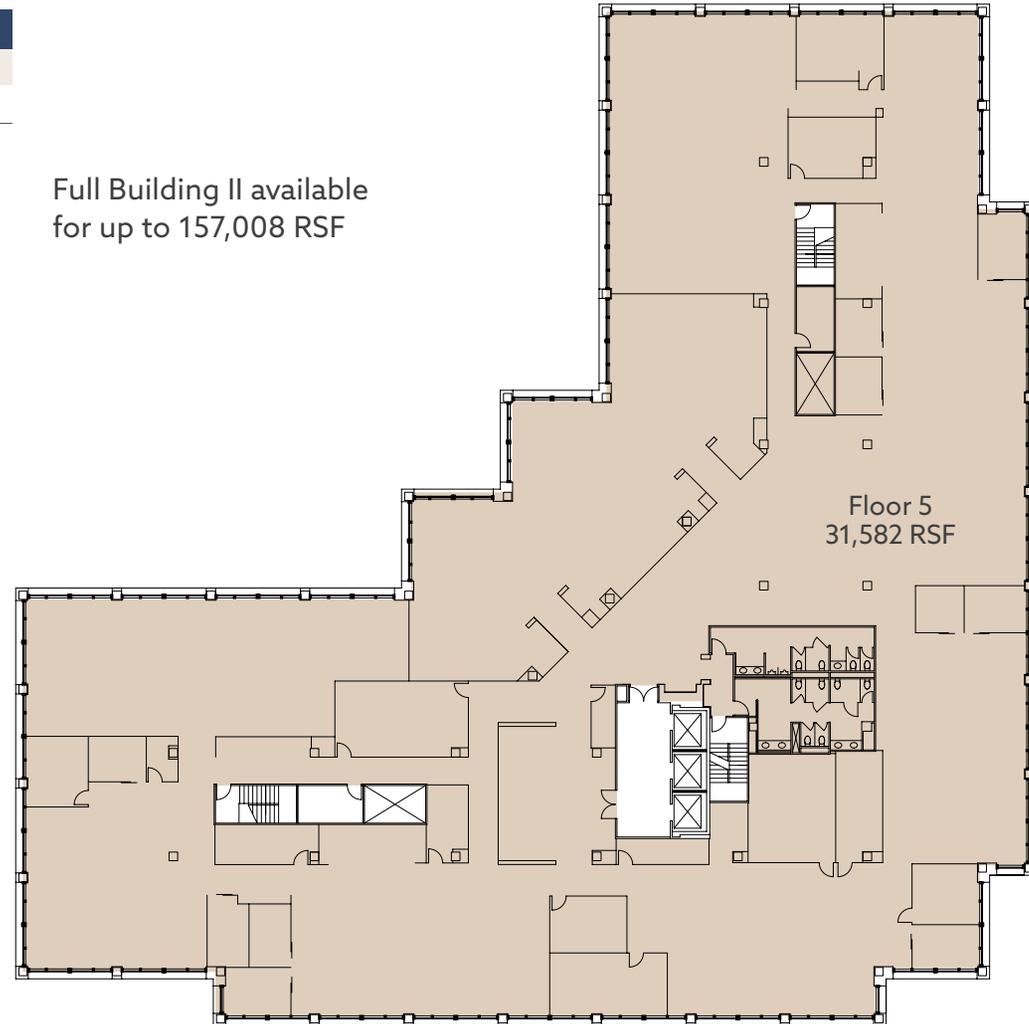
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BUILDING II		
SUITE	SIZE/SF	AVAILABLE
Floor 5	31,582	Now



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