

BLOCK 14

spring district

12280 NE District Way | Bellevue, WA



Brookfield
Properties

Creative Office
Space

+ **98,788 SF** +

3 Interconnected
Full Floors
Available September 1, 2026

WHERE URBAN ENERGY MEETS TECH OPPORTUNITY

DOWNTOWN
SEATTLE



DOWNTOWN
BELLEVUE



BLOCK 14
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Spring Blvd



124th Ave

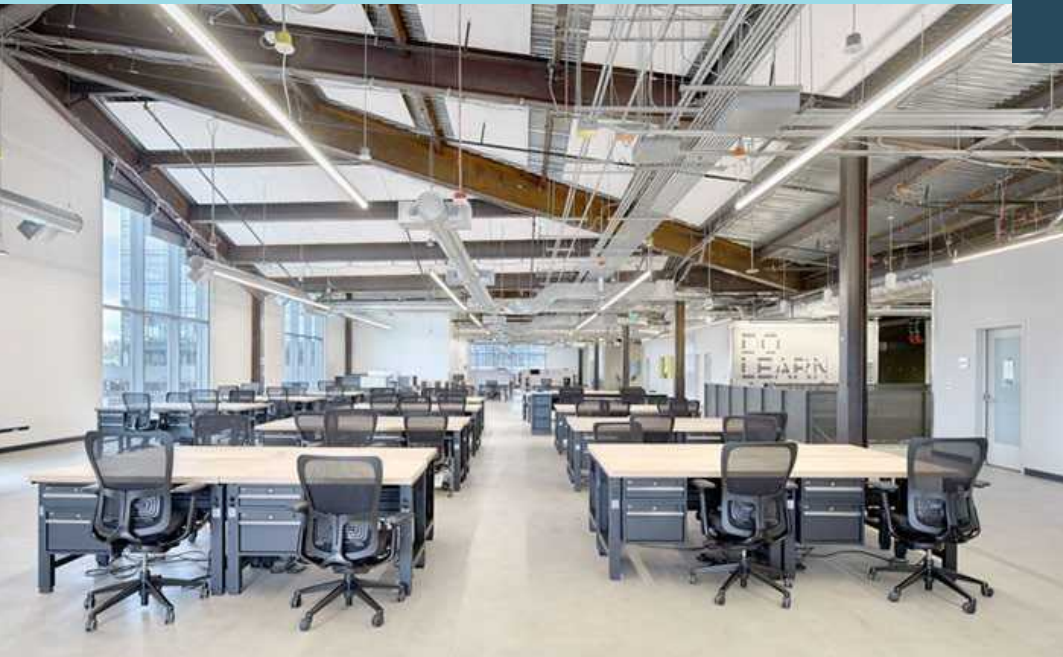
BLOCK 14

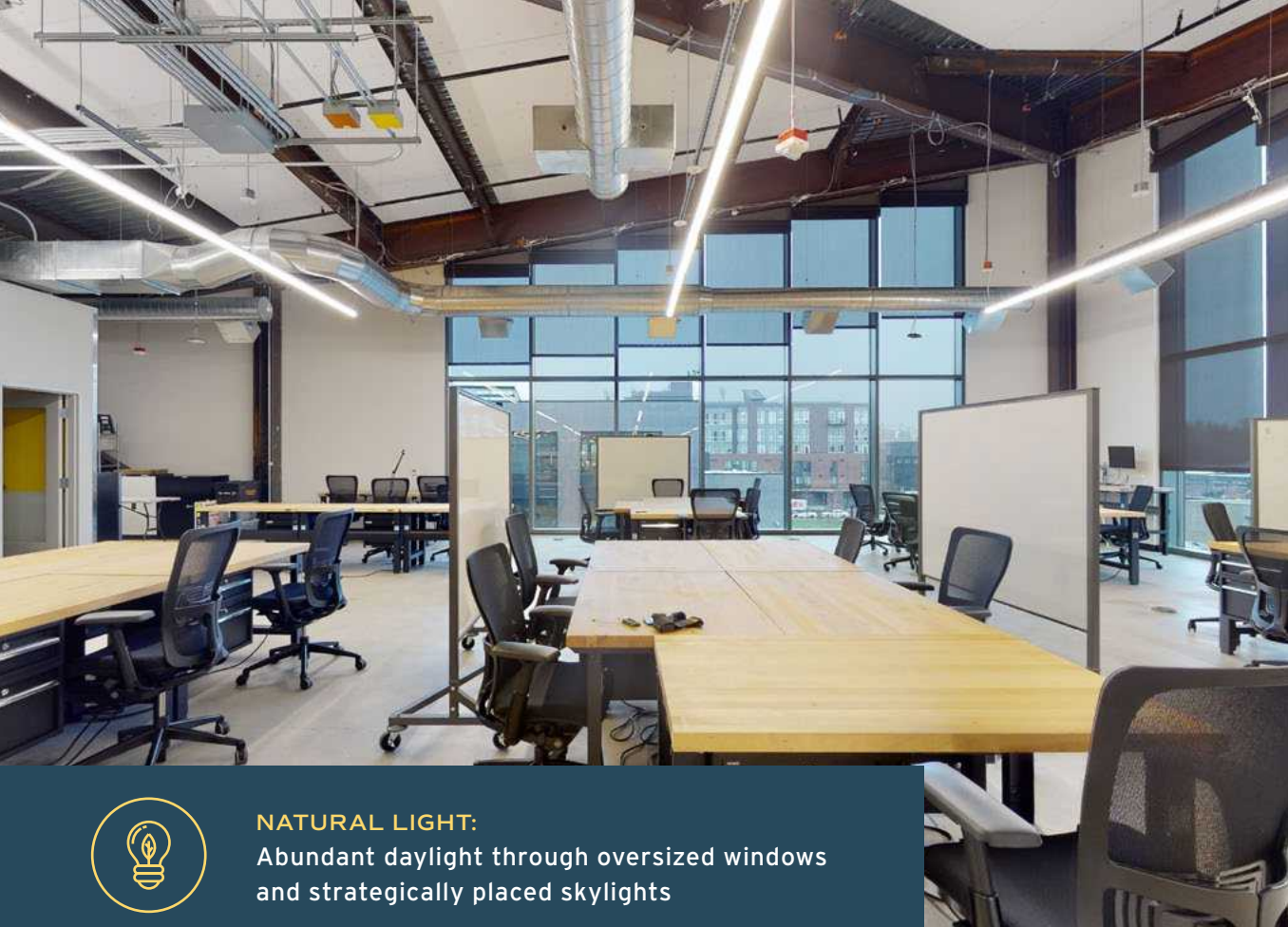
spring district

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.



NATURAL LIGHT:

Abundant daylight through oversized windows and strategically placed skylights



CEILING DESIGN:

Exposed ceilings enhancing the creative office ambiance



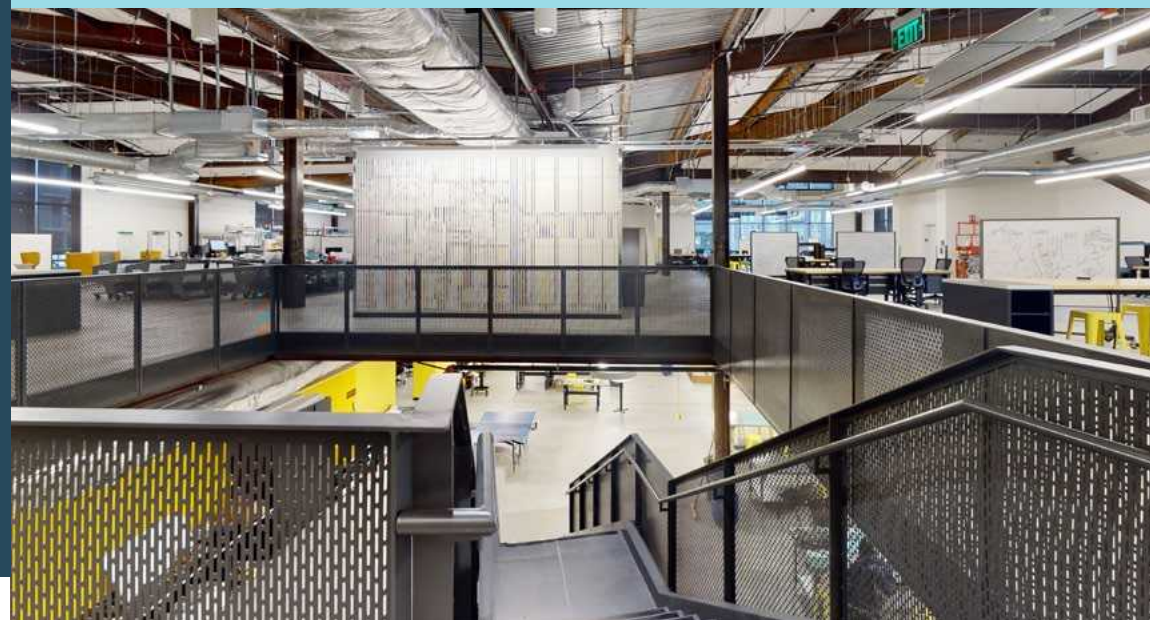
VERTICAL CONNECTIVITY:

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	<ul style="list-style-type: none">• 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 scene—making it the ideal launchpad for companies that prioritize culture, creativity, and connectivity.

**DOWNTOWN
BELLEVUE**



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124th Ave

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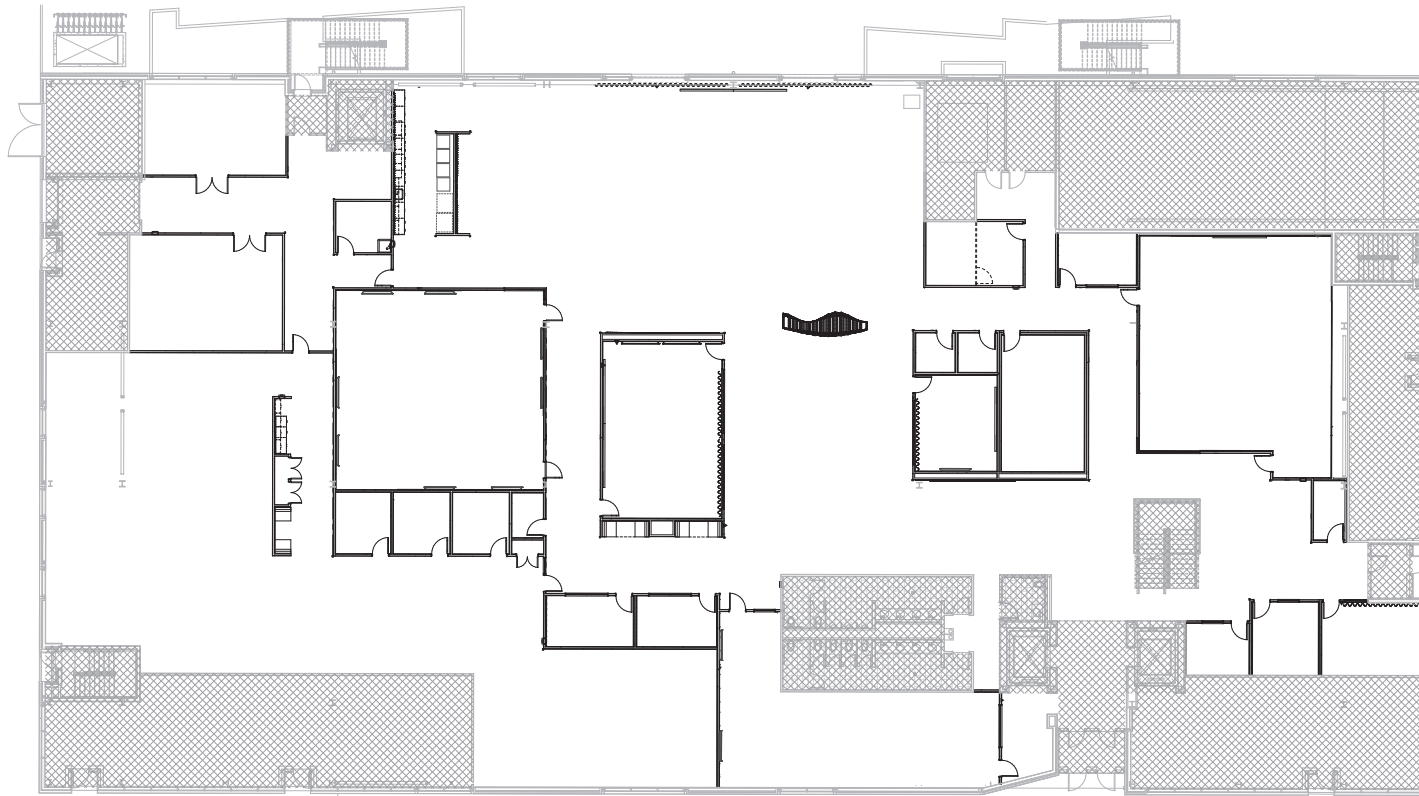
12280 NE District Way | Bellevue, WA

First Floor

27,864 SF
Existing Build out



[CLICK TO VIEW VIRTUAL TOUR](#)



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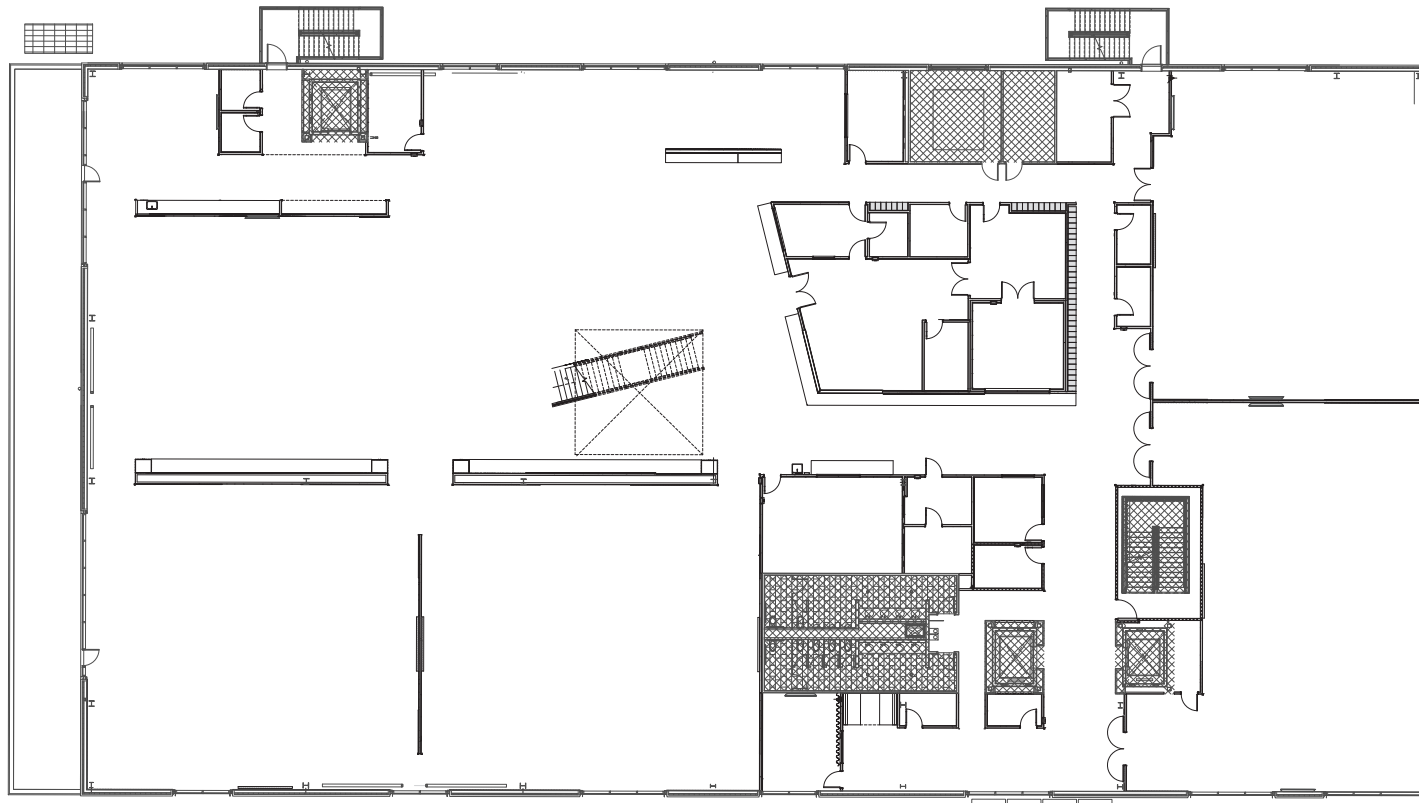
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Second Floor

36,961 SF
Existing Build out



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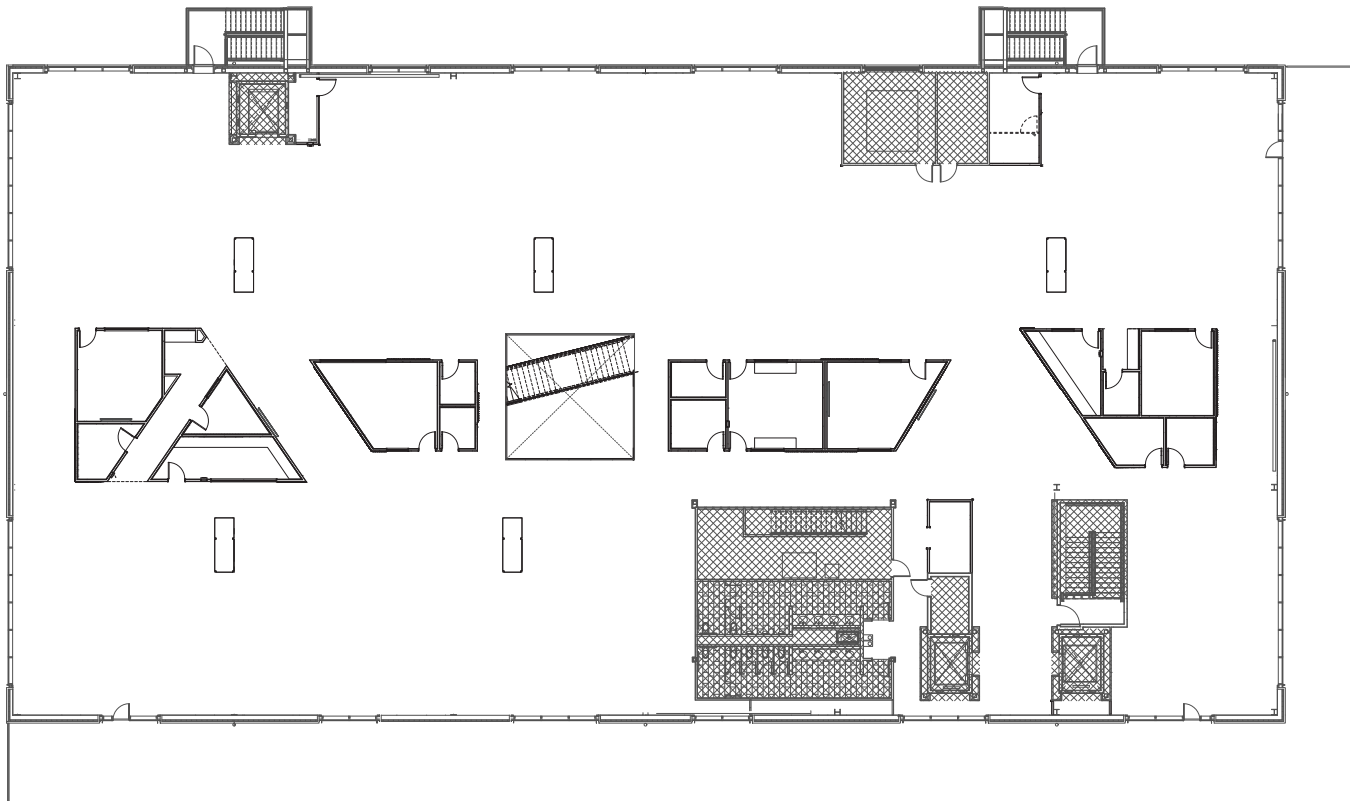
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Third Floor

33,963 SF
Existing Build out



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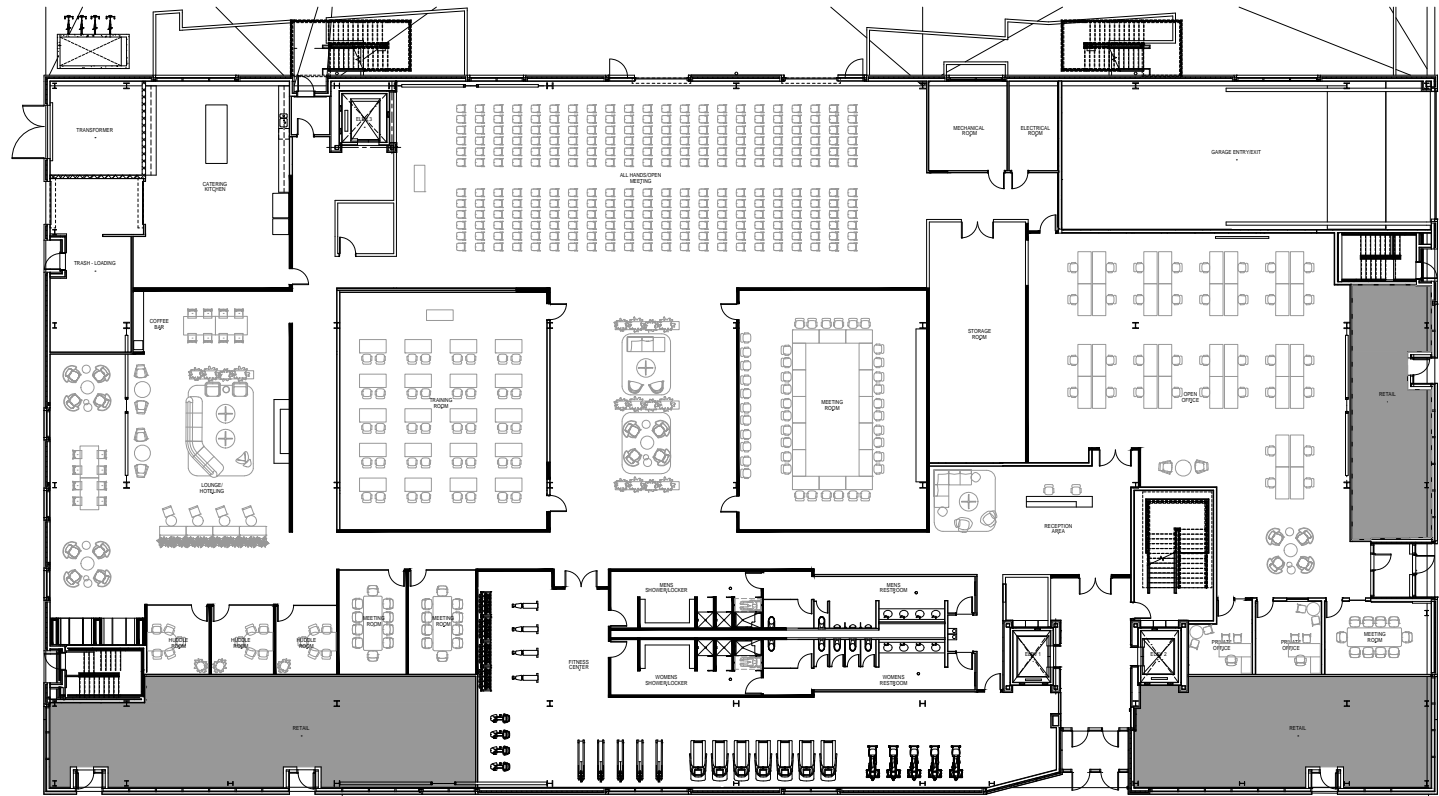
First Floor

27,864 SF
Test Fit

ROOM SUMMARY

FLOOR 1

Large Conference Room	3
Small Meeting Room	2
Focus Room	3
Huddle	3
Office	2
Workstations	36
Open Collaboration	1
Training Room	1
Large Meeting	1
All Hands	1
Fitness	1
Storage	1
Copy	0
Coffee/Snack	1



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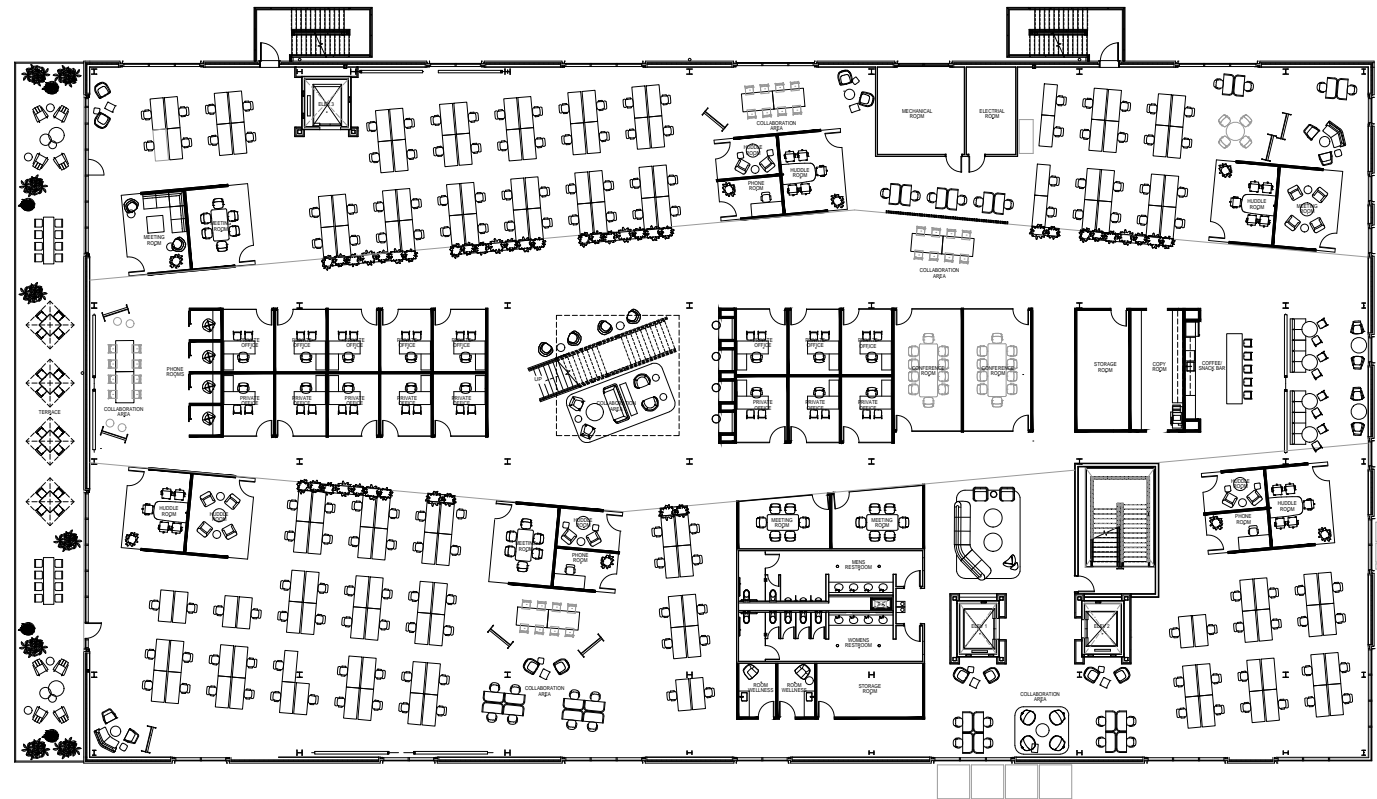
Second Floor

36,961 SF
Test Fit

ROOM SUMMARY

FLOOR 2

Medium Conference Room	2
Meeting Room	5
Huddle	8
Office	16
Workstations	150
Hotel Workstations	26
Open Collaboration	6
Phone Room	7
Wellness	2
Storage	1
Server/Comm	1
Coffee Snack	1



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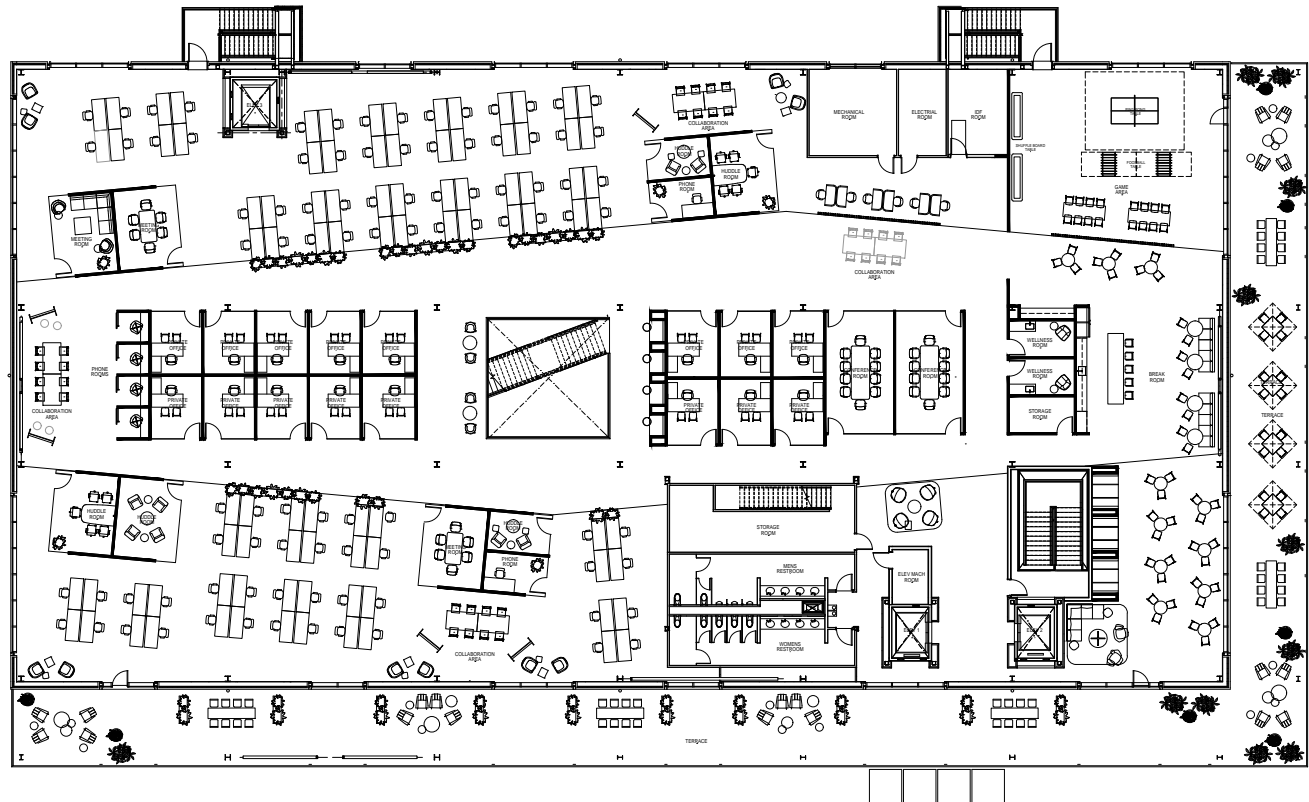
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Third Floor

33,963 SF
Test Fit

ROOM SUMMARY

FLOOR 3	
Medium Conference Room	2
Meeting Room	3
Huddle	5
Office	14
Workstations	92
Hotel Workstations	6
Open Collaboration	4
Phone Room	6
Break Room	1
Wellness	2
Storage	1
Server/Comm	1
Coffee Snack	1



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