



GIX BUILDING | RETAIL FOR LEASE

RETAIL

AVAILABLE IMMEDIATELY



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 JSH | PROPERTIES, INC.

GIX BUILDING
SPRING DISTRICT

RETAIL

GIX Building Spring District retail will serve residents and employees of the new 36-acre Eastside neighborhood, The Spring District. Available Immediately.

Address: Suite 136, 12280 NE District Way, Bellevue WA 98005
Prime retail location on the southwest corner of the Global Innovation Exchange building. Shell space includes expansive windows and high ceiling. Steps away from the residents of the Sparc Apartment. Two additional retail spaces in the building are leased to a deli and coffee shop.



AMI Spring District Project Details - Available

SPACE AVAILABLE	RSF	ASKING RENT	NNN	COMMENTS
RETAIL 136	1,768	\$34.00/SF	\$8.60	No Type 1 hood

1,768 RSF of retail space for lease on the SW corner of the Global Innovation Exchange Building

Suite 136, 12280 NE District Way, Bellevue WA 98005

Available immediately

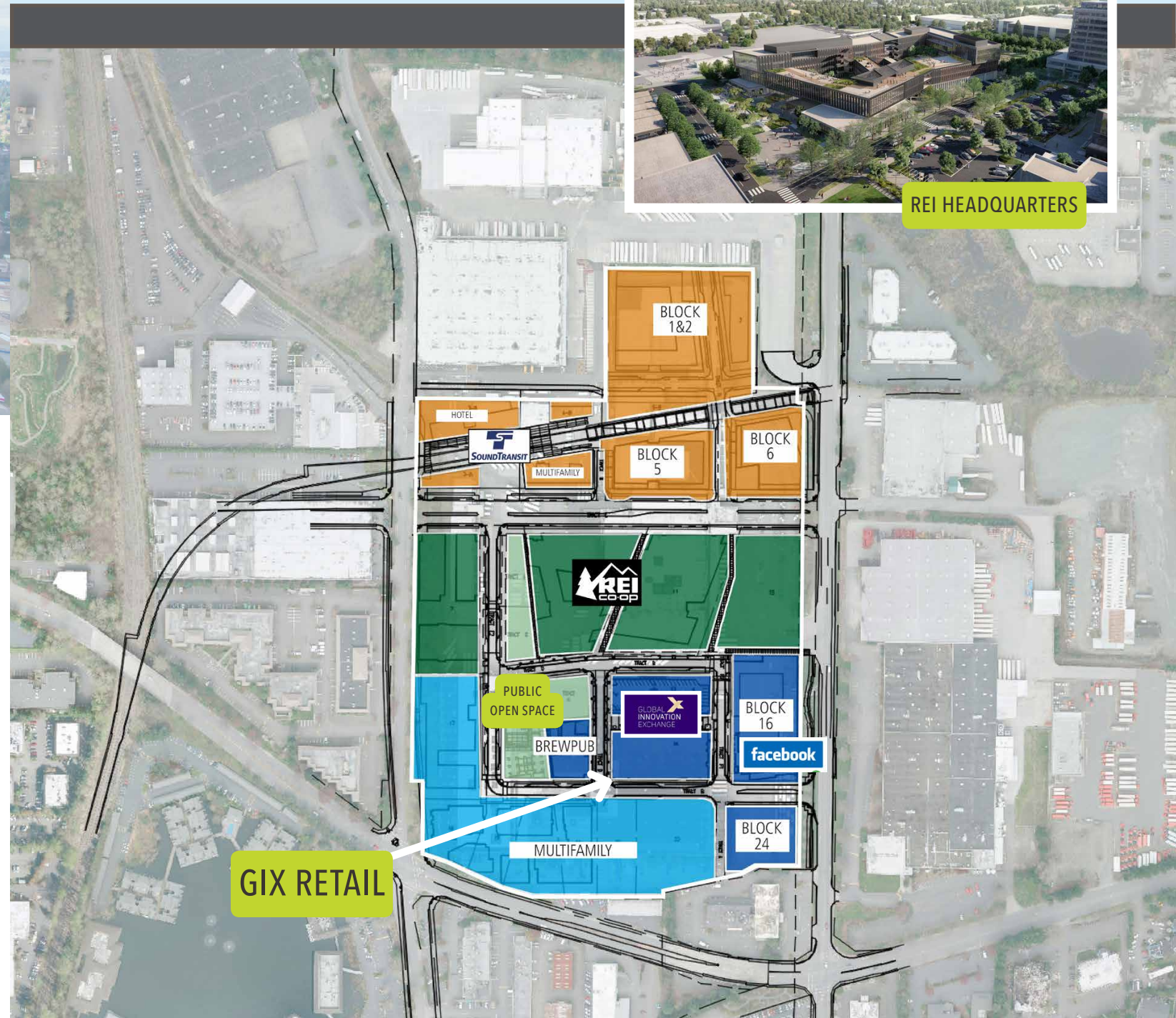
Steps away from the residents of the Sparc Apartments

Located on the corner of District Way & 122nd across the street from the Brew Pub

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE, WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.



Site Plan



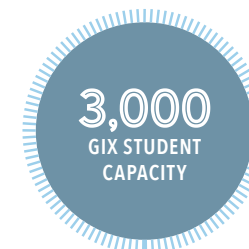
The Spring District is a new 16-block, 36-acre, pedestrian friendly neighborhood in the heart of Bellevue, located directly off Highway 520.

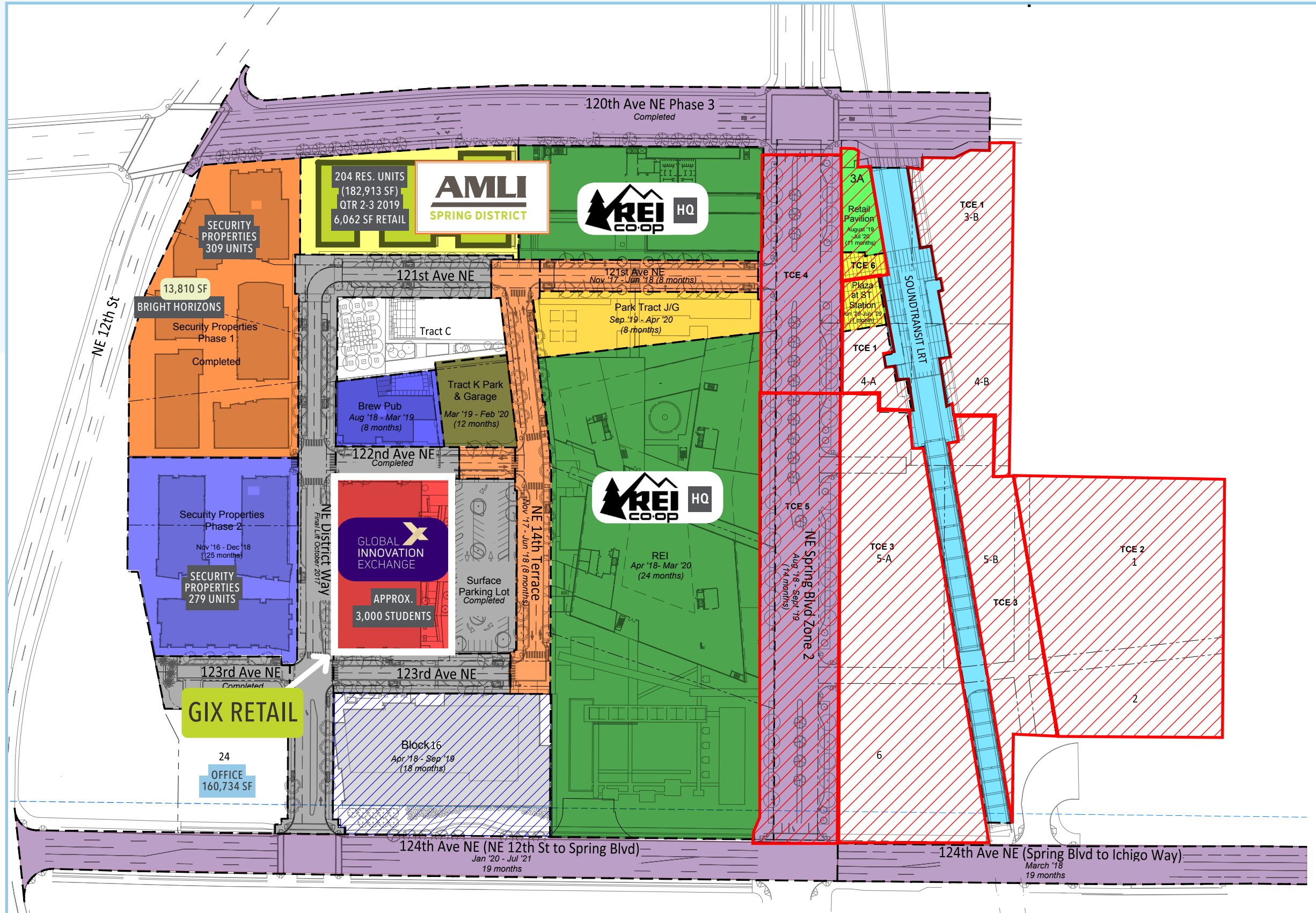
- The developer has planned small block sizes that will be pedestrian friendly, outdoor terraces, gardens, chefs garden, and parks
- This location will serve as the new Spring District /120th Street East Link Light Rail Station scheduled to open 2023. It is forecasted that over 15,000 commuters will use this station daily.
- Home to REI's new HQ's with 325,000 sf of office space and 1,700 employees, to be completed Spring of 2020
- Global Innovation Exchange-a joint educational institute between University Of Washington and Tsinghua University which will have close to 3,000 students at its peak enrollment
- Ample underground and surface parking to accommodate residents and commercial Tenants
- Construction of Block 16 is underway with 320,000sf of office
- When the site is fully developed (2028), it will have over 3 million square feet of office space, over 1,000 residents, and over 80,000 square feet of retail
- 204 AMLI residential units (182,913 SF) available Q2-Q3 2019

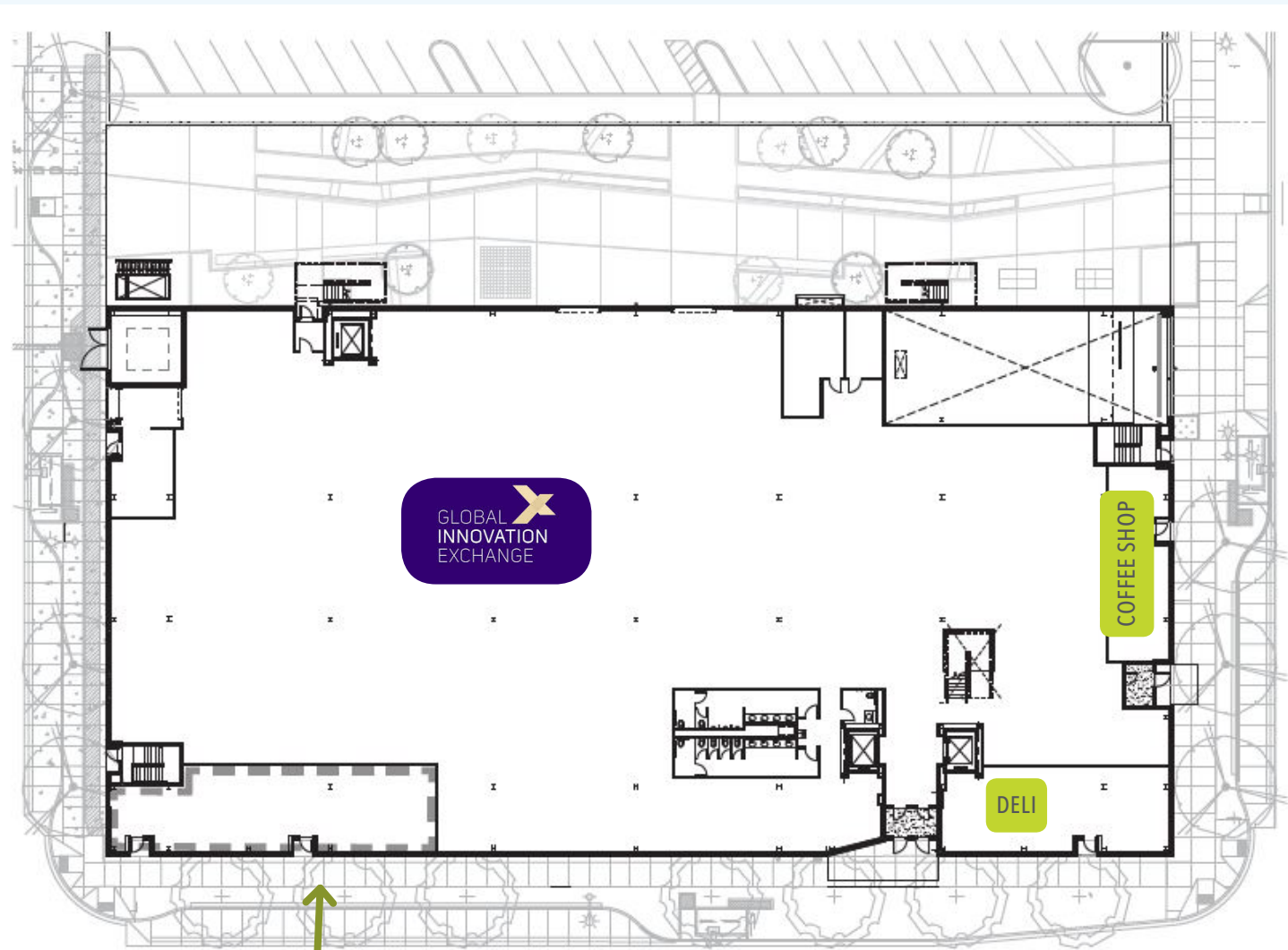
2017 Estimated Demographics

	1-mile	2-mile	3-mile
EMPLOYEES	12,037	105,413	224,754
DAYTIME POPULATION	56,474	233,306	357,161
MEDIUM HH INCOME	\$111,636	\$133,815	\$143,726

Built-in Customer Base







1,768 SF AVAILABLE



Spring District Development Timeline and Potential

	COMPLETE	2018	2019	2020	2020+
URBAN PARK	PHASE 1			PHASE II	
GIX	CAMPUS OPEN	90,000 SF			
REI HEADQUARTERS				COMPLETED	400,000 SF
BREW PUB			BREW PUB OPENS		8,900 SF
RESIDENTIAL	309 UNITS	588 UNITS	792 UNITS		992+ UNITS
OFFICE	96,000 SF		426,000 SF	826,000 SF	2,600,000 SF
RETAIL	18,000 SF	22,000 SF	50,000 SF	89,000 SF	115,000 SF
HOTEL					220 ROOMS
BLOCK 16		OFFICE	330,000 SF		

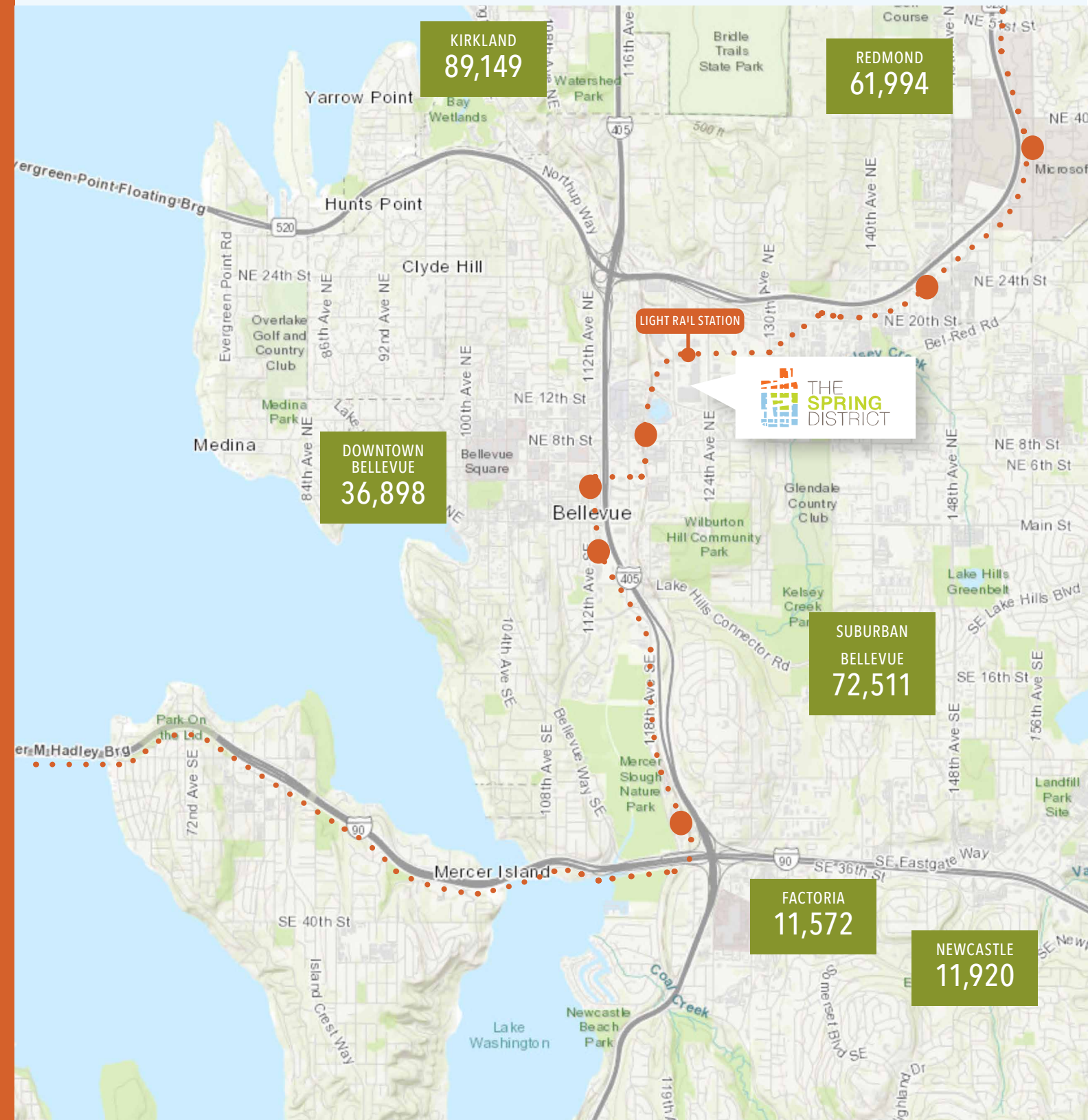
URBAN PARK 2016 & 2020 SOUND TRANSIT STATION 2023 REI 2020 GIX 2017 BLOCK 16 OFFICE 2019



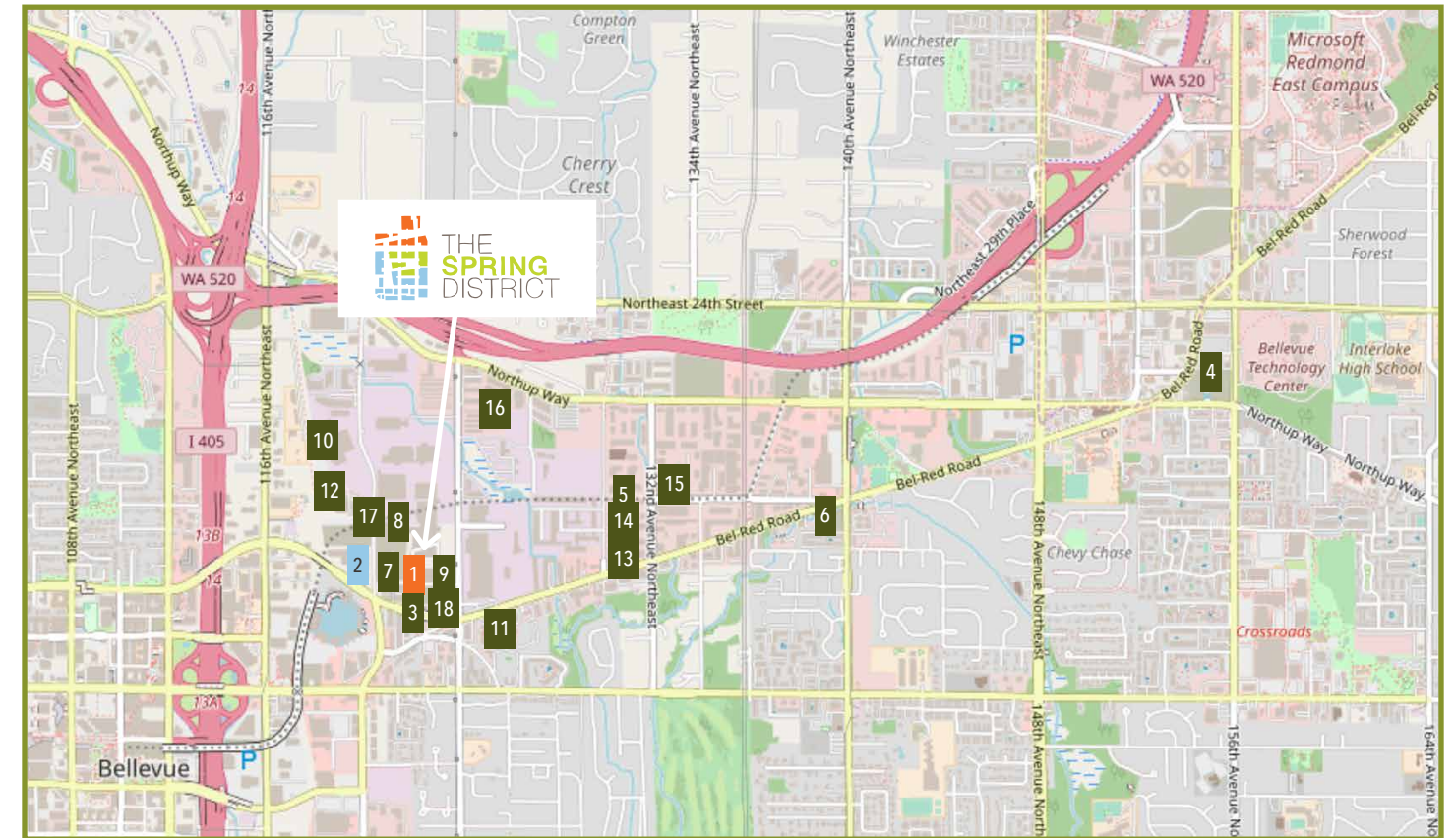
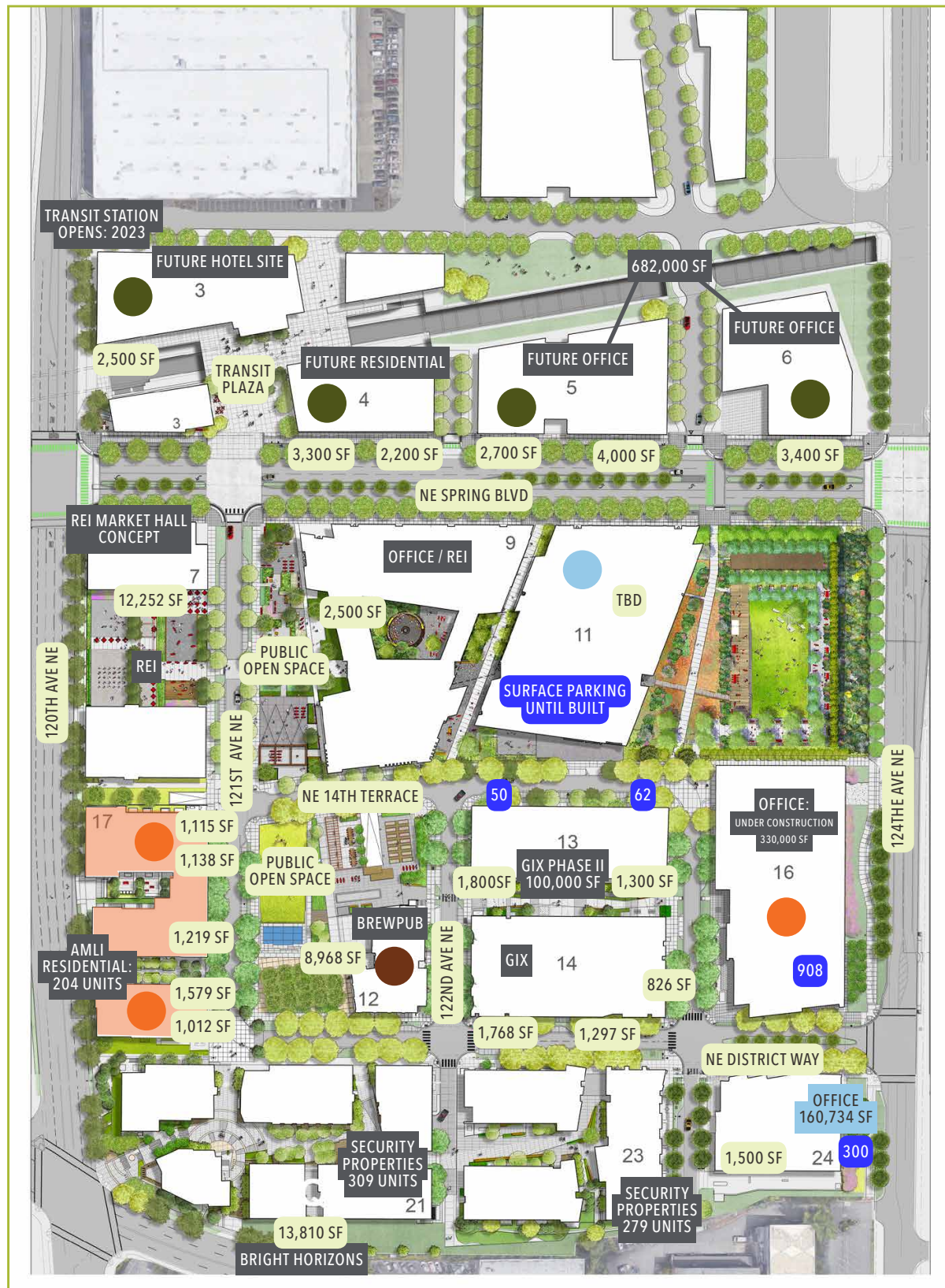
AMLI RESIDENTIAL III 2019 RESIDENTIAL III 2017 BREWPUB/OFFICE 2019 RESIDENTIAL III 2018 BLOCK 24 2020

East Link Light Rail Service start: 2023

This project extends light rail from the Redmond Technology Center across Lake Washington in the I-90 corridor to Westlake Station in downtown Seattle. The alignment will be primarily elevated and at-grade with a short tunnel in downtown Bellevue. Ten stations will be built at Redmond Technology Center, Overlake Village, Bel-Red/130th Street, Spring District/120th Street, Wilburton, Bellevue downtown, east Main, south Bellevue, Mercer Island and Judkins Park in Seattle. Provided by <http://systemexpansion.soundtransit.org>



COMPLETION 2017 2018 2019 2020 2021 2022 2023 PARKING STALLS



IN REVIEW:

- 1. Block 12 Office/Brew Pub**
1285 122nd Avenue NE Lot #12

BUILDING:

- 2. Pine Forest Master Development Plan (MDP)**
1425, 1445 & 1215 120th Avenue NE
8.43 Acres

UNDER CONSTRUCTION

- 3. Spring District Residential Phase II (279 Units)**
1209 124th Avenue NE
- 4. Hyde Square (618 Units)**
15500 NE 20th Street
- 5. East Link 130th Station (300 Park & Ride Stalls)**
Spring Boulevard (between 130th & 132nd Ave NE)
- 6. Avid Townhomes (49 Townhomes)**
1505 140th Avenue NE
- 7. AMLI Spring District (204 Units)**
1375 121st Avenue NE
- 8. REI at the Spring District**
1209 124th Avenue NE
- 9. Spring District, Building 16**
1288 123rd Avenue NE
- 10. East Link Operations & Maintenance Facility**
East (OMFE)- Phase 1
1899 120th Avenue NE
- 11. Lario Townhomes (46 Townhomes)**
12443, 12453 & 12433 NE Bellevue Redmond Road
- 12. AUDI AutoNation Parking Garage**
1533 120th Avenue NE
- 13. Big 1 Mixed Use**
13000 NE Bellevue-Redmond Road
- 14. Cadence**
1500 130th Avenue NE
- 15. Bel-Red TOD**
1600 132nd Avenue NE
- 16. Northup Mixed Use**
12863 Northup Way
- 17. Retail / Bike Pavilion**
1227 124th Avenue NE
- 18. Spring District - Building 24**
12355 NE District Way