

WRIGHT
RUNSTAD
& COMPANY



THE
SPRING
DISTRICT
BLOCK 5

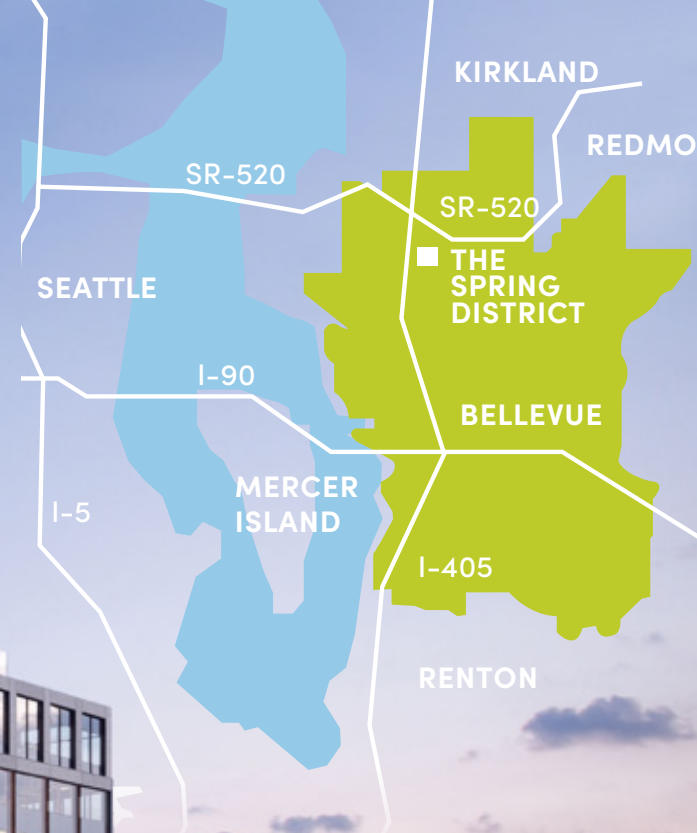


327,000 SF COMING SUMMER 2023

THE LATEST ADDITION TO BELLEVUE'S MOST EXCITING LOCATION

THE SPRING DISTRICT IS MORE THAN BUILDINGS

It's an emerging neighborhood in the heart of Bellevue. A mix of old and new, a lively, walkable neighborhood that is a community, densely packed with activity.



DELIVERING SUMMER 2023 327,000 SQUARE FEET



PROPERTY FEATURES

Address	1615 123rd AVE NE, Bellevue, WA
Size	11 Floors - 327,000 SF
Floor Plate Size	28,000 - 41,500 SF
Parking	2/1000 SF of structured secure parking over 5 levels
Construction	Structural steel framed with concrete composite metal deck floors. Glass and steel curtain wall.
Ceiling	13'2" slab to slab. 9'6" finished height
HVAC	State-of-the-art mechanical, electrical and HVAC systems to meet the stringent demands of high-tech tenants
Elevators	6 office passenger destination dispatch elevator and 1 freight

Amenities	<ul style="list-style-type: none">• Spectacular views of Bellevue, Seattle, Cascade & Olympic Mountains• 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• Terrace and public park spaces create an inviting pedestrian experience• Accessible balcony & green space on levels 3 & 11• Bike Storage & Locker Rooms• Onsite Retailers
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THE SPRING DISTRICT BLOCK 5

DOAS HVAC
PROVIDES 100%
OUTSIDE AIR

BALCONY / GREEN
SPACE

BUILDING HIGHLIGHTS

13'2"
SLAB TO SLAB.

LEED
CERTIFICATION

NAMING
OPPORTUNITY

STEPS FROM
SOUND TRANSIT
LIGHT RAIL

SECURE BIKE
STORAGE WITH
LOCKERS &
SHOWERS

6 ELEVATORS
AND 1 FREIGHT

ONSITE
RETAIL

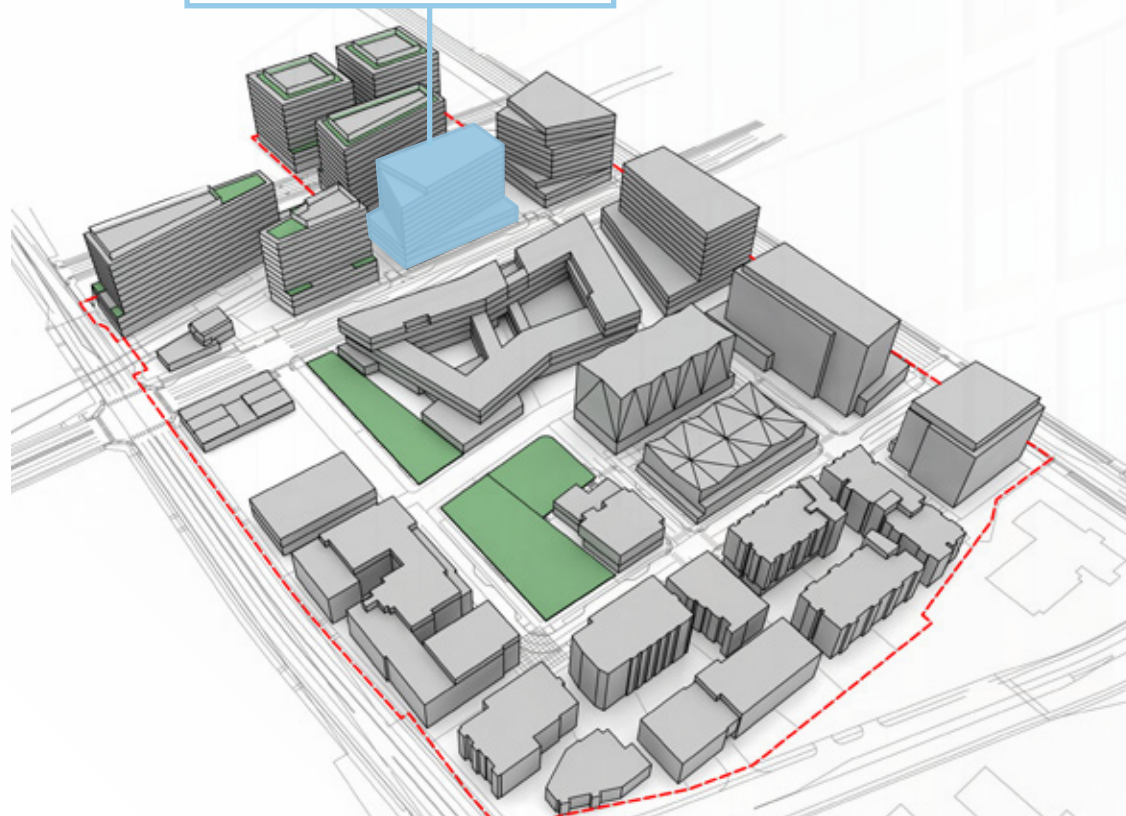
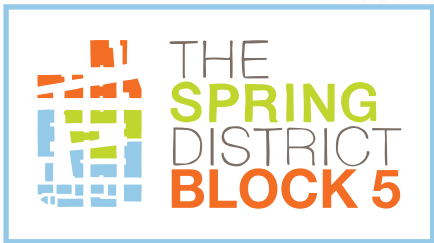
ONSITE EV CAR
CHARGING
STATIONS

SECURE
PARKING LEVELS





LOCATION MAP



HERE COMES THE NEIGHBORHOOD

HERE COMES THE NEIGHBORHOOD

THE DISTRICT

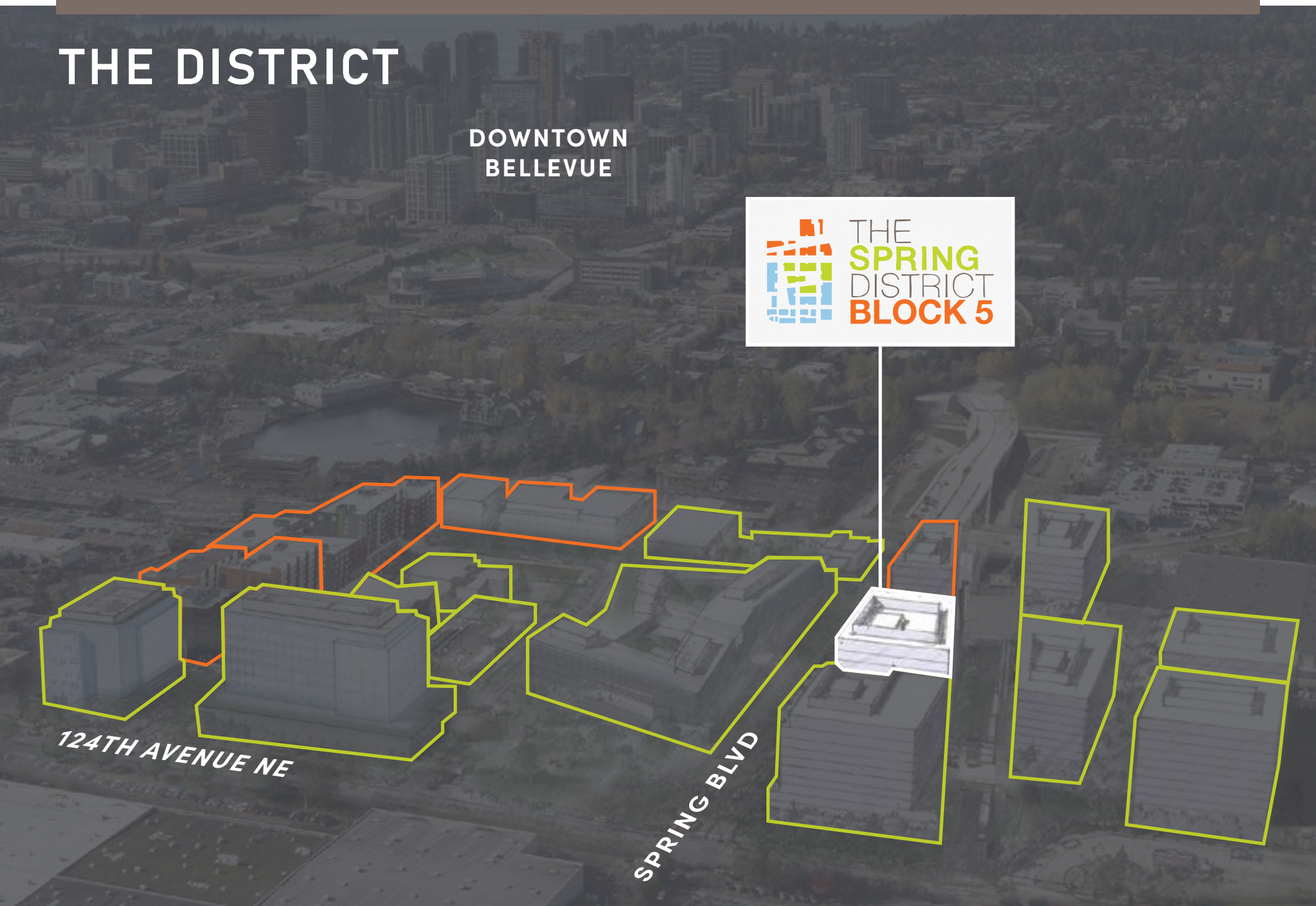
DOWNTOWN
BELLEVUE



THE
SPRING
DISTRICT
BLOCK 5

124TH AVENUE NE

SPRING BLVD



MASS TRANSIT HUB

EASTLINK LIGHT RAIL STATION (2023 COMPLETION)

5 MINUTE DRIVE

TO DOWNTOWN BELLEVUE

15 MINUTE DRIVE

TO DOWNTOWN SEATTLE

BELLEVUE DOWNTOWN STATION

SPRING DISTRICT STATION

WILBURTON STATION

BEL-RED STATION

OVERLAKE VILLAGE STATION

FROM I-405 NORTH (SEATTLE / RENTON)

EAST MAIN STATION

LIGHT RAIL TRANSIT TIMES

Spring District Station > Bellevue CBD	3 Minutes
Spring District Station > Microsoft	13 Minutes
Spring District Station > Seattle's International District	25 Minutes
Spring District Station > U District	35 Minutes
Spring District Station > SeaTac Airport	50 Minutes

STACKING PLAN



LEVEL 11 - 27,403 RSF
LEVEL 10 - 28,641 RSF
LEVEL 9 - 28,641 RSF
LEVEL 8 - 28,321 RSF
LEVEL 7 - 28,321 RSF
LEVEL 6 - 28,321 RSF
LEVEL 5 - 28,321 RSF
LEVEL 4 - 27,970 RSF
LEVEL 3 - 37,443 RSF
LEVEL 2 - 41,343 RSF
LEVEL 1 - 22,745 RSF 4,367 RSF RETAIL
LEVEL A
LEVEL B
LEVEL C
LEVEL D
LEVEL E



TOTAL

**327,470 RSF
OFFICE**

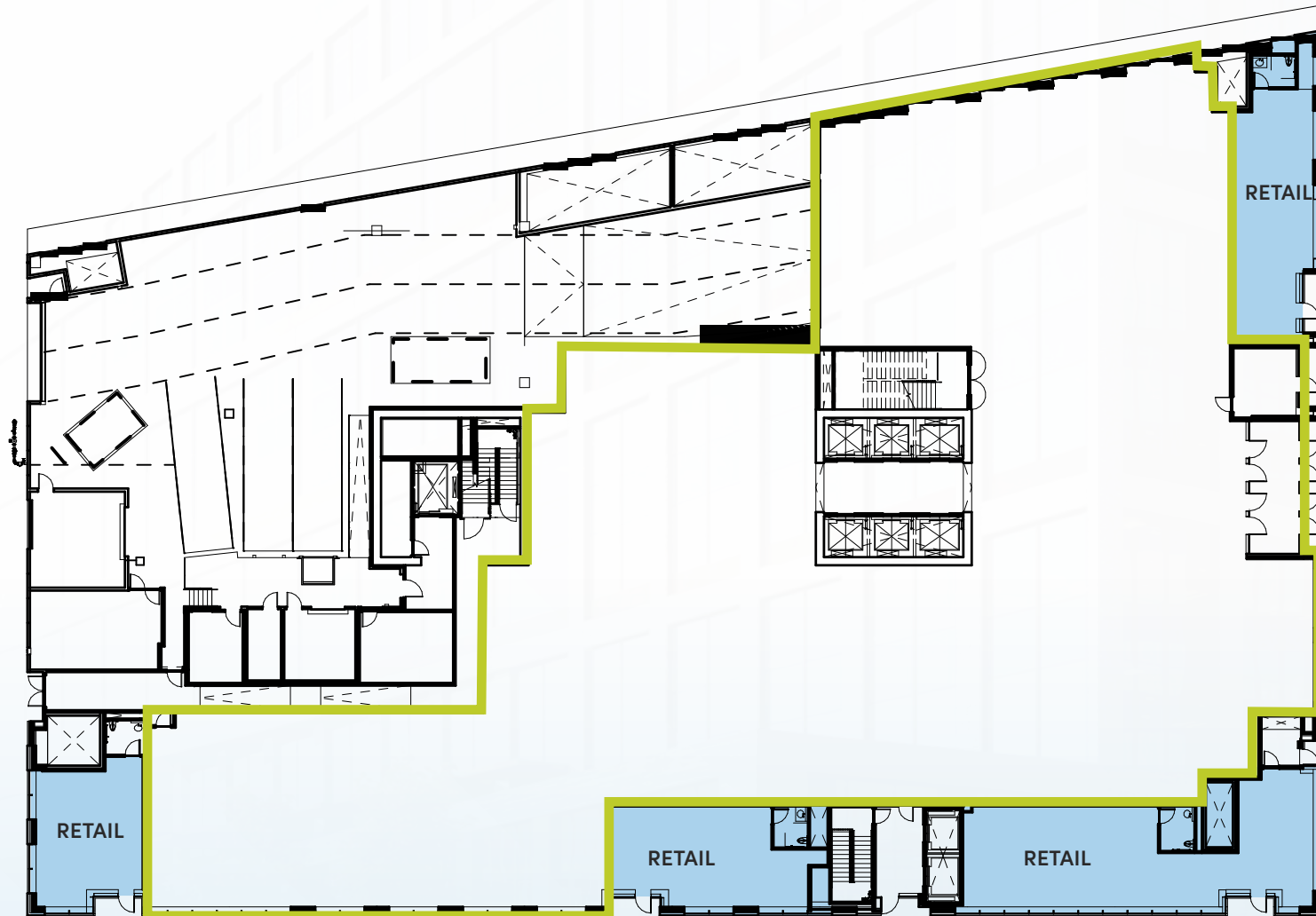
**4,367 RSF
RETAIL**



THE SPRING DISTRICT BLOCK 5

FLOOR PLAN FLOOR 1 • 22,500 RSF

AVAILABLE SUMMER 2023

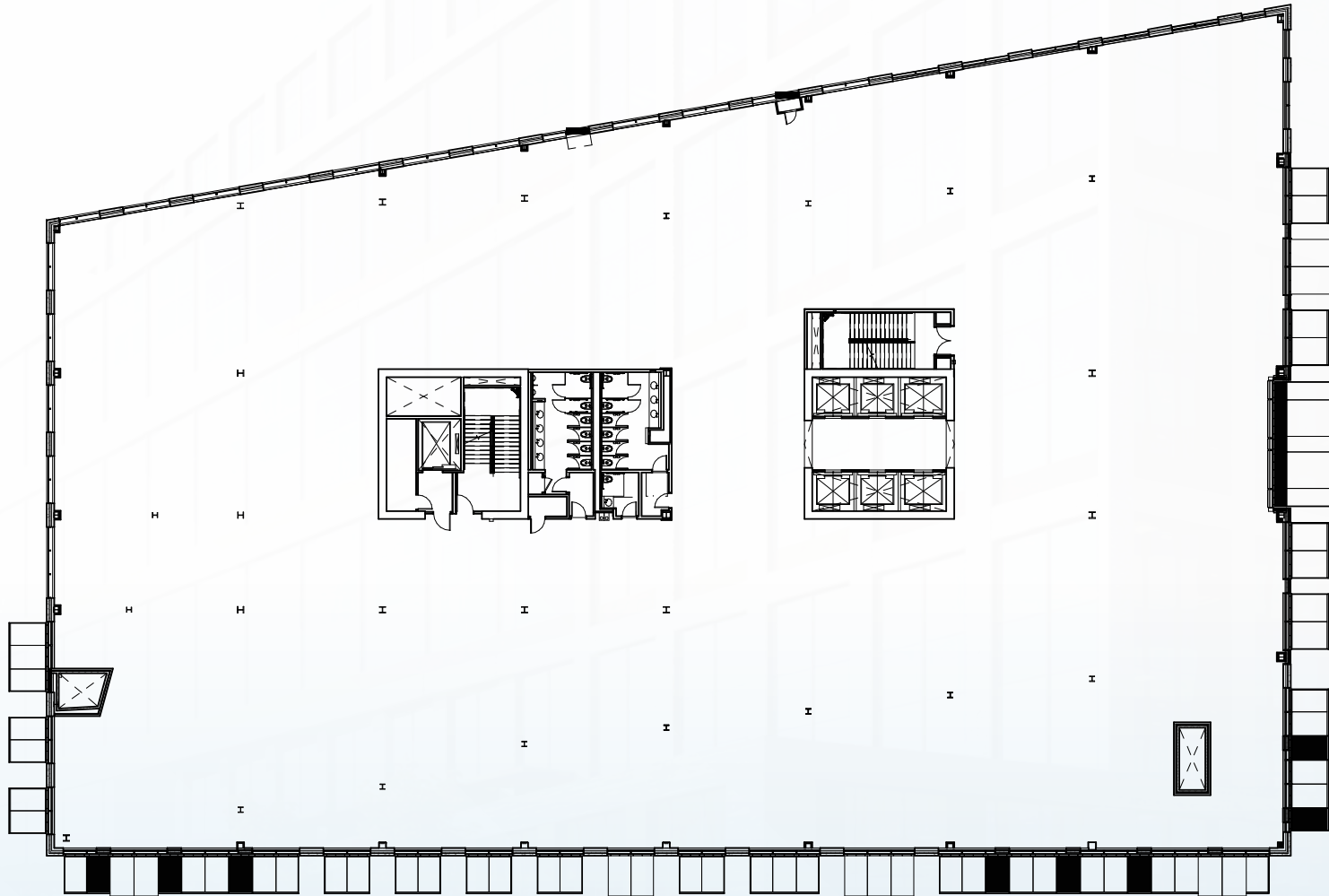




THE SPRING DISTRICT BLOCK 5

FLOOR PLAN FLOOR 2 • 41,500 RSF

AVAILABLE SUMMER 2023

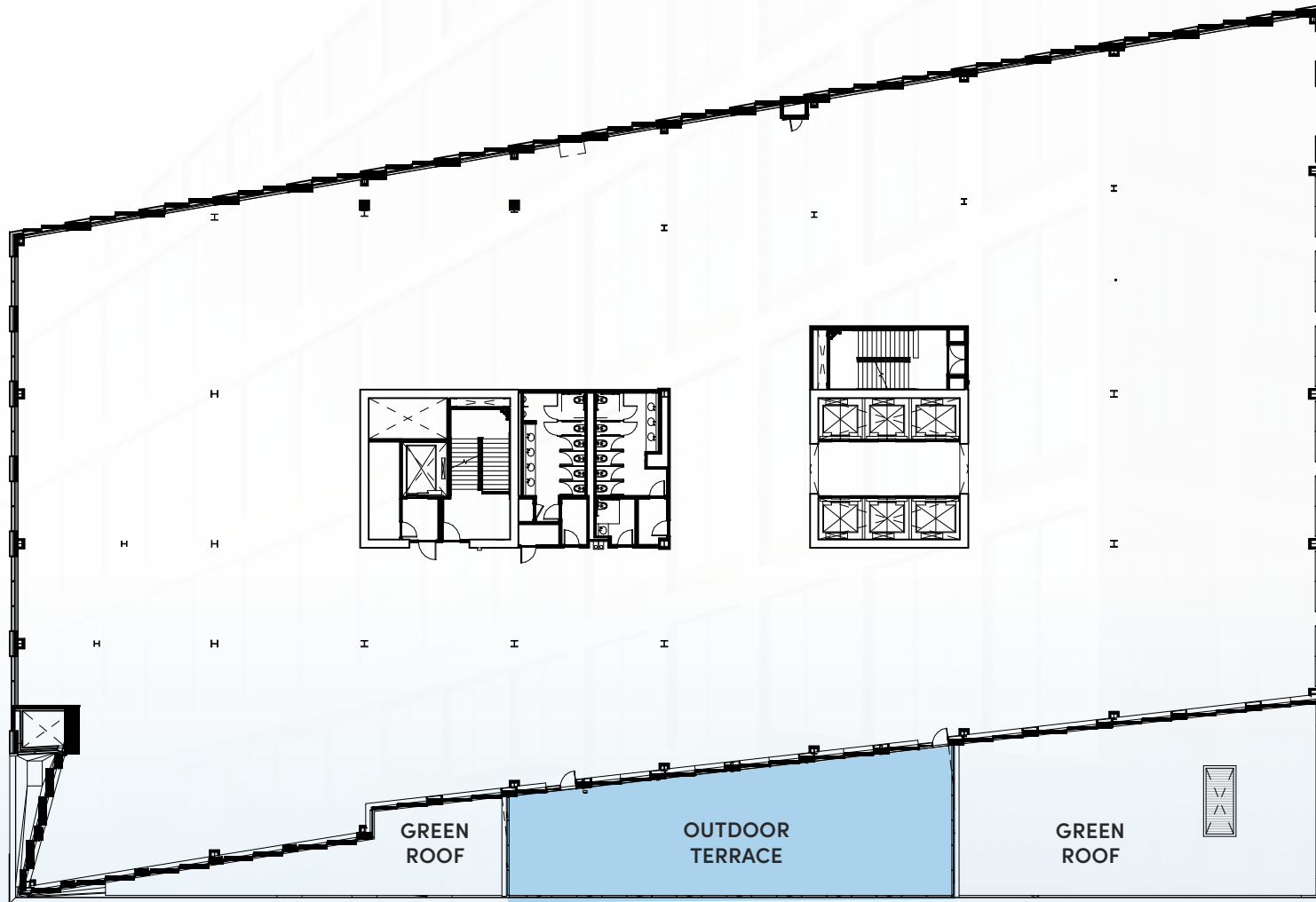




THE SPRING DISTRICT BLOCK 5

FLOOR PLAN FLOOR 3 • 37,500 RSF

AVAILABLE SUMMER 2023

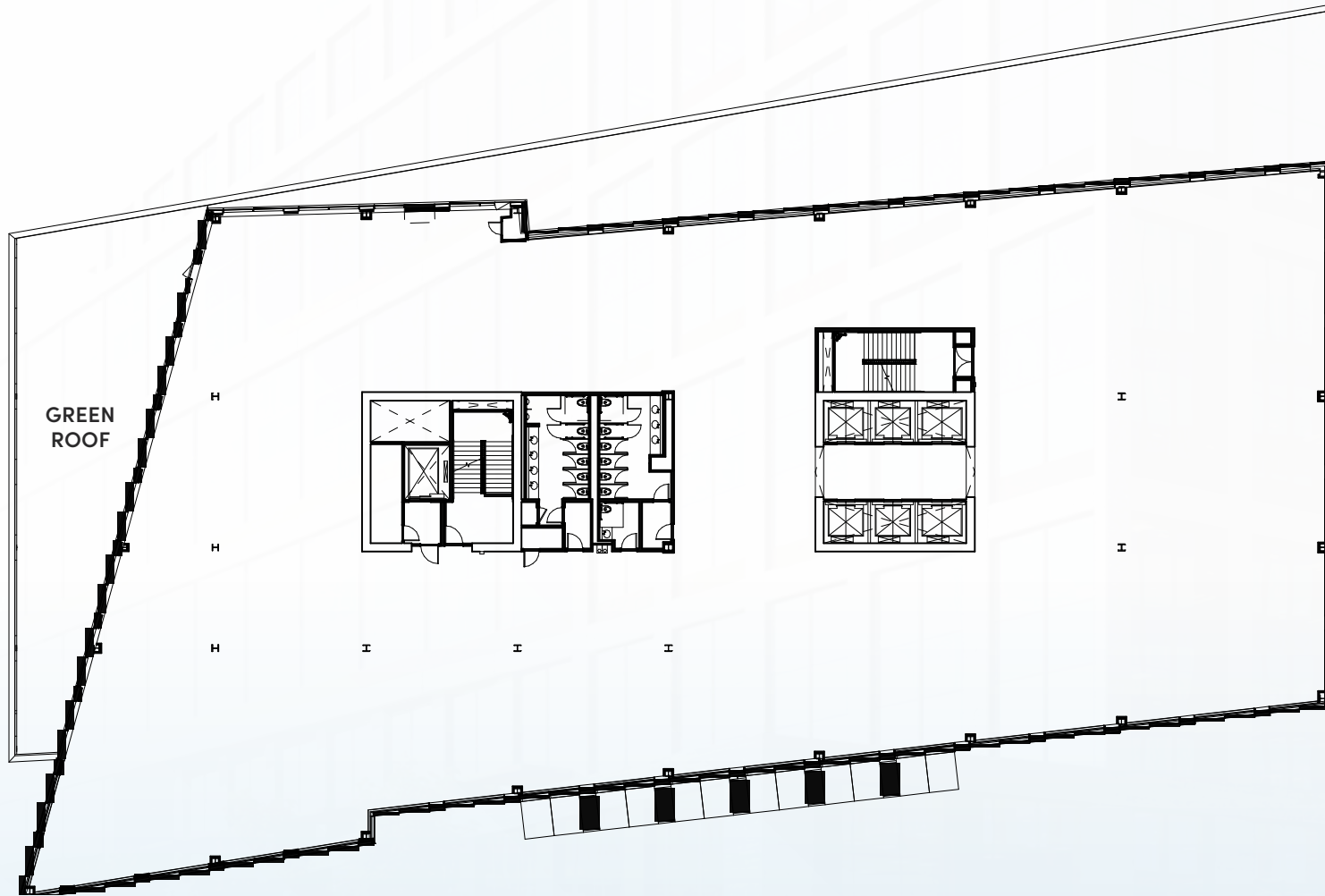




THE SPRING DISTRICT BLOCK 5

FLOOR PLAN FLOOR 4 • 28,000 RSF

AVAILABLE SUMMER 2023





THE SPRING DISTRICT BLOCK 5

SPEC PLAN - SINGLE TENANT SOCIAL DISTANCED FLOOR 5-10 • 28,000 RSF

AVAILABLE SUMMER 2023



P.O. / TEAM ROOMS	11
RECEPTION	1
WORKSTATIONS	108
236 SF / PERSON	



THE SPRING DISTRICT BLOCK 5

FLOOR PLAN SPEC PLAN - SINGLE TENANT FLOOR 5-10 • 28,000 RSF

AVAILABLE SUMMER 2023



P.O. / TEAM ROOMS	11
RECEPTION	1
WORKSTATIONS	173
153 SF / PERSON	



THE SPRING DISTRICT BLOCK 5

FLOOR PLAN FLOOR 5-10 • 28,000 RSF

AVAILABLE SUMMER 2023

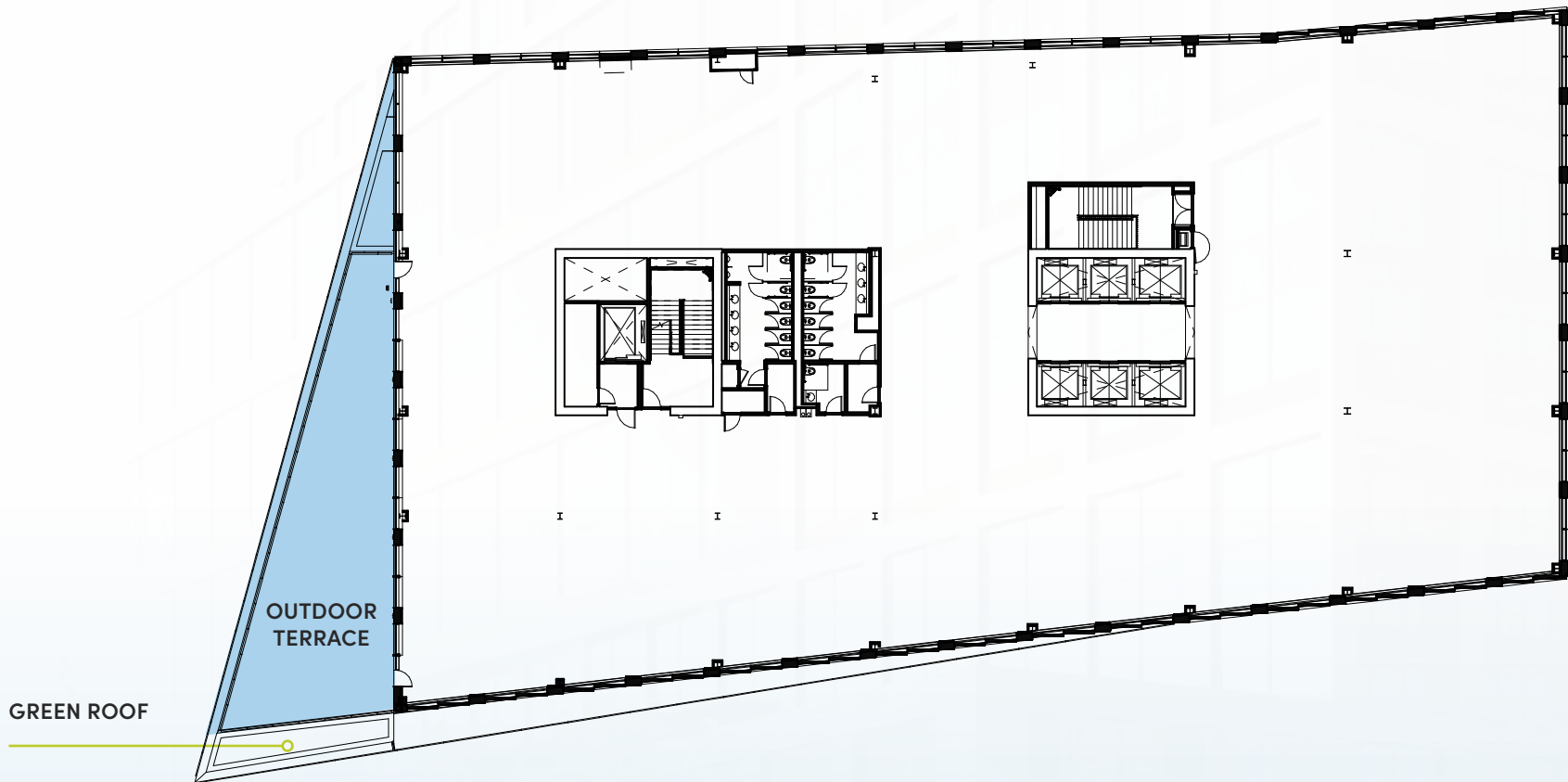




THE SPRING DISTRICT BLOCK 5

FLOOR PLAN FLOOR 11 • 27,578 RSF

AVAILABLE SUMMER 2023





THE SPRING DISTRICT BLOCK 5

BRODERICK
• GROUP •

GRANT YERKE

425.646.5264

yerke@broderickgroup.com

MATT SCHRECK

425.646.5232

schreck@broderickgroup.com



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