



SOUTHPORT
ON LAKE WASHINGTON

Premier Waterfront Office Campus For Lease



CBRE



OFFICE SPACE **525,291 SF**

Throughout 3 buildings



LAND SIZE **17.1-ACRE**

Project full of limitless possibilities for growth



LAKE WASHINGTON
WATERFRONT LOCATION

With walking, running and bike paths



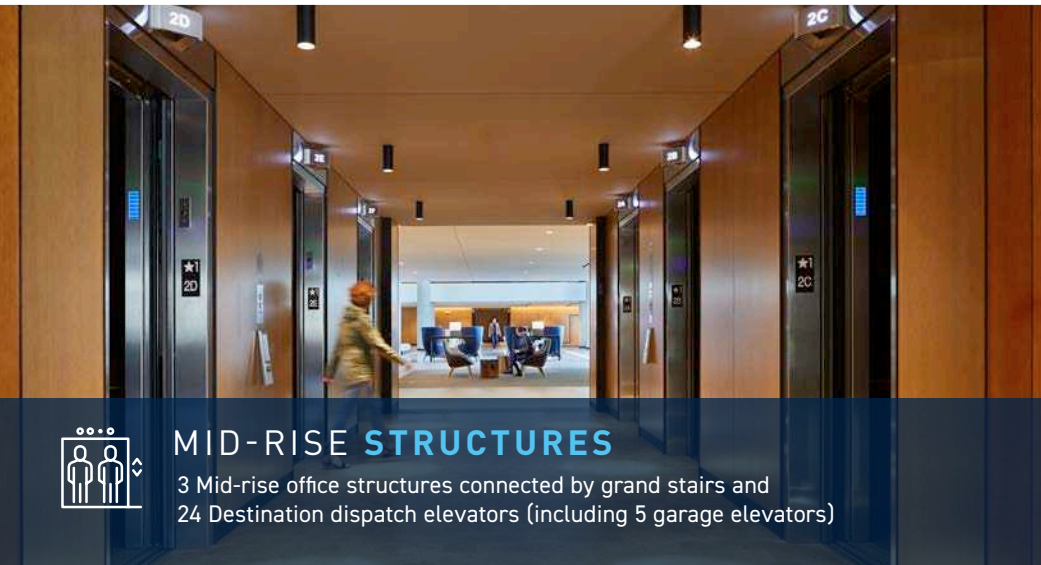
ROOFTOP DECKS & BALCONIES

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



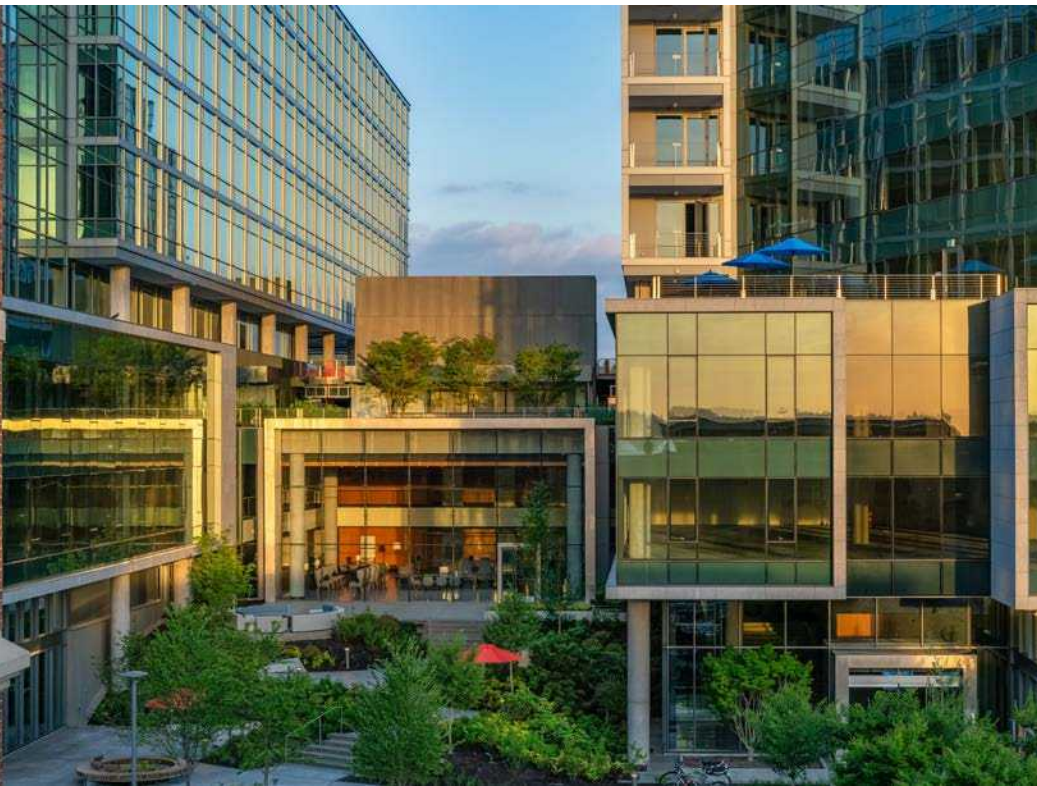
CONNECTED PARKING STRUCTURE

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



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 37,900 RSF

Multiple outdoor spaces on campus & rooftop decks

Redundant power grid



CONNECTION

Multiple transit opportunities, including mass transit, 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

525,291 SF AVAILABLE
SPACE

3/1,000 SF PARKING
RATIO

**BUILDING 3: 118,438 SF
AVAILABLE**

**1111 LAKE WASHINGTON BLVD N,
RENTON**

- +1,700 SF 4TH FLOOR DECK
- +BALCONIES (FLOORS 5-8)
- +ROOFTOP DECK

**BUILDING 2: 139,703 SF
AVAILABLE**

**1107 LAKE WASHINGTON BLVD N,
RENTON**

- +1,700 SF 4TH FLOOR DECK
- +BALCONIES (FLOORS 5-8)
- +ROOFTOP DECK

**BUILDING 1: 260,415 SF
AVAILABLE**

**1103 LAKE WASHINGTON BLVD N,
RENTON**

- +1,700 SF 4TH FLOOR DECK
- +BALCONIES (FLOORS 5-8)
- +ROOFTOP DECK



Available Space

BUILDING 3

FLOOR 1	6,294 SF
FLOOR 2	22,486 SF
FLOOR 3	22,418 SF
FLOOR 4	LEASED
FLOOR 5	7,170 SF
FLOOR 6	30,035 SF
FLOOR 7	30,035 SF
FLOOR 8	LEASE PENDING
FLOOR 9	LEASED

118,438 SF REMAINING

BUILDING 2

FLOOR 2	18,943 SF
FLOOR 3	23,871 SF
FLOOR 4	20,973 SF
FLOOR 5	37,959 SF
FLOOR 6	37,957 SF
FLOOR 7	LEASED
FLOOR 8	LEASED
FLOOR 9	LEASED

139,703 SF REMAINING

BUILDING 1

FLOOR 1	9,315 SF
FLOOR 2	18,839 SF
FLOOR 3	23,856 SF
FLOOR 4	21,040 SF
FLOOR 5	38,002 SF
FLOOR 6	38,002 SF
FLOOR 7	38,001 SF
FLOOR 8	38,001 SF
FLOOR 9	35,359 SF

260,415 SF REMAINING

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

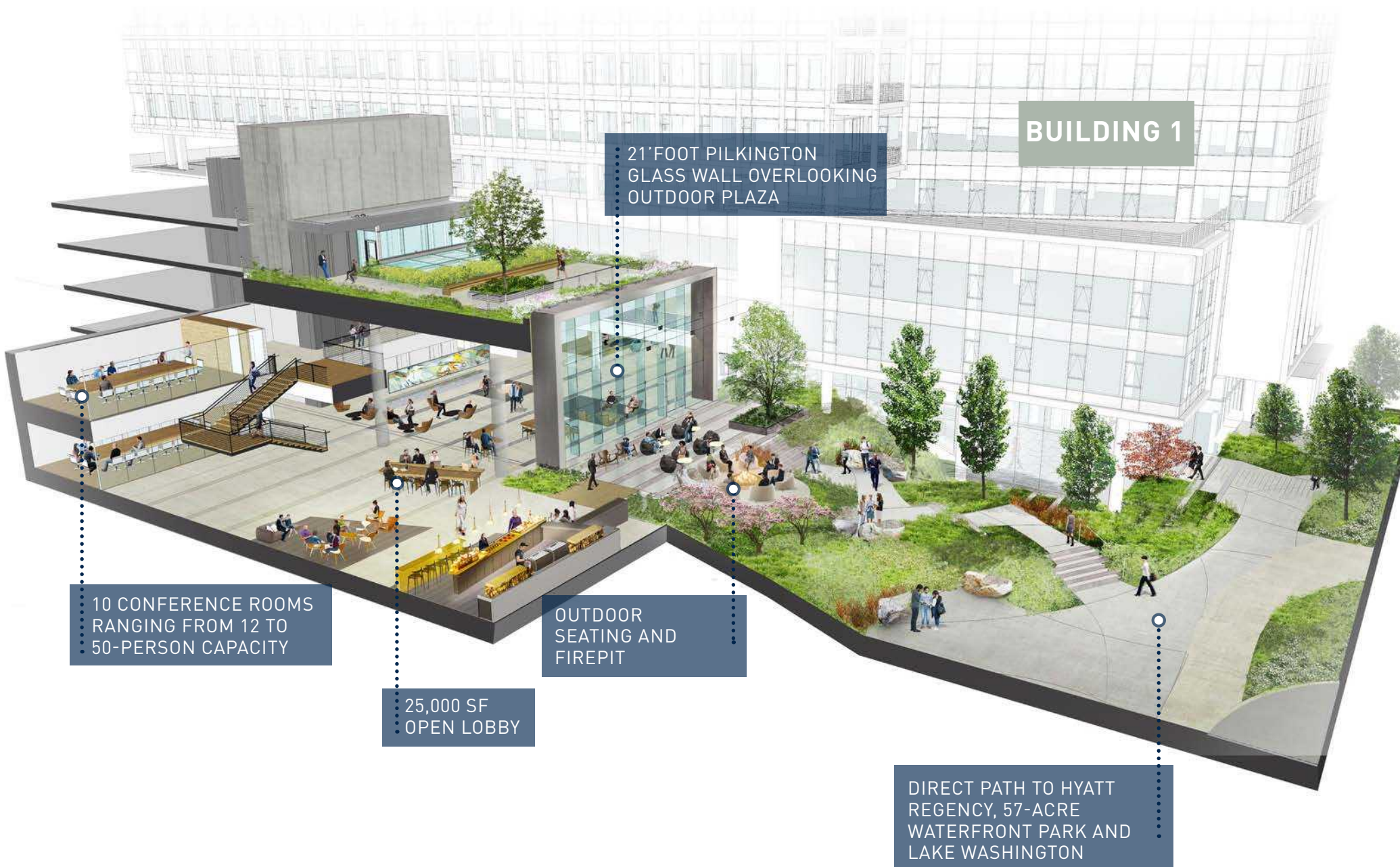
BACK-UP
GENERATOR
PAD

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

- RESTAURANTS**
- Big Chicken
 - Emerald City Smoothie
 - Exit 5 Korean BBQ
 - Five Guys Burgers & Fries
 - Ivars Seafood
 - Jimmy Johns
 - Just Poke
 - Kidd Valley
 - Menchie's Frozen Yogurt
 - 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
 - Trencher's Kitchen & Tap
 - WildFin American Grill
 - Wingstop

- RETAIL**
- A+ Hearing Aid Center
 - AT&T
 - Allstate Insurance
 - BECU
 - Cacie Nails
 - Cost Plus World Market
 - Danner Boots
 - European Wax Center
 - Eyes on The Landing
 - Farmer's Insurance
 - First Financial Bank
 - GameStop
 - GNC
 - Go Family Dentistry
 - Key Bank
 - L.A. Fitness
 - Learning Express Toys
 - Marshall's
 - Maya Whole Health Studio
 - Momentum Yoga
 - PetSmart
 - Re/Max Select
 - Regal Cinemas
 - Renton Modern Dentistry
 - Ross Dress for Less
 - Savvy Mattresses
 - Seattle Suntan
 - Sola Salons
 - Sport Clips
 - Staples
 - Swedish Primary Clinic

- Swedish Specialty Clinic
- Target
- The Pro Shop
- UPS Store
- Ultra Beauty
- Union Bank
- Urban Float
- Valley Medical
- Verizon Wireless
- VisionWorks

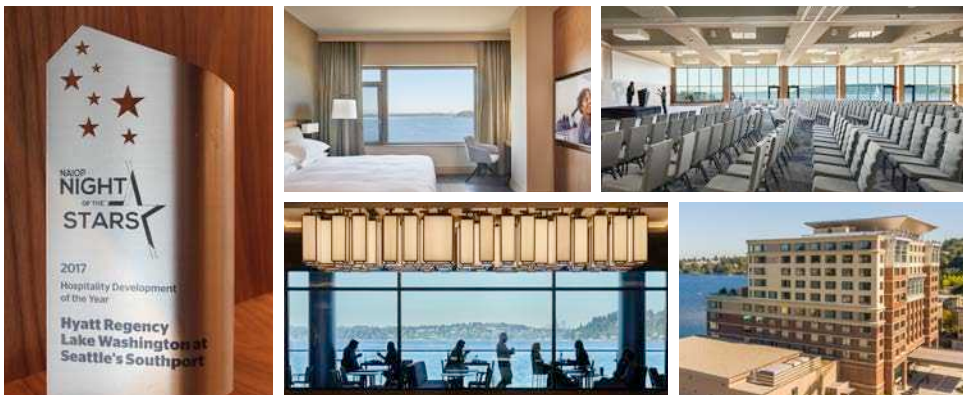
- HOTELS (ON-SITE)**
- Hyatt Regency Lake Washington at Seattle's Southport

- HOTELS**
- Hampton Inn
 - Marriott Extended Stay
 - 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



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

Commuting Solutions



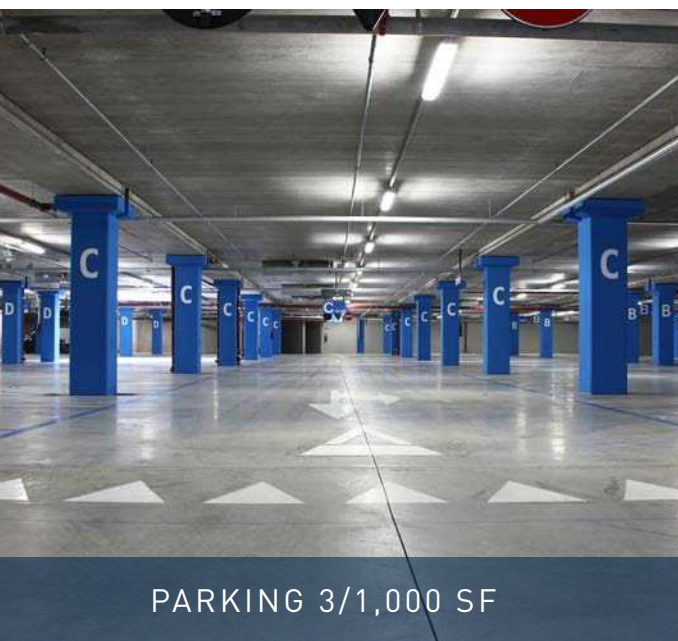
40 EV CHARGING STATIONS



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

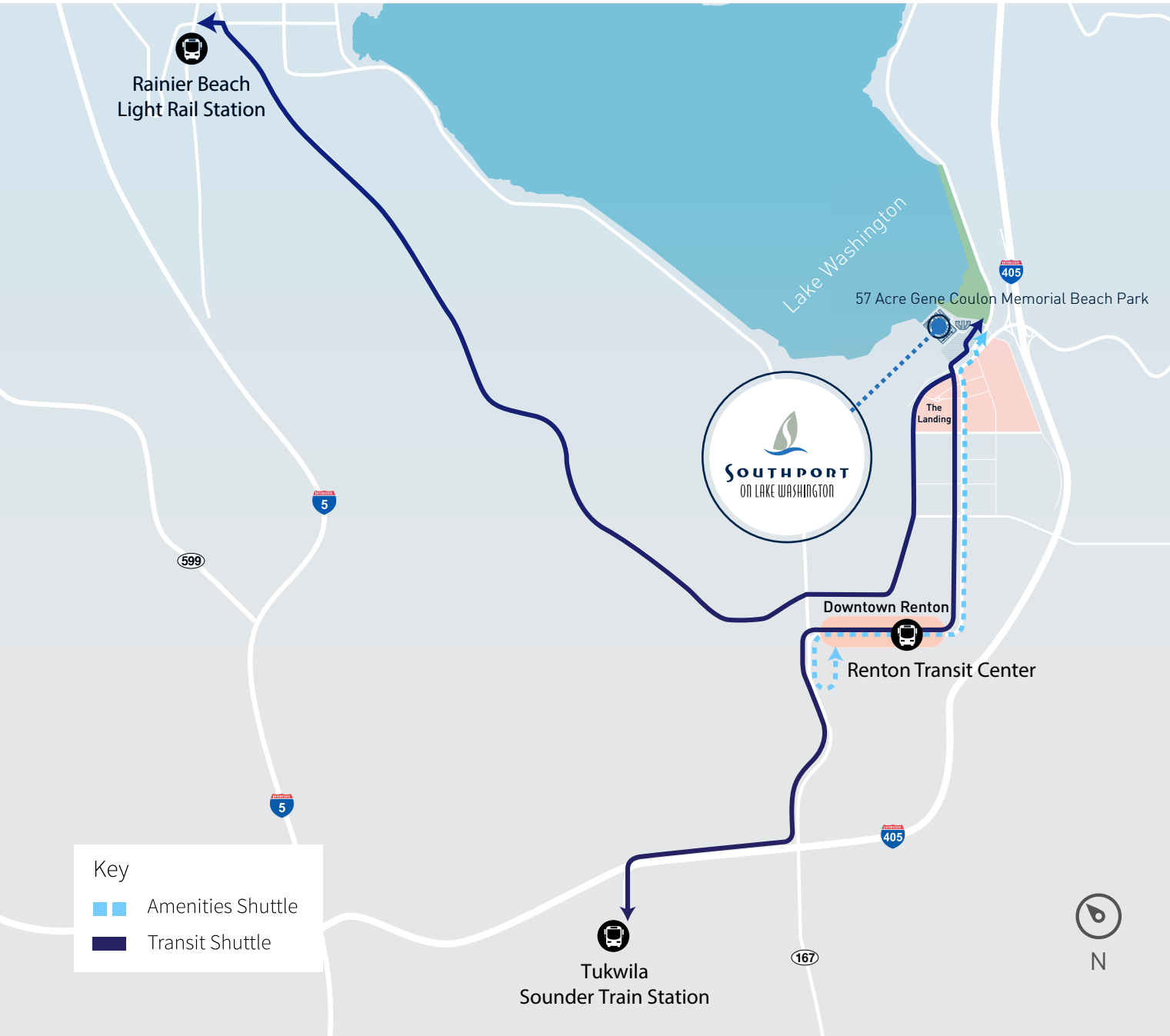
- Bellevue Transit Center
- Sea-Tac Airport
- West Seattle
- Seattle CBD
- Auburn
- Burien Transit Center
- Mountlake
- University District
- Redmond
- Tukwila Transit Center



EASTSIDE RAIL CORRIDOR ACCESS TO

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

Shuttle Map



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

Floor Plan - Office Floor 1



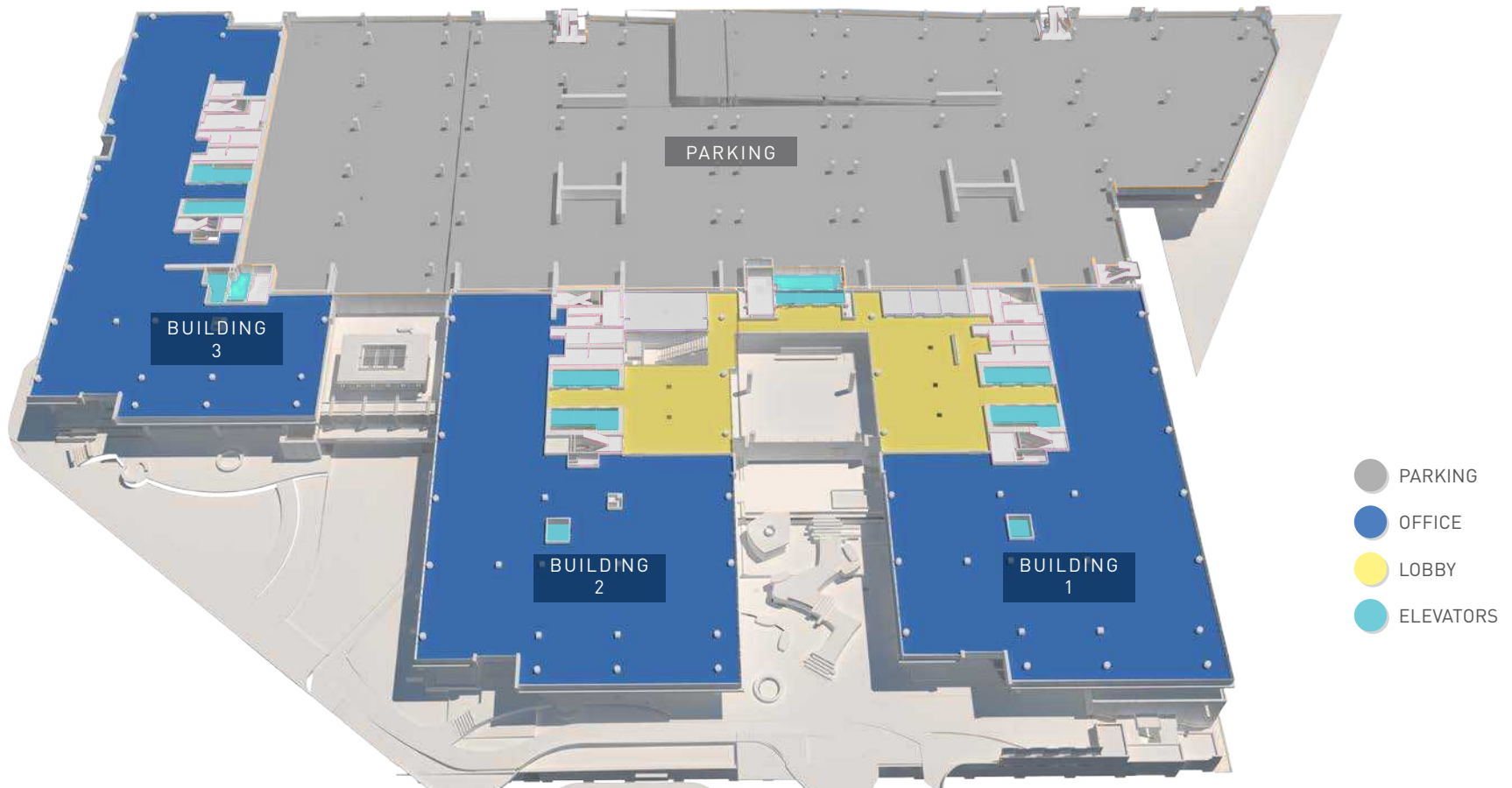
	BUILDING 1	BUILDING 2	BUILDING 3
LEVEL 1	9,315 SF	-	6,294 SF
GROUND	-	7,559 SF (retail)	3,769 SF (retail)



Floor Plan - Office Floor 2



	BUILDING 1	BUILDING 2	BUILDING 3
LEVEL 2	18,839 SF	18,943 SF	22,486 SF



Floor Plan - Office Floor 3



	BUILDING 1	BUILDING 2	BUILDING 3
LEVEL 3	23,856 SF	23,871 SF	22,418 SF



Floor Plan - Office Floor 4



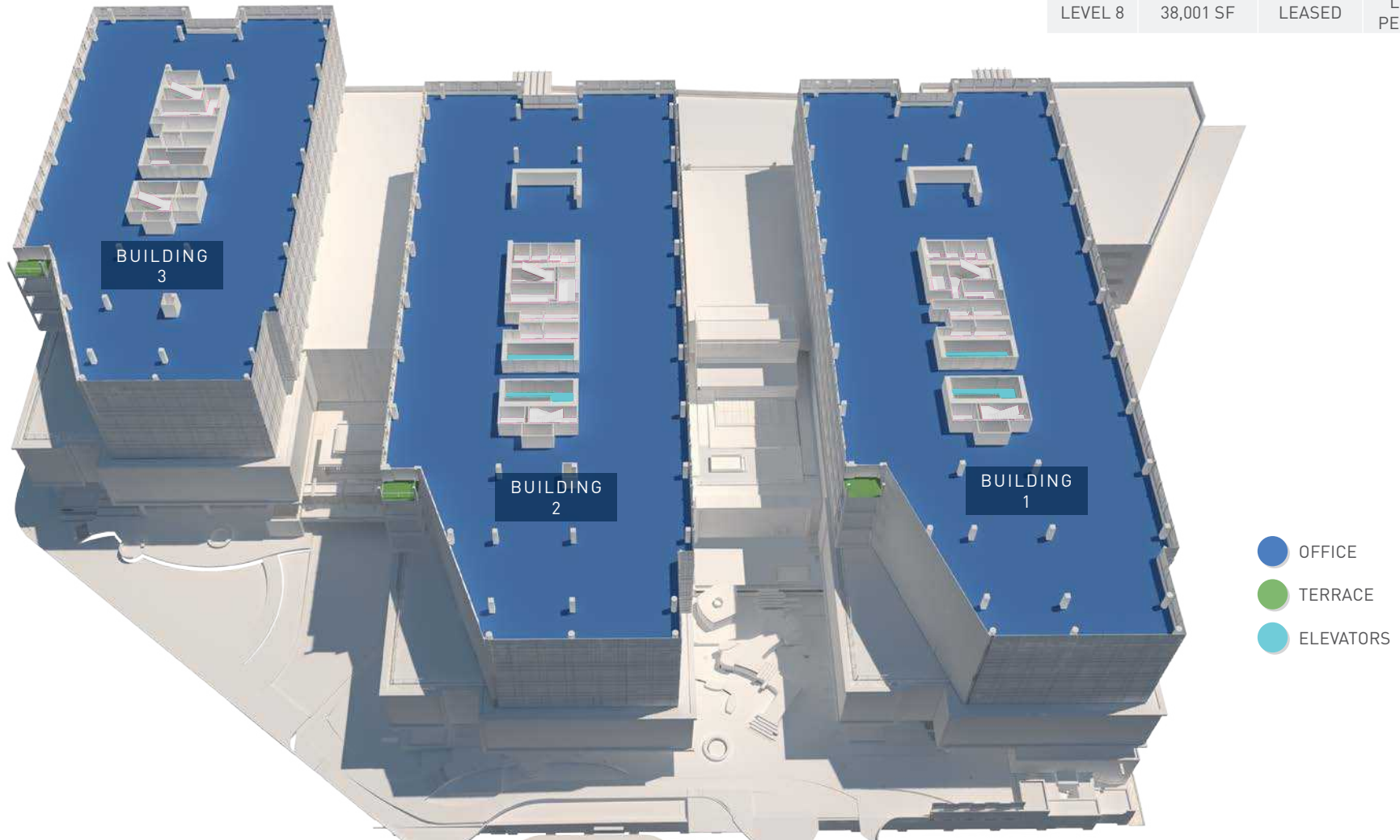
	BUILDING 1	BUILDING 2	BUILDING 3
LEVEL 4	21,040 SF	20,973 SF	LEASED



Floor Plan - Office Floors 5 - 8



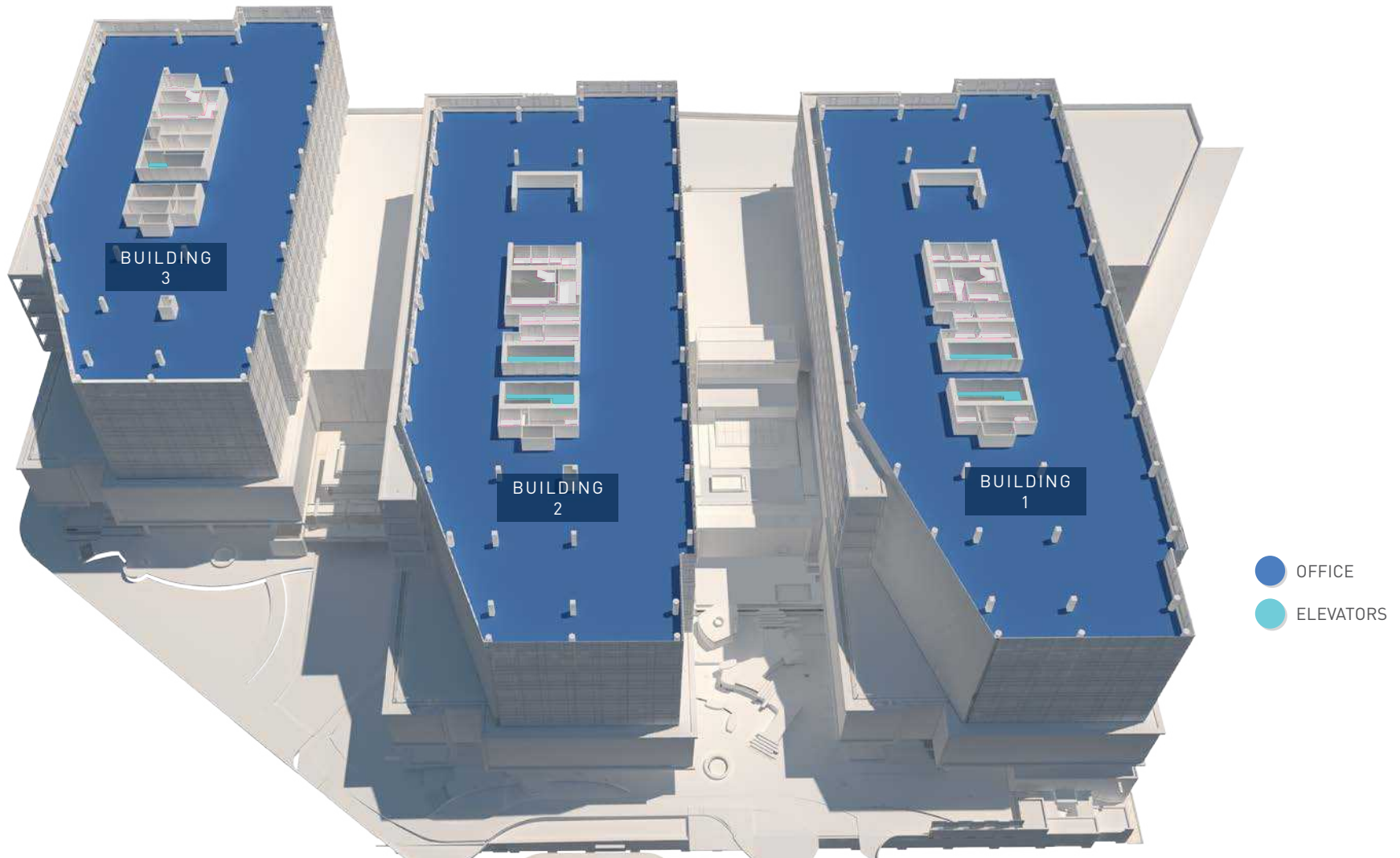
	BUILDING 1	BUILDING 2	BUILDING 3
LEVEL 5	38,002 SF	37,959 SF	7,170 SF
LEVEL 6	38,002 SF	37,957 SF	30,035 SF
LEVEL 7	38,001 SF	LEASED	30,035 SF
LEVEL 8	38,001 SF	LEASED	LEASE PENDING



Floor Plan - Office Floor 9



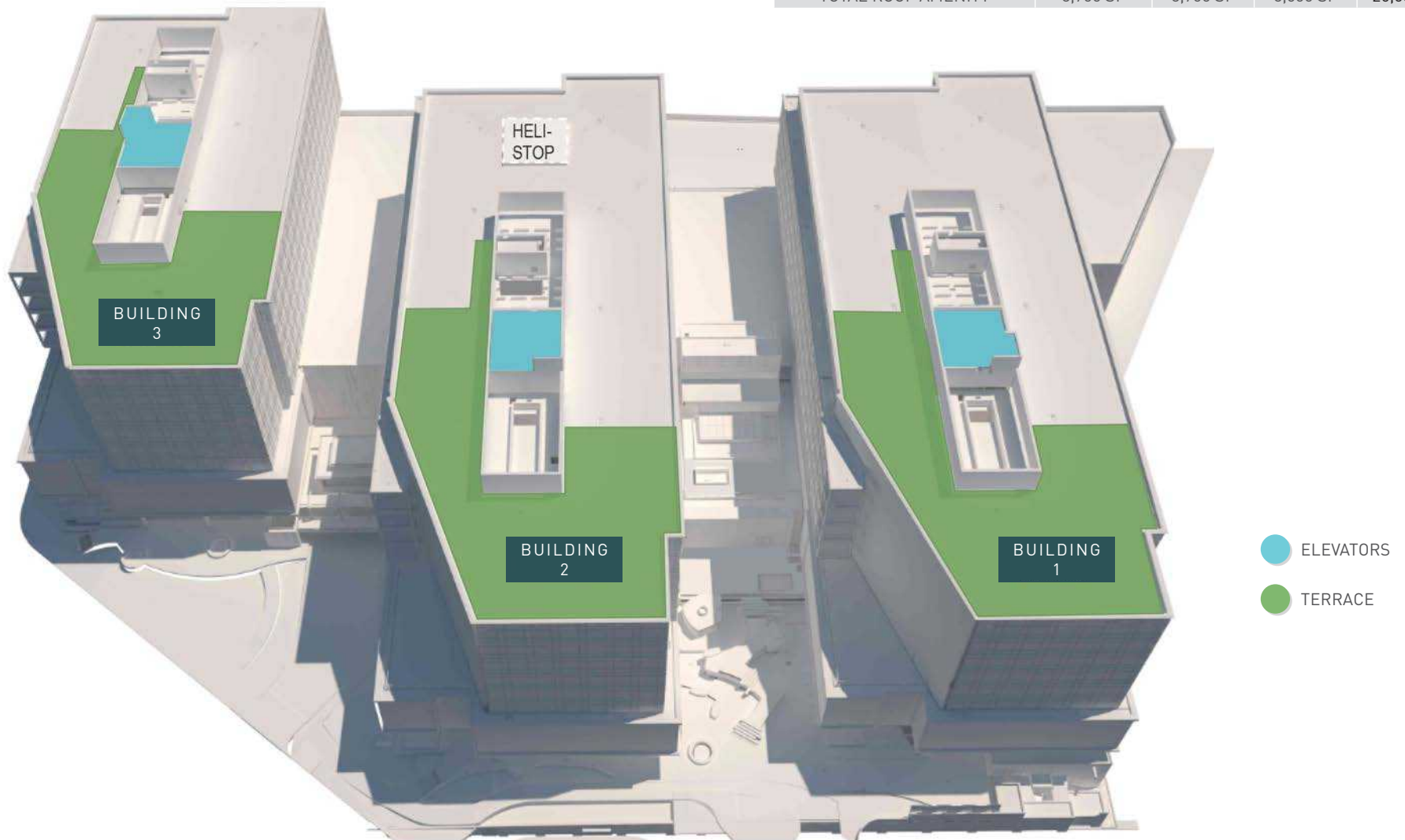
	BUILDING 1	BUILDING 2	BUILDING 3
LEVEL 9	35,359 SF	LEASED	LEASED



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



Starwood Capital Group

REDEFINING REAL ESTATE INVESTING

Starwood Capital's hallmark is to invest opportunistically, moving between geographies, asset classes and positions in the capital stack as the Firm perceives risk/return dynamics to be evolving.

OUR EDGE:

- + Deep, hands-on real estate perspective
- + Investment agility
- + Scale & creativity
- + Operational expertise
- + Capital market skills
- + Information advantage
- + Global reach
- + Distressed investing in our DNA
- + Seasoned, stable team
- + Flexible investment sizing
- + Strong risk-adjusted performance
- + History of record-setting value creation
- + Commitment to eco-conscious investment
- + Design leadership

STARWOOD CAPITAL GROUP is a private investment firm with a primary focus on global real estate. Since its inception in 1991, Starwood Capital Group has raised over \$75 billion of capital, and currently has over \$115 billion of assets under management. Over the past 31 years, Starwood Capital has invested in excess of \$240 billion of assets, including properties within every major real estate asset class:



RESIDENTIAL

290,000
UNITS



HOTEL

405,000
KEYS



OFFICE

103M
SQUARE FEET



INDUSTRIAL

74M
SQUARE FEET



RETAIL

56M
SQUARE FEET

Since founding Starwood Capital during the depths of the savings & loan crisis with the purchase of non-performing loans and real estate assets from the Resolution Trust Corp., the Firm has grown into a diversified investment company that today encompasses approximately 5,000 employees in 16 global offices.

ADDITIONAL INFORMATION CAN BE FOUND AT STARWOODCAPITAL.COM



SOUTHPORT

ON LAKE WASHINGTON

1101 LAKE WASHINGTON BOULEVARD NORTH
RENTON, WASHINGTON

For More Information

Scotta Ashcraft

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

Tim Owens

Senior Vice President
+1 425 462 6913
tim.owens@cbre.com

Lennon Atteberry

First Vice President
+1 425 462 6991
lennon.atteberry@cbre.com

CBRE

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