

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**



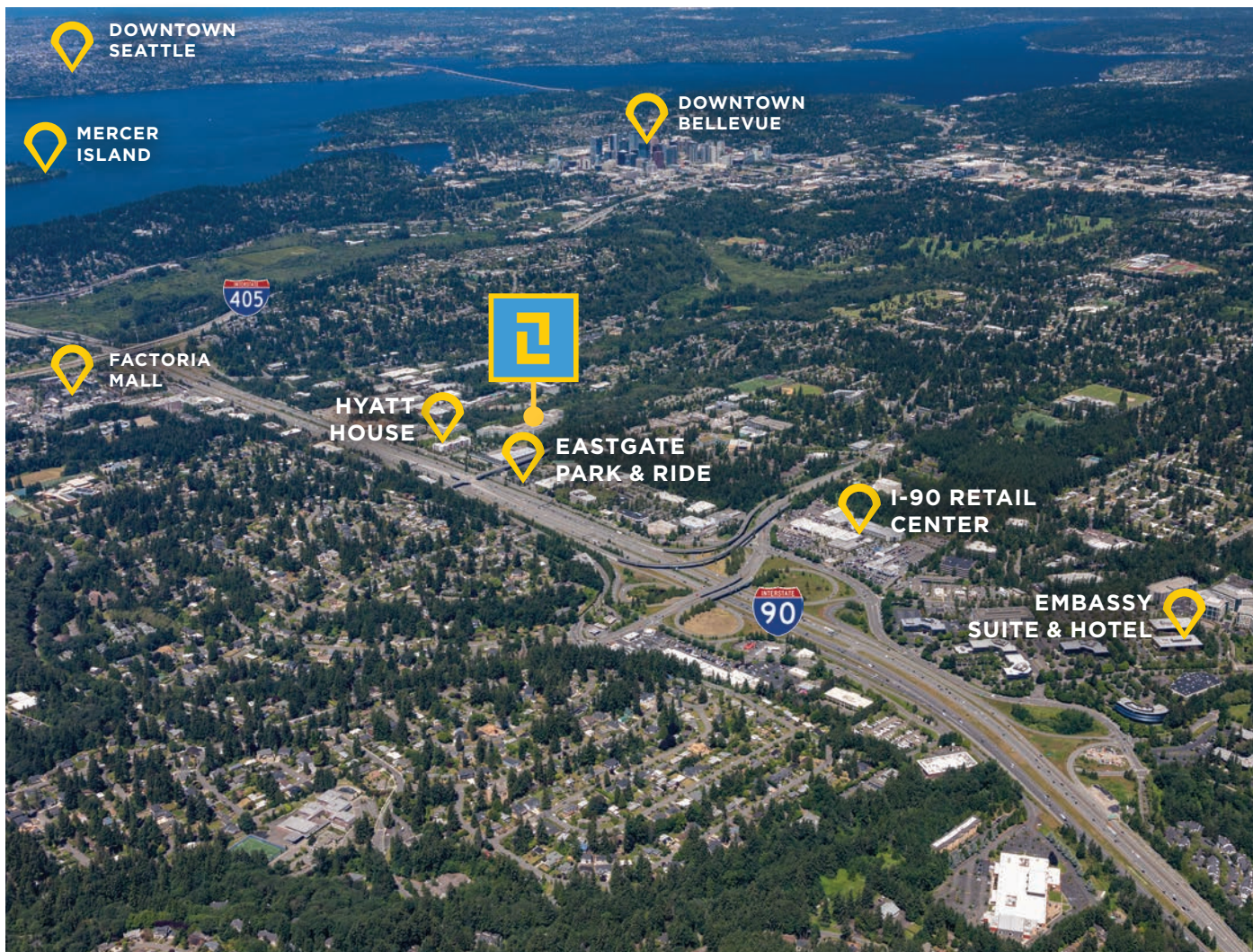




LOCATION

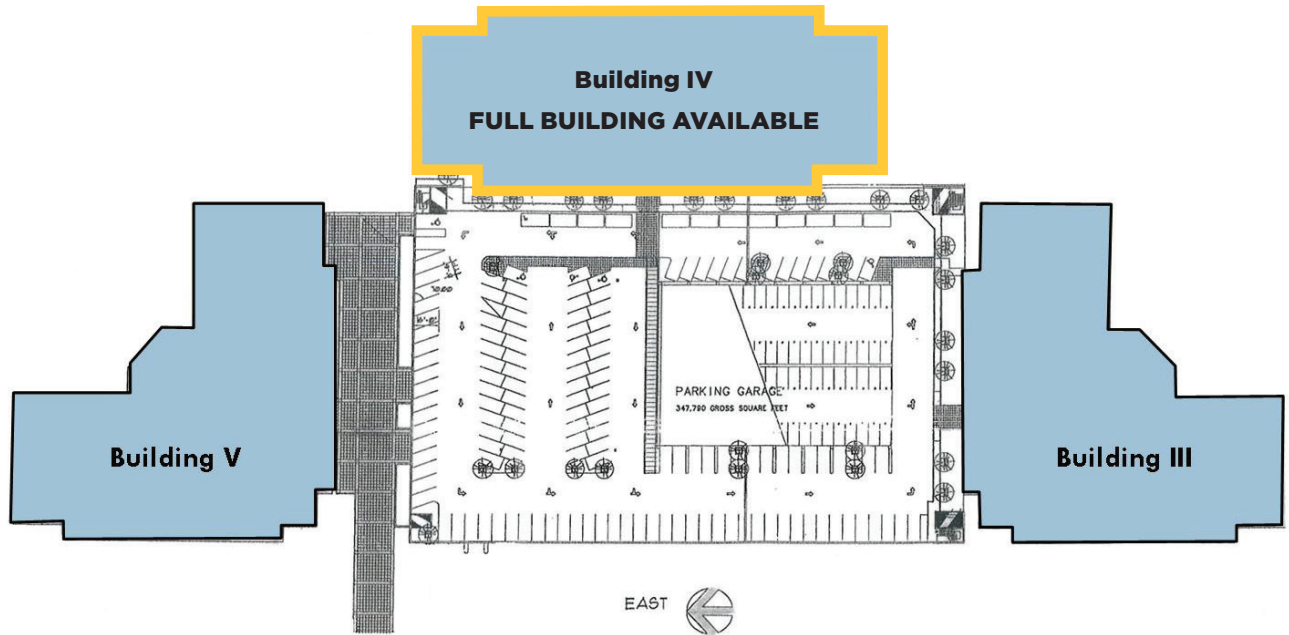
Sunset North is the premier Class A office complex located on the I-90 Corridor. The superior location offers rapid access to various transportation options, I-90, I-405, downtown Bellevue, Seattle & Sea-Tac Airport.

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.






SITE PLAN



BUILDING III

VIRTUAL TOUR	FLOOR / SUITE	RSF	AVAILABILITY	QUOTED RENT
	1 / 120	3,872	Now	Inquire with broker

BUILDING IV

FULL BUILDING AVAILABLE FOR 154,128 RSF!









VIRTUAL TOUR	SUITE	RSF	AVAILABILITY	QUOTED RENT
	500	31,896	6/1/2025	Inquire with broker
	400	31,895	6/1/2025	Inquire with broker
	300	31,893	6/1/2025	Inquire with broker
	200	31,735	6/1/2025	Inquire with broker
	100	26,709	6/1/2025	Inquire with broker

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

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

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:	2025 Estimated Operating Expenses are \$15.10 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.	





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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.



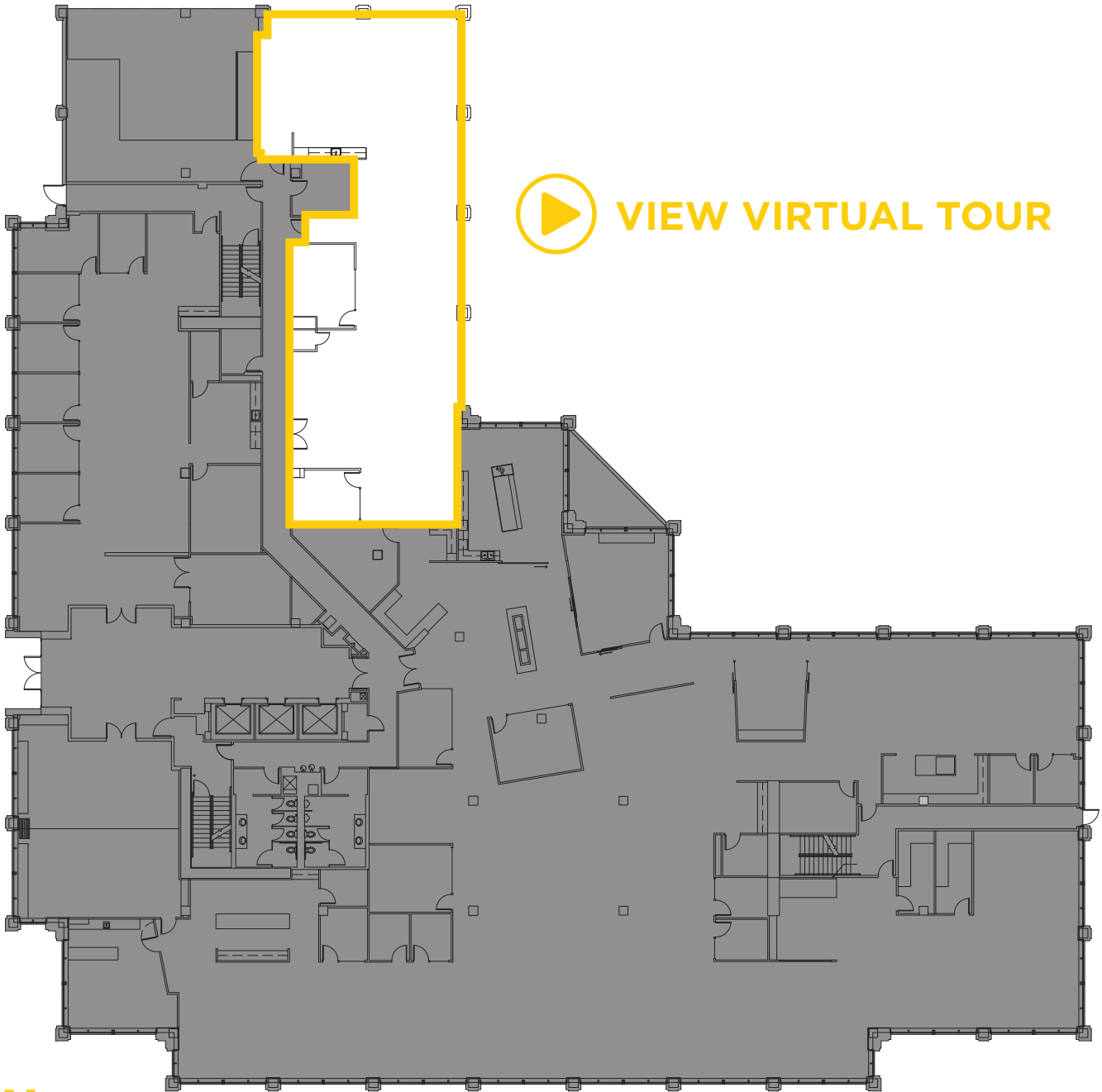
BUILDING III

SUITE 120 • 3,872 RSF
AVAILABLE NOW

As-Built Floor Plan

SUNSET
NORTH

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



VIEW VIRTUAL TOUR



BRODERICK GROUP, INC.

[Jason Furr](#) • [Tony Ulacia](#)

425.646.3444

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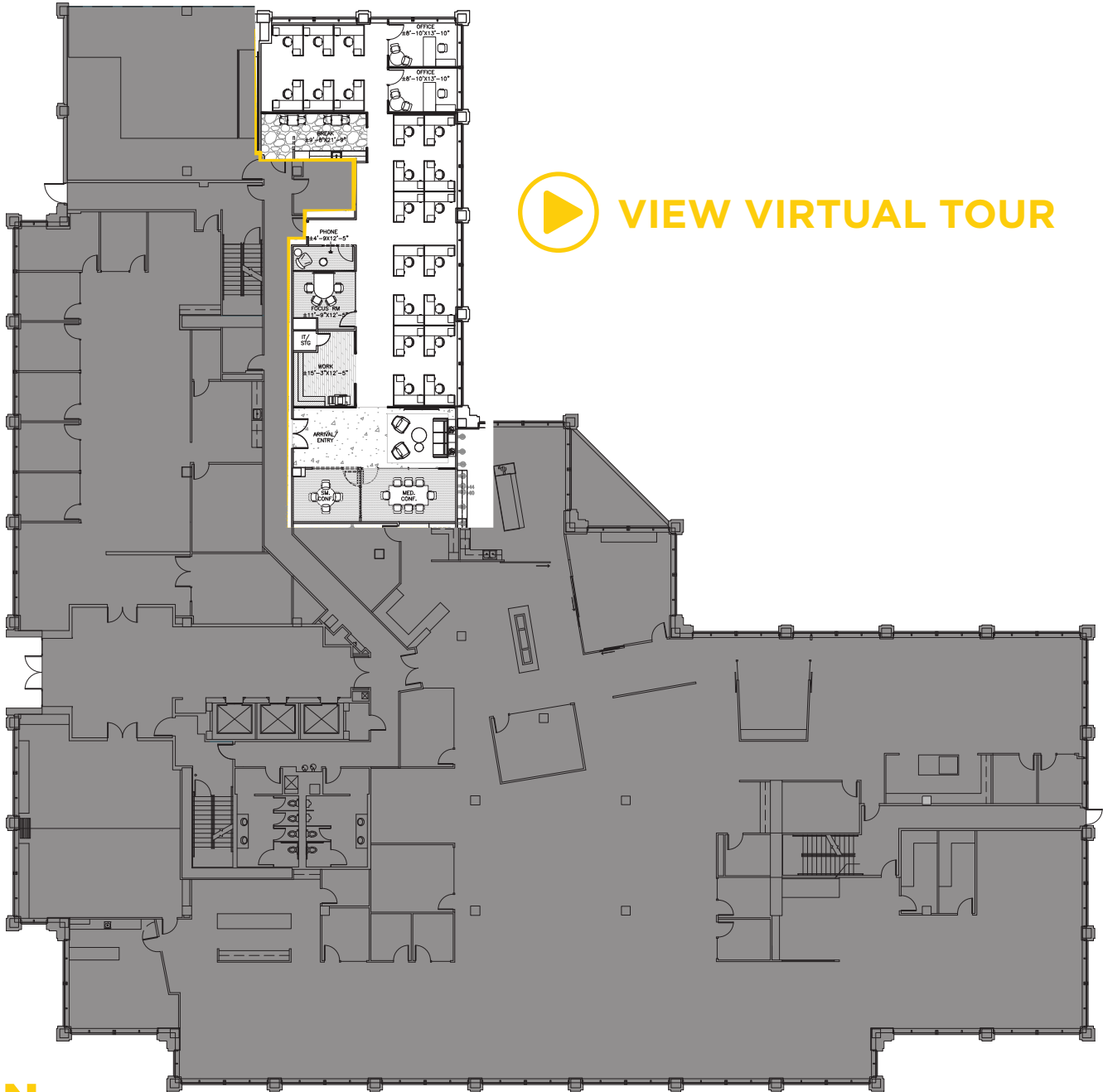
BUILDING III

SUITE 120 • 3,872 RSF
AVAILABLE NOW

Proposed Layout

SUNSET NORTH

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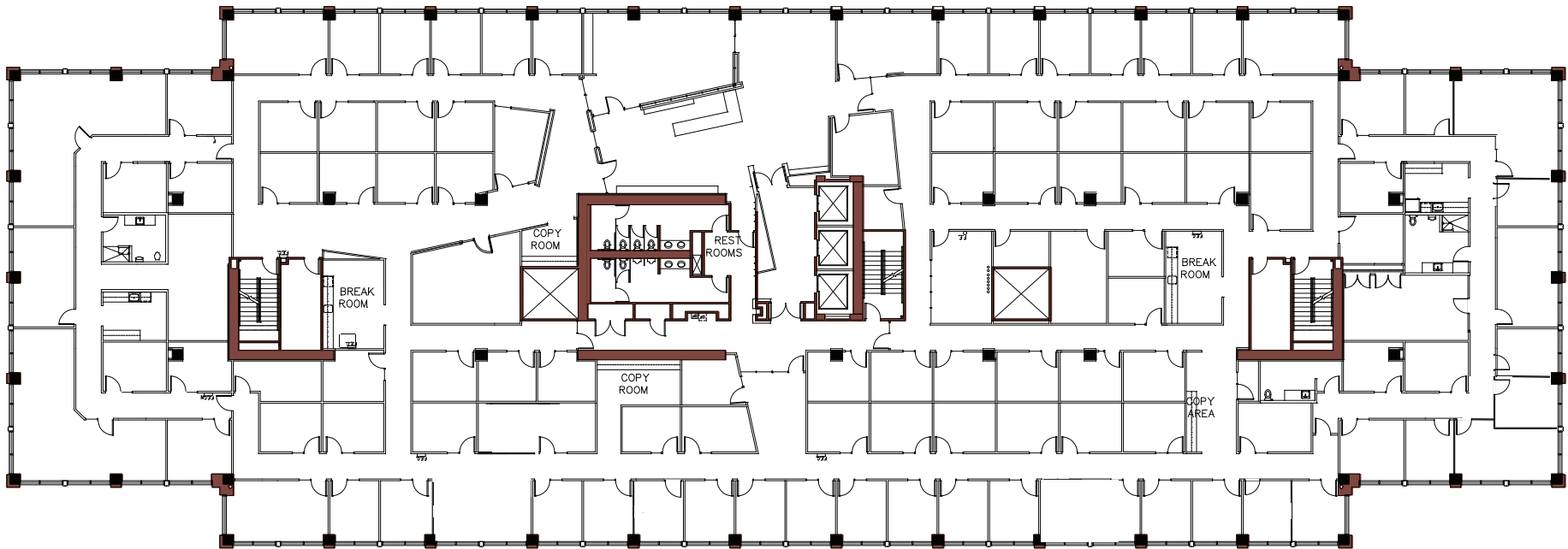
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BUILDING IV

FLOOR 5 • 31,896 RSF
AVAILABLE 6/1/2025

SUNSET
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BUILDING IV

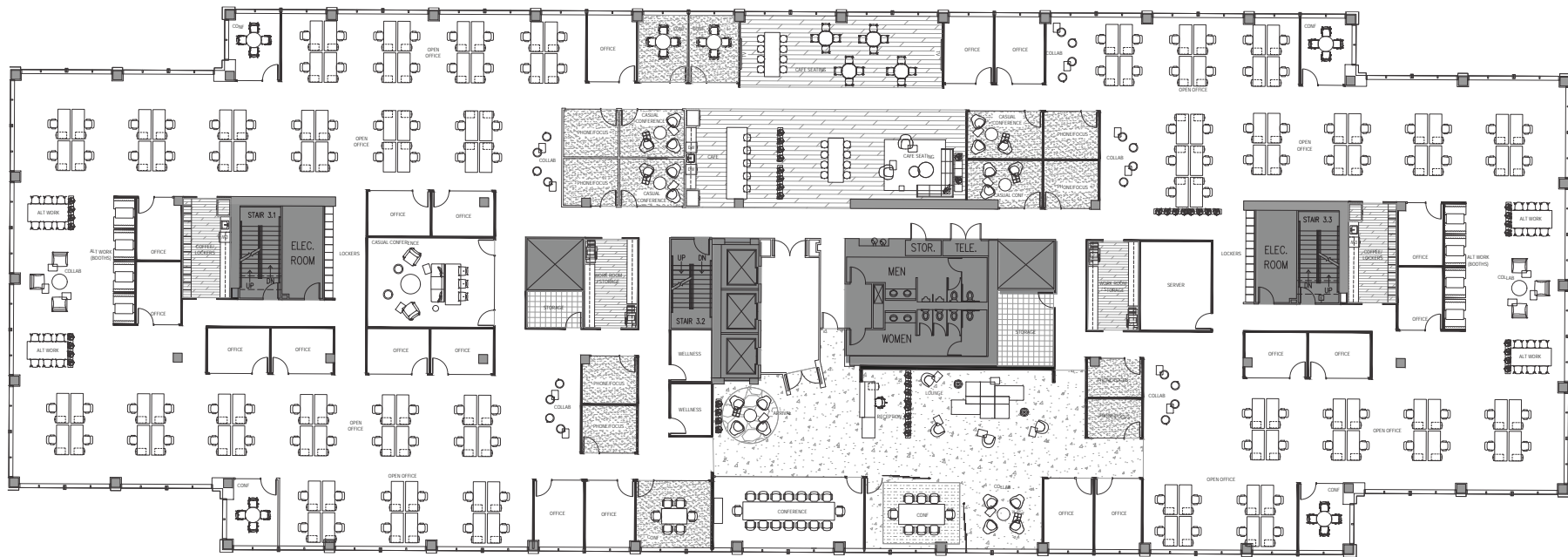
FLOOR 5 • 31,896 RSF

AVAILABLE 6/1/2025

SAMPLE PLAN

SUNSET NORTH

FOREST VIEW



SEATTLE SKYLINE VIEW



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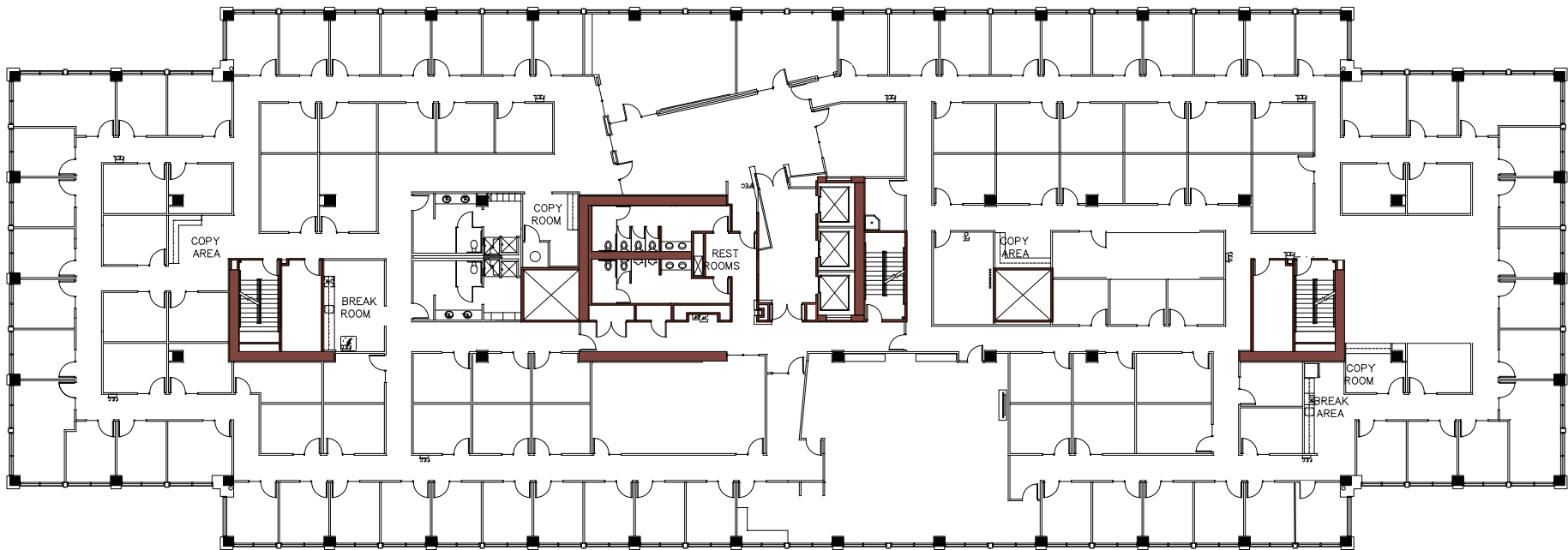
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BUILDING III 3180 139TH AVE • BUILDING IV 3150 139TH AVE SE • BUILDING V 3120 139TH AVE SE

BUILDING IV

FLOOR 4 • 31,895 RSF
AVAILABLE 6/1/2025

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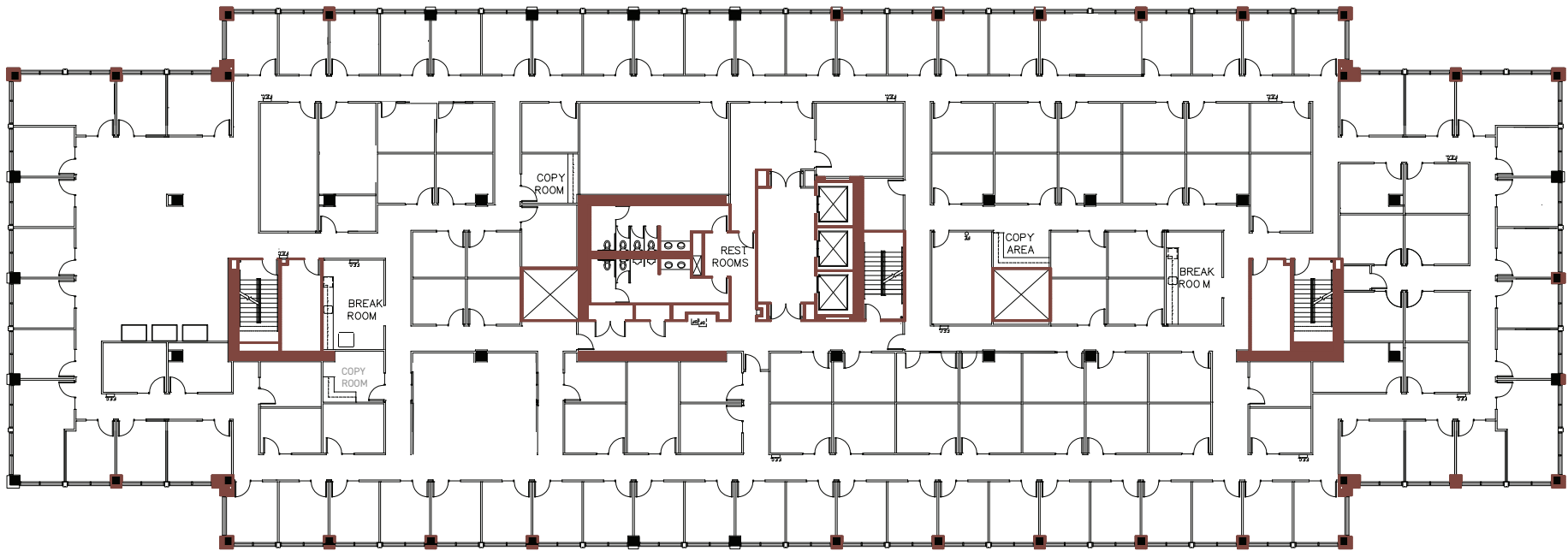
BUILDING III 3180 139TH AVE • BUILDING IV 3150 139TH AVE SE • BUILDING V 3120 139TH AVE SE

BUILDING IV

FLOOR 3 • 31,893 RSF

AVAILABLE 6/1/2025

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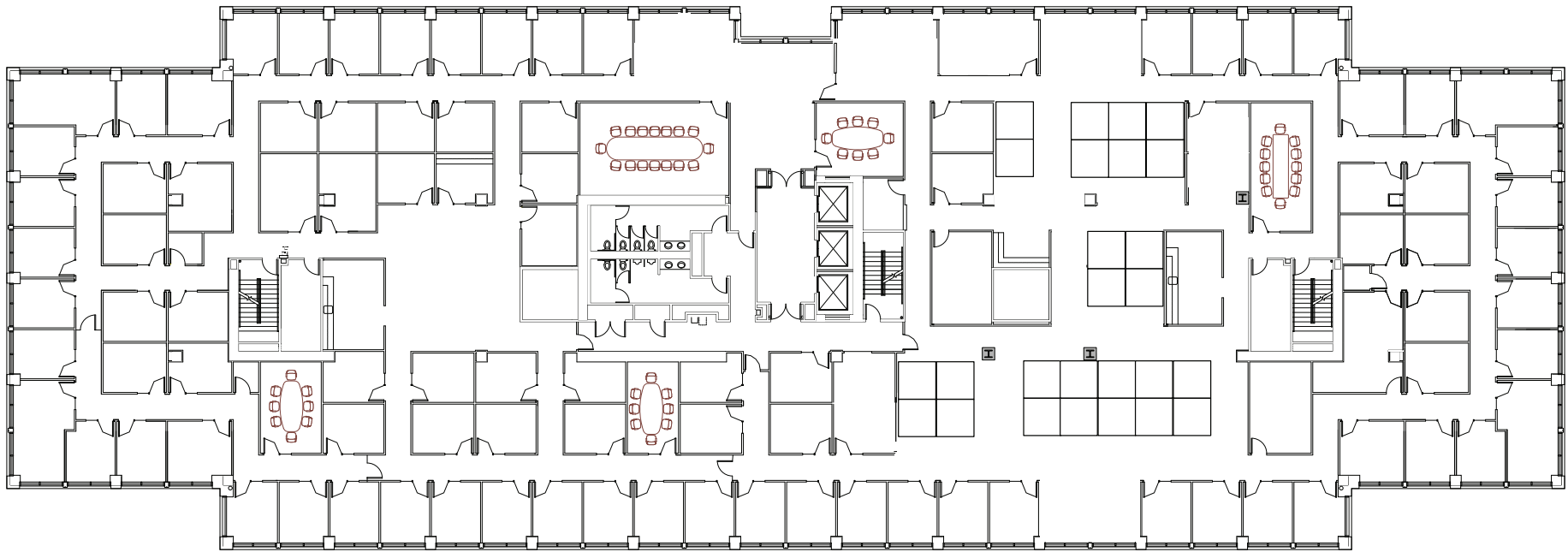
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BUILDING IV

FLOOR 2 • 31,735 RSF

AVAILABLE 6/1/2025

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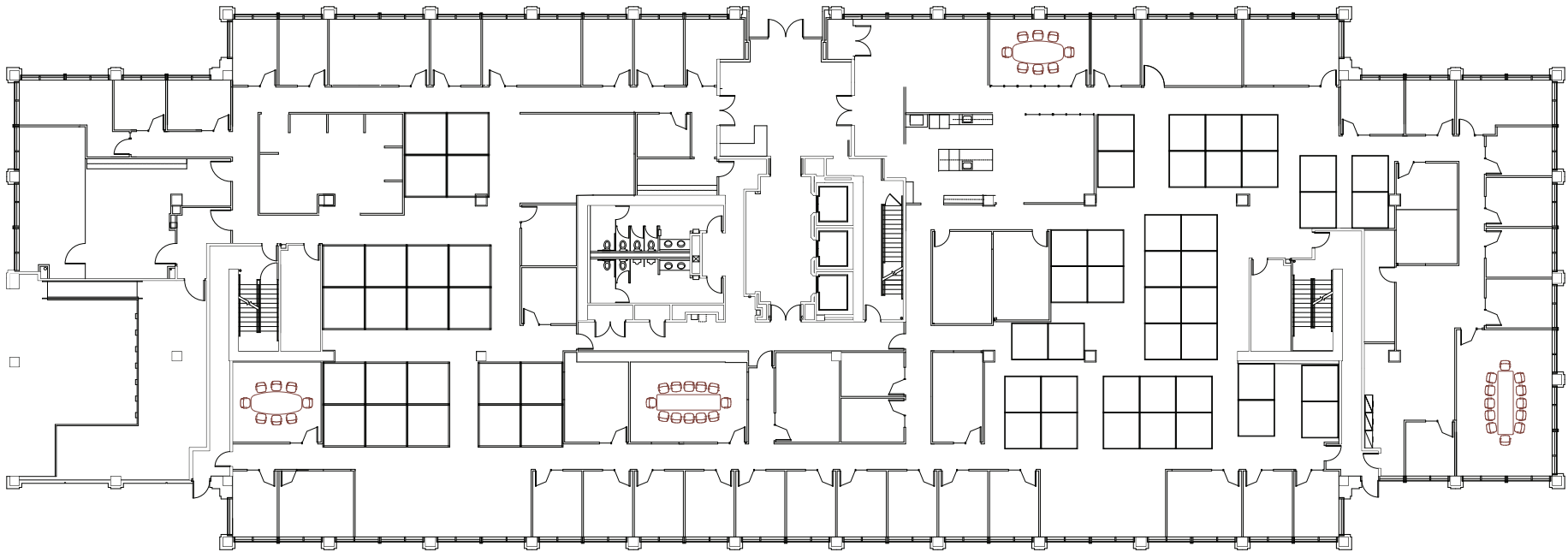
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BUILDING III 3180 139TH AVE • BUILDING IV 3150 139TH AVE SE • BUILDING V 3120 139TH AVE SE

BUILDING IV

FLOOR 1 • 26,709 RSF
AVAILABLE 6/1/2025

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



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