



# 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	4,620 RSF	2/1/2025	\$35.00/RSF, NNN	Fully built-out space with mix of private offices and conference rooms.
	5 / 500	5,747 RSF	Now	\$35.00/RSF, NNN	Recent improved with traditional financial services configuration of abundant private offices.
	2 / 220	2,402 RSF	3/1/2025	\$35.00/RSF, NNN	Five private offices, reception area, large conference room, open area for cubicles and open concept kitchenette.
	1 / 125	1,307 RSF	4/1/2025	\$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 / 226	889 RSF	1/1/2025	\$39.00/RSF, Gross	Two private offices, conference room & open work area.

# 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>2024 Est. OPEX:</b>	SP1: \$13.51
<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.





# STERLING CAMPUS I

3535 Factoria Blvd SE  
Bellevue, Washington

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yerke@broderickgroup.com

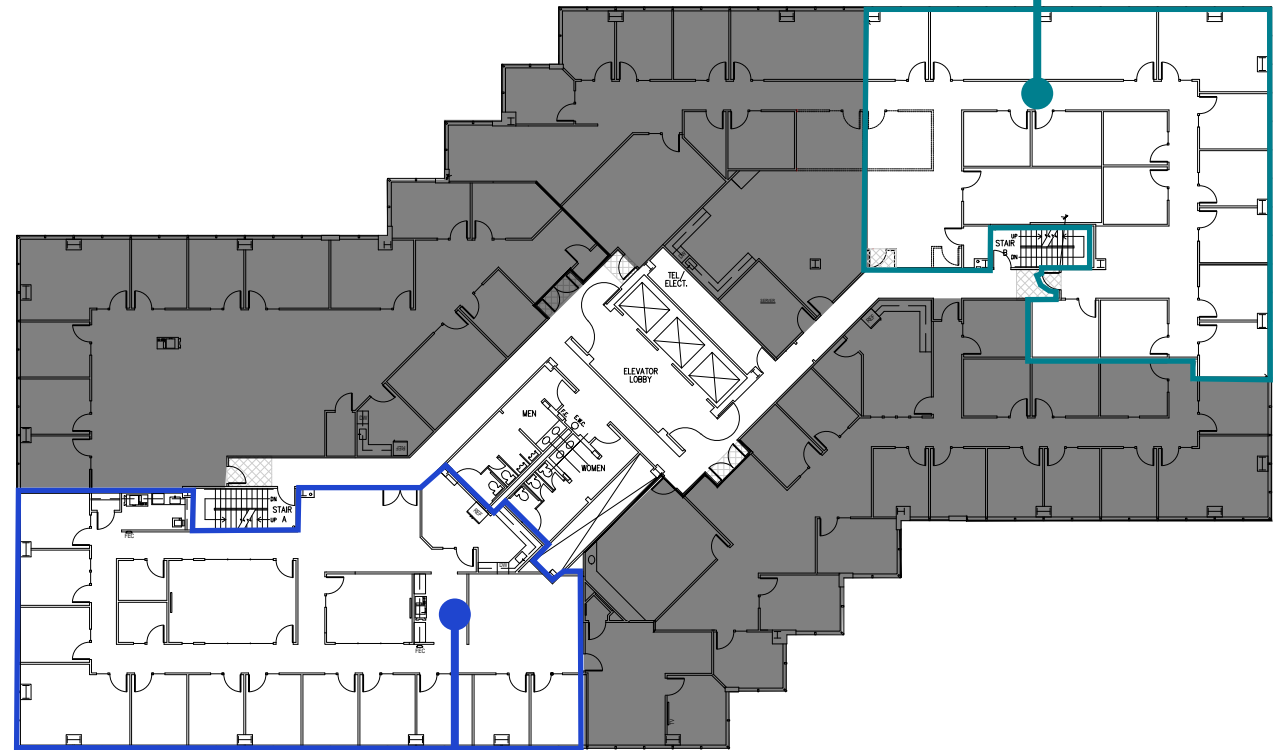
CLAYTON HOLM • 425.274.4287  
holm@broderickgroup.com

COLIN TANIGAWA • 425.274.4283  
tanigawa@broderickgroup.com



# FLOOR 5

**Suite 530**  
4,620 RSF  
Available 2/1/2025



**Suite 500**  
5,747 RSF  
Available Now





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# FLOOR 530 Spec Plan





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# FLOOR 2 | SUITE 220

## 2,402 RSF

Available 3/1/2025

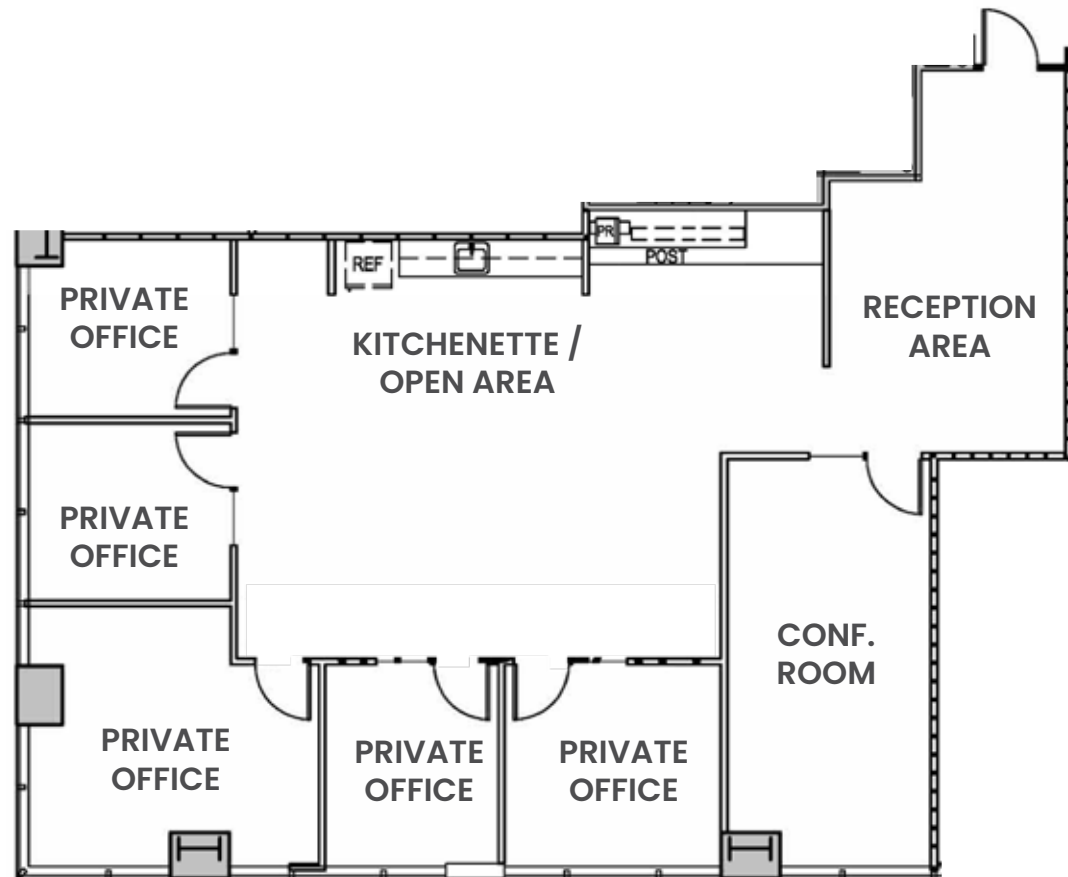
Five private offices

One large conference room

Reception area

Open concept kitchenette

Open area for cubicles





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**SRO**

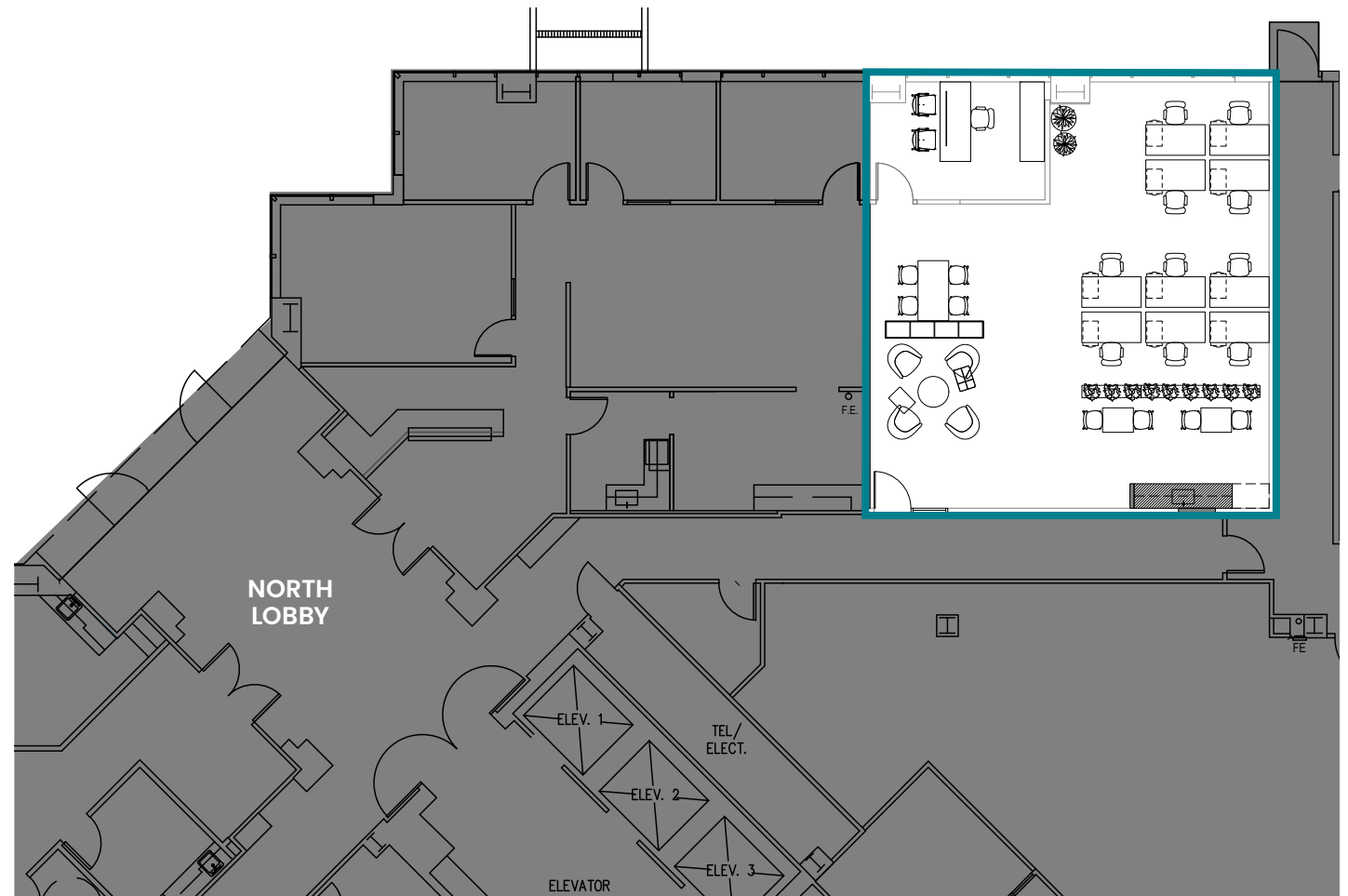
**BRODERICK**  
• GROUP •

# FLOOR 1 | SUITE 125

## 1,307 RSF

Available 4/1/2025

Spec Plan







# 12600 BUILDING

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Bellevue, Washington

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**SRO**

**BRODERICK**  
• GROUP •

# FLOOR 2 | SUITE 226

## 889 RSF

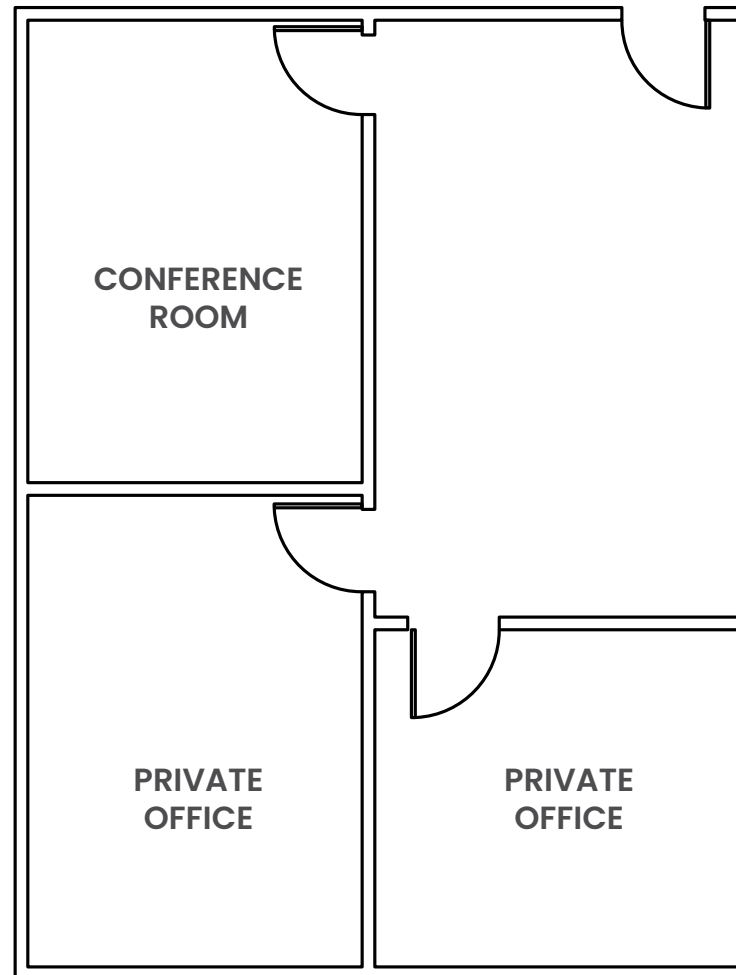
Available 1/1/2025

Two private offices

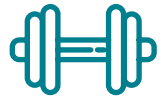
One conference room

Open work area

Lease Rate: \$39.00/RSF, Gross



# RECENTLY CONSTRUCTED



## FITNESS FACILITY



CLICK TO VIEW THE NEW  
FITNESS FACILITY



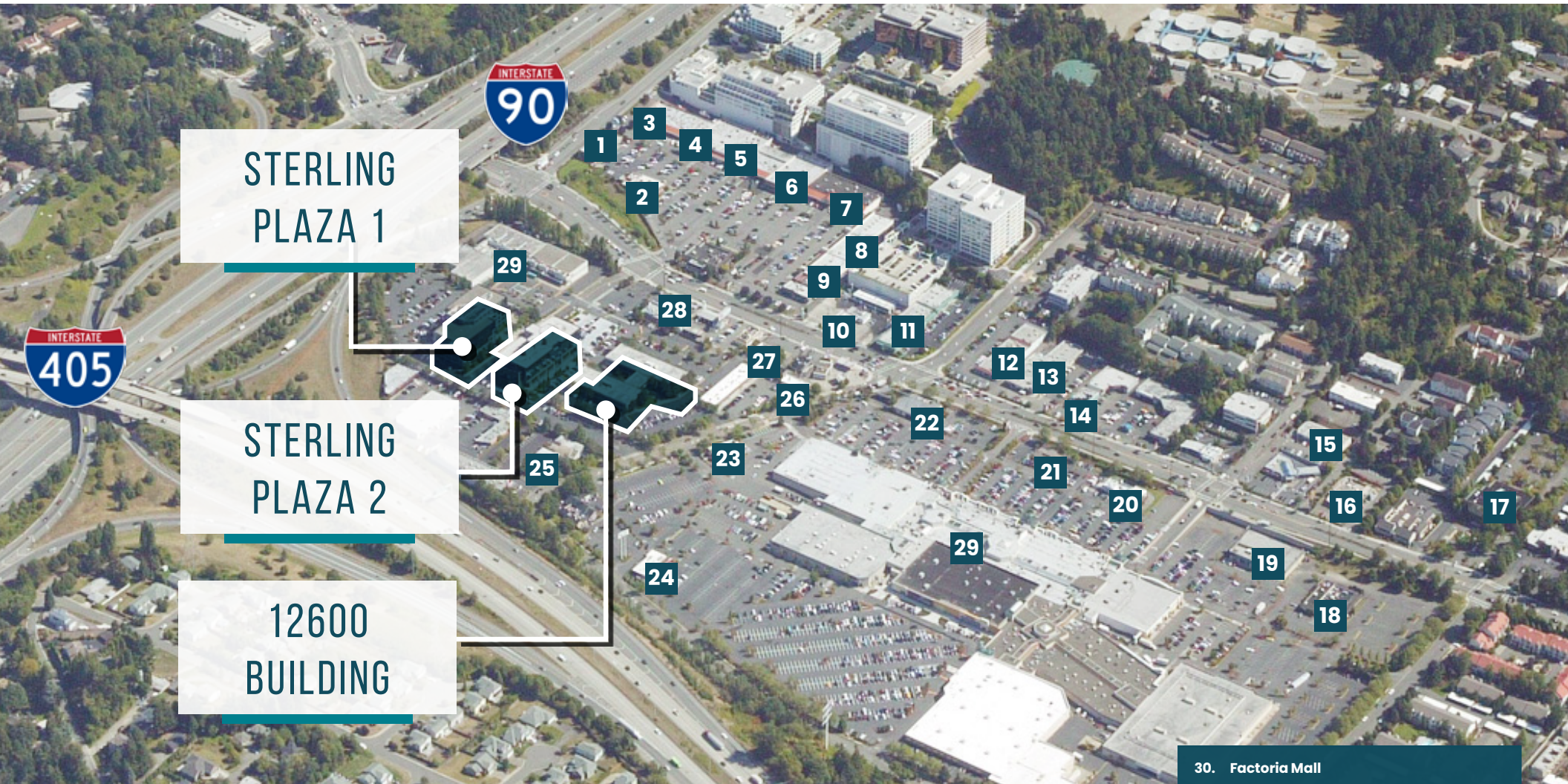
## RENOVATED SHOWERS & LOCKERS

**SRO**

BRODERICK  
GROUP

# STERLING CAMPUS

# AMENITIES MAP



- 1. Tokyo Japanese
- 2. Applebee's
- 3. Square Lotus
- 4. QFC; QFC Pharmacy
- 5. Great Harvest Bread Co.
- 6. Bartell Drugs
- 7. Kung-Ho Chinese
- 8. Tasty Thai / BECU / T-Mobile

- 9. Starbucks / Musashi's / Subway / Sideline Sports Bar
- 10. Chevron / Brown Bear Car Wash
- 11. Jimmy John's / Tofu 101 / Peking Wok
- 12. The Saigon Cafe & Deli
- 13. Boulangerie Bakery & Cafe / I Love Pho / Verizon
- 14. Taco Time

- 15. Toshi's Teriyaki
- 16. McDonald's
- 17. Key Bank
- 18. Ricardo's Mexican Restaurant
- 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	Bath & Body Works
Boba T	DSW
Cold Stone Creamery	Factoria Shoe Repair
Dim Sum Factory	Famous Footwear
Gophers	Norstrom Rack
Greek Express	Old Navy
Jamba Juice	Target
Panda Express	TJ Maxx
Panera Bread	Ulta Beauty
Red Robin Safeway	Wal-Mart