

Southport



CBRE

On the shores of Lake Washington,
Southport offers a workplace
experience unlike anywhere else.

Its ecosystem extends outward,
connecting work with water,
nature, and possibility in ways that
fundamentally alter how a workday
feels to everyone who experiences it.

A WORKDAY BEYOND WALLS

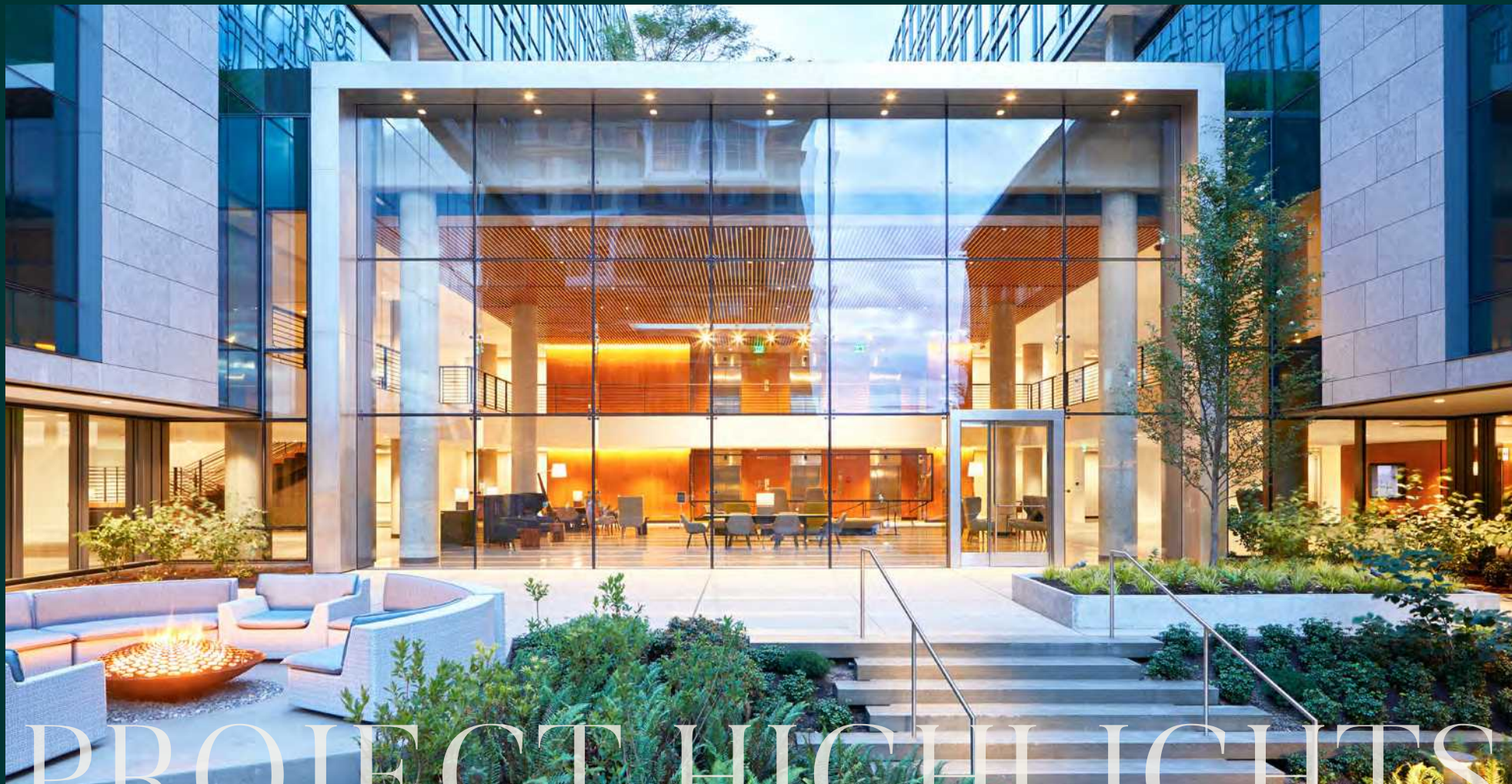
A scenic view of Lake Washington with modern buildings and lush green trees in the background. The text "A WORKDAY BEYOND WALLS" is overlaid in large white letters, with the bottom half of the text reflected in the water.

TRANQUIL BY DESIGN



Today's talent wants an office they can escape to—a destination designed to promote creativity, collaboration, community, and connection.

Southport's thoughtful design creates spaces for focused work, collaborative energy, and restorative breaks—all within a brief walk to Lake Washington's shores.



PROJECT HIGHLIGHTS



Identity

- Remarkable Corporate Headquarters Opportunity on Lake Washington
- Endless Configuration & Branding Opportunities
- High Profile Corporate Neighbors



Location

- Premier Waterfront Campus
- Adjoining Four-Star Hyatt Regency
- Sweeping Views of Lake Washington & Mt. Rainier
- Direct Access to Lake Washington & 57-Acre Gene Coulon Memorial Park



Design

- Modern Steel & Glass Construction
- Flexible 30,000 SF Floorplates
- Best-in-Class Building Finishes
- 12'4" Floor-to-Floor Heights with 9'-Tall Windows
- Lake-Facing Balconies on Floors 5-8



PROJECT HIGHLIGHTS



Amenities

- Spacious Great Room for Gathering
- 10 Conference Rooms
- Outdoor Firepits, Collaboration Areas & Podium Rooftop Decks with Views
- Locker Rooms & Showers
- Bike, Paddleboard & Kayak Storage
- 30,000 SF On-Site Retail & Walkable to The Landing, a 607,000 SF Retail Center



Connectivity

- Adjacent to I-405 with Easy Access to I-5 & I-90
- 3:1,000 SF On-Site Parking
- Walking Distance to Bus Stops
- Private Shuttle to The Landing
- 15-Minute Drive from Sea-Tac Int'l Airport & Boeing Field
- On-Site Moorage
- South Lake Washington Loop Trail Access



Sustainability

- LEED Gold
- State-of-the-Art VRF HVAC Systems
- 1000+ Operable Windows
- 40 EV Charging Stations
- Thoughtful Landscaping Throughout



For committed companies with a creative spirit, and an unwavering drive to make their imagined futures real, there's no better home than Southport.



A NATURAL DESTINATION FOR DISTINCTION

A One-Of-A-Kind Office for One-Of-A-Kind Companies

At Southport, you can create a workplace that mirrors your forward-thinking approach: distinctive, adaptable, and unbound by conventional limitations.

Expansive 30,000+ SF floorplates with endless configuration options give you the freedom to build the workspace of your dreams, automate everyday tasks and empower you to focus on what matters.

Building 1			Building 2			Building 3		
	Floor 9	35,359 SF		Floor 9	LEASED		Floor 9	LEASED
	Floor 8	38,001 SF		Floor 8	LEASED		Floor 8	LEASED
	Floor 7	38,001 SF		Floor 7	LEASED		Floor 7	LEASED
	Floor 6	38,002 SF		Floor 6	LEASED		Floor 6	18,289 SF
	Floor 5	38,002 SF		Floor 5	LEASED		Floor 5	LEASED
	Floor 4	21,040 SF		Floor 4	20,973 SF		Floor 4	LEASED
	Floor 3	23,856 SF		Floor 3	23,871 SF		Floor 3	22,418 SF
	Floor 2	18,839 SF		Floor 2	18,943 SF		Floor 2	22,486 SF
	Floor 1	9,315 SF					Floor 1	LEASED

Inspiring Connection

Southport is designed to nurture talent with flexible spaces crafted for collaboration, state-of-the-art building systems, and thoughtfully amenitized common spaces to connect, create community, and relax.

Southport's central Great Room offers a refined and relaxed place to connect. With a 21-foot-high glass curtain wall and spacious interior, the 25,000-square-foot gathering space is designed to be as striking as it is inviting.

21'-High Glass Curtain Wall Provides a Connection to the Outdoors

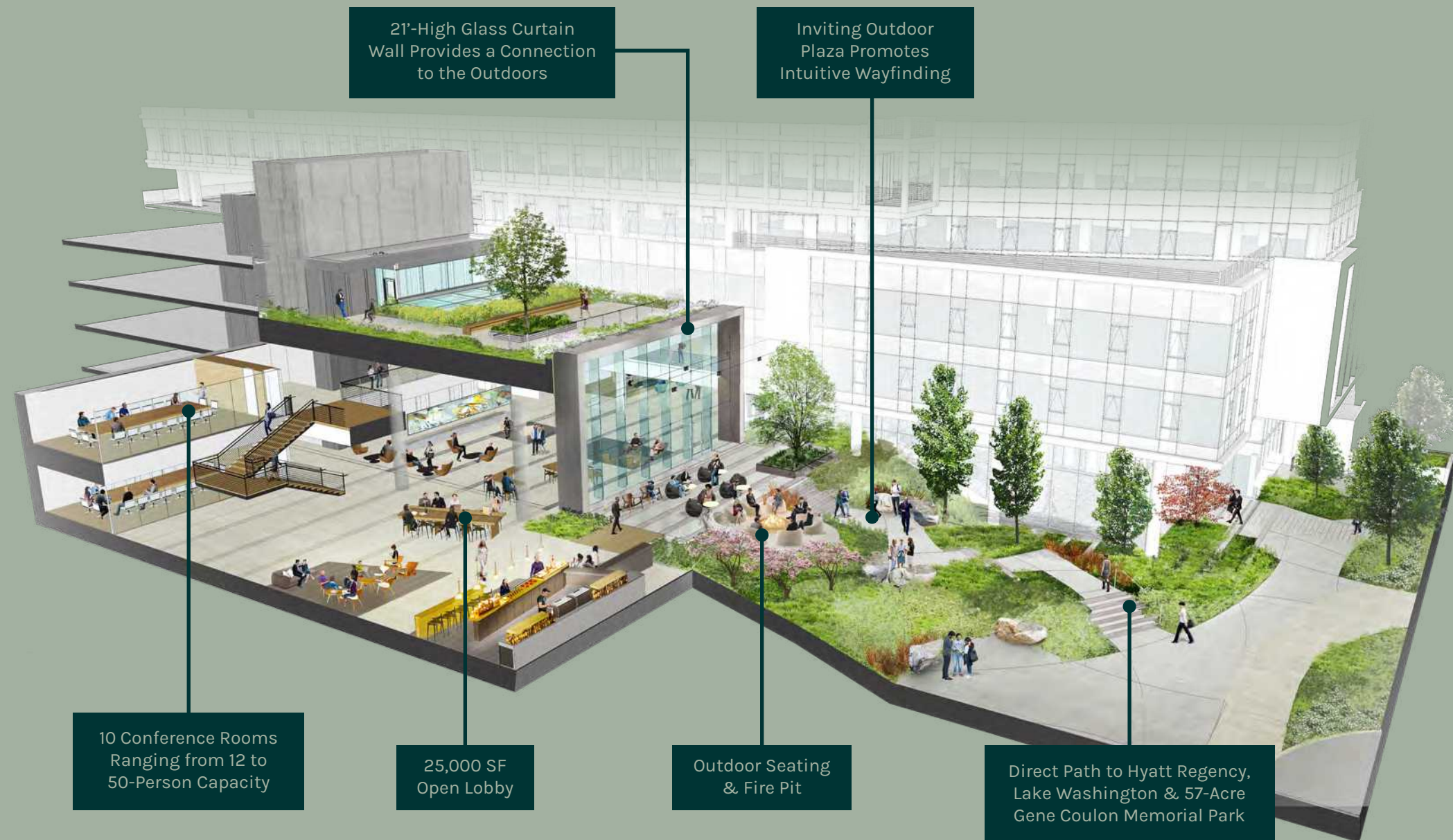
Inviting Outdoor Plaza Promotes Intuitive Wayfinding

10 Conference Rooms
Ranging from 12 to
50-Person Capacity

25,000 SF
Open Lobby

Outdoor Seating
& Fire Pit

Direct Path to Hyatt Regency,
Lake Washington & 57-Acre
Gene Coulon Memorial Park



Where Nature, Tech, and Wellness Work Together.

In an age of constant distraction, Southport offers something refreshingly rare: tranquility with purpose.

Located next to Lake Washington and Gene Coulon Memorial Park, the campus provides immediate “blue space” and “green space” access, supporting productivity and offering a scientifically backed environmental boost to mental health and well-being.

- Certified LEED Gold
- State-of-the Art VRF HVAC Systems
- 1000+ Operable Windows
- Abundant Natural Light
- Outdoor Collaboration & Social Areas
- Easy Access to Outdoor Recreation Areas
- Thoughtful Landscaping
- Regionally Sourced & Sustainable Building Materials



EASY CONNECTIONS



Lakeside Amenities

An office at Southport places you at the heart of a burgeoning lakeside destination with a four-star hotel on-site and multiple retail and dining options within walking distance.

Map Legend



Dining



Lakefront Beach



Cafe



Tennis Courts



Spa



Volleyball Courts



Moorage



Cycling Trails



EV Charging



Jogging Trails



Metro Bus Stop



Southport

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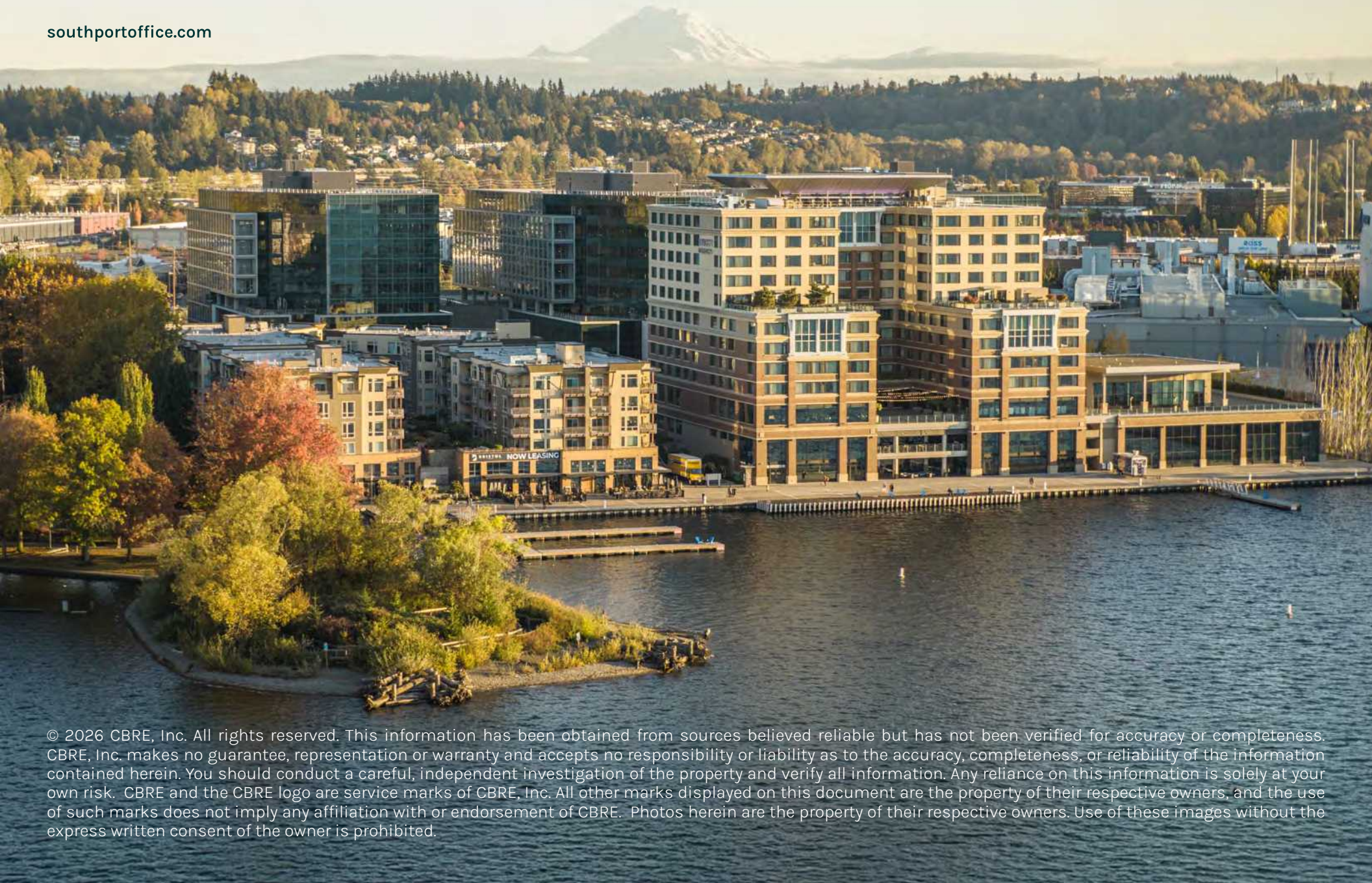
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