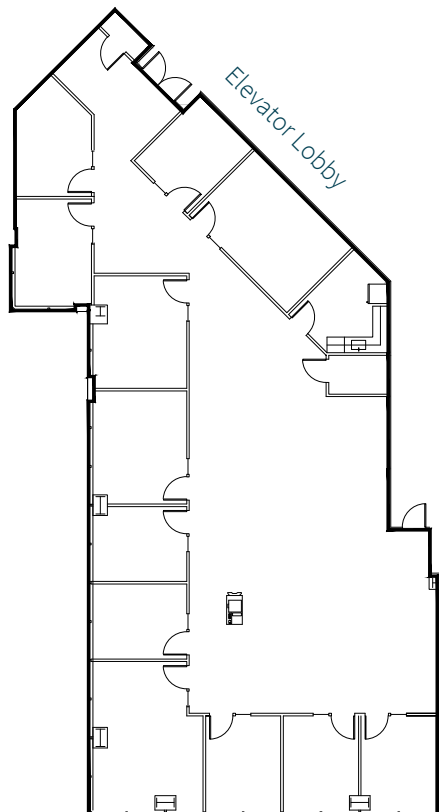




# For sublease

4,625 SF of office space



## Sterling Plaza I - Suite 510

3535 Factoria Blvd SE  
Bellevue, WA 98006

### Suite Details

- Sublease through April 30, 2026
- Northwest corner suite
- Open office space with 12 private offices/work rooms along the window line and perimeter of the suite
- Kitchenette/break room for employees
- Double door glass lobby exposure

### Building Details

- Located at the intersection of I-90 and I-405 with excellent access to both freeways
- Building includes fitness facility with newly renovated showers and locker rooms
- Abundant parking (3.5/1,000 SF) with both surface and covered parking stalls available
- Adjacent to Factoria Mall and other walkable retail & restaurant amenities

### Brokerage Team

**Charlie Malley**

Managing Director

[charlie.malley@jll.com](mailto:charlie.malley@jll.com)

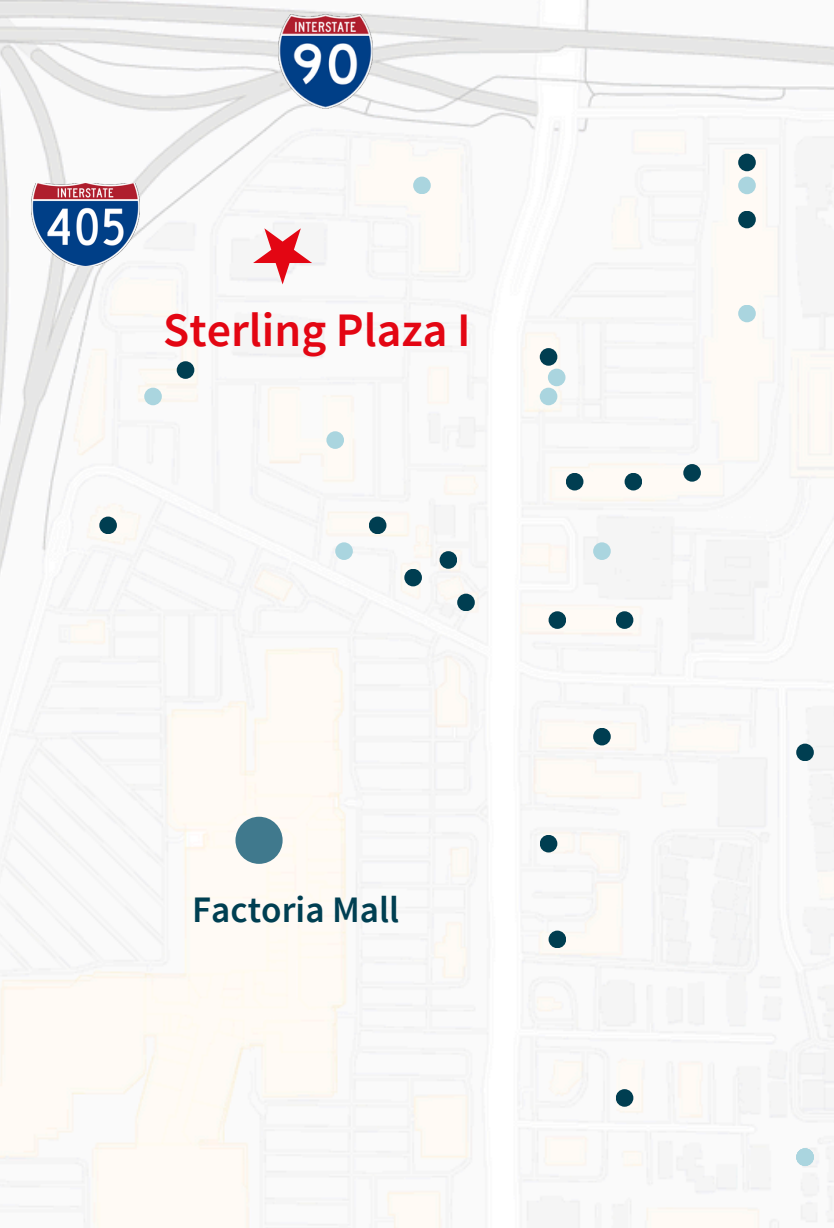
+1 206 849 6062

**Bailey Hallis**

Associate

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# Amenity Highlights

Located between the intersection of I-90 and I-405, Sterling Plaza I has easy access to an abundance of amenities.

## Dinning

- Ezell's
- Novillho's Steakhouse
- Mama's Kitchen
- Katsu Burger
- Dim Sum Factory
- MOD Pizza
- Greek Pita
- Applebees
- Tofu 101
- Great Harvest Bread Co.
- Square Lotus
- Starbucks
- Evergreens
- Tasty Thai
- KFC

## Factoria Mall

- Target
- Amazon Fresh
- TJ Maxx
- Nike Factory Store
- Rite Aid
- InSpa
- Big 5 Sporting Goods
- Red Robin
- Panera Bread
- Cold Stone Creamery
- Monster Mini Golf

## Everyday Stops

- Brown Bear Car Wash
- USPS
- Petco
- QFC
- KeyBank
- Swedish Urgent Care
- Washington Eye Care
- Arte Hair Studio
- AMC Theaters

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