



**SOUTHPORT**  
ON LAKE WASHINGTON

# Premier Waterfront Office Campus For Lease



**CBRE**



OFFICE SPACE **518,556 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



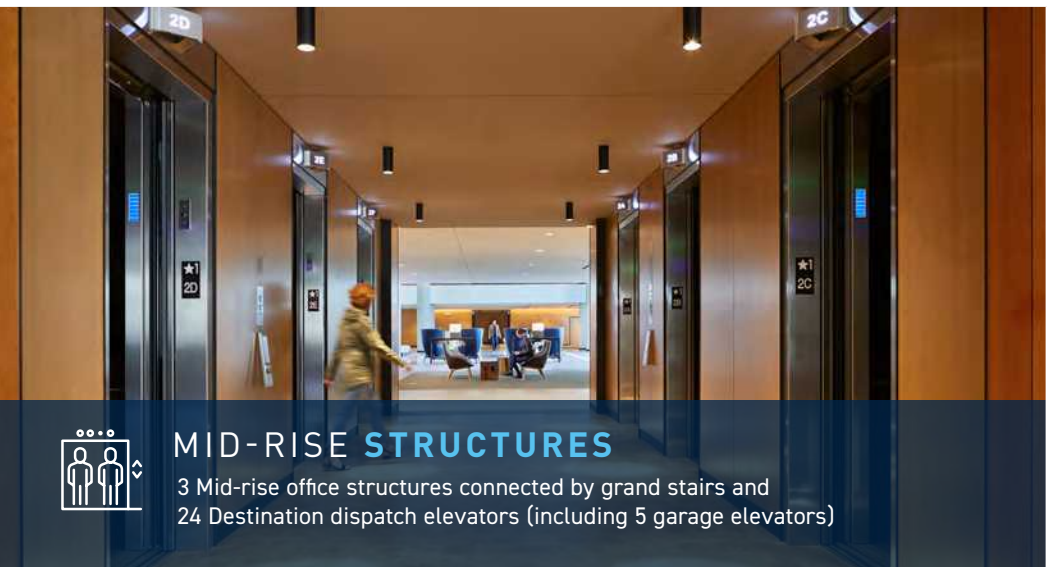
**ROOFTOP DECKS & BALCONIES**

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

**518,556 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

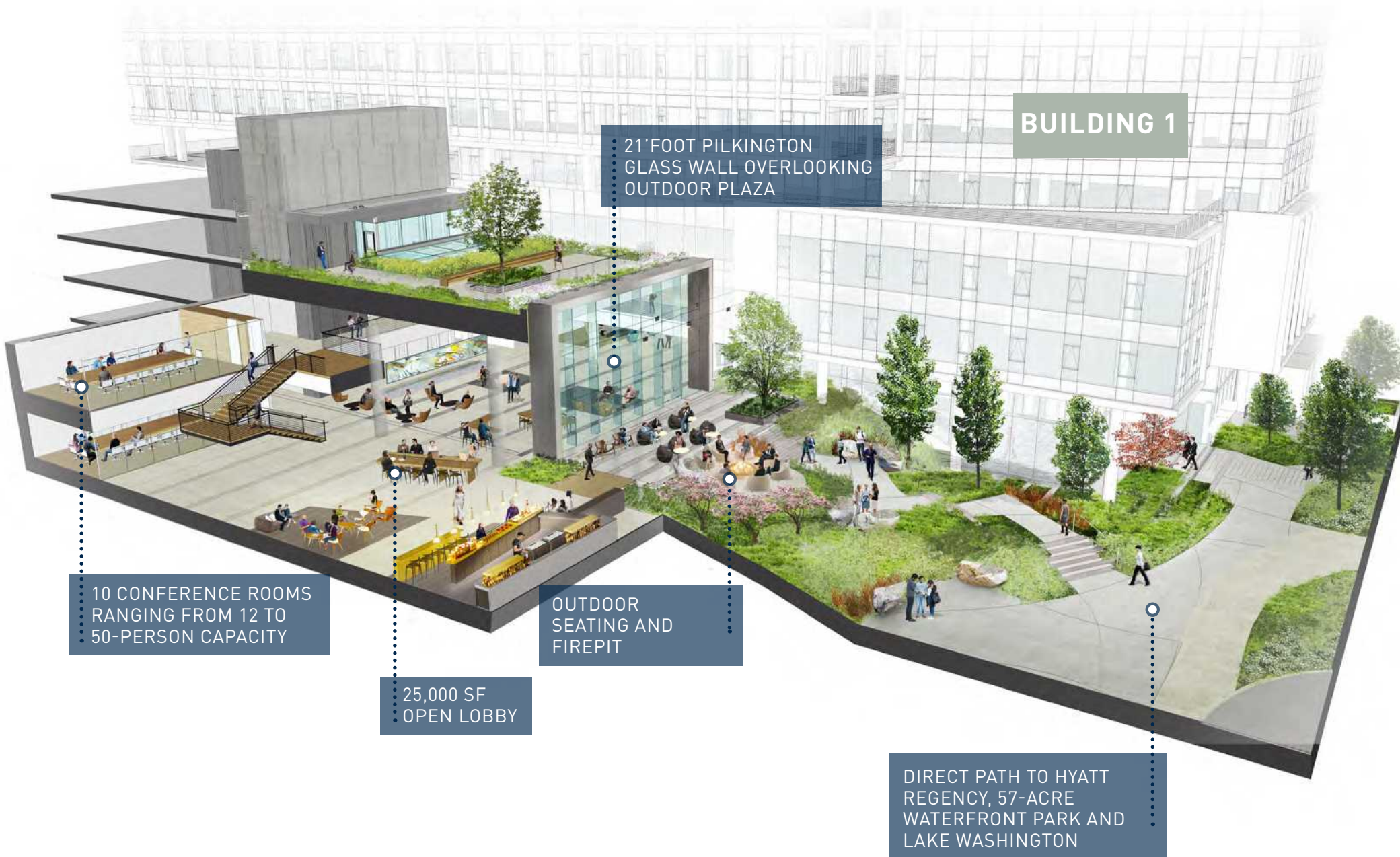
BACK-UP  
GENERATOR  
PAD

24  
ELEVATORS

7 PARKING  
LEVELS

UNDERGROUND  
CONOURSE  
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

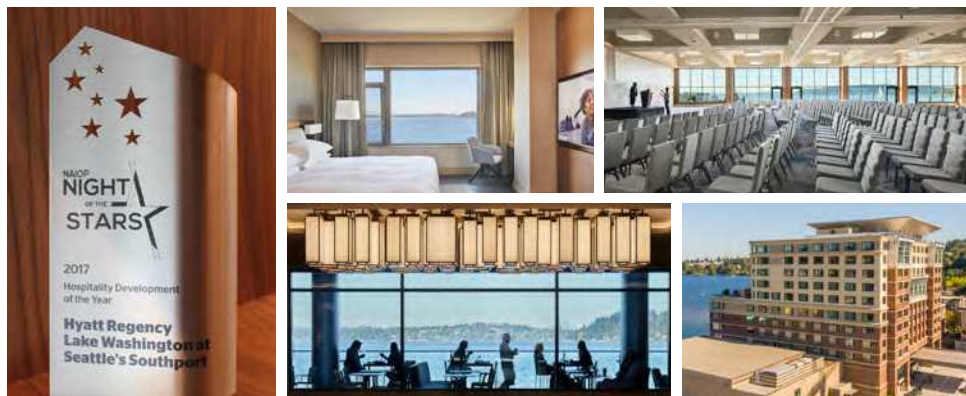
- HOTELS (ON-SITE)**
- Hyatt Regency Lake Washington at Seattle's Southport

- 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



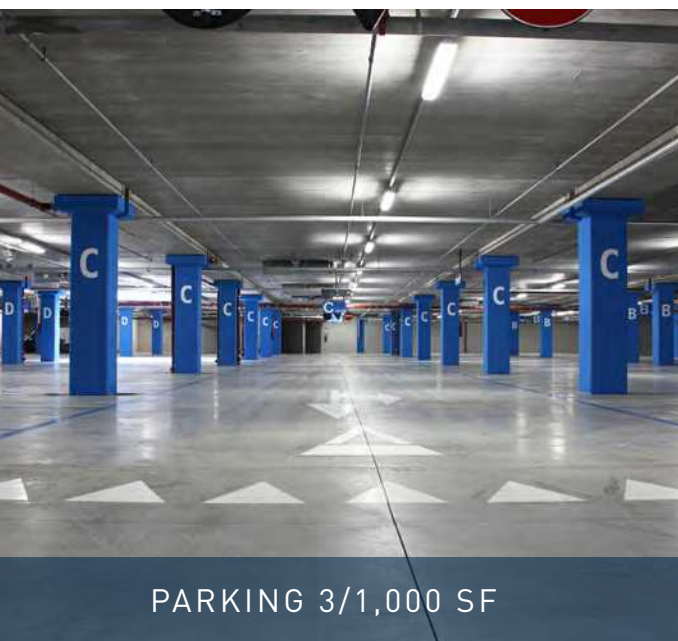
40 EV CHARGING STATIONS



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**

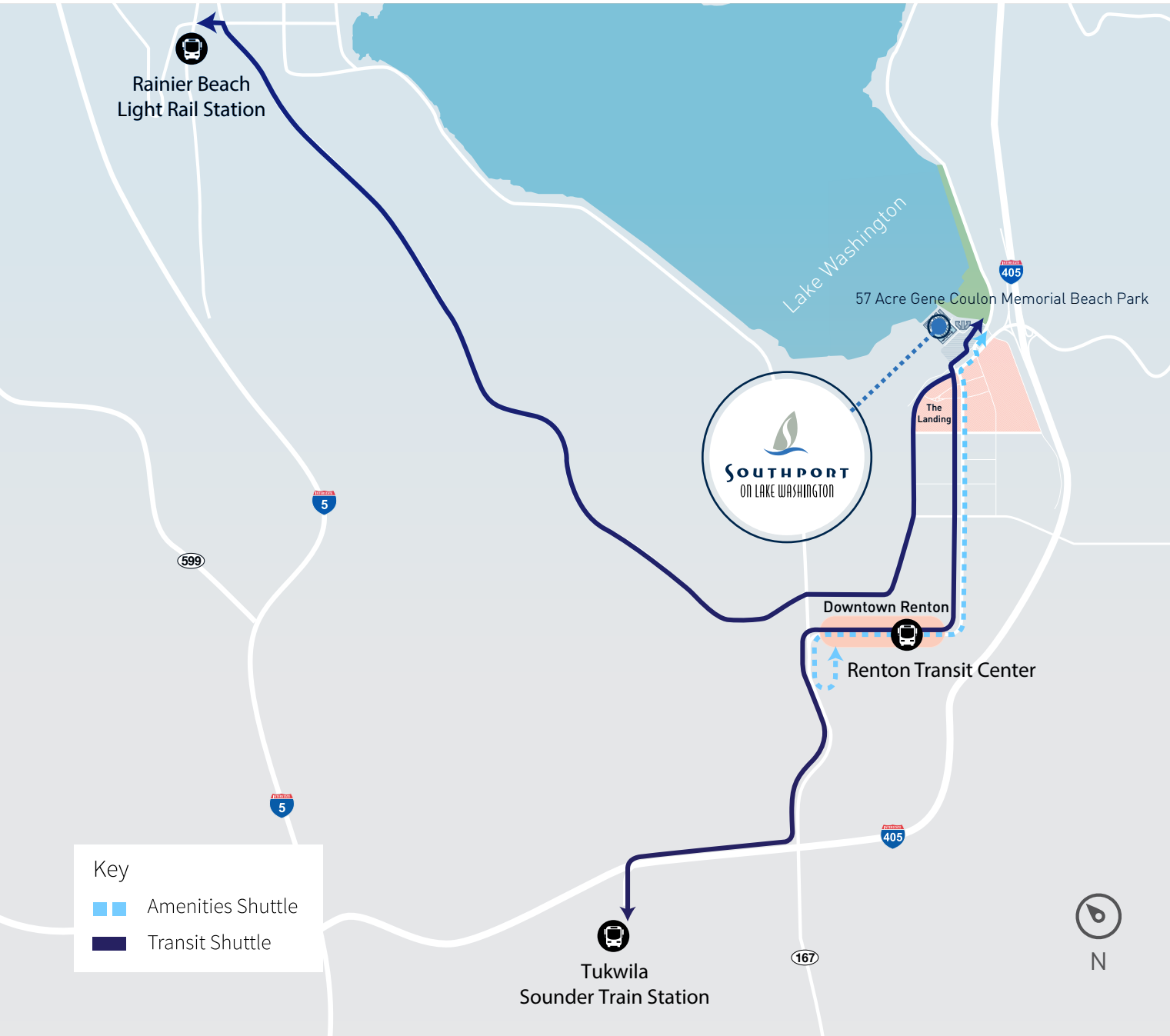
- Bellevue Transit Center
- Sea-Tac Airport
- West Seattle
- Seattle CBD
- Auburn
- Burien Transit Center
- Mountlake
- University District
- Redmond
- Tukwila Transit Center



**EASTSIDE RAIL CORRIDOR ACCESS TO**

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

# Shuttle Map



**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**

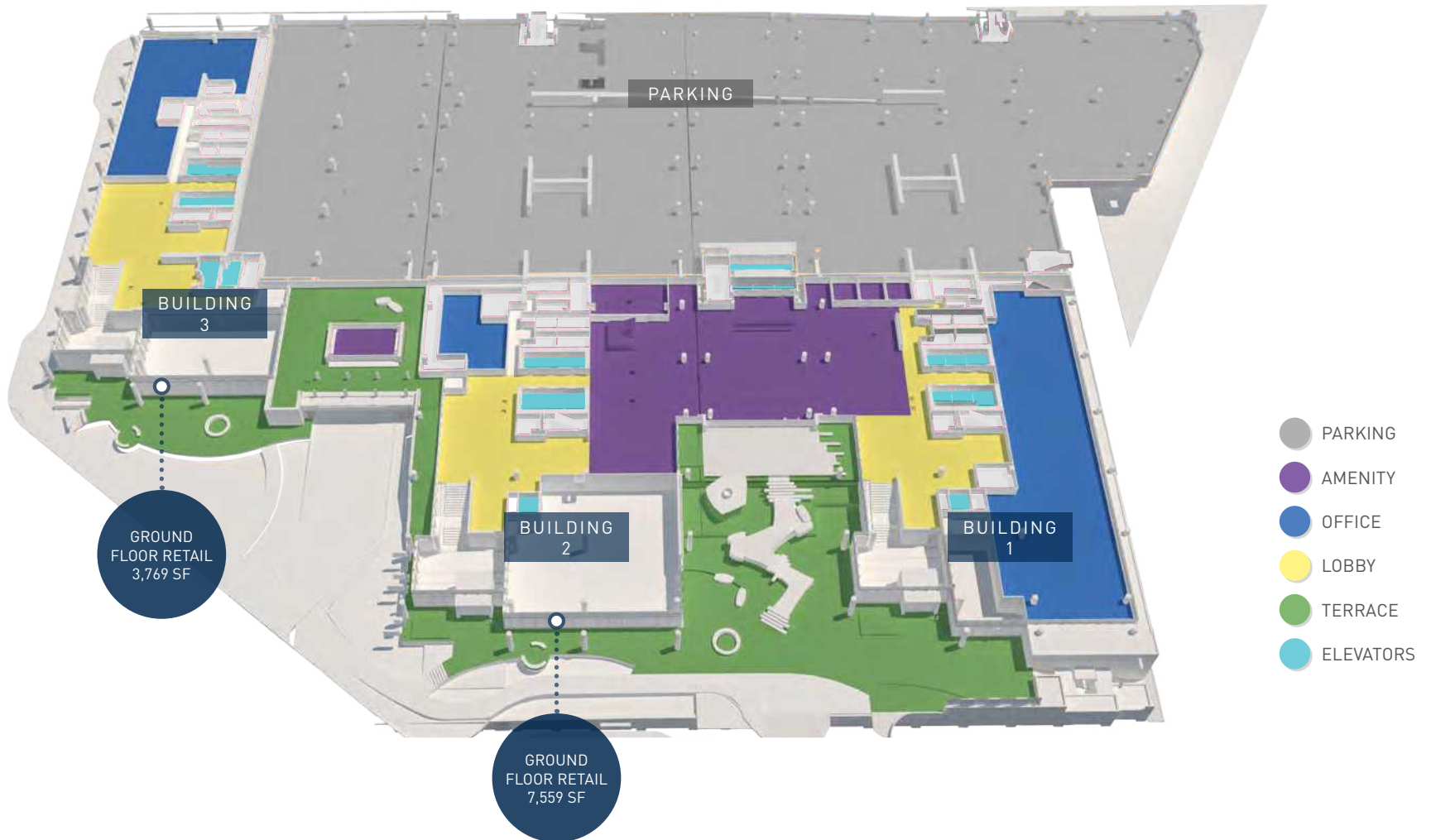
TO RAINIER BEACH LIGHT RAIL STATION



# Floor Plan - Office Floor 1



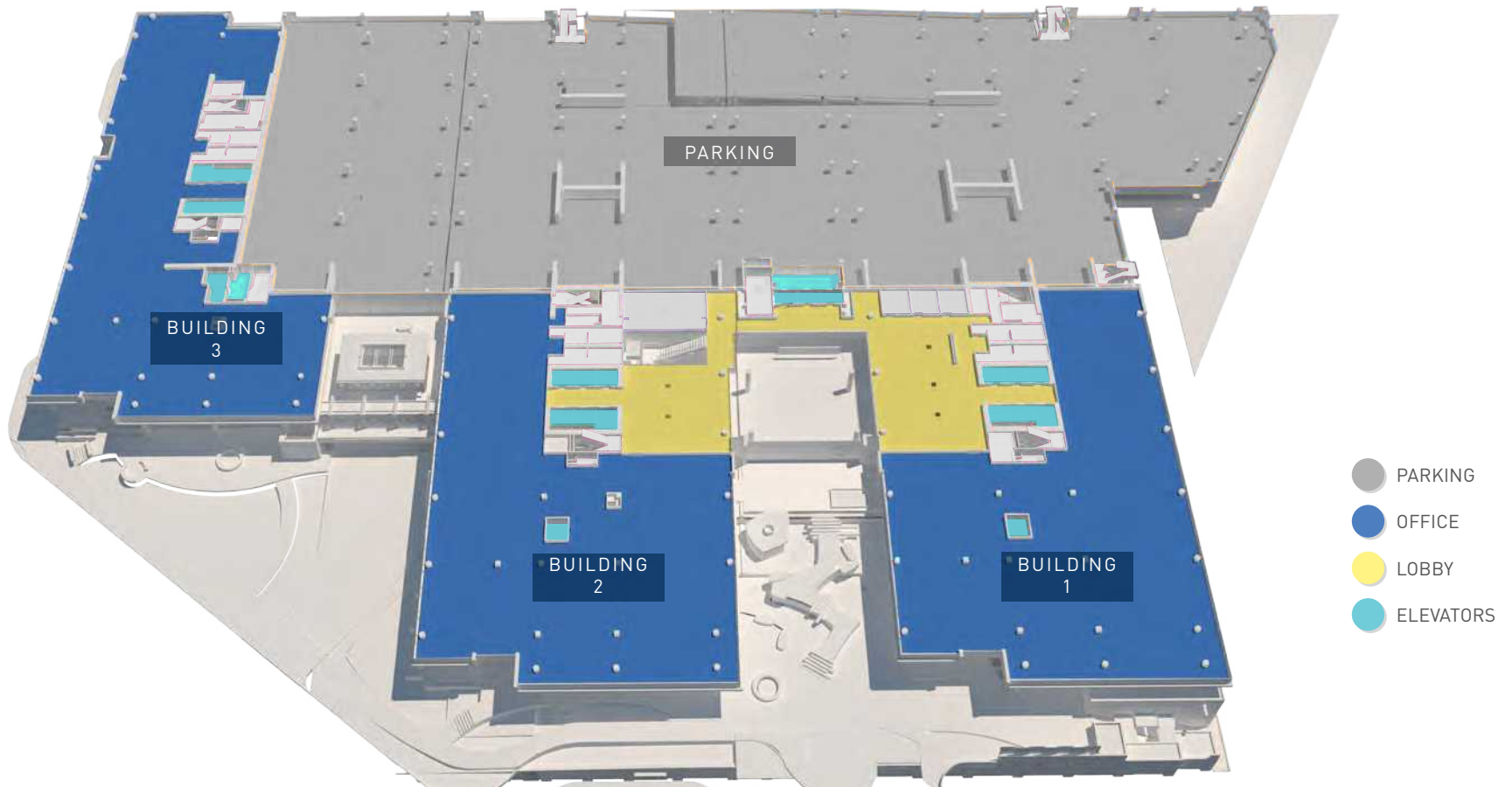
	BUILDING 1	BUILDING 2	BUILDING 3
LEVEL 1	9,315 SF	-	6,294 SF
GROUND	-	7,559 SF (retail)	3,769 SF (retail)



# 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



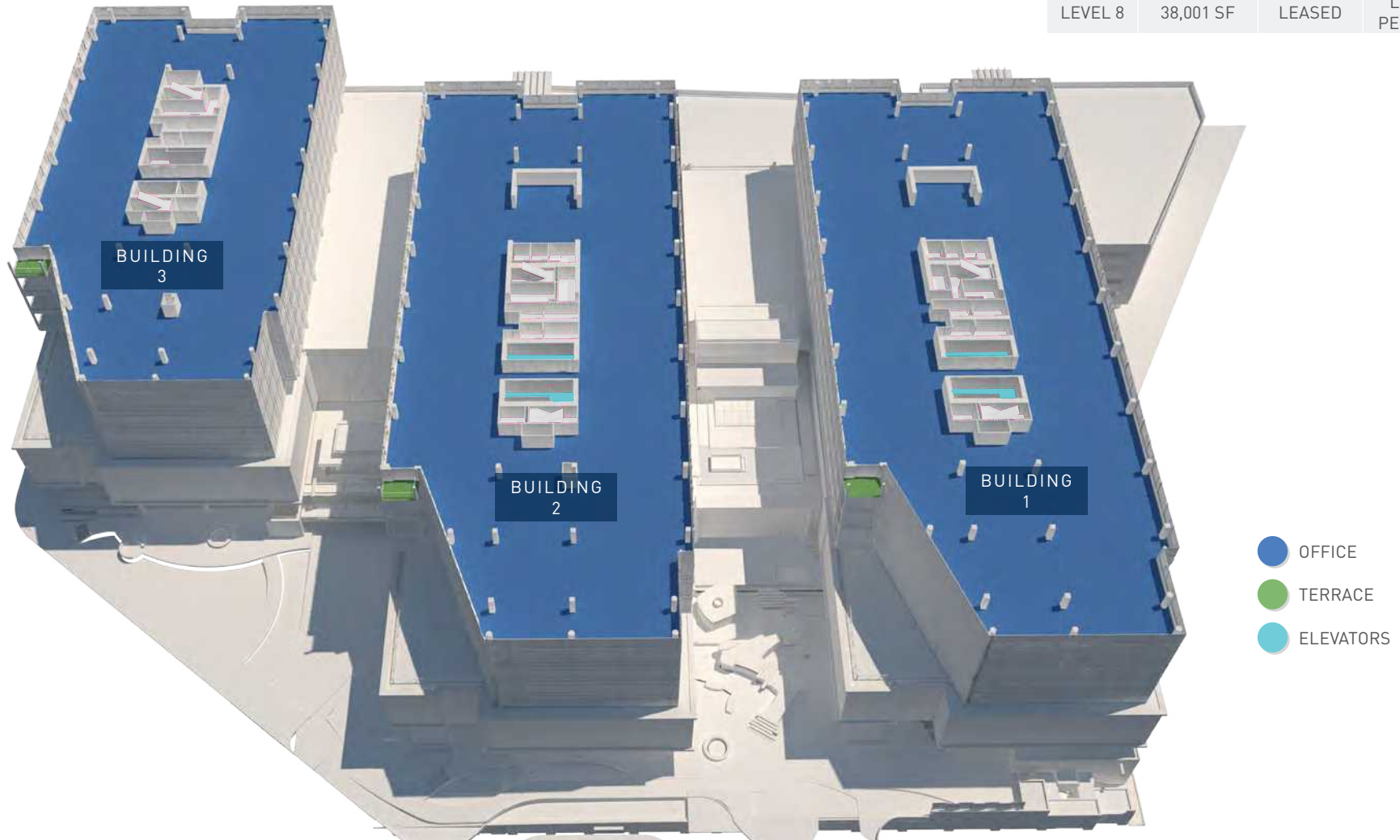
	BUILDING 1	BUILDING 2	BUILDING 3
LEVEL 4	21,040 SF	20,973 SF	LEASED



# Floor Plan - Office Floors 5 - 8



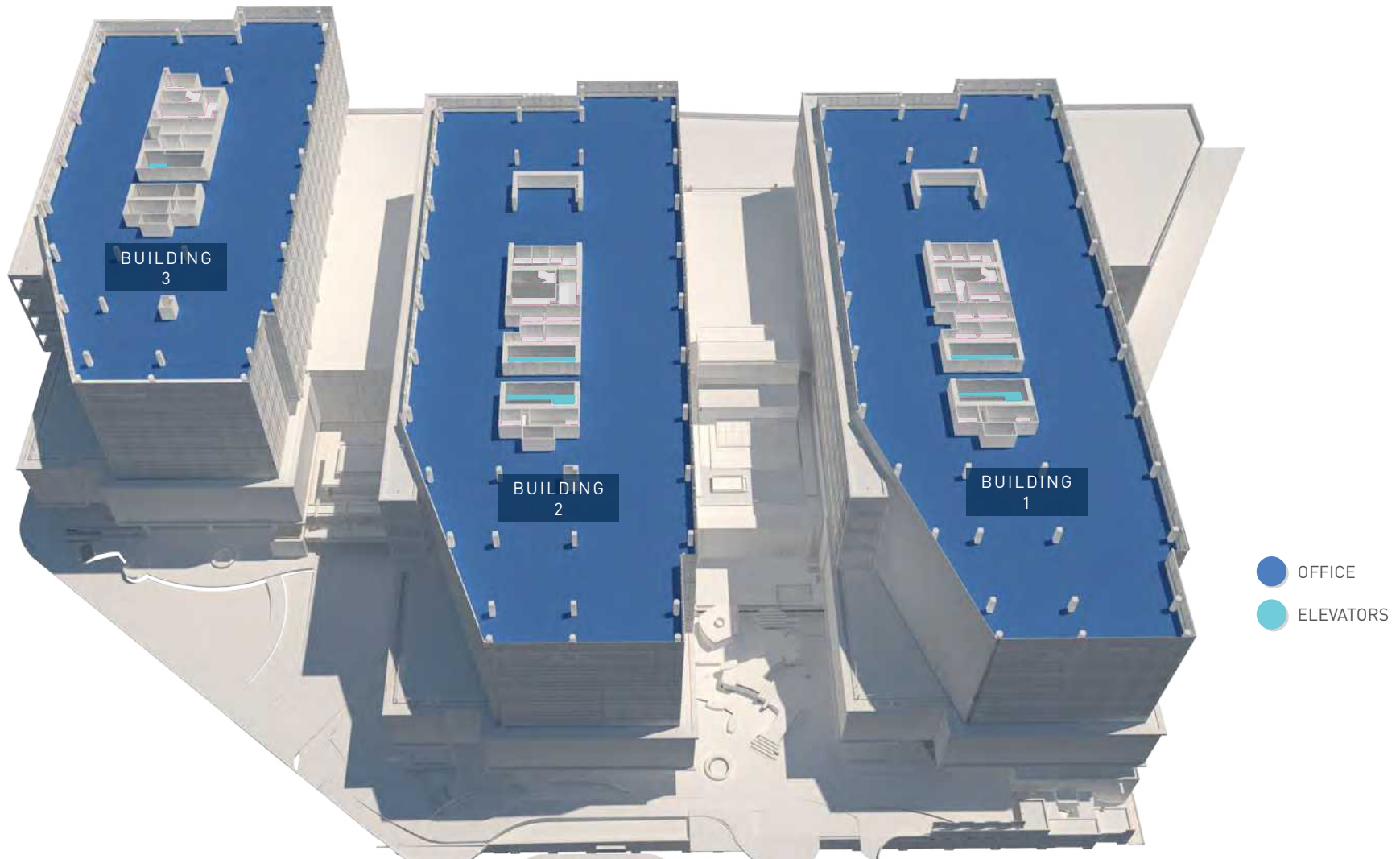
	BUILDING 1	BUILDING 2	BUILDING 3
LEVEL 5	38,002 SF	37,959 SF	7,170 SF
LEVEL 6	38,002 SF	37,957 SF	30,035 SF
LEVEL 7	38,001 SF	LEASED	30,035 SF
LEVEL 8	38,001 SF	LEASED	LEASE PENDING



# Floor Plan - Office Floor 9



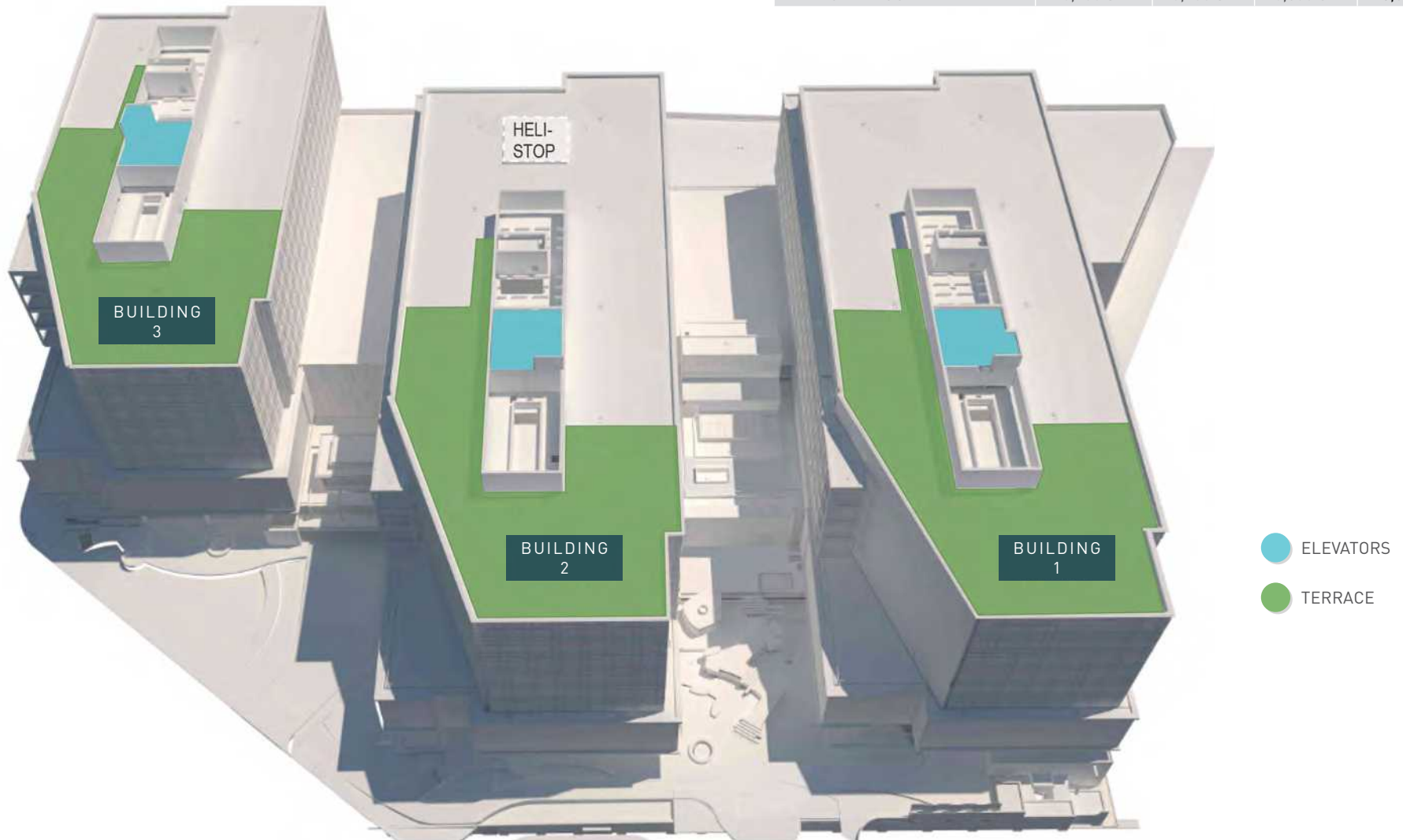
	BUILDING 1	BUILDING 2	BUILDING 3
LEVEL 9	35,359 SF	LEASED	LEASED



# 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](http://STARWOODCAPITAL.COM)





# SOUTHPORT

ON LAKE WASHINGTON

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# CBRE

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