

# Big residential project eyed for Sunset North office campus on I-90

Dec 18, 2018, 1:23pm PST

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An apartment tower could be coming to a part of the high-profile Sunset North office park in Bellevue's Eastgate area.

The owner of the 460,600-square-foot office park on the north side of Interstate 90 is asking the city to rezone 7.2 acres from office/limited business to transit-oriented development (TOD). Already home to a large bus transit center, Eastgate is expected to get a light-rail station when the network is expanded to Issaquah in 2041.

Sunset North owner M-M Properties, a privately held Houston company, has not yet responded to phone and email messages.

Any development is a long way off, according to documents that M-M has filed with the city. They state the move is a non-project specific action for a rezone for future development. The concept plan done by Ankrom Moisan Architects is for a multifamily residential project. The TOD zoning allows 160-foot-tall residential buildings.

The project site is north of Southeast 32nd Street between 139th Avenue and 142nd Place Southeast.

Eastgate has long been a jobs center. Home to a Microsoft office, Intellectual Ventures and other tech companies that are housed in mid-rise buildings, Eastgate is the Eastside's second largest office submarket behind downtown Bellevue. It has become a favorite of investors due in part to a recent rezone that boosted the height limit for office buildings to 12 stories tall. More about that is [here](#).



KING COUNTY ASSESSOR'S OFFICE

The owner of Sunset North, a three-building complex in Bellevue on the north side of Interstate 90, is asking the city to rezone a portion of the property to allow a transit-oriented development (TOD). The concept plan is a multifamily residential project, according to information filed with the city. TOD zoning allows residential buildings up to 160-foot tall.

M-M bought Sunset North two years ago, paying Beacon Capital Partners nearly \$155.3 million. Built nearly 20 years ago, Sunset North is a three-building campus with a large parking garage plus 19.5 acres of land.

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