



**SOUTHPORT**  
ON LAKE WASHINGTON

[www.southport.life](http://www.southport.life)

# Premier Waterfront Office Campus For Lease



**CBRE**





### OFFICE SPACE 731,672 SF

With ability to expand to 5M SF



### LAND SIZE 17.1-ACRE

Project full of limitless possibilities for growth



### LAKE WASHINGTON WATERFRONT LOCATION

With walking, running and bike paths



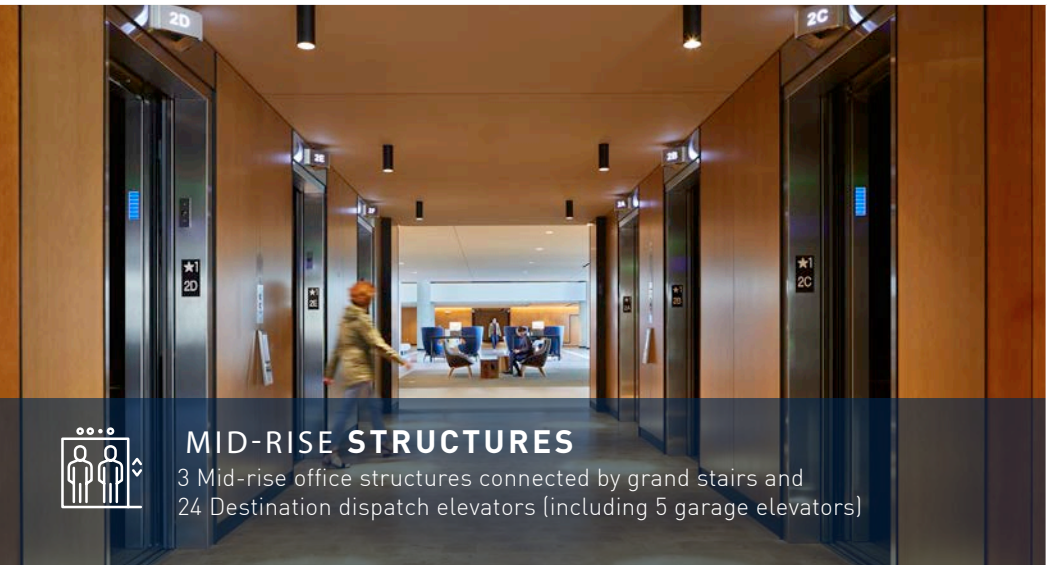
### ROOFTOP DECKS & BALCONIES

Each building features a rooftop deck and multiple outdoor balconies



### BRANDING OPPORTUNITY

Visible from I-405



### MID-RISE STRUCTURES

3 Mid-rise office structures connected by grand stairs and 24 Destination dispatch elevators (including 5 garage elevators)



### 25,000 SF GREAT ROOM

To spread out and relax



[CLICK TO VIEW VIRTUAL TOUR](#)



# Highlights of an Ideal Property



## 30,000 SF ON-SITE RETAIL

Retail and proximity to The Landing with 600,000 SF of retail



## 4-STAR

Hyatt Regency Lake Washington at Seattle's Southport on-site with 60,000 SF conference facility & 347 rooms



## 57-ACRE PARK

Gene Coulon Memorial Beach Park on-site



## ABUNDANT AND AFFORDABLE HOUSING

7 on-site apartment buildings providing corporate executive housing & 383 rooms



## VRF HVAC SYSTEMS

With Dedicated Outside Air



## TECHNOLOGY

State-of-the-Art technology and connectivity



## OPERABLE WINDOWS

1,267 operable windows throughout the buildings



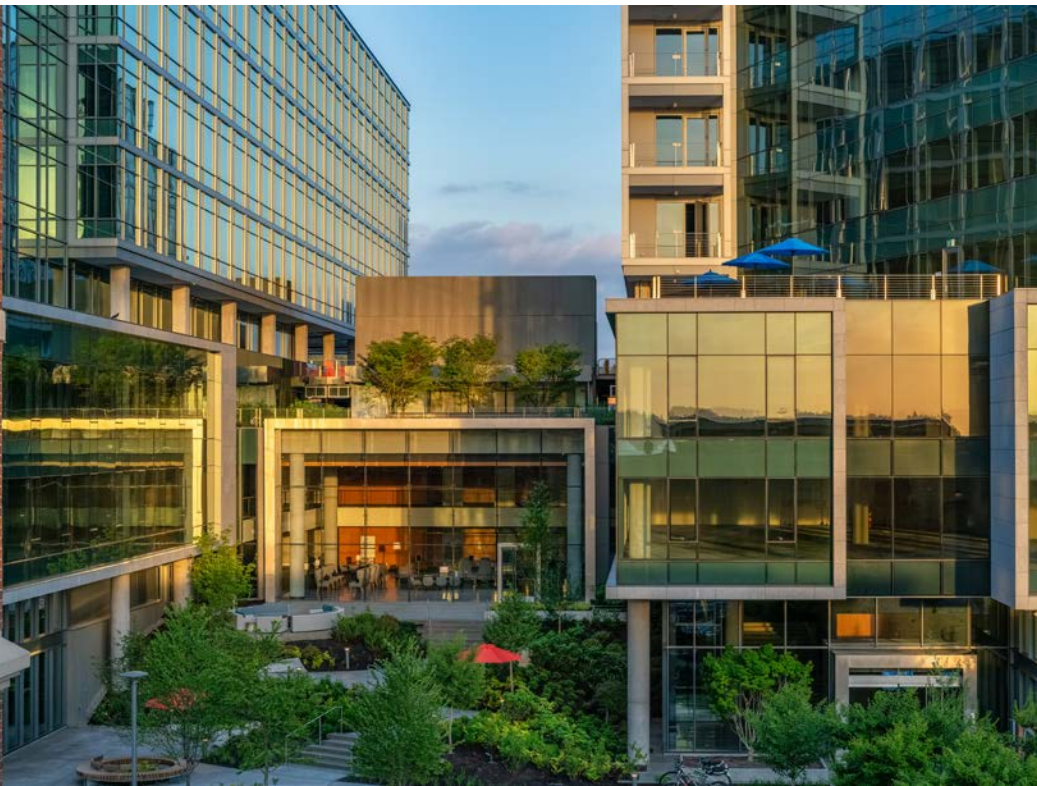
## CONNECTED PARKING STRUCTURE

Direct access to large office floorplates from parking garage



## CENTRAL LOCATION

Centrally located, convenient drive to location





# Premier Waterfront Campus



## DYNAMIC ENVIRONMENT

4-star 347 room Hyatt Regency Lake Washington at Seattle's Southport, on-site with event and meeting space

30,000 sf on-site retail and steps to The Landing Retail Center

Waterfront location

Multiple executive housing opportunities on campus with 383 luxury suites

Scalable to 5M+ sf of adjacent office space



## BUILDING

Floor to floor 12'4" with 9' window height

Stunning views of Lake Washington & Mt. Rainier

LEED Gold and Best-in-Class building finishes

Large Floor Plates: 18,300 to 36,900 RSF

Multiple outdoor spaces on campus & rooftop decks

Redundant power grid



## CONNECTION

Multiple transit opportunities, including mass transit, water taxi and shuttles to light rail

Access to the lake, bike & running trails

Direct access to I-405

Minutes away from Sea-Tac Airport and Boeing Field

Shuttle to retail core and other amenity sites



# Convenient Regional Access



# Site Plan



The Landing

Future Expansion

Lake Washington Blvd



# Gene Coulon Memorial Beach Park





# Southport Office Buildings

**9** STORIES  
EACH

**731,672 SF** TOTAL  
SPACE

**3/1,000 SF** PARKING  
RATIO

**BUILDING 3: 220,095 SF**  
+1,700 SF 4TH FLOOR DECK  
+BALCONIES (FLOORS 5-8)  
+ROOFTOP DECK

**BUILDING 2: 252,007 SF**  
+1,700 SF 4TH FLOOR DECK  
+BALCONIES (FLOORS 5-8)  
+ROOFTOP DECK

**BUILDING 1: 259,570 SF**  
+1,700 SF 4TH FLOOR DECK  
+BALCONIES (FLOORS 5-8)  
+ROOFTOP DECK





# Building Highlights



12'4"  
FLOOR  
TO FLOOR

9' WINDOW  
HEIGHTS ON  
OFFICE FLOORS

16 OUTDOOR  
GATHERING  
AREAS

1,267  
OPERABLE  
WINDOWS

LEED  
GOLD

SHOWERS/  
LOCKERS  
IN EACH  
BUILDING

HELISTOP

HVAC  
EFFICIENT  
VRF SYSTEM

12,000 AMPS  
OF ELECTRICAL  
SERVICE

EFFICIENCY  
LARGE FLOOR  
PLATES

24/7  
ON-SITE  
SECURITY

40 ELECTRIC  
CAR CHARGING  
STATIONS

WI-FI  
100%  
FIBER

17  
STAIRWELLS

BIKE,  
PADDLEBOARD &  
KAYAK STORAGE

BACK-UP  
GENERATOR  
PAD

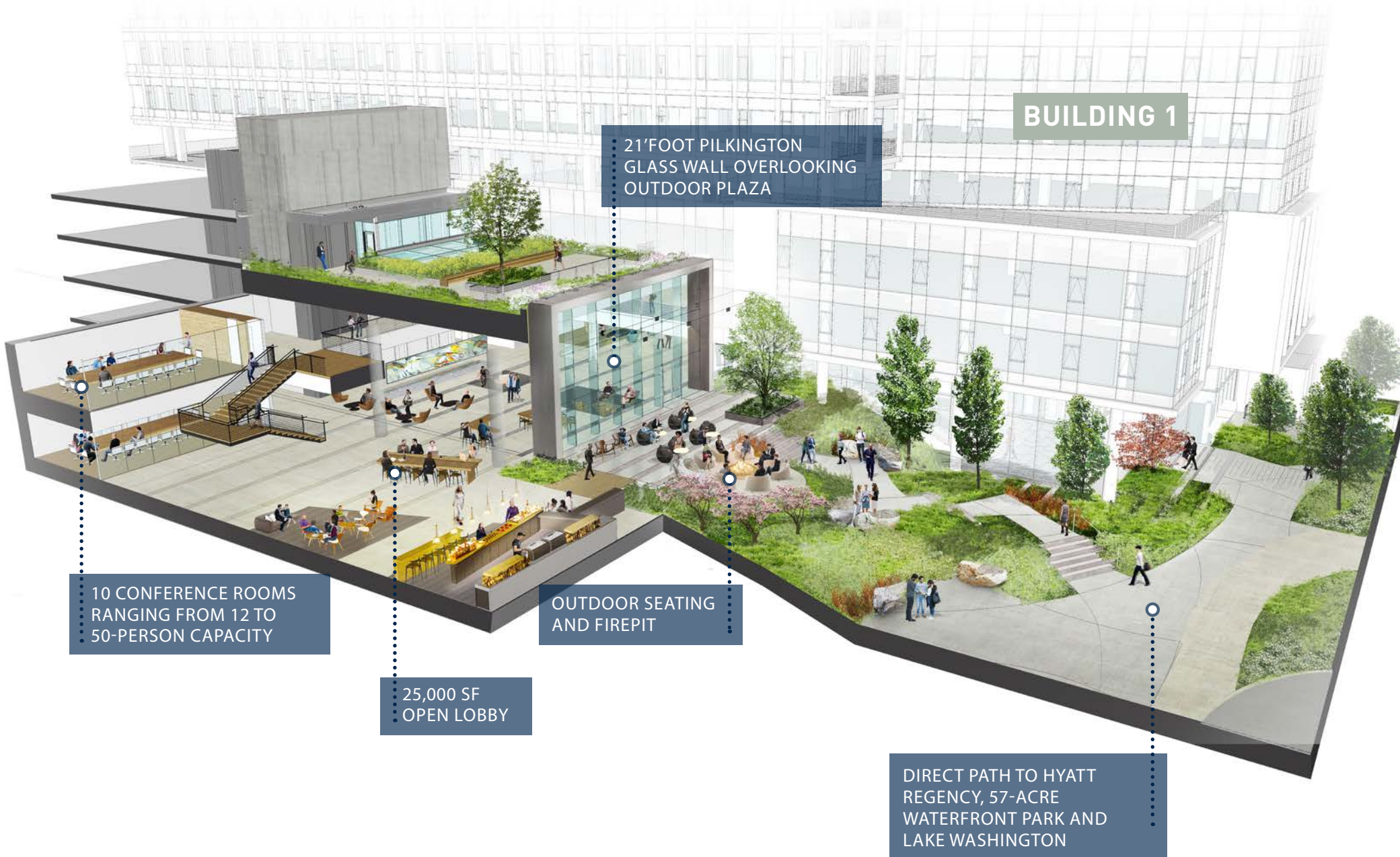
24  
ELEVATORS

7 PARKING  
LEVELS

UNDERGROUND  
CONCOURSE  
CONNECTION TO  
HYATT REGENCY



# Great Room Connection



**BUILDING 1**

21'FOOT PILKINGTON  
GLASS WALL OVERLOOKING  
OUTDOOR PLAZA

10 CONFERENCE ROOMS  
RANGING FROM 12 TO  
50-PERSON CAPACITY

25,000 SF  
OPEN LOBBY

OUTDOOR SEATING  
AND FIREPIT

DIRECT PATH TO HYATT  
REGENCY, 57-ACRE  
WATERFRONT PARK AND  
LAKE WASHINGTON



# The Neighborhood



 **35+**

**RESTAURANTS, BARS AND COFFEE SHOPS**

 **50+**

**RETAIL AND ENTERTAINMENT SPOTS**

- RESTAURANTS (ON-SITE)**  
 The Market (24 Hours)  
 Peyrassol Cafe  
 Pop up seasonal restaurant  
 Water's Table  
 Future Coffee Shop  
 Future Restaurant (2)  
 Future Signature Restaurant

- RESTAURANTS**  
 Ahipoki Bowl  
 Emerald City Smoothie  
 Five Guys Burgers & Fries  
 Fry's Deli & Cafe  
 Gyros House  
 Ivars Seafood  
 Izakaya Sushi  
 Jimmy Johns  
 Kidd Valley  
 Menchie's Frozen Yogurt  
 Mucho Burrito  
 Nibbana  
 Panda Express  
 Panera Bread  
 Papaya Vietnamese Cafe  
 Potbelly Sandwich Works  
 Red Robin  
 Share Tea  
 Starbucks  
 Target Marketplace Cafe  
 The Rock-Wood Fired Pizza  
 Top Pot Doughnuts  
 Torero's Mexican Restaurant  
 Trenchers  
 Vino at the Landing  
 Wild Fin  
 Wing Stop

- RETAIL (ON-SITE)**  
 Future Retail (2)

- RETAIL**  
 A+ Hearing Aid Center  
 AT&T  
 Allstate Insurance  
 BECU  
 Cacie Nails  
 Cost Plus World Market  
 Danner Boots  
 Dick's Sporting Goods  
 Element Salon & Spa  
 Everything Party  
 Eyes on The Landing  
 Farmer's Insurance  
 First Financial Bank  
 Fry's  
 GNC  
 Glazed Art  
 Go Family Dentistry  
 Key Bank  
 L.A. Fitness  
 Learning Express Toys  
 Marshall's  
 Massage Envy  
 Maya Whole Health Studio  
 Momentum Yoga  
 PetSmart  
 Re/Max Select  
 Regal Cinemas  
 Renton Dentistry  
 Ross Dress for Less  
 Rue 21  
 Savvy Mattresses  
 Scottrade  
 Seattle Suntan  
 Slate Clothing  
 SleepTrain

- Sport Clips  
 Staples  
 Swedish Primary Clinic  
 Swedish Specialty Clinic  
 Swedish Spine & Sports  
 Target  
 The Joint  
 The Pro Shop  
 UPS Store  
 Ulta Beauty  
 Union Bank  
 Urban Float  
 Valley Medical  
 Verizon Wireless  
 VisionWorks  
 Weight Watchers

- HOTELS (ON-SITE)**  
 Hyatt Regency Lake Washington at Seattle's Southport

- HOTELS**  
 Hampton Inn  
 Marriott Extended Stay (Completed 2019)  
 Residence Inn

- APARTMENTS (ON-SITE)**  
 Bristol Apartments I  
 Bristol Apartments II

- APARTMENTS**  
 2000 Lake Washington  
 Bella Vista  
 Pinnacle on Lake Washington  
 The Landing Urban Village  
 The Reserve  
 The Sanctuary



# Hyatt Regency Lake Washington at Seattle's Southport



**2020 AAA Four Diamond Property**

The Automobile Association of America awards only 5.7 percent of the nearly 28,000 hotels approved by AAA to the Four Diamond list.



**2020**

- 1. Best Outdoor Dining
- 2. Best Office Party Venue

**2019**

- 1. Best Cocktail
- 2. Best Hotel
- 3. Best Office Party Venue
- 4. Best Event Space

**2018 FODOR'S BEST Awards from FODOR'S Travel**

Fodor's, the leading name in travel guides for over 80 years, named Hyatt Regency Lake Washington as one of Seattle's Most Incredible Hotels by the Water, Best Seattle Hotels with Epic Scenic Views, and 7 Great Hotels Right Outside Seattle.

**Top 5 Finalist for Seattle Bride's "Best of Bride" Awards**

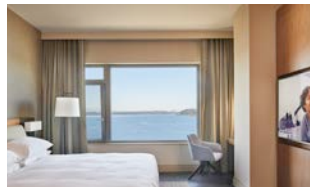
**2019 Open Table Diner's Choice Award - Best Scenic View**

**2018 Open Table Diner's Choice Award - Top 10 Outdoor Dining**

**2017 NAIOP Washington Hospitality Development of the Year**

**2020 Fortune "100 Best Companies to Work For" in America**

**2020 Trip Advisor "Certificate of Excellence"**



## HOTEL HIGHLIGHTS

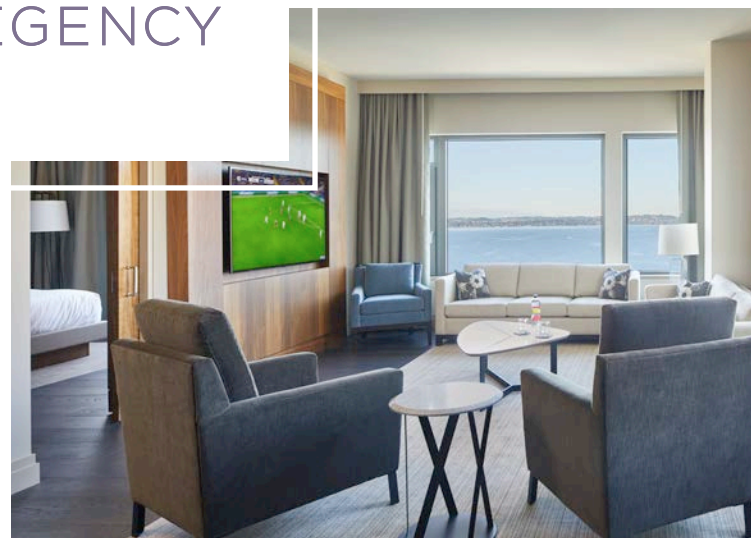
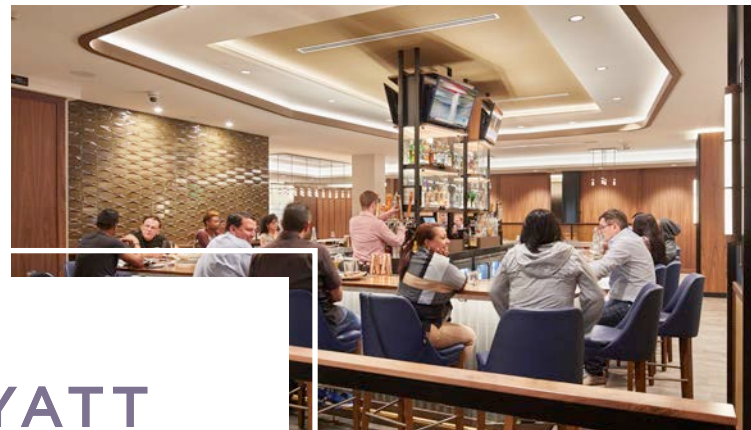
- 4-STAR, 347 ROOM HOTEL
- THE MARKET (24 HOURS)
- SEASONAL WATERFRONT POP-UP RESTAURANT
- WATER'S TABLE

### DIRECT RESERVATIONS FOR MEETING SPACE AVAILABLE

ROOM NAME	SIZE (SF)	CAPACITY
GRAND BALLROOM	14,122	UP TO 2,030
GRAND PREFUNCTION	5,697	—
GRAND STAIR PREFUNCTION	2,044	—
LAKE WASHINGTON BALLROOM	4,943	UP TO 400
LAKE WASHINGTON PREFUNCTION	1,157	—
OLYMPIC PAVILION	3,600	UP TO 350
SEATTLE	1,609	UP TO 100
WEST SEATTLE	731	UP TO 60
BELLEVUE	2,566	UP TO 180
ADAMS	477	UP TO 50
BAKER	528	UP TO 50
RAINIER	823	UP TO 60
EXECUTIVE BOARDROOM	882	PERMANENT BOARDROOM FOR 16
RENTON CLUB	1,321	UP TO 100



# Hyatt Regency Lake Washington at Seattle's Southport





# Commuting Solutions



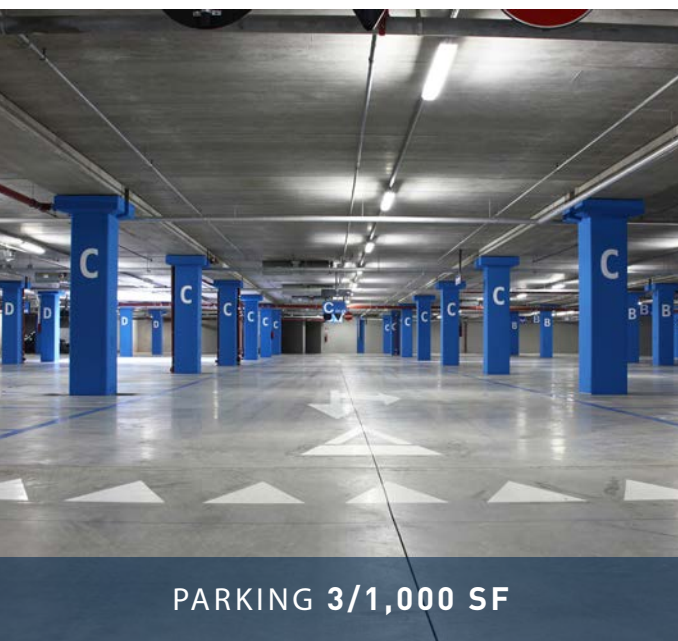
**WATER TAXI COMING SOON**



**SHUTTLE TO LIGHT RAIL & NEARBY AMENITIES**



**BIKE TRAILS**



**PARKING 3/1,000 SF**



**METRO RAPIDRIDE**



**LIGHT & COMMUTER RAIL**



# Easy Access from Anywhere



**1 MINUTE**  
to I-405 & SR-900

**10 MINUTES**  
to I-5 or I-90 interchange

**12 MINUTES**  
to Sea-Tac

**15 MINUTES**  
to Bellevue CBD

**25 MINUTES**  
to Seattle CBD



**DIRECT ACCESS TO**

- Bellevue Transit Center
- Sea-Tac Airport
- West Seattle
- Seattle CBD
- Auburn
- Burien Transit Center
- Mountlake
- University District
- Redmond
- Tukwila Transit Center

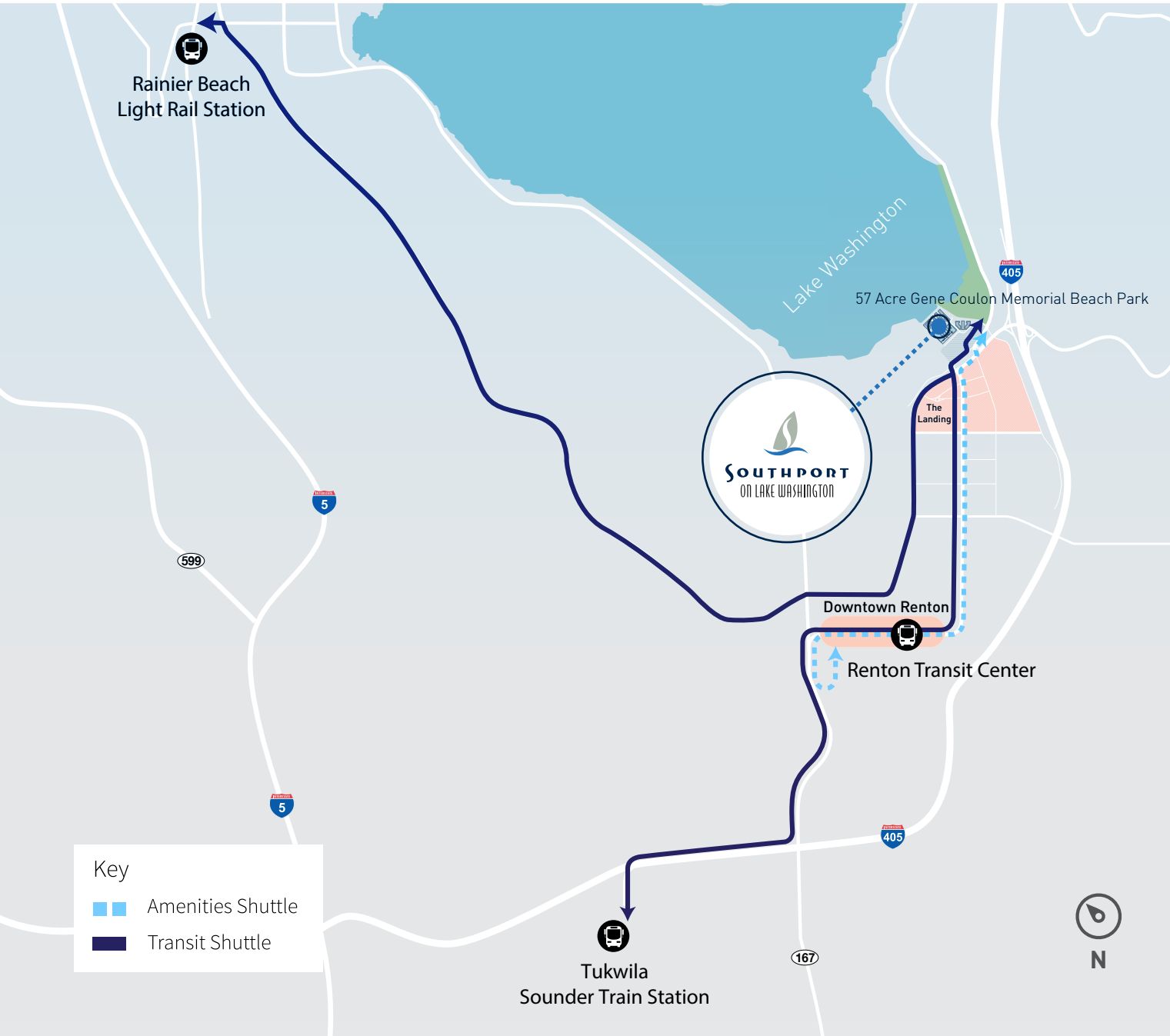


**EASTSIDE RAIL CORRIDOR ACCESS TO**

- Newcastle
- Woodinville
- Bellevue
- Redmond
- Kirkland
- Snohomish



# Shuttle Map



Key

- ▬ Amenities Shuttle
- ▬ Transit Shuttle

**14  
MINUTES**

TO RENTON TRANSIT CENTER, AND TUKWILA SOUNDER TRAIN STATION

**10  
MINUTES**

TO THE LANDING AND DOWNTOWN RENTON, WITH 100+ SHOPS AND RESTAURANTS

**15  
MINUTES**

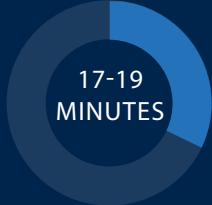
TO RAINIER BEACH LIGHT RAIL STATION



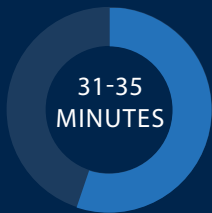
# Southport Water Taxi



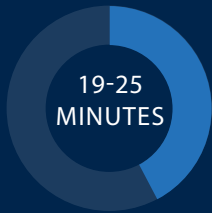
## TIME TO DESTINATION



BELLEVUE



KIRKLAND



UNIVERSITY OF WASHINGTON



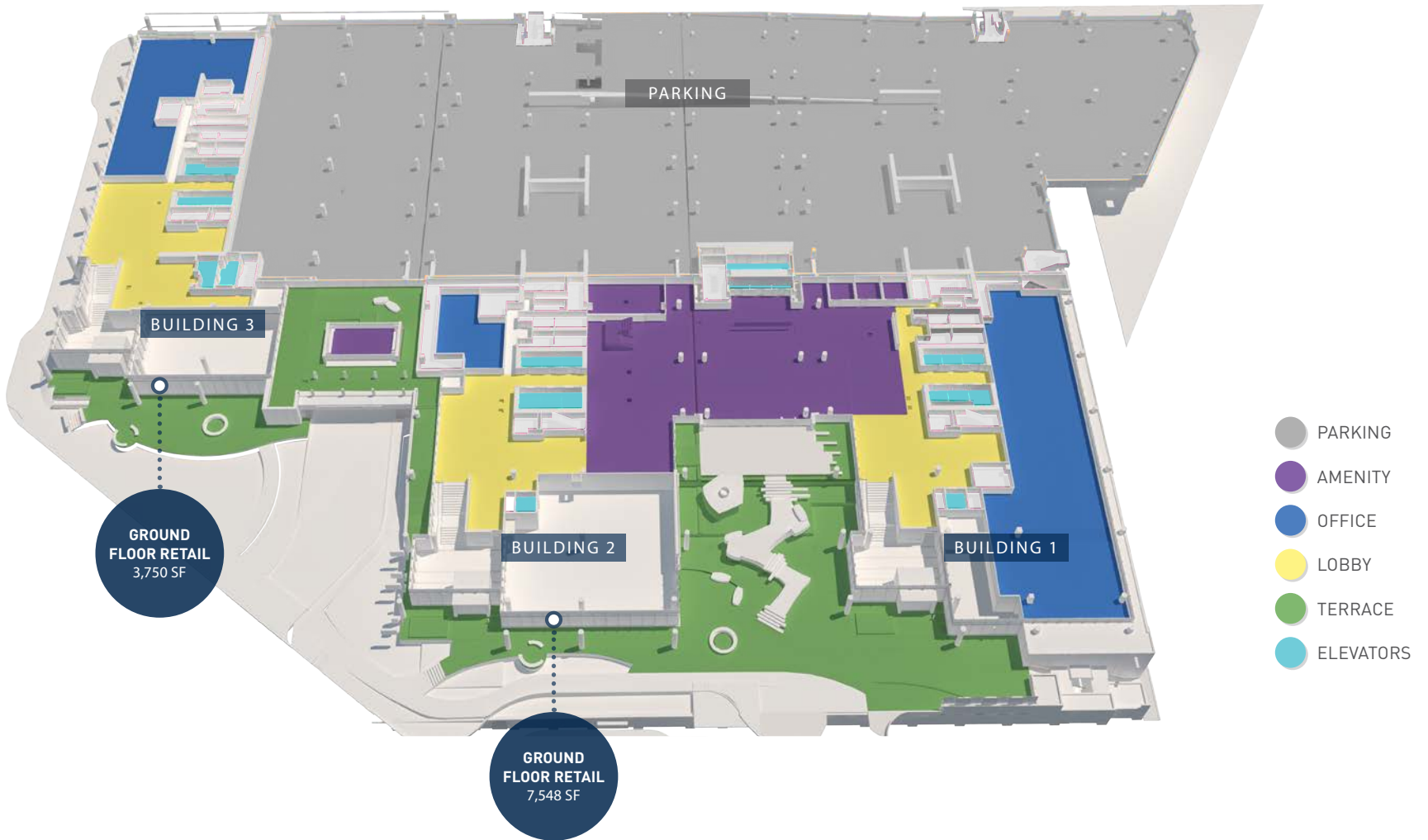
SOUTH LAKE UNION



# Floor Plan - Office Floor 1



	BUILDING 1	BUILDING 2	BUILDING 3
LEVEL 1	9,278 SF	1,899 SF	6,292 SF
GROUND	—	7,547 SF (retail)	3,774 SF (retail)

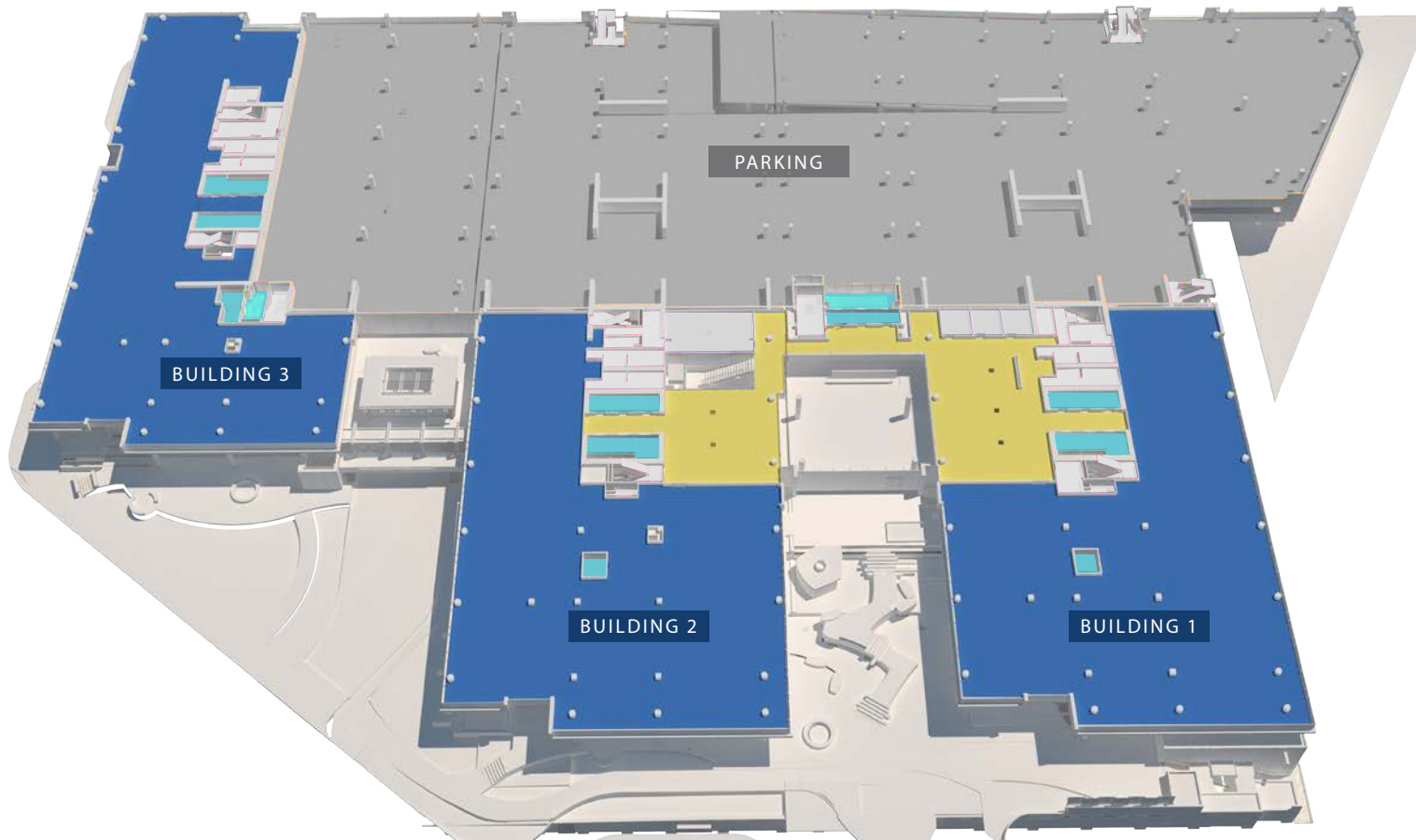







# Floor Plan - Office Floor 2



	BUILDING 1	BUILDING 2	BUILDING 3
LEVEL 2	18,760 SF	18,861 SF	22,516 SF



-  PARKING
-  OFFICE
-  LOBBY
-  ELEVATORS







# Floor Plan - Office Floor 3



	BUILDING 1	BUILDING 2	BUILDING 3
LEVEL 3	23,755 SF	23,768 SF	22,448 SF



-  PARKING
-  OFFICE
-  TERRACE
-  ELEVATORS



# Floor Plan - Office Floor 4 - Option A



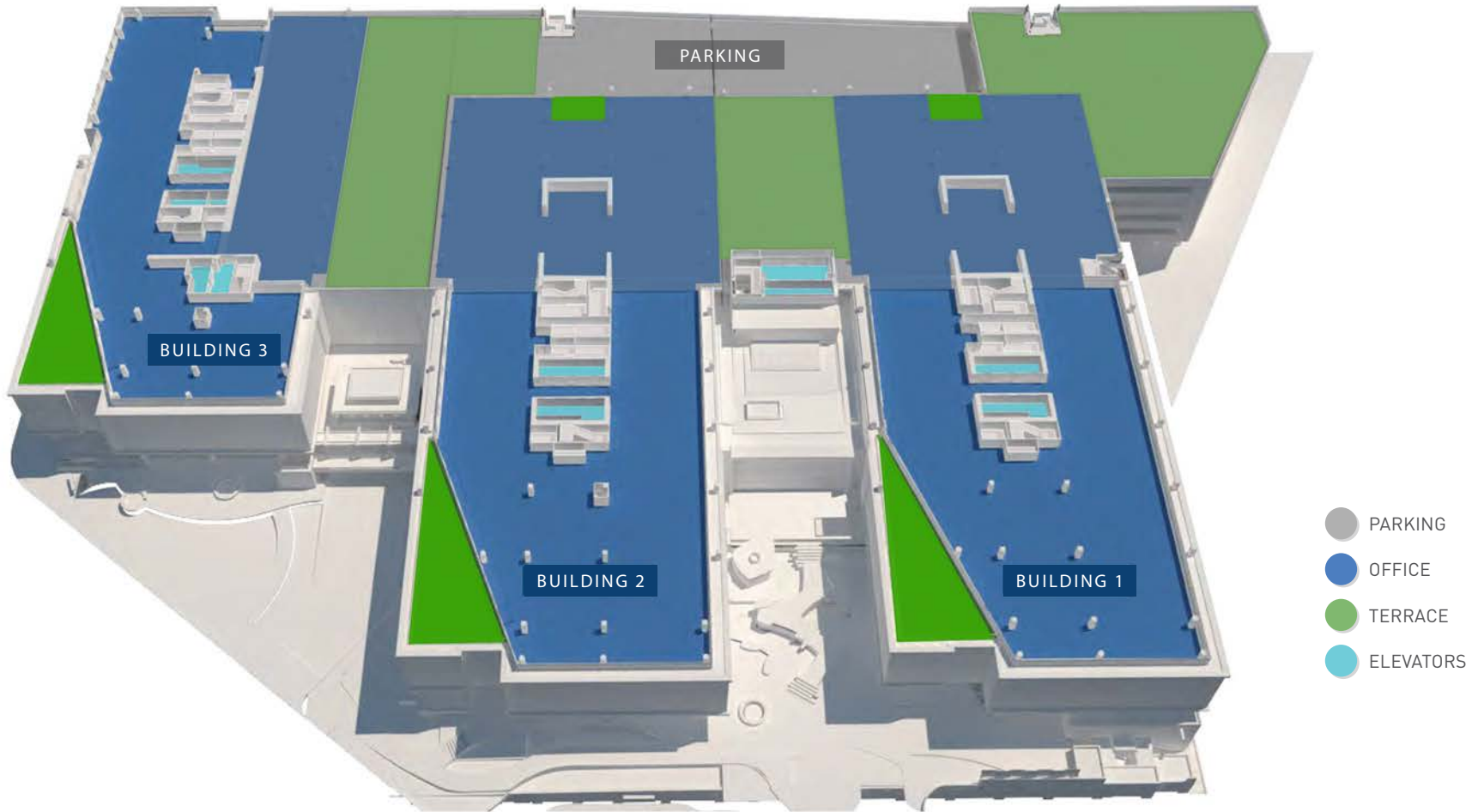
	BUILDING 1	BUILDING 2	BUILDING 3
LEVEL 4	20,951 SF	20,884 SF	20,719 SF



# Floor Plan - Office Floor 4 - Option B



LEVEL 4	BUILDING 1	BUILDING 2	BUILDING 3
OFFICE	34,000 SF	34,145 SF	27,690 SF
TERRACE	12,060 SF	7,005 SF	12,005 SF
DECKS	2,129 SF	2,129 SF	1,744 SF

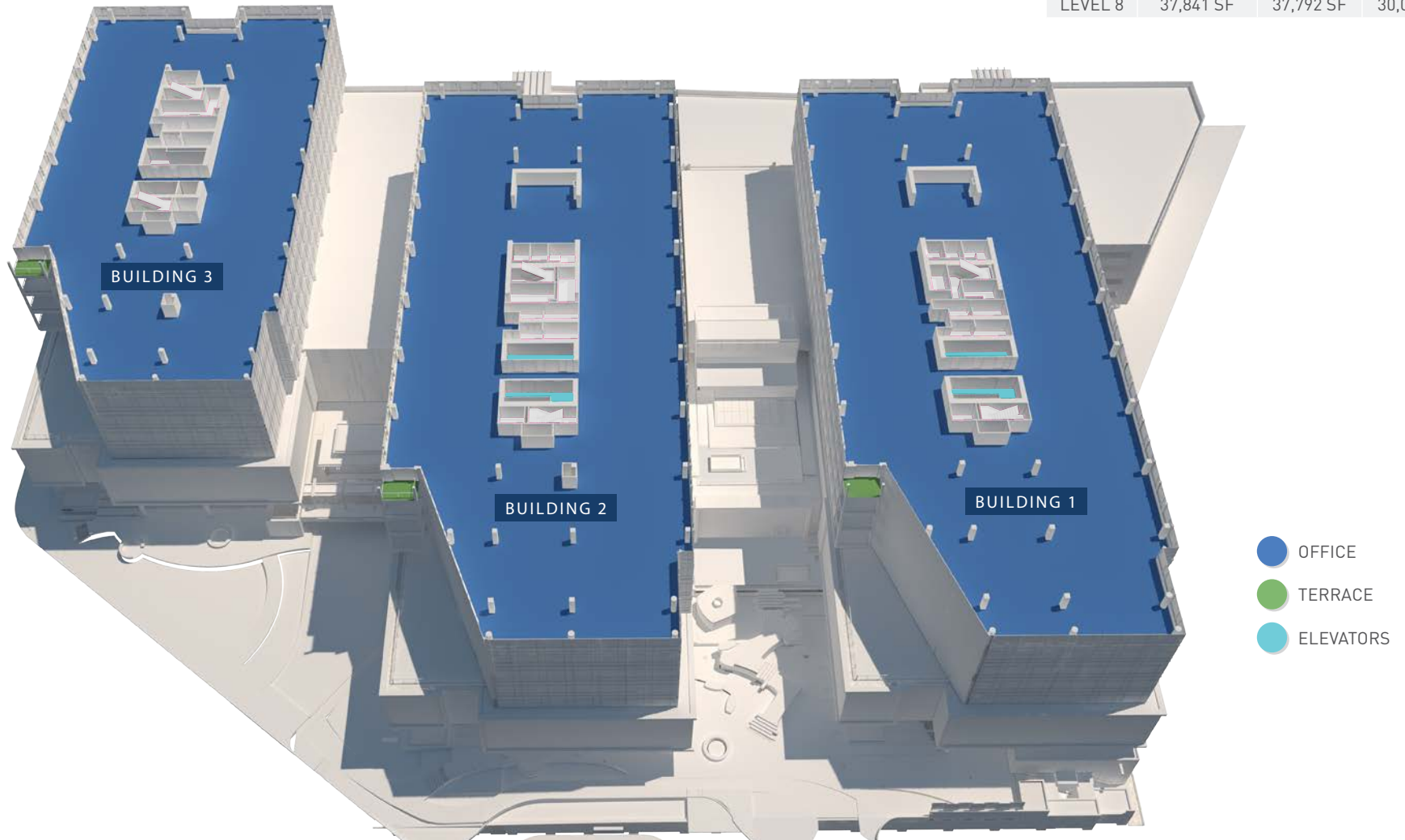




# Floor Plan - Office Floors 5 - 8



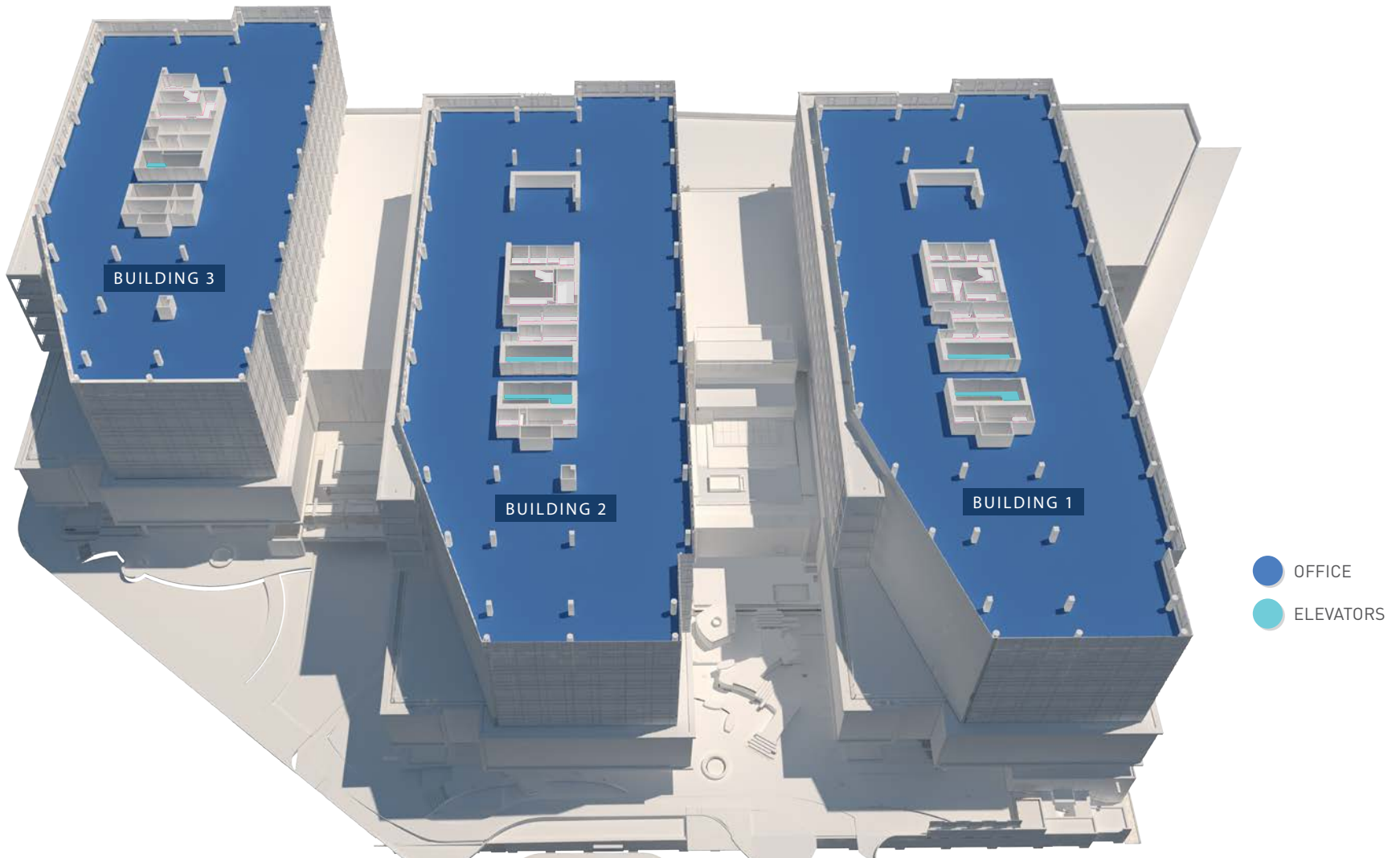
	BUILDING 1	BUILDING 2	BUILDING 3
LEVEL 5	37,842 SF	37,796 SF	29,834 SF
LEVEL 6	37,841 SF	37,793 SF	30,075 SF
LEVEL 7	37,841 SF	37,792 SF	30,075 SF
LEVEL 8	37,841 SF	37,792 SF	30,075 SF



# Floor Plan - Office Floor 9



	BUILDING 1	BUILDING 2	BUILDING 3
LEVEL 9	35,462 SF	35,420 SF	28,060 SF

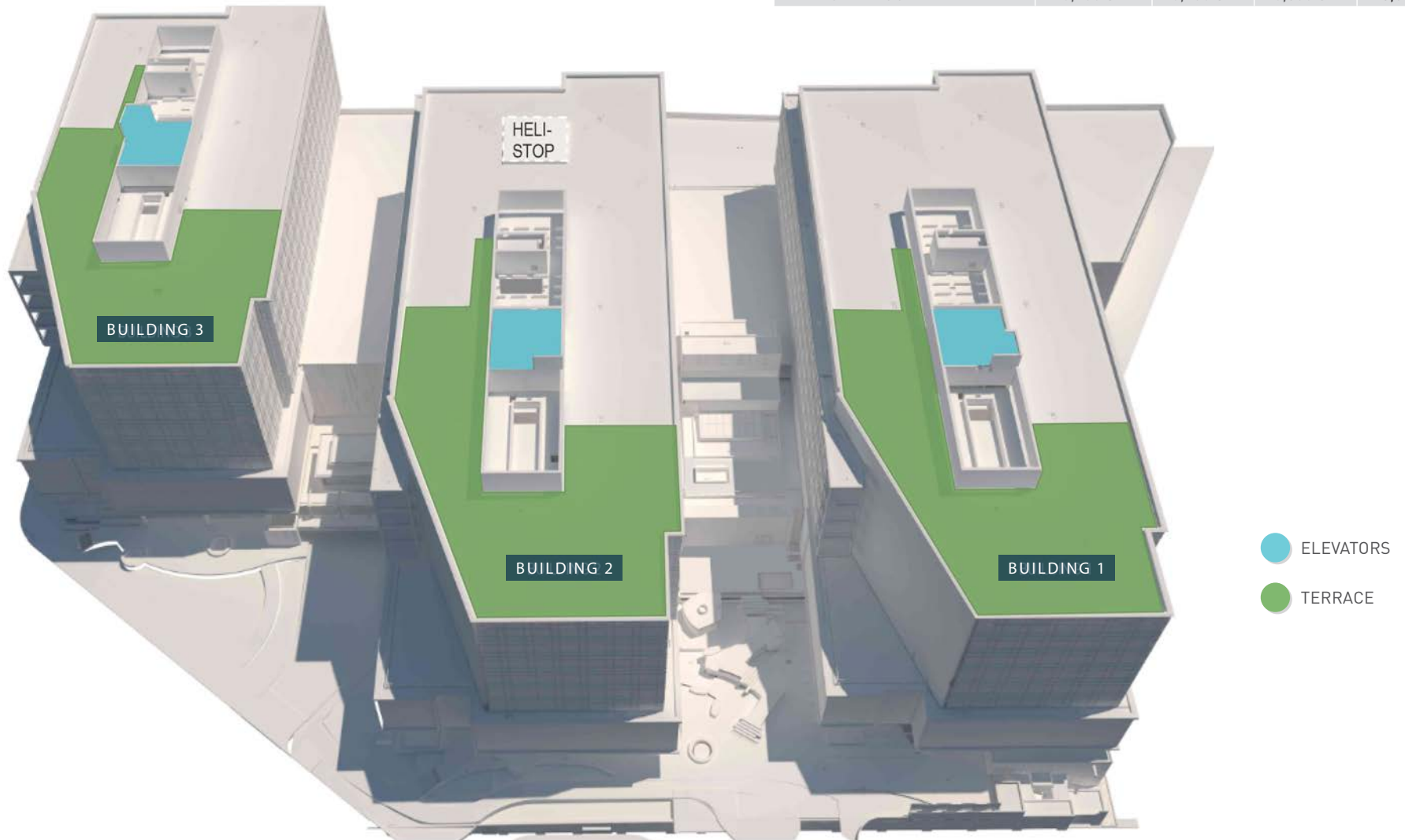




# Floor Plan - Roof Amenity Level



	BUILDING 1	BUILDING 2	BUILDING 3	TOTALS
OCCUPIABLE AMENITY	6,600 SF	6,600 SF	6,600 SF	19,800 SF
LANDSCAPE AMENITY	2,100 SF	2,100 SF	2,000 SF	6,200 SF
TOTAL ROOF AMENITY	8,700 SF	8,700 SF	8,600 SF	26,000 SF





# SOUTHPORT ON LAKE WASHINGTON

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**CBRE**

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