



SOUTHPORT
ON LAKE WASHINGTON

www.southport.life

Premier Waterfront Office Campus For Lease



CBRE



OFFICE SPACE 715,668 SF

With ability to expand to 5M SF



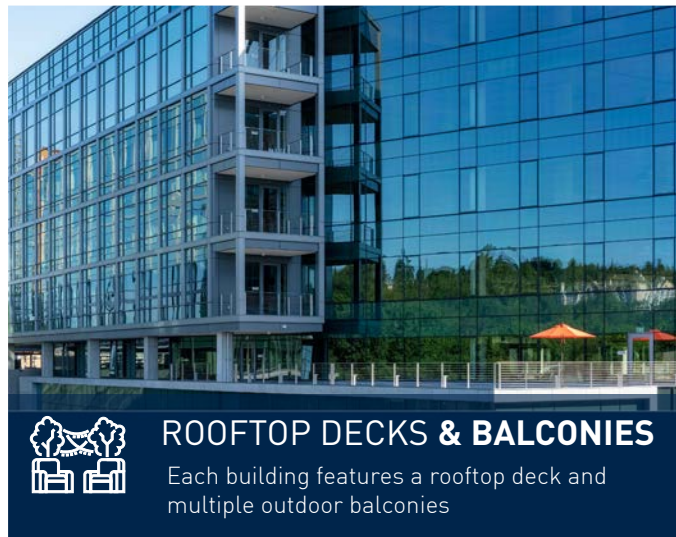
LAND SIZE 17.1-ACRE

Project full of limitless possibilities for growth



LAKE WASHINGTON WATERFRONT LOCATION

With walking, running and bike paths



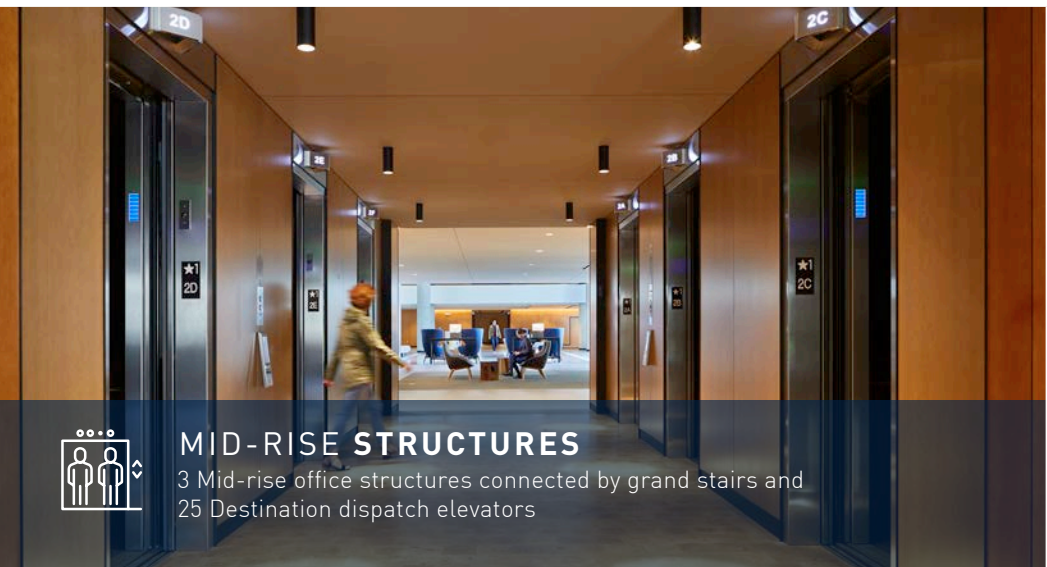
ROOFTOP DECKS & BALCONIES

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 25 Destination dispatch 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



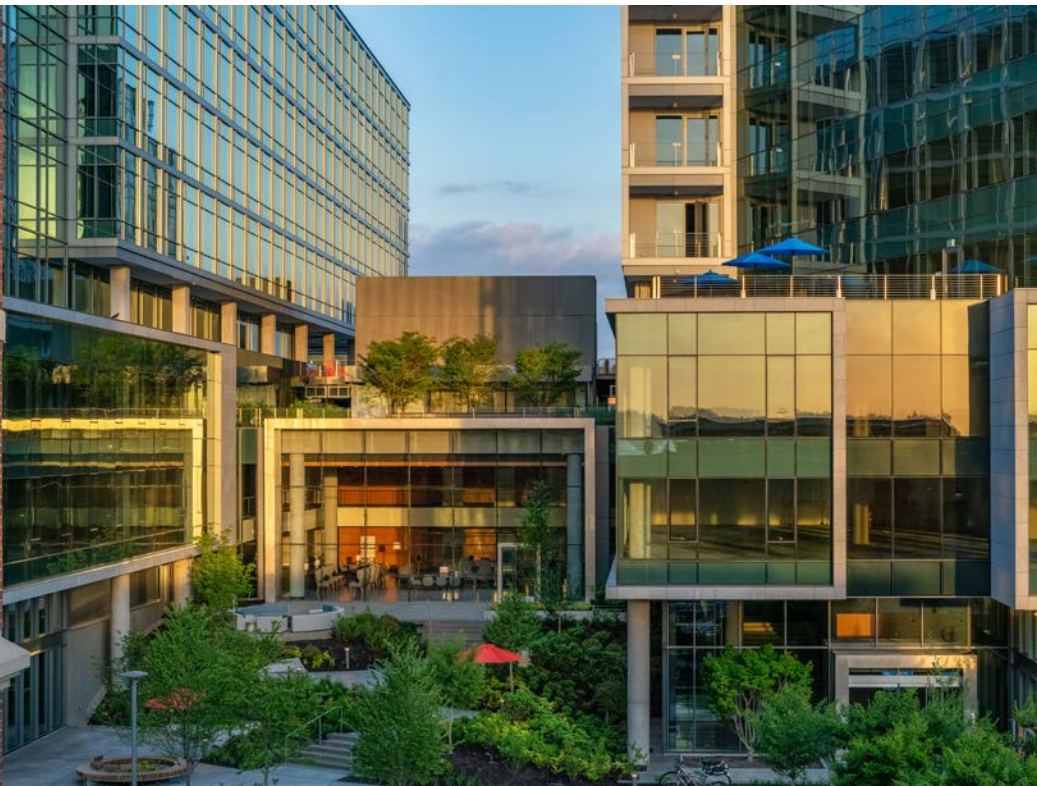
CONNECTED PARKING STRUCTURE

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

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



Gene Coulon Memorial Beach Park



Southport Office Buildings

9 STORIES
EACH

715,668 SF TOTAL
SPACE

3/1,000 SF PARKING
RATIO

BUILDING 3: 214,071 SF
+1,700 SF 4TH FLOOR DECK
+BALCONIES (FLOORS 5-9)
+ROOFTOP DECK*

BUILDING 2: 246,236 SF
+1,700 SF 4TH FLOOR DECK
+BALCONIES (FLOORS 5-9)
+ROOFTOP DECK*

BUILDING 1: 255,361 SF
+1,700 SF 4TH FLOOR DECK
+BALCONIES (FLOORS 5-9)
+ROOFTOP DECK*



*Optional

Building Highlights



12'4"
FLOOR
TO FLOOR

9' WINDOW
HEIGHTS ON
OFFICE FLOORS

16 OUTDOOR
GATHERING
AREAS

1,267
OPERABLE
WINDOWS

12,000 AMPS
OF ELECTRICAL
SERVICE

LEED
GOLD

SHOWERS
IN EACH
BUILDING

HVAC
EFFICIENT
VRF SYSTEM

EFFICIENCY
LARGE FLOOR
PLATES

24/7
ON-SITE
SECURITY

40 ELECTRIC
CAR CHARGING
STATIONS

WI-FI
100%
FIBER

17
STAIRWELLS

SECURED
BIKE STALLS

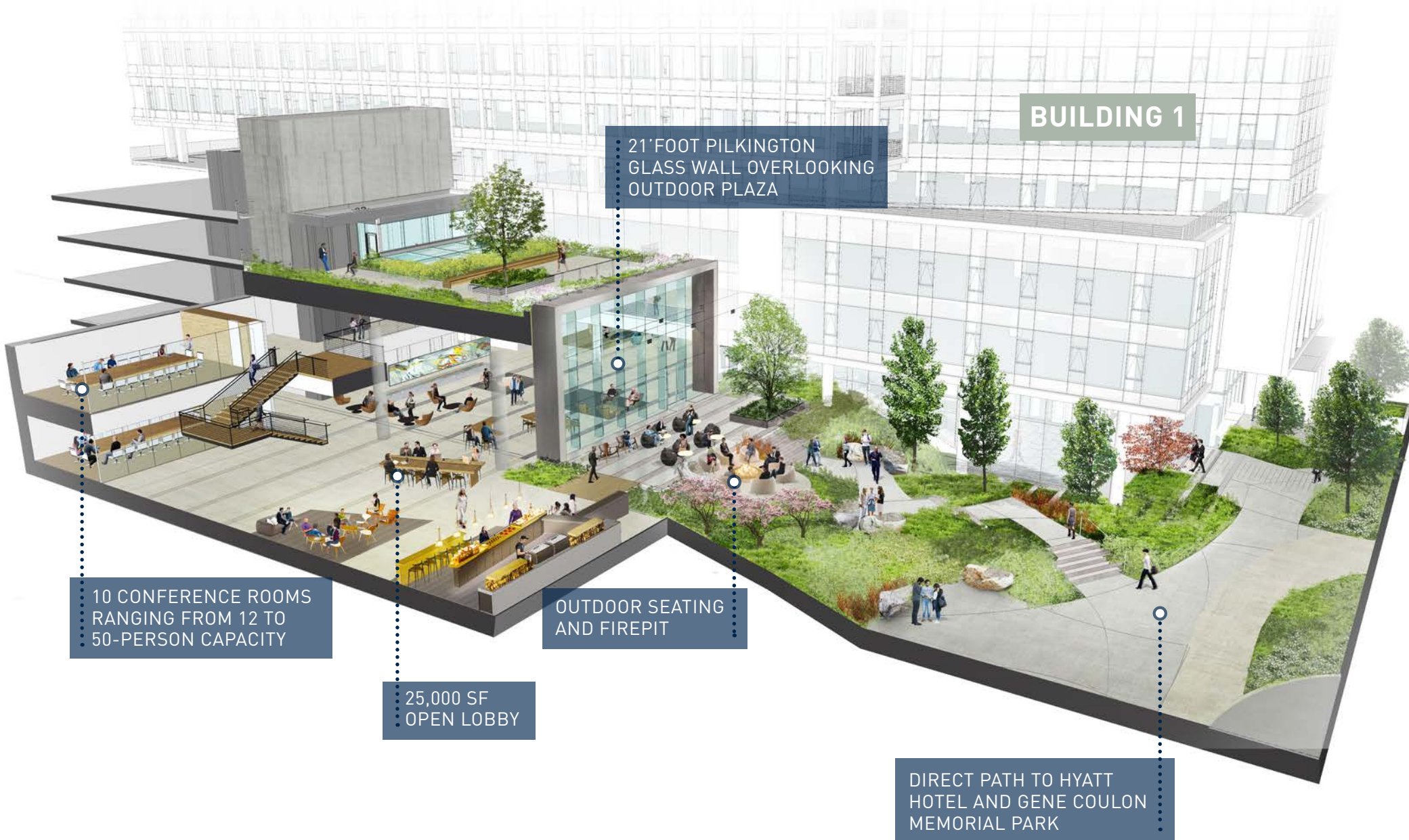
BACK-UP
GENERATOR
PAD

25
ELEVATORS

7 PARKING
LEVELS

UNDERGROUND
CONCOURSE
CONNECTION TO
HYATT HOTEL

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
HOTEL AND GENE COULON
MEMORIAL PARK

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
- Black Rooster (Coming Soon)
- 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

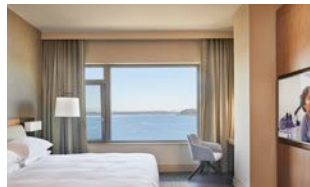
2019 Open Table Diner's Choice Award - Best Scenic View

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"



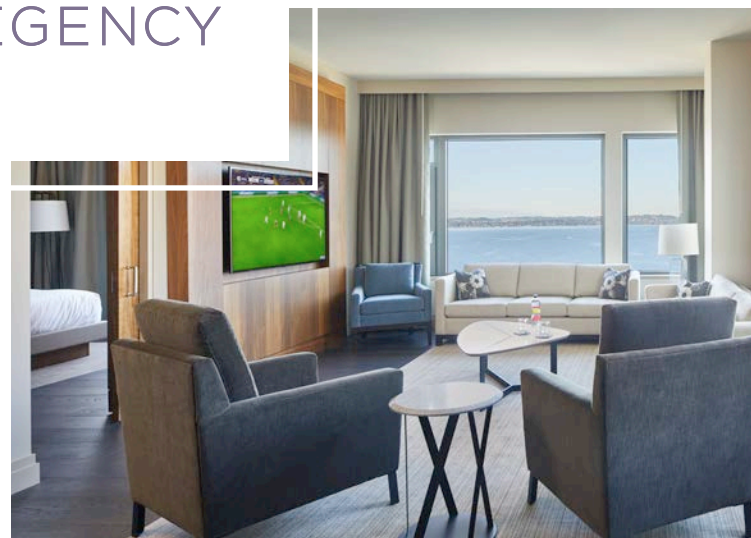
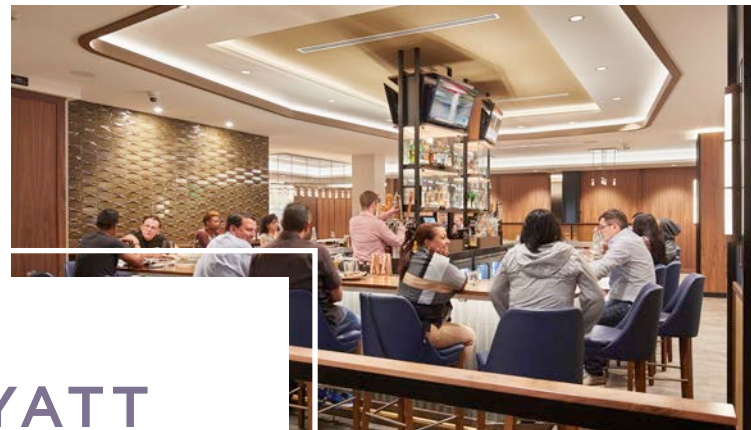
HOTEL HIGHLIGHTS

- 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



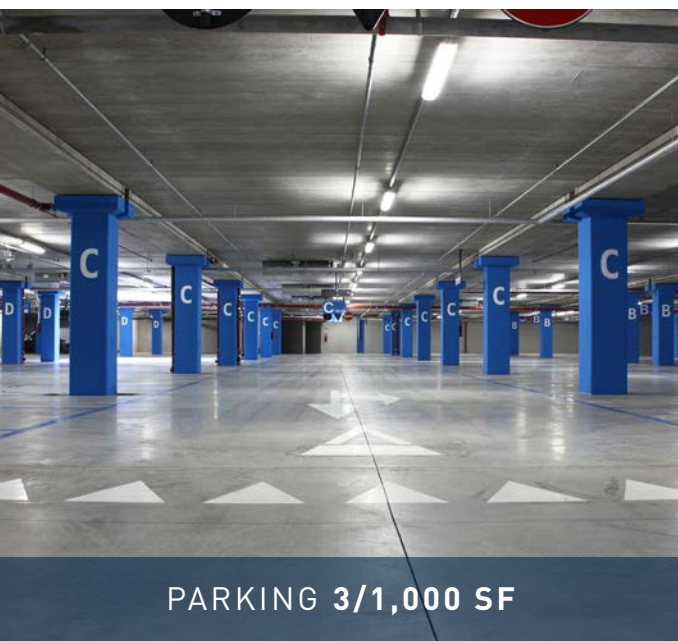
WATER TAXI COMING SOON



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

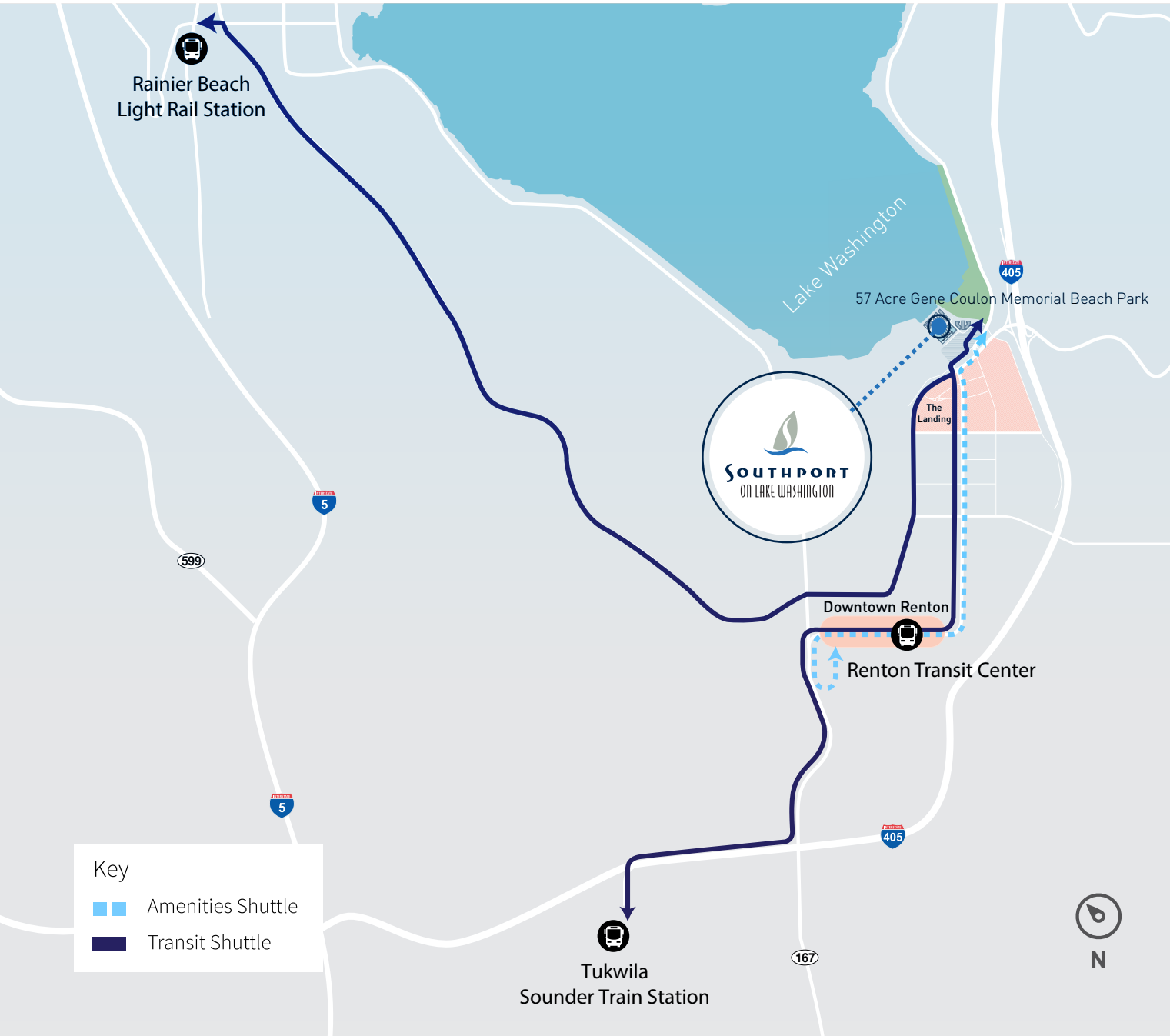
- Bellevue Transit Center
- Sea-Tac Airport
- West Seattle
- Seattle CBD
- Auburn
- Burien Transit Center
- Mountlake
- University District
- Redmond
- Tukwila Transit Center



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

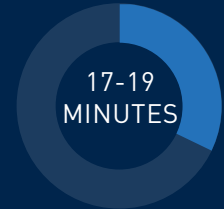
Southport Water Taxi



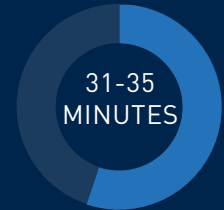
— PILOT ROUTE
— EXPANSION ROUTE



TIME TO DESTINATION



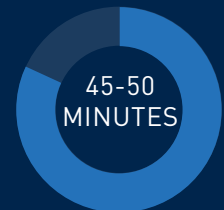
BELLEVUE



KIRKLAND



UNIVERSITY OF WASHINGTON

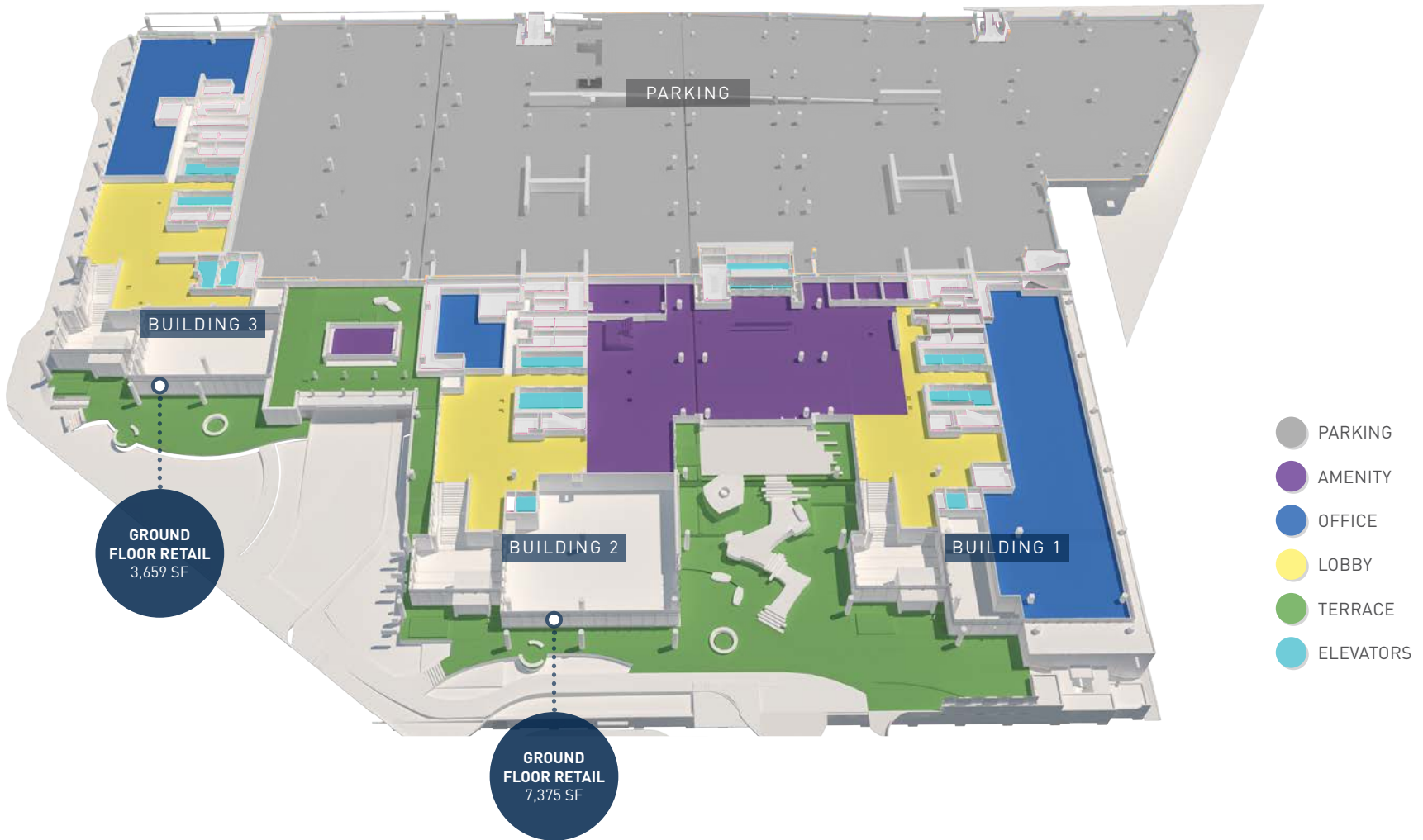


SOUTH LAKE UNION

Floor Plan - Office Floor 1



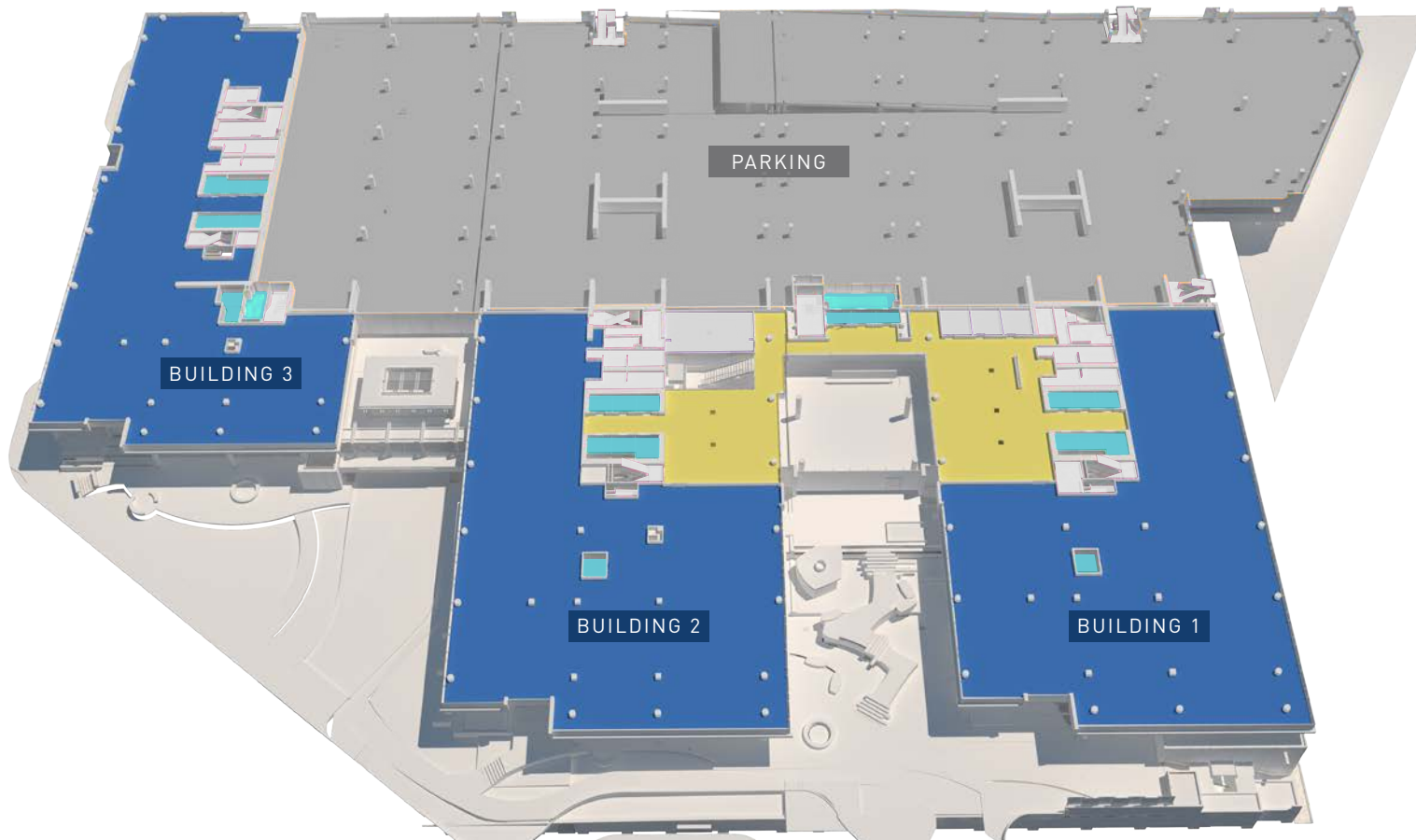
	BUILDING 1	BUILDING 2	BUILDING 3
LEVEL 1	9,061 SF	1,856 SF	6,165 SF
GROUND	—	7,375 SF (retail)	3,659 SF (retail)







Floor Plan - Office Floor 2



	BUILDING 1	BUILDING 2	BUILDING 3
LEVEL 2	18,322 SF	18,429 SF	21,831 SF

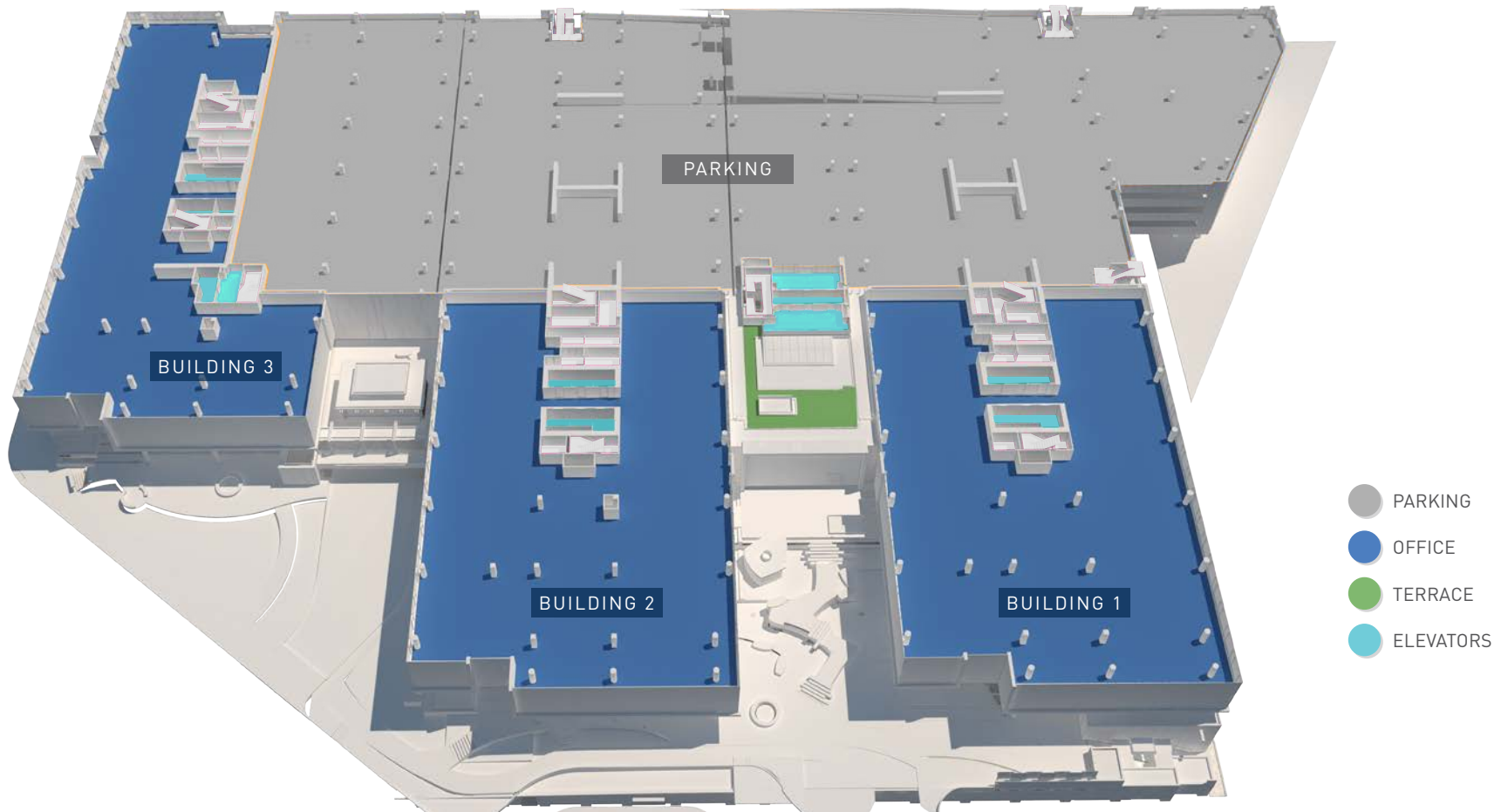


-  PARKING
-  OFFICE
-  LOBBY
-  ELEVATORS

Floor Plan - Office Floor 3



	BUILDING 1	BUILDING 2	BUILDING 3
LEVEL 3	23,200 SF	23,224 SF	21,765 SF



Floor Plan - Office Floor 4 - Option A



	BUILDING 1	BUILDING 2	BUILDING 3
LEVEL 4	20,462 SF	20,405 SF	20,089 SF

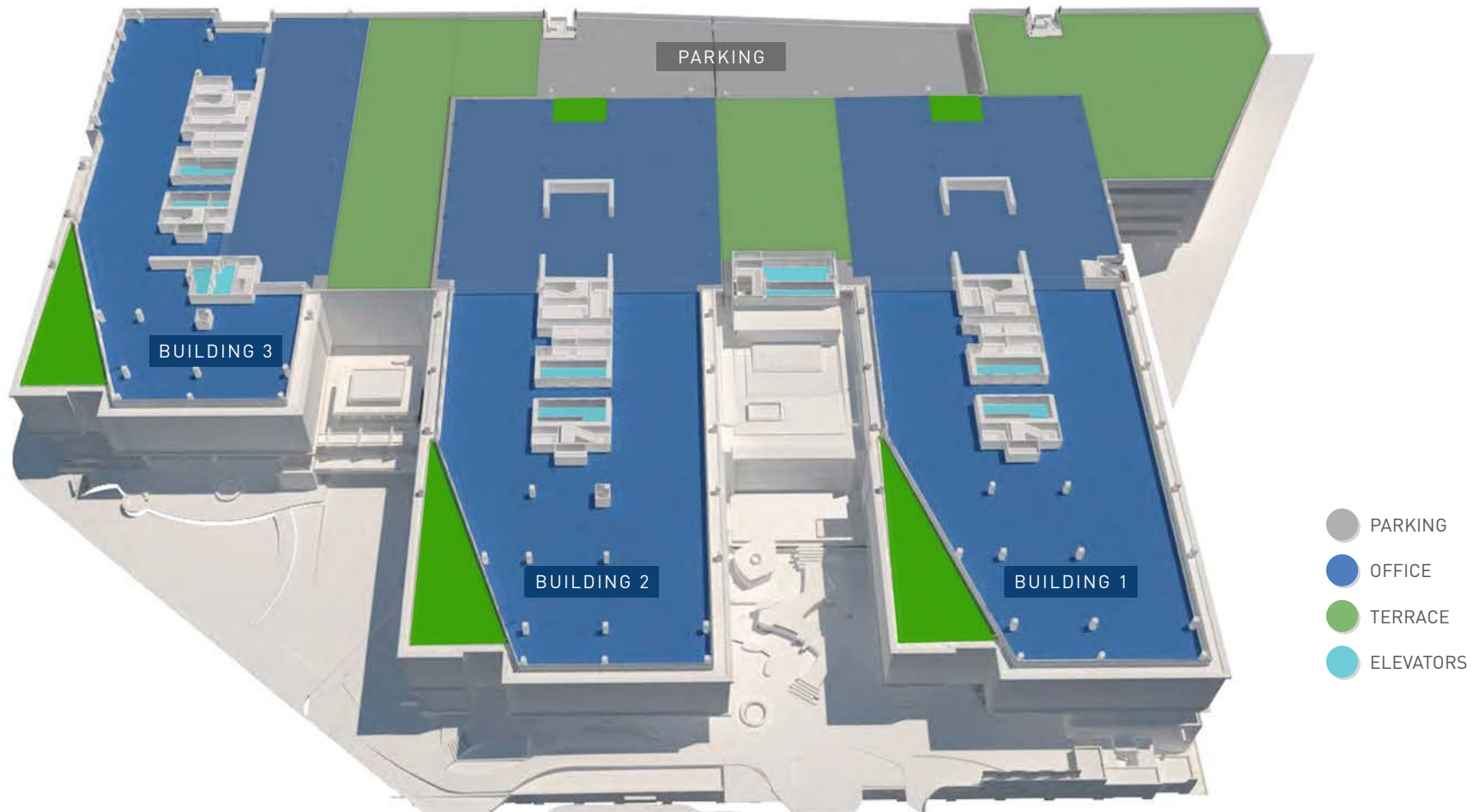


- PARKING
- OFFICE
- TERRACE
- ELEVATORS

Floor Plan - Office Floor 4 - Option B



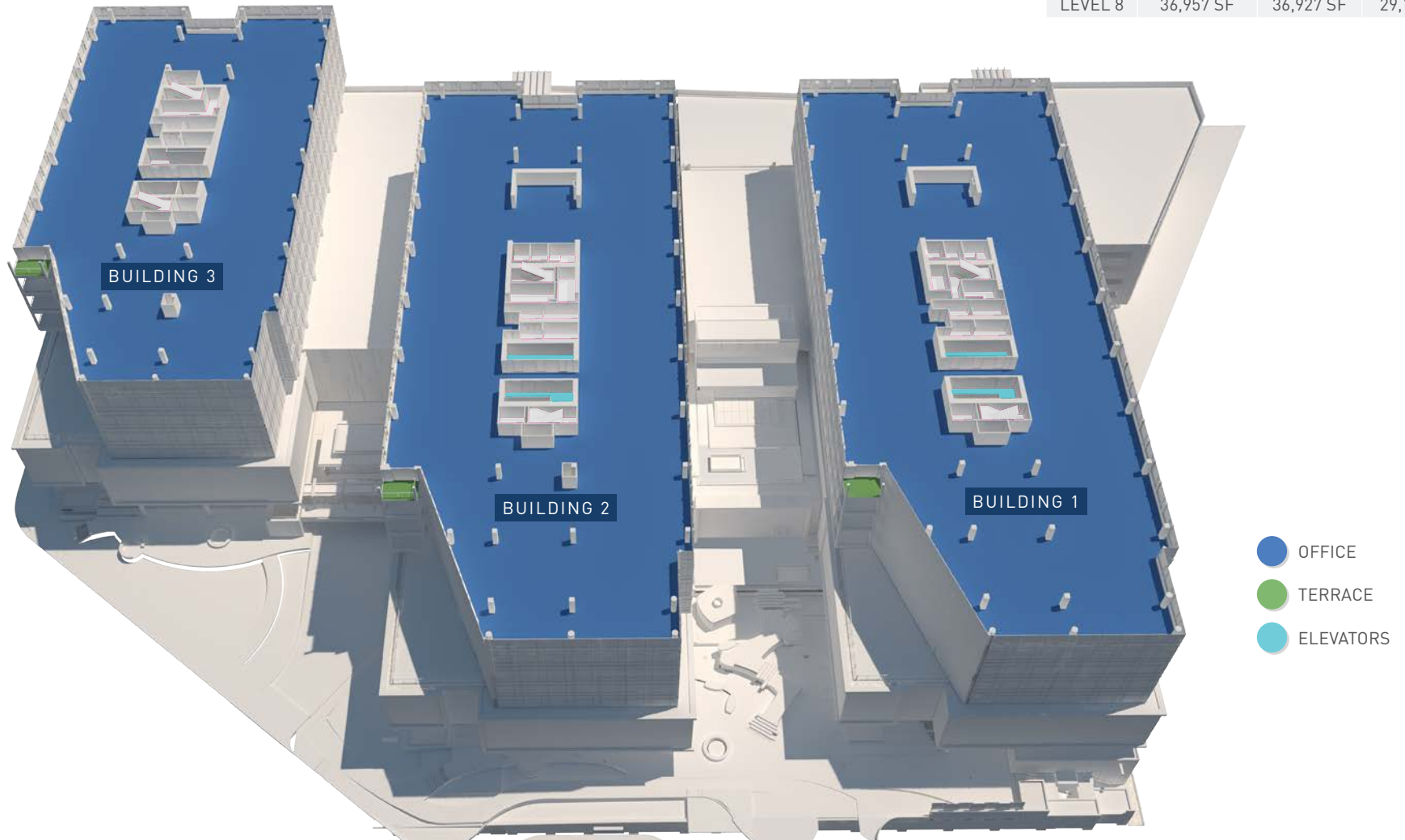
LEVEL 4	BUILDING 1	BUILDING 2	BUILDING 3
OFFICE	34,000 SF	34,145 SF	27,690 SF
TERRACE	12,060 SF	7,005 SF	12,005 SF
DECKS	2,129 SF	2,129 SF	1,744 SF



Floor Plan - Office Floors 5 - 8



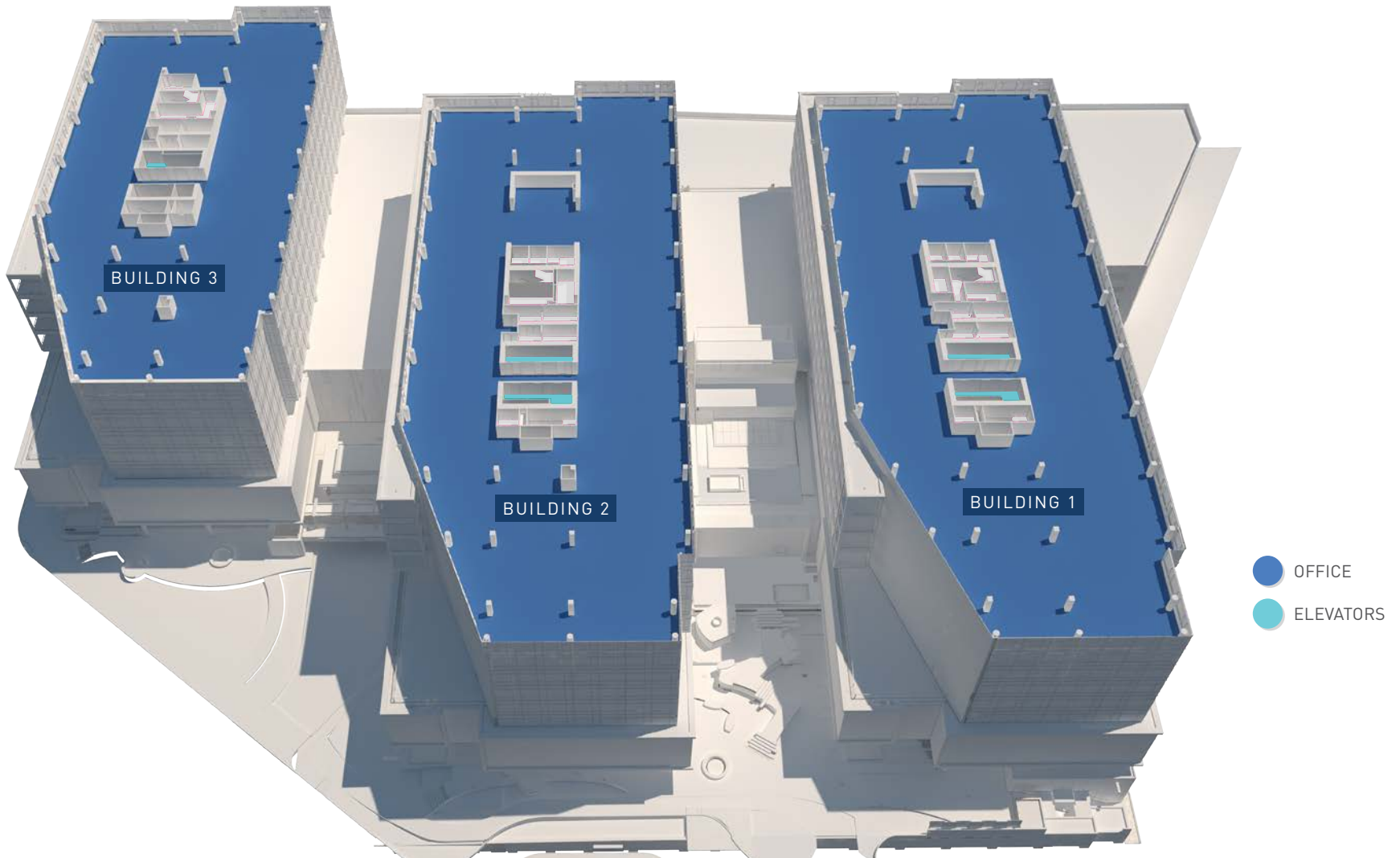
	BUILDING 1	BUILDING 2	BUILDING 3
LEVEL 5	36,958 SF	36,931 SF	28,927 SF
LEVEL 6	36,957 SF	36,928 SF	29,161 SF
LEVEL 7	36,957 SF	36,927 SF	29,161 SF
LEVEL 8	36,957 SF	36,927 SF	29,161 SF



Floor Plan - Office Floor 9



	BUILDING 1	BUILDING 2	BUILDING 3
LEVEL 9	34,634 SF	34,609 SF	27,206 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

www.southport.life

1101 LAKE WASHINGTON BOULEVARD NORTH
RENTON, WASHINGTON

For More Information

Dwight Newell
Executive Vice President
+1 425 462 6941
dwight.newell@cbre.com

Scotta Ashcraft
Senior Vice President
+1 206 292 6063
scotta.ashcraft@cbre.com

Nick Carkonen
Senior Vice President
+1 206 292 6039
nick.carkonen@cbre.com

CBRE

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. PMStudio_October020



COUGHLINPORTERLUNDEEN
STRUCTURAL CIVIL SEISMIC ENGINEERING



HEWITT