



# STERLING CAMPUS

3535,3545 FACTORIA BLVD SE & 12600 SE 38TH ST | BELLEVUE, WASHINGTON



A 278,000 SF PREMIER OFFICE CAMPUS AT THE INTERSECTION OF THE EASTSIDE'S TWO MAJOR FREEWAYS

URBAN AMENITIES | SUBURBAN BENEFITS



## sterling plaza 1

3535 Factoria Blvd SE  
Bellevue, Washington

## sterling plaza 2

3545 Factoria Blvd SE  
Bellevue, Washington

## 12600 building

12600 SE 38th Street  
Bellevue, Washington



CLICK TO WATCH THE  
STERLING CAMPUS VIDEO

## property highlights



Prime location at the  
junction of I-90 & I-405  
with excellent access to  
both freeways and prime  
visibility



Generous 3.5 stalls per  
1,000 RSF of parking  
includes covered &  
surface stalls



Top quality construction;  
attractive concrete  
& steel buildings  
with above standard  
electrical & cooling



Unmatched retail,  
restaurants, & hotels;  
over 1 million SF in  
immediate walking  
distance

# Available space

## STERLING PLAZA I

VIRTUAL TOUR	FLOOR / SUITE	AVAILABLE SF	AVAILABLE DATE	LEASE RATE	COMMENTS
	5 / 530	4,604 RSF	9/1/2025	\$35.00/RSF, NNN	Fully built-out space with mix of private offices and conference rooms.
	5 / 500	5,727 RSF	Now	\$35.00/RSF, NNN	Recent improved with traditional financial services configuration of abundant private offices. <b>Contiguous with Suite 510 for a total of 10,572 RSF.</b>
	5 / 510	4,845 RSF	Now	\$35.00/RSF, NNN	Elevator lobby exposure, ten private offices, interior meeting rooms, open area for workstations, kitchenette and reception. <b>Contiguous with Suite 500 for a total of 10,572 RSF.</b>
	1 / 125	1,320 RSF	Now	\$35.00/RSF, NNN	Rare small suite adjacent to the main building lobby.

## STERLING PLAZA II - 100% LEASED

## 12600 BUILDING

VIRTUAL TOUR	FLOOR / SUITE	AVAILABLE SF	AVAILABLE DATE	LEASE RATE	COMMENTS
	2/240	1,539 RSF	8/1/2025	\$35.00/RSF, NNN	Four private offices, one conference room and kitchen.



# fact sheet

<b>Load Factors:</b>	SP1: 21% multi-tenant load. 14% single-tenant load. SP2: Varies per floor from approximately 12.9% – 13.4% single tenant load or 19% multi-tenant load.
<b>Parking:</b>	3.5/1,000 RSF (SP1: Including approximately 0.5/1,000 covered) (SP2: Including approximately 1.75/1,000 RSF covered stalls). Current garage rate for covered stalls is \$50.00 per stall plus tax.
<b>2025 Est. OPEX:</b>	SP1: \$13.23
<b>Nearby Restaurants/Retail:</b>	Over one million square feet of retail in immediate walking distance, including over 20 restaurants, numerous coffee, banks & a hotel. <a href="#">Click here to view amenity map</a>
<b>Management/Ownership:</b>	Locally owned and managed by Sterling Realty Organization.
<b>Exercise/Weights/Cardio Room:</b>	Brand new exercise facility including showers and lockers on the first floor of SP1. <a href="#">Click here for virtual tour of the fitness facility.</a>
<b>Power:</b>	SP2: 18 watts per square foot (excessive power to accommodate high tech use).
<b>Fiber Optic Capability:</b>	Fiber optic capability provided by CenturyLink and Comcast to SP1 and SP2.
<b>HVAC System:</b>	SP2: Building HVAC system features VAV system with floor-by-floor air conditioning units located in a rooftop penthouse. Each floor's HVAC system can be isolated and run independent of the rest of the building. Series fan powered VAV boxes with electric heaters provide zone control.  VAV zone density averages one (1) zone per 700 square feet of office space.  HVAC system is sized for 3.3 watts/SF of miscellaneous tenant equipment cooling load. An additional 1.3 watts/SF is available to handle cooling for the lighting loads. HVAC system is fully built out on each floor for an open office concept throughout, including all ducting, VAV boxes, supply air and return air grilles and space temperature controls.  Building automation system is an electronic energy management system as manufactured by Alerton. It is capable of multiple occupancy schedules, off hour overrides and off-site monitoring and alarming. Provisions are included for spot cooling of tenant equipment. Forty-five (45) tons of spare capacity is available in the building's core condenser system that can serve a single floor or be distributed throughout all floors.
<b>Fire Protection System:</b>	SP1 & SP2: The buildings are fully sprinklered with a light hazard wet system (12600 is not sprinklered). SP2: All sprinkler heads are quick response type.
<b>Elevators:</b>	SP1 & SP2: Three (3) elevators direct from parking structure to all office floors.
<b>Commute Times:</b>	Five (5) minutes to downtown Bellevue, ten (10) minutes to Seattle, seventeen (17) minutes to Sea-Tac Airport.
<b>Contact:</b>	GRANT YERKE - 425.646.5264 - <a href="mailto:yerke@broderickgroup.com">yerke@broderickgroup.com</a> CLAYTON HOLM - 425.274.4287 - <a href="mailto:holm@broderickgroup.com">holm@broderickgroup.com</a> COLIN TANIGAWA - 425.274.4283 - <a href="mailto:tanigawa@broderickgroup.com">tanigawa@broderickgroup.com</a>

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.





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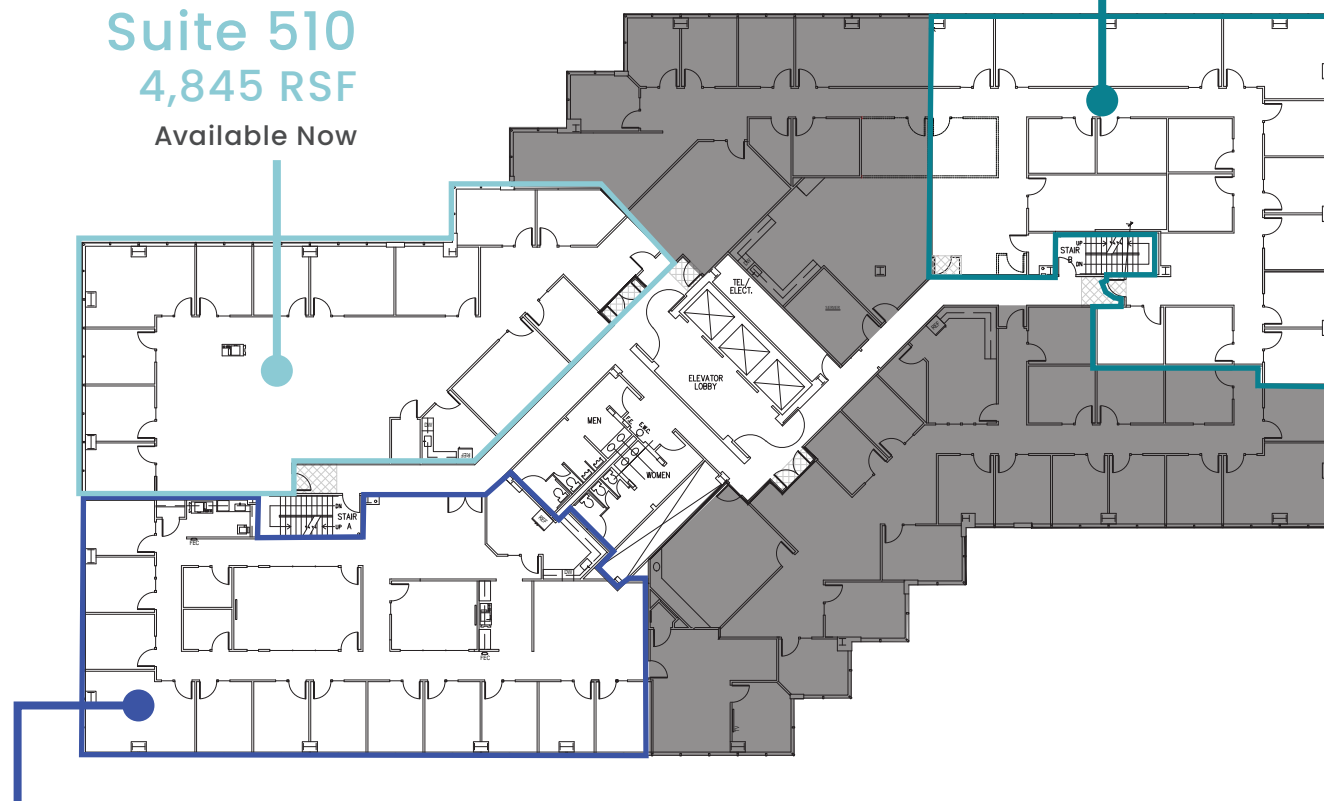
floor 5

## Suite 530 4,604 RSF

Available 9/1/2025

## Suite 510 4,845 RSF

Available Now



## Suite 500 5,727 RSF

Available Now

## Suite 500 + Suite 510 Contiguous for a total of 10,572 RSF





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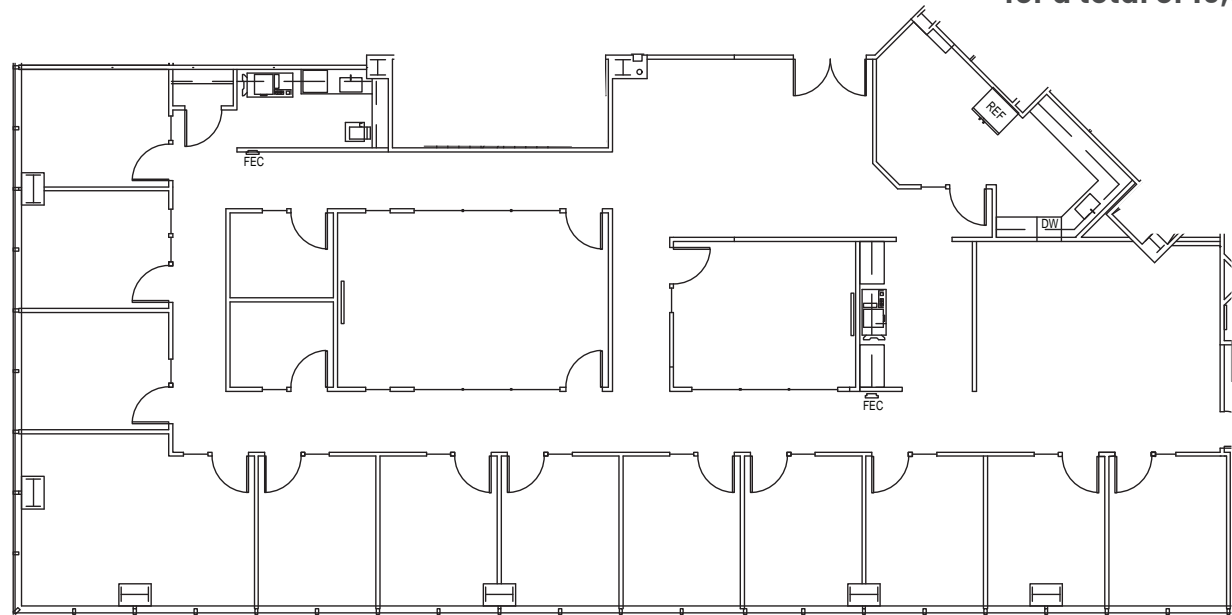
## floor 5 | suite 500 5,727 RSF

Available Now

Recent improved with  
traditional financial services

Configuration of abundant  
private offices

**Contiguous with Suite 510  
for a total of 10,572 RSF**





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## floor 5 | suite 510 4,845 RSF

Available Now

Elevator lobby exposure

Ten private offices

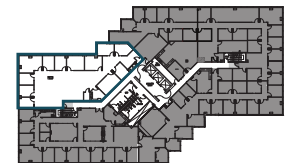
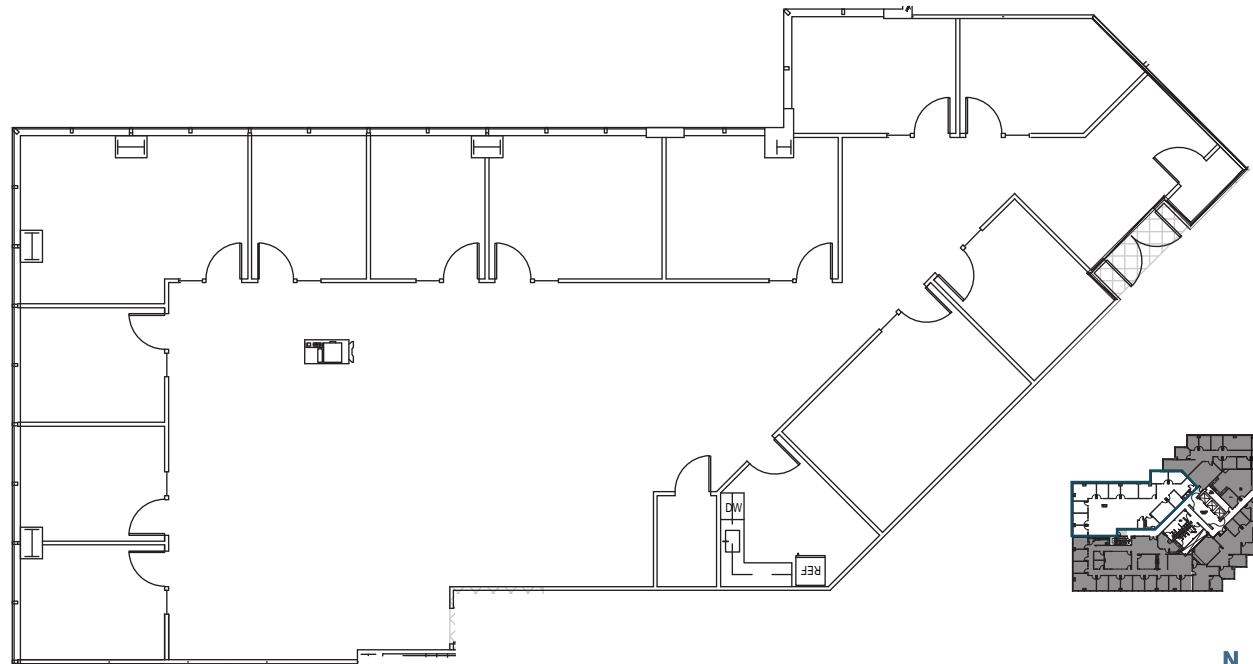
Interior meeting rooms

Open area for workstations

Kitchenette

Reception

**Contiguous with Suite 500  
for a total of 10,572 RSF**





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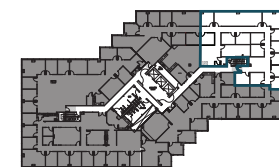
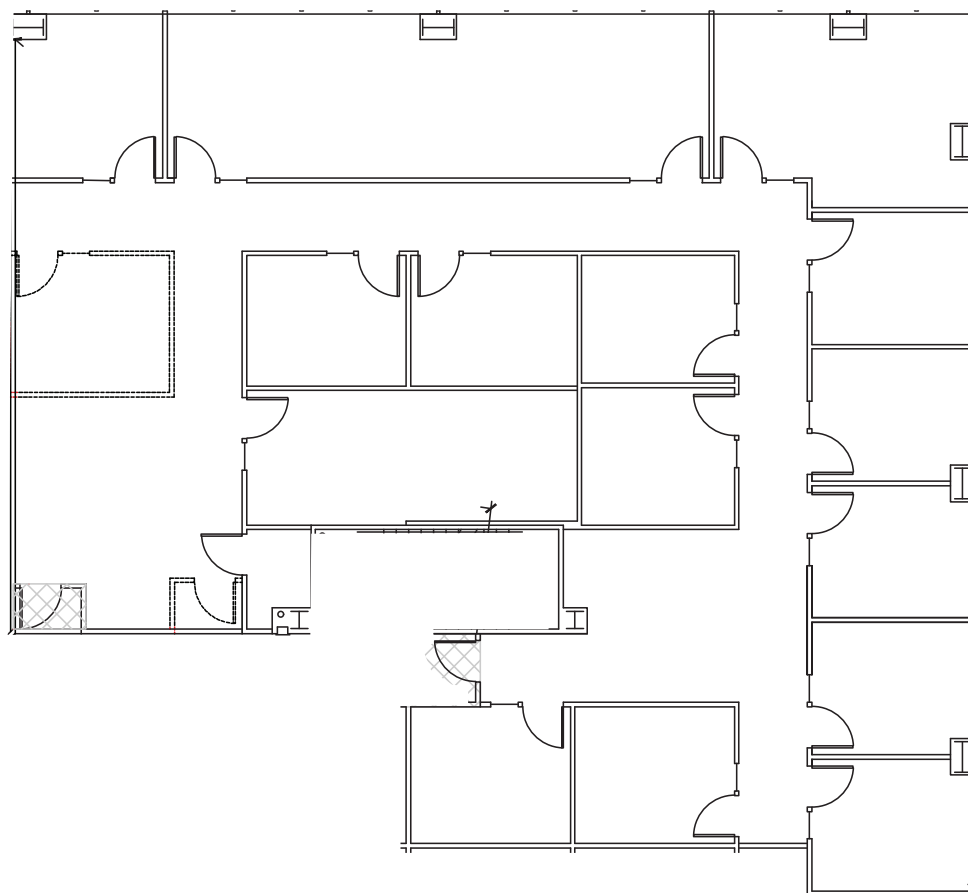
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## floor 5 | suite 530 4,604 RSF

Available 9/1/2025

Fully built-out space with  
mix of private offices  
and conference rooms







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## floor 5 | suite 530 Spec Plan





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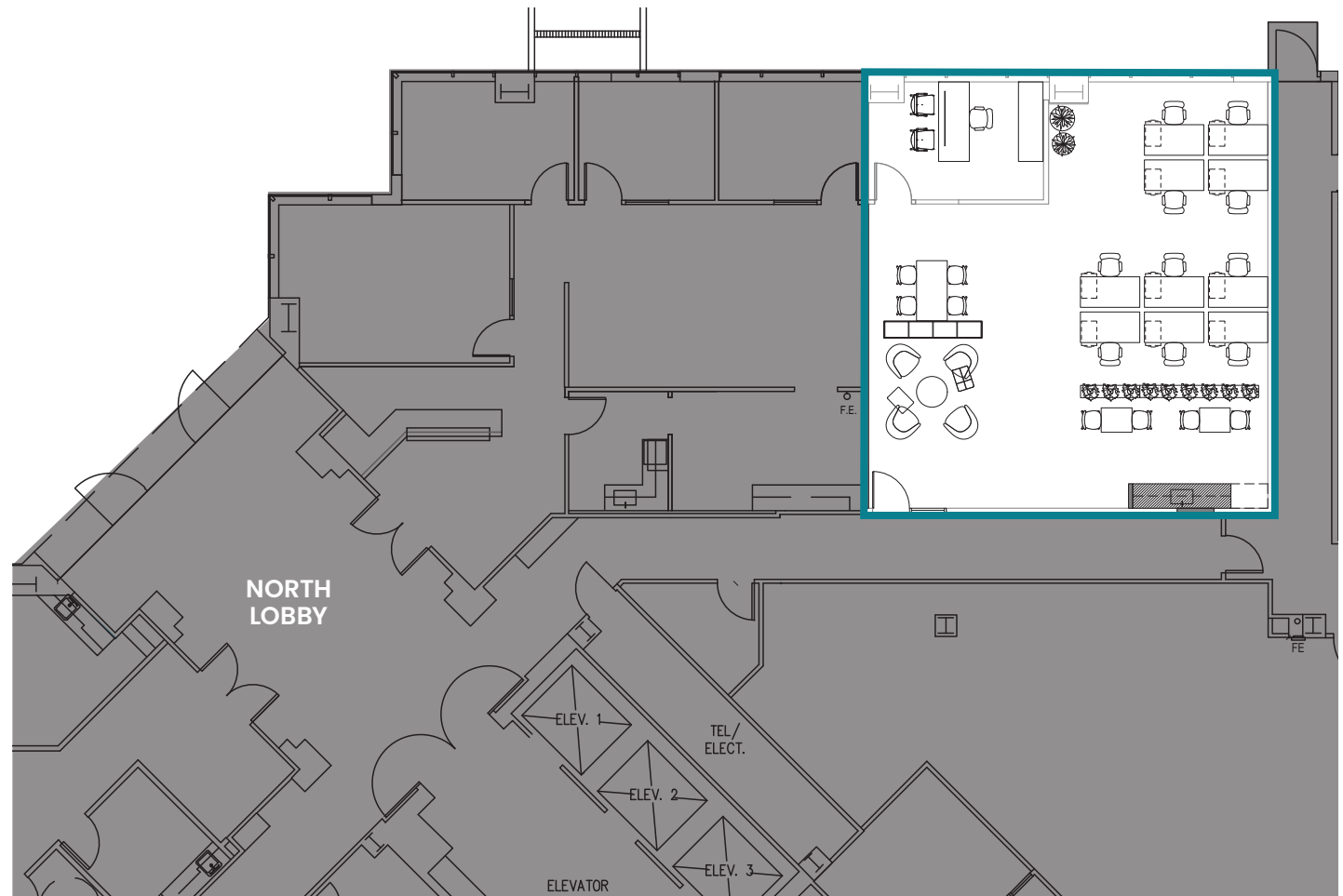
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## floor 1 | Suite 125 1,320 RSF

Available Now

Spec Plan





# 12600 BUILDING

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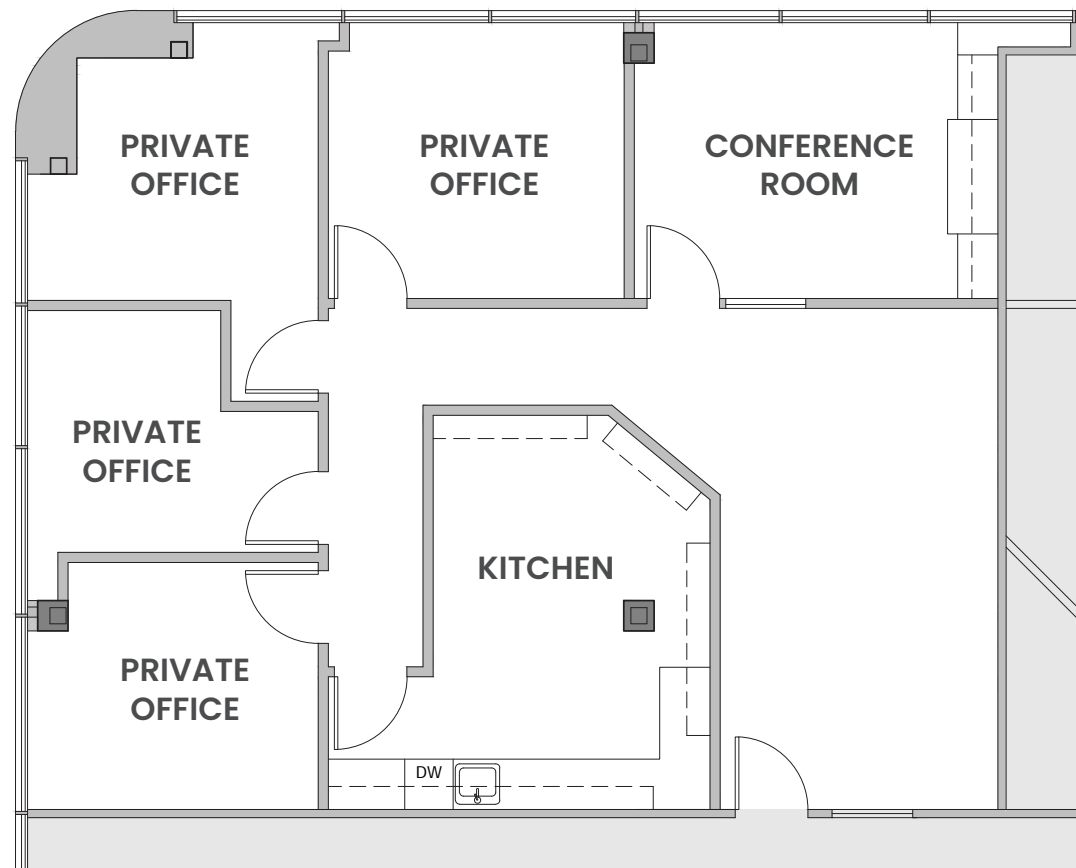
## floor 2 | suite 240 1,539 RSF

Available 8/1/2025

Four private offices

One conference room

Kitchen





# RECENTLY CONSTRUCTED



## FITNESS FACILITY



## RENOVATED SHOWERS & LOCKERS

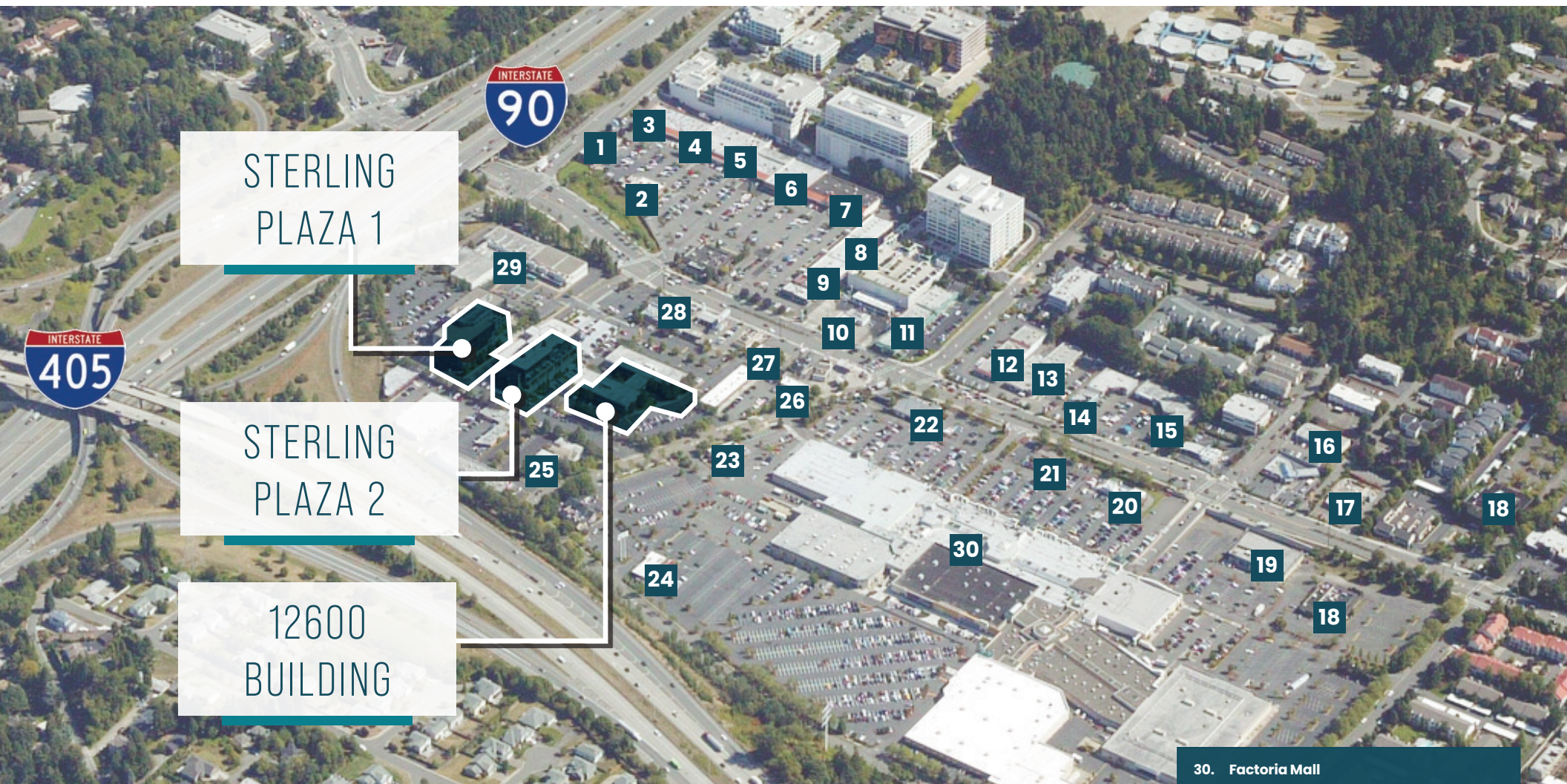
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# STERLING CAMPUS

## AMENITIES MAP



1. Tokyo Japanese
2. Applebee's
3. Square Lotus
4. QFC; QFC Pharmacy
5. Evergreens
6. Great Harvest Bread Co.
7. Zhen Kee
8. Tasty Thai / BECU

9. Starbucks / Musashi's / Subway / Chi Chi Korean & Pocha Bar
10. Chevron / Brown Bear Car Wash
11. Jimmy John's / Tofu 101 / Tian Fu
12. Teriyaki Time
13. Boulangerie Bakery & Cafe / I Love Pho / H&R Block
14. Taco Time
15. Chipotle

16. Toshi's Teriyaki
17. McDonald's
18. Key Bank
19. Big 5
20. Burger King
21. Chase Bank
22. Bank of America
23. KFC
24. Novilhos Brazilian Steak House

25. Top Gun Seafood Restaurant
26. Shanghai Cafe / Katsu Burger / Thai Ginger
27. Taco Bell
28. Ezell's Famous Chicken
29. AMC Loews Factoria Cinema

### 30. Factoria Mall

- |                      |                   |
|----------------------|-------------------|
| Amazon Fresh         | Panda Express     |
| Cold Stone Creamery  | Panera Bread      |
| Dim Sum Factory      | Old Navy          |
| Famous Footwear      | Red Robin Safeway |
| Funtastic Playtorium | Rite Aid          |
| Golfish Swim School  | Sushi Omiya       |
| inSpa                | Target            |
| Just Poke            | TJ Maxx           |
| Norstrom Rack        | T&T Supermarket   |
| Monster Mini Golf    | Ulta Beauty       |