

*The*  
**SPRING DISTRICT**  
CREATIVE OFFICE SPACE

**9,217 SF - 18,963 SF**  
AVAILABLE NOW



**BRODERICK**  
GROUP

WRIGHT  
RUNSTAD  
& COMPANY

 **THE  
SPRING  
DISTRICT®**

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## Building HIGHLIGHTS



2ND FLOOR  
ROOFTOP DECK



FIRST FLOOR BREWERY AND  
RESTAURANT SPACE



EXPANSIVE OUTDOOR  
BEER GARDEN WITH VIEWS  
OVERLOOKING THE ADJACENT  
NEIGHBORHOOD PARK

## OFFICE AVAILABILITIES

### FLOOR 2

9,217 RSF

### FLOOR 3

9,746 RSF

### CONTIGUOUS

18,963 RSF



18,963 SQ. FT. OF  
CREATIVE OFFICE SPACE

— *Building* —

# DETAILS

## Address

1285 122nd AVE NE

## Size

Floor 1 - Brew Pub

Floor 2 - 9,217 RSF Office

Floor 3 - 9,746 RSF Office

Contiguous Office Space: 18,963 RSF

## Operating Expenses

\$13.39/SF, NNN

## Parking

Office parking provided in adjacent parking garage

## Ceiling Height

Level 2: 10' clearance\*

Level 3: 10'-4" clearance\*

\*slab to bottom of beam

## Construction

Steel structure with slab on metal deck

## Electrical

1000A, 480V, 3-phase

## HVAC

VAV and mechanical distribution by tenant

## Telecommunications

Fiber connections available

## Elevators

Dedicated office access

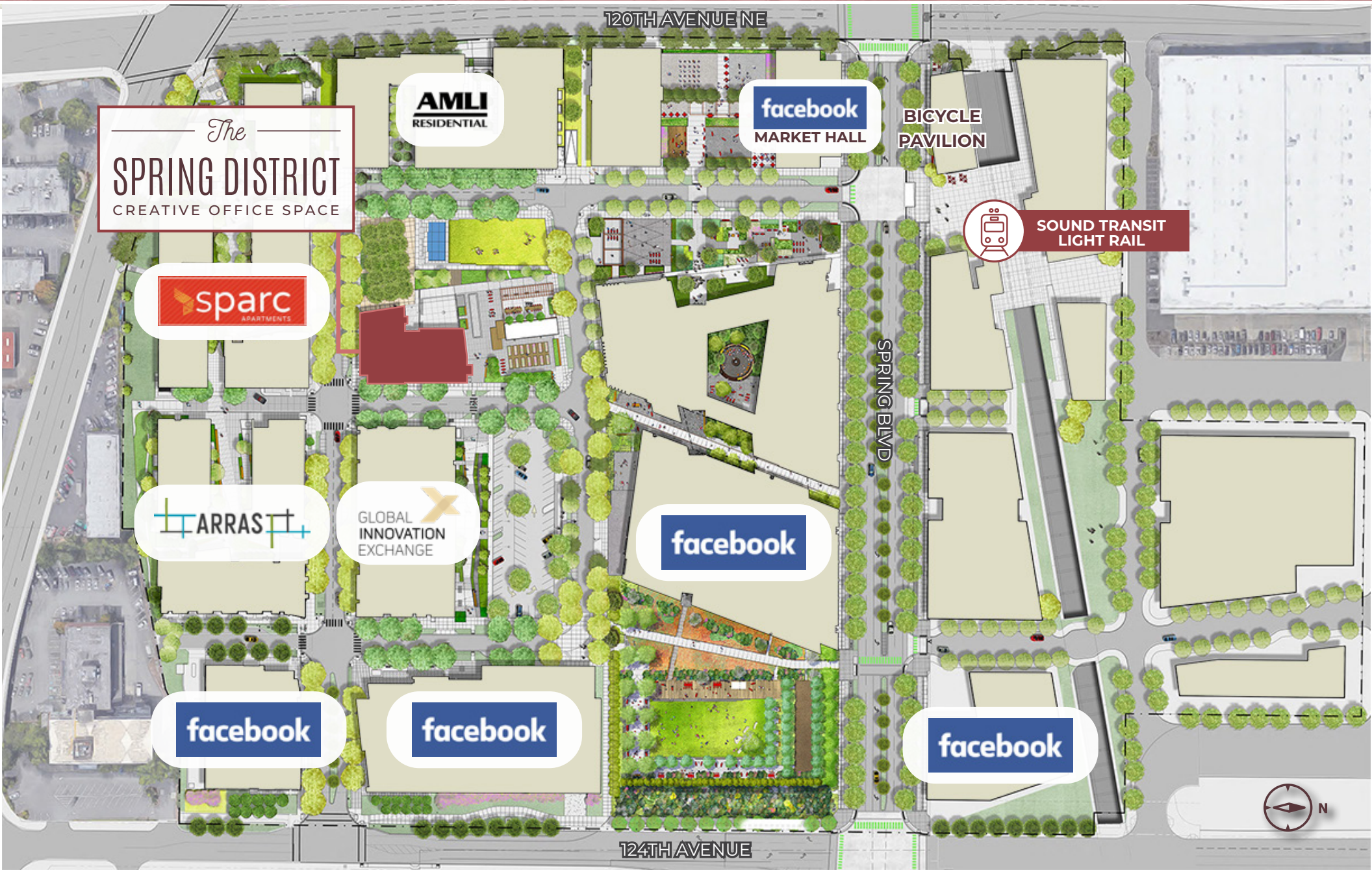


# SPRING DISTRICT MAP



THE  
SPRING  
DISTRICT

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120TH AVENUE NE

The  
**SPRING DISTRICT**  
CREATIVE OFFICE SPACE

**AMLI**  
RESIDENTIAL

**facebook**  
MARKET HALL

BICYCLE  
PAVILION



SOUND TRANSIT  
LIGHT RAIL

**sparc**  
APARTMENTS

**ARRAS**

GLOBAL  
INNOVATION  
EXCHANGE

**facebook**

SPRING BLVD

**facebook**

**facebook**

**facebook**

124TH AVENUE



— Location —

# MAP



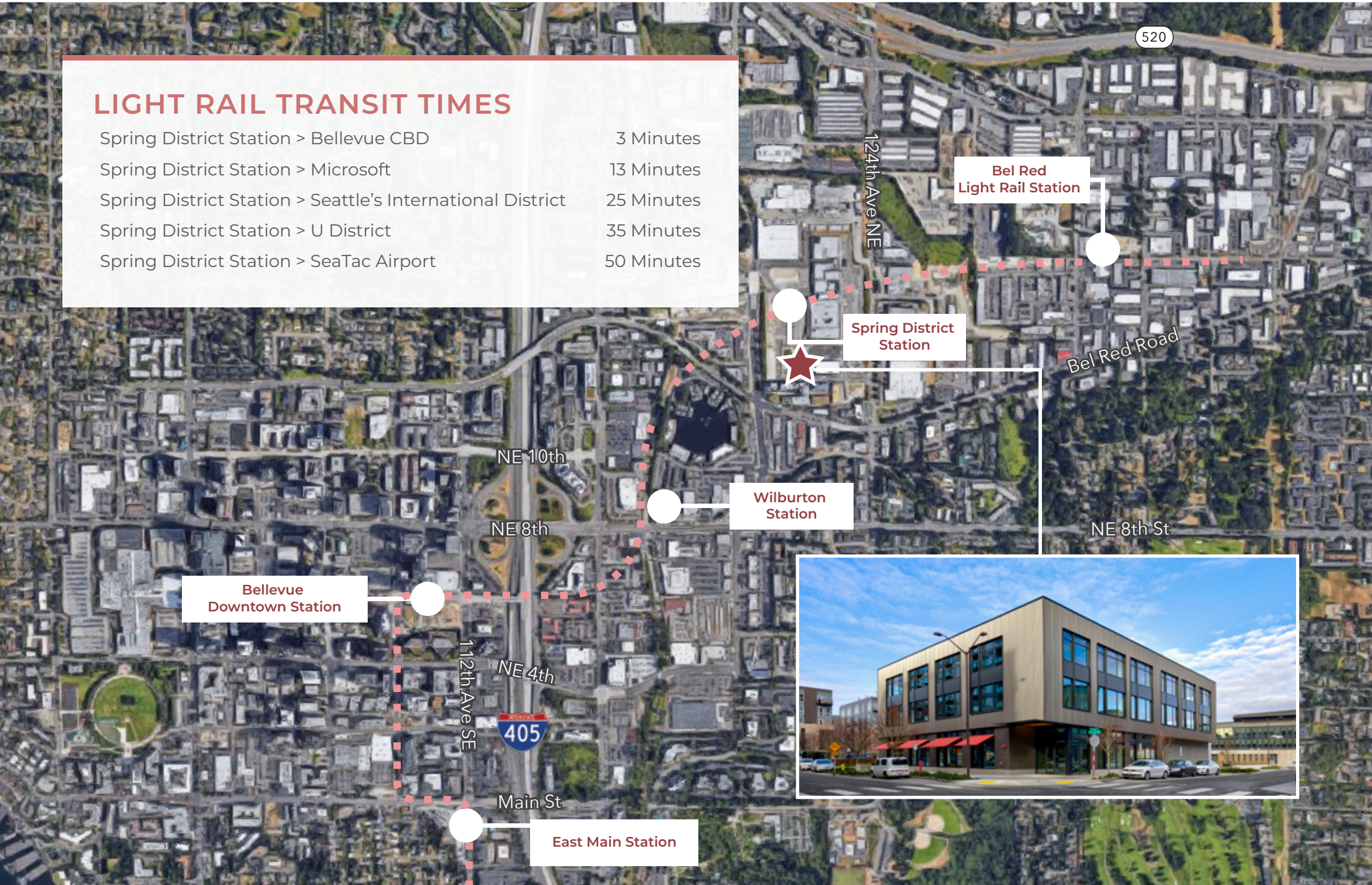
— The —  
**SPRING DISTRICT**  
CREATIVE OFFICE SPACE

# FUTURE MASS TRANSIT HUB

## EASTLINK LIGHT RAIL STATION (2023 COMPLETION)

### 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



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SPRING DISTRICT CREATIVE OFFICE SPACE  
1285 122ND AVE NE

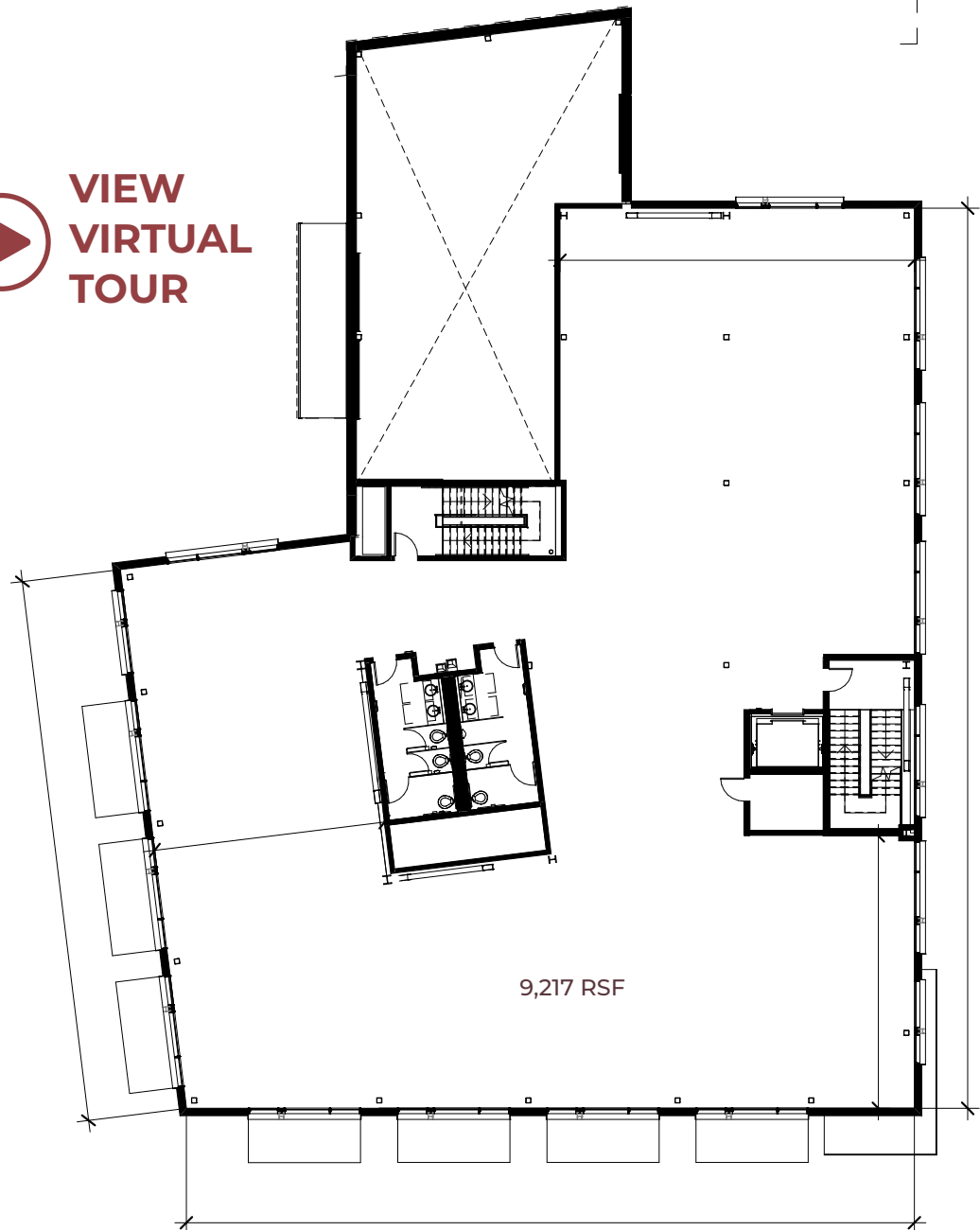
*Floor Plan*

**FLOOR 2**  
9,217 SF

**AVAILABLE NOW**



**VIEW  
VIRTUAL  
TOUR**



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SPRING DISTRICT CREATIVE OFFICE SPACE  
1285 122ND AVE NE

*Floor Plan*

**FLOOR 2**  
9,217 SF  
Professional Services Test Fit

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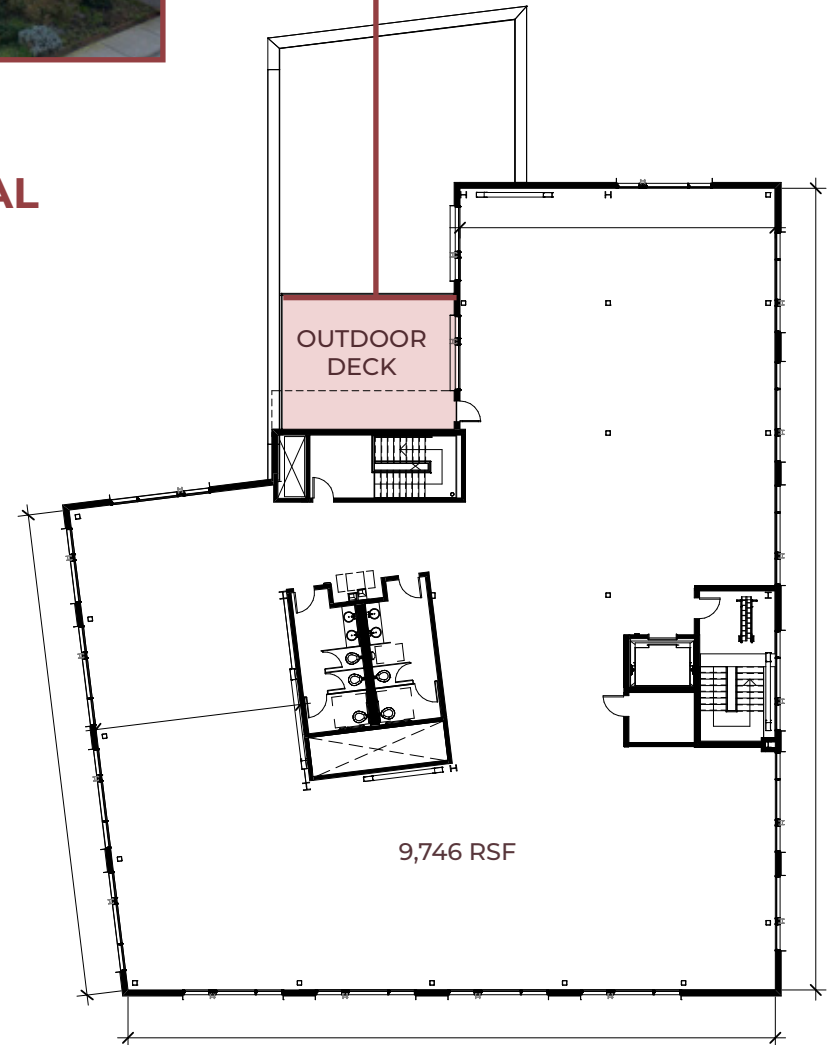


The  
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CREATIVE OFFICE SPACE

SPRING DISTRICT CREATIVE OFFICE SPACE  
1285 122ND AVE NE



**VIEW  
VIRTUAL  
TOUR**



*Floor Plan*

**FLOOR 3**  
9,746 SF

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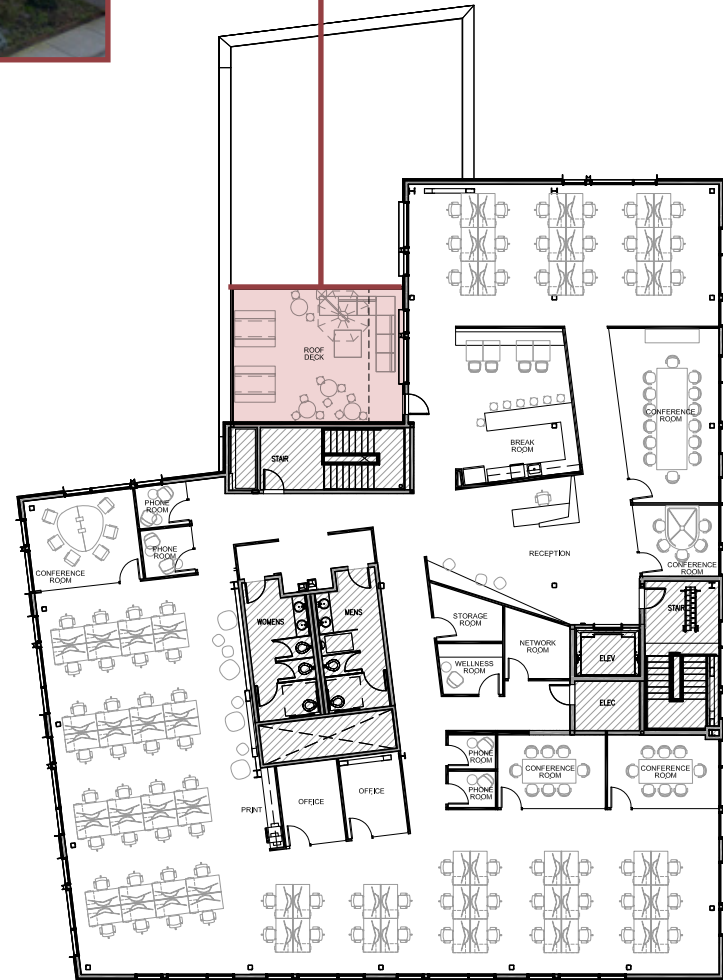
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**VIEW  
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TOUR**



*Floor Plan*

**FLOOR 3**

9,746 SF

Technology Tenant Test Fit

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