

**Brookfield**Properties

Creative Office Space

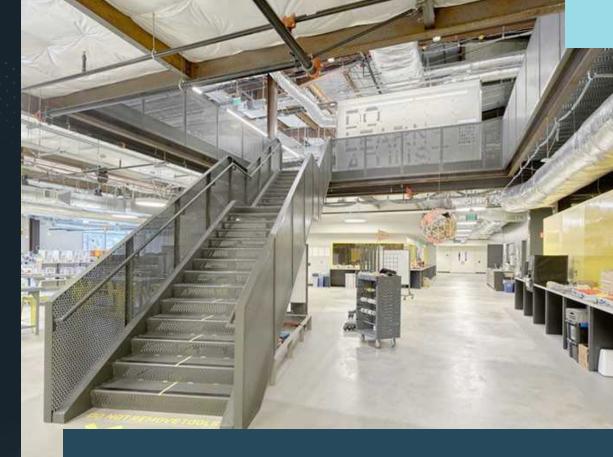
+ 98,788 SF +

3 Interconnected
Full Floors
Available September 1, 2026

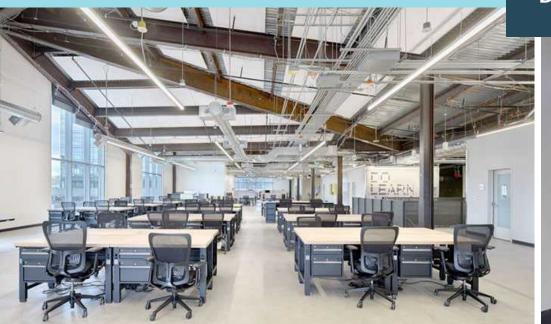


# BLOCK 14 spring district

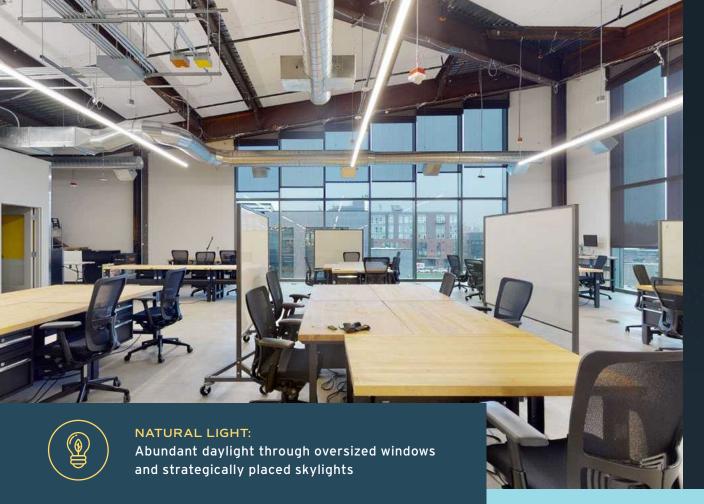
Welcome to **Block 14 at The Spring District** a next-generation creative office destination in Bellevue's vibrant Spring District—designed with the modern tech user in mind. This 98,788 SF building spans three expansive floor plates, offering the ideal canvas for innovation, collaboration, and culture. Bathed in natural light from oversized windows and strategically placed skylights, the interiors foster energy and productivity throughout the day. Elevate your work environment with the sprawling exterior deck spaces on levels 2 and 3, perfect for inspiring outdoor meetings, events, or moments of relaxation.



# **DESIGNED FOR DYNAMIC COLLABORATION**







# Engineered for Connection and Creativity

Block 14 at The Spring District

is thoughtfully designed to foster movement, interaction, and connection across teams. Open sightlines, exposed ceilings, and internal staircases provide seamless vertical connectivity, while flexible floor plates support agile workspace configurations, from high-density engineering zones to collaborative lounges and immersive design studios.



#### **CEILING DESIGN:**

Exposed ceilings enhancing the creative office ambiance



#### **VERTICAL CONNECTIVITY:**

Internal staircases promoting seamless movement and team interaction



#### **DECK SPACE:**

Expansive outdoor decks provide a refreshing extension of the workplace - ideal for informal meetings, team gatherings, or a moment of fresh air and inspiration.





# **Property Features**

Address

12280 NE District | Bellevue, WA

Size

1st Floor: 27,864 SF 2nd Floor: 36,961 SF 3rd Floor: 33,963 SF Total: 98,788 SF

Parking

2/1000 SF of structured secure parking over 2 levels

**Ceiling Heights** 

Floors 1 & 2: 14' Floor 3: 17-26'

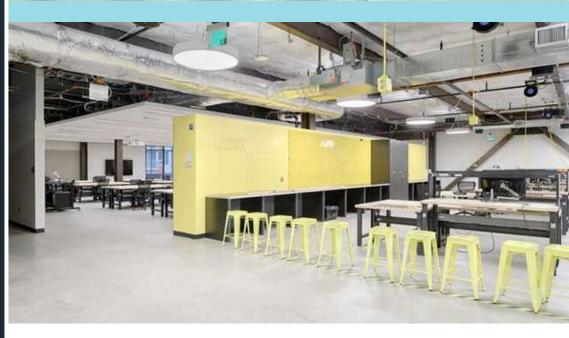
**Exterior Terraces** 

Located on Floors 2 & 3

Amenities

- Direct access to Sound Transit East Link light rail service, connecting The Spring District with top regional destinations including downtown Seattle, Bellevue, Microsoft, University of Washington, and Sea-Tac Airport
- Public park spaces create an inviting pedestrian experience
- Onsite Retailers





The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.



### Location

Located in the heart of the Spring District's transit-connected, amenity-rich ecosystem,

Block 14 at The Spring District blends urban walkability with Bellevue's dynamic tech scenemaking it the ideal launchpad for companies that prioritize culture, creativity, and connectivity.

DOWNTOWN BELLEVUE











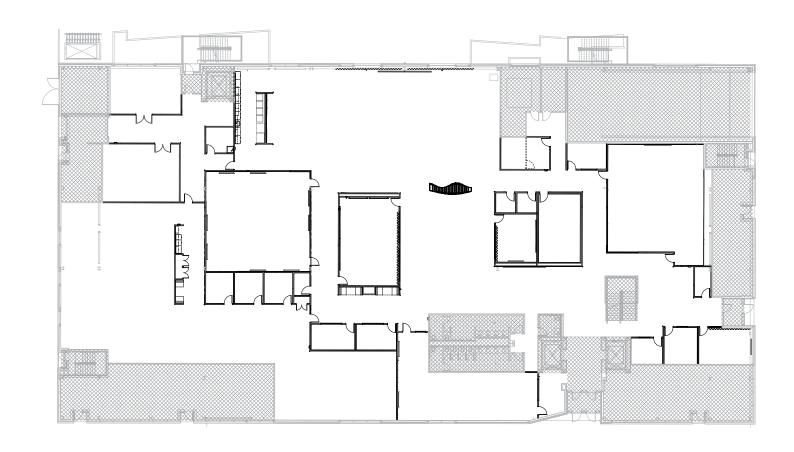
124th Ave



# First Floor

27,864 SF Existing Build out







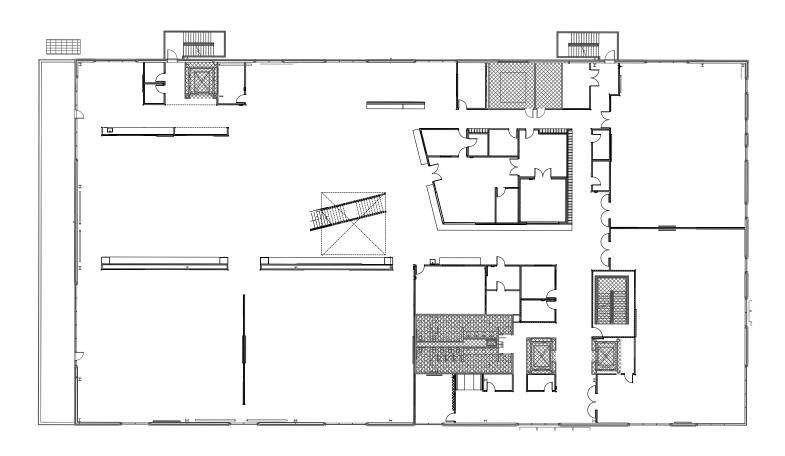


#### Second Floor

36,961 SF **Existing Build out** 



CLICK TO VIEW VIRTUAL TOUR



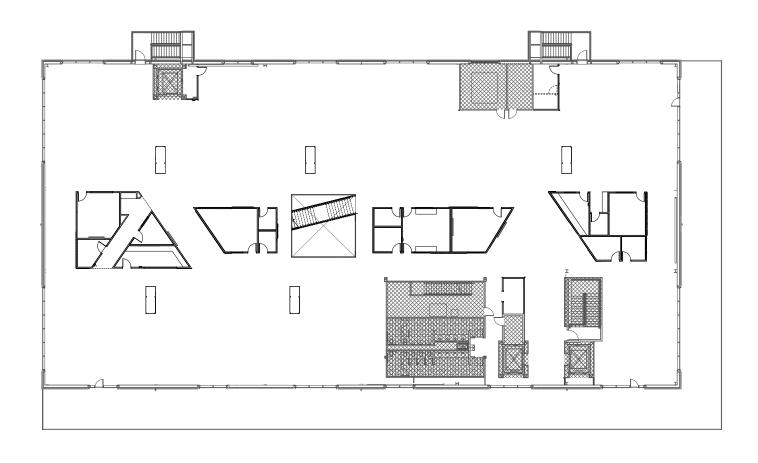




### Third Floor

33,963 SF Existing Build out







# BLOCK 14 spring district

12280 NE District Way | Bellevue, WA

#### **GRANT YERKE**

425.646.5264 yerke@broderickgroup.com

#### MATT SCHRECK

425.646.5232 schreck@broderickgroup.com



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