SOUTHPORT
ON LAKE WASHINGTON

Premier Waterfront Office & Life Sciences Campus For Lease

YOUR JOURNEY STARTS HERE

WWW.SOUTHPORT.LIFE

CUSHMAN & WAKEFIELD

SECO DEVELOPMENT, INC.

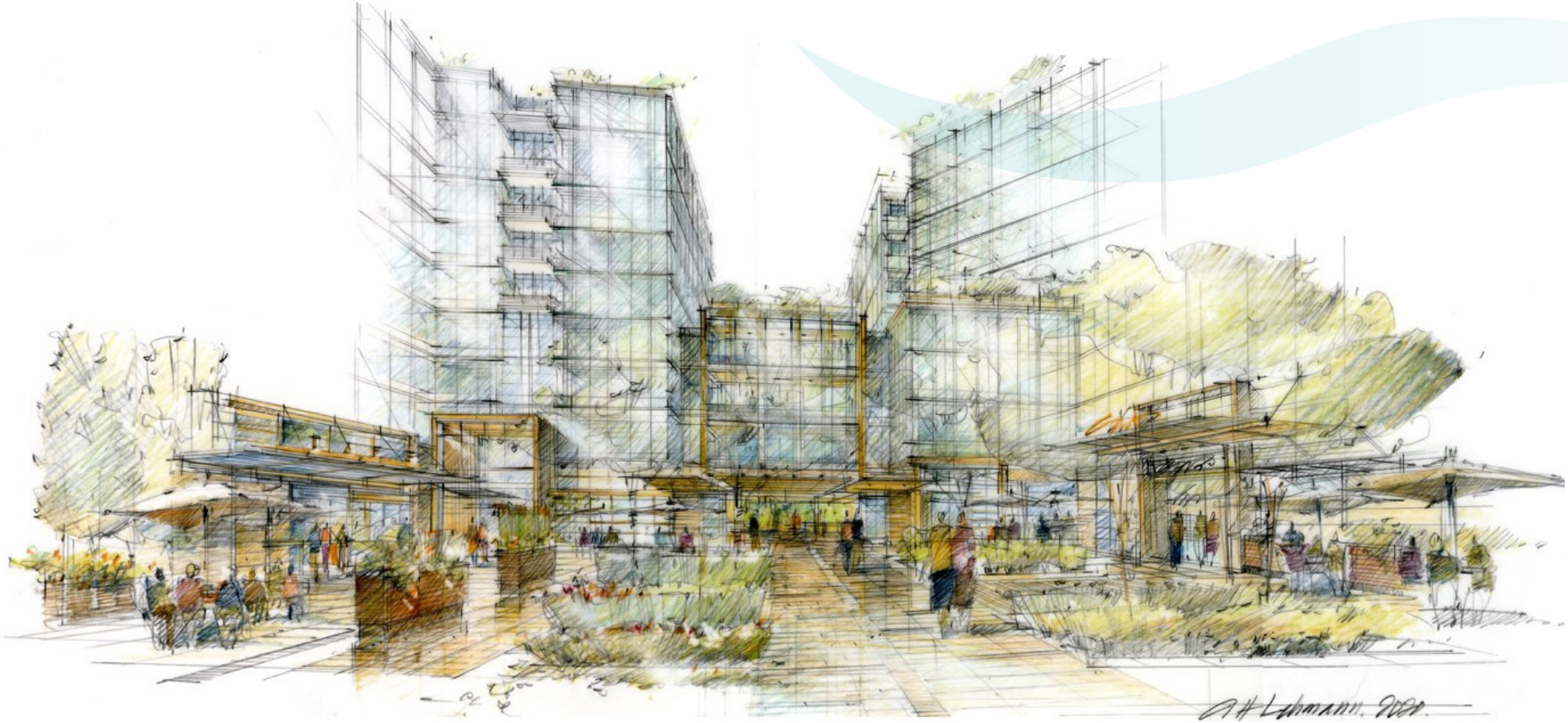
SOUTHPORT WEST EXPANSION

Office and Life Science Opportunity

Southport Campus offers an exciting alternative to the traditional corporate and life science hubs across the U.S.: a vibrant waterfront community for a live, work, play environment.

1.45 MILLION SQUARE FEET

PREMIER WATERFRONT MIXED-USE CAMPUS	5 NEW MID-RISE BUILDINGS	±250,000 SF PER BUILDING WITH LARGE FLOORPLATES



Downtown Seattle
Lake Washington
SOUTHPORT
ON LAKE WASHINGTON
Hyatt Regency Lake Washington
Gene Coulon Memorial Beach Park
Top Golf
The Landing
LOGAN AVE N
N 8TH STREET
SOUTHPORT DRIVE
LAKE WASHINGTON BLVD N
INTERSTATE 405

HIGHLIGHTS OF AN IDEAL PROPERTY

88,500 SF ON-SITE RETAIL

Retail and proximity to The Landing with 620,000 SF of retail and two grocers, including Amazon Fresh

4-STAR

Hyatt Regency Lake Washington at Seattle's Southport on-site with 60,000 SF conference facility & 347 rooms

ABUNDANT AND AFFORDABLE HOUSING

7 on-site apartment buildings providing corporate executive housing & 383 rooms

CONNECTED PARKING STRUCTURE

Abundant parking directly accessible to large office floorplates from parking garage with existing power for electric vehicles

CENTRAL LOCATION

Centrally located, convenient drive to location

57-ACRE PARK

Gene Coulon Memorial Beach Park on-site

TECHNOLOGY

State-of-the-Art technology and connectivity

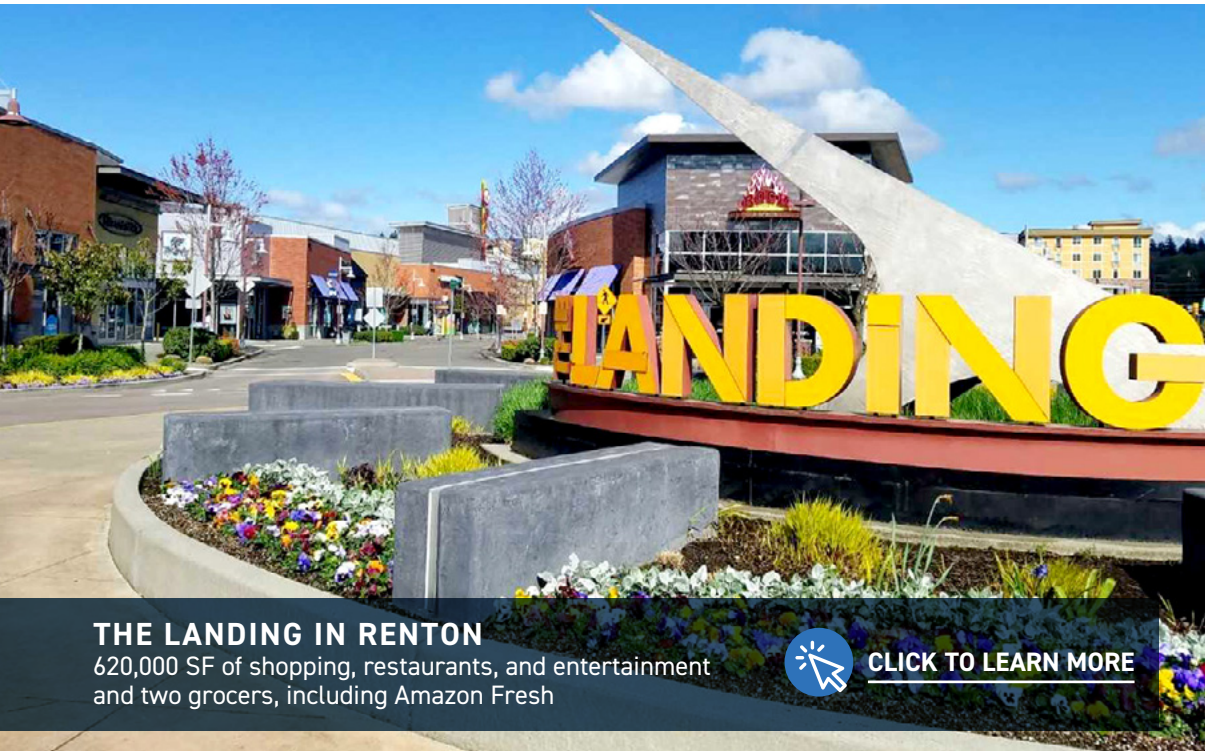
MASS TRANSIT AND COMMUTER BUS

Adjacent to future transit hub with routine shuttle service to The Landing, Sea-Tac Airport, and South Bellevue & Rainier Beach Park & Ride

SOUTHPORT CAMPUS
2.4 Million SF already existing and completed in 2021

LAKE WASHINGTON WATERFRONT LOCATION
With walking, running and bike paths

TOP GOLF RENTON
Now Open



THE LANDING IN RENTON
620,000 SF of shopping, restaurants, and entertainment and two grocers, including Amazon Fresh

CLICK TO LEARN MORE

ROOFTOP DECKS & BALCONIES
Each building features a rooftop deck and multiple outdoor balconies

PREMIER WATERFRONT CAMPUS

DYNAMIC ENVIRONMENT

- 4-star, 347-room Hyatt Regency Lake Washington at Seattle's Southport, on-site with event and meeting space
- 88,500 SF on-site retail and steps to the Landing Retail Center
- Waterfront location
- Multiple executive housing opportunities on campus with 383 luxury suites

BUILDING DETAILS

- Floor-to-floor ranging from 12'4" - 15' with 9' window height
- Stunning views of Lake Washington & Mt. Rainier
- Best-in-class building finishes
- Large Floor Plates: 21,760 to 41,200 RSF
- Multiple outdoor spaces on campus & rooftop decks
- Redundant power grid

CONNECTION TO TRANSIT

- Multiple transit opportunities, including mass transit, water taxi and shuttles to light rail
- Access to the lake, bike & running trails
- Direct access to I-405
- Minutes away from Sea-Tac Airport and Boeing Field
- Shuttle to retail core, Link Light Rail, and other amenity sites

CONVENIENT REGIONAL ACCESS

SITE PLAN

Lake Washington
Future Water Taxi
Visitor Moorage/Seaplane Dock
Kayak/Paddle Board Dock
Beach
Hyatt Regency Lake Washington
Bristol Apartments
Gene Coulon Memorial Beach Park
Existing Office Buildings
Bristol Apartments
SOUTHPORT ON LAKE WASHINGTON
OFFICE / LIFE SCIENCE EXPANSION
CENTER ROAD
757TH AVE. N.
Future Transit Hub
The Landing
PARK AVE
GARDEN AVE
NORTH SOUTHPORT DRIVE
LAKE WASHINGTON BLVD

OFFICE / LIFE SCIENCE EXPANSION

1.45 MILLION SQUARE FEET

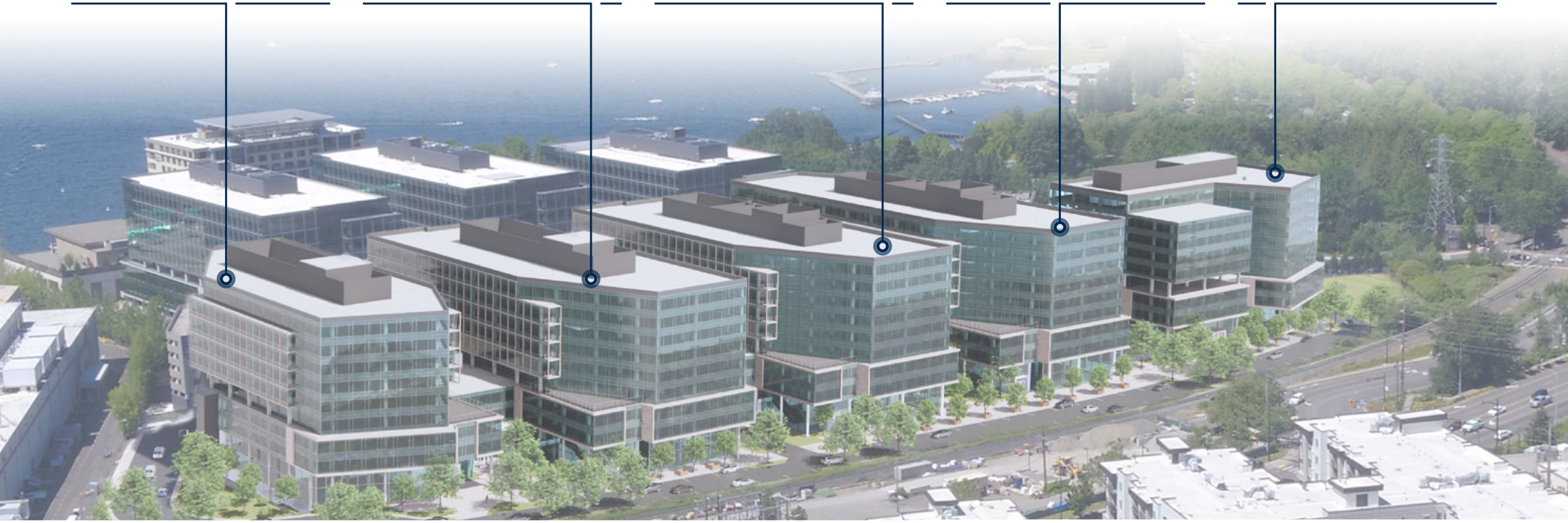
BUILDING ONE 1
256,460 SF
Floor plates ranging from
21,760 - 33,910 SF

BUILDING TWO 2
299,230 SF
Floor plates ranging from
26,645 - 39,730 SF

BUILDING THREE 3
308,455 SF
Floor plates ranging from
31,540 - 39,725 SF

BUILDING FOUR 4
315,230 SF
Floor plates ranging from
28,060 - 41,200 SF

BUILDING FIVE 5
261,000 SF
Floor plates ranging from
31,300 - 34,490 SF



FLOOR PLAN

Ground Floor

N

	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5
GROUND (RETAIL)	10,301 SF	12,062 SF	11,721 SF	11,393 SF	7,505 SF
TOTAL RETAIL	52,982 SF*				
GROUND (AMENITY)	5,427 SF*	10,794 SF*	7,528 SF*	11,917 SF*	8,820 SF*

* AMENITY AREAS ARE INCLUDED WITHIN OFFICE RENTABLE SQUARE FEET NUMBER PER BOMA STANDARDS

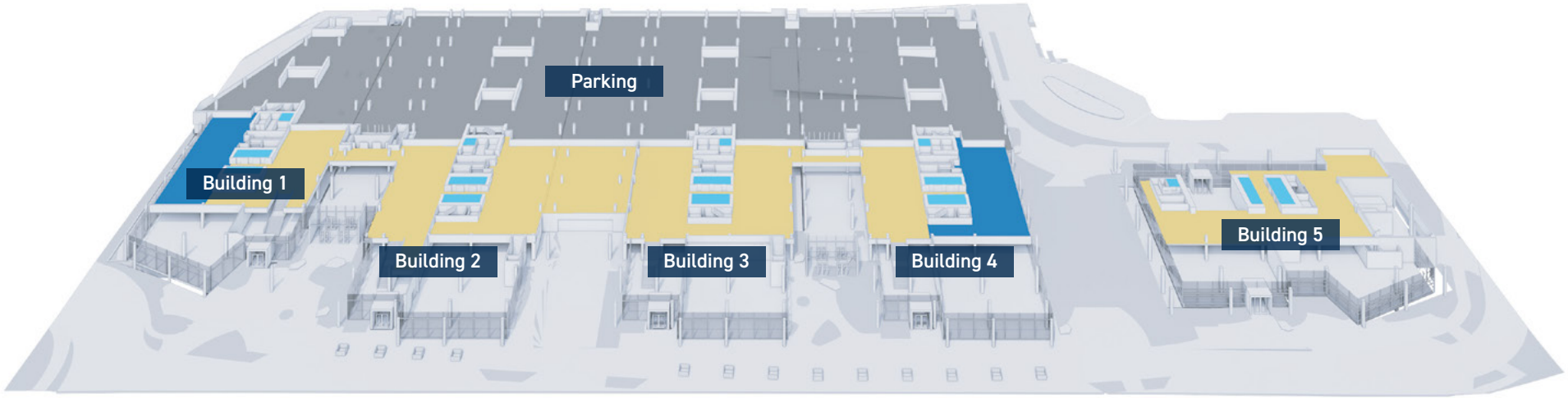
FLOOR PLAN

Office Floor 1

N

	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5
LEVEL 1 (OFFICE)	4,082 SF	-	-	6,072 SF	-
LEVEL 1 (AMENITY)	4,589 SF*	12,572 SF*	17,130 SF*	6,020 SF*	7,560 SF*

* AMENITY AREAS ARE INCLUDED WITHIN OFFICE RENTABLE SQUARE FEET NUMBER PER BOMA STANDARDS



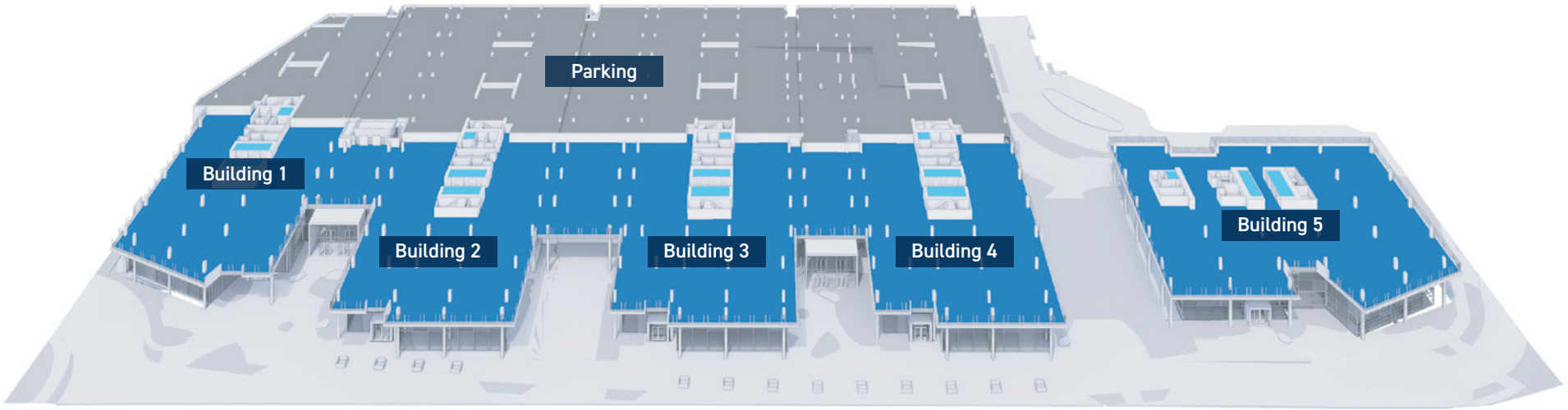
- Office
- Amenity and Circulation
- Parking
- Elevators

FLOOR PLAN

Office Floor 2

	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5
LEVEL 2 (OFFICE)	21,761 SF	26,643 SF	31,538 SF	28,058 SF	34,493 SF

N



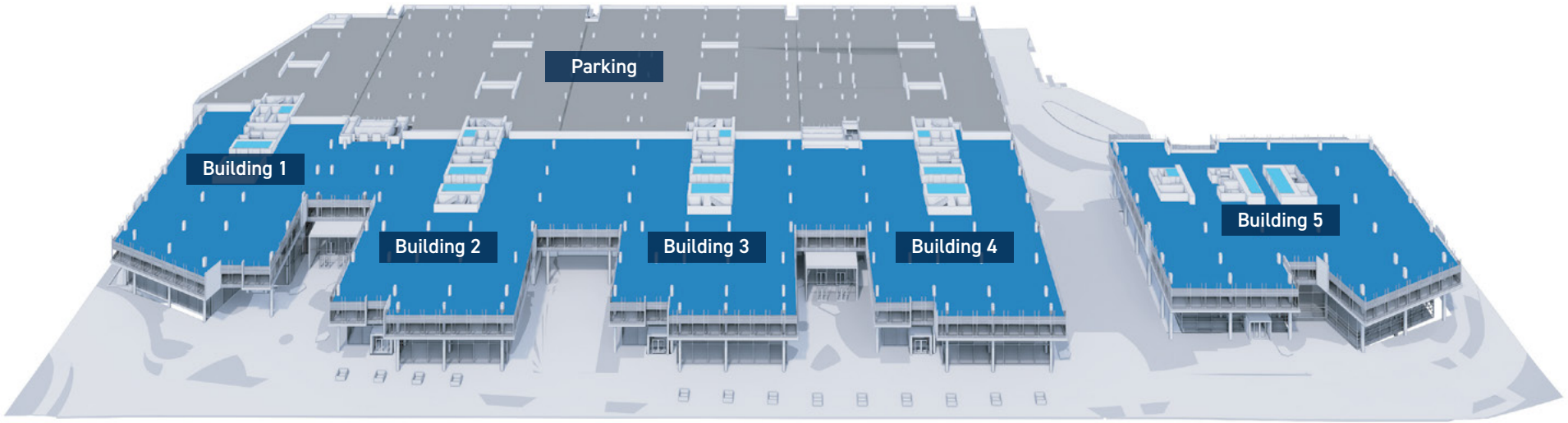
- Office
- Parking
- Elevators

FLOOR PLAN

Office Floor 3

	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5
LEVEL 3 (OFFICE)	21,761 SF	26,643 SF	31,538 SF	28,058 SF	34,535 SF

N



- Office
- Parking
- Elevators

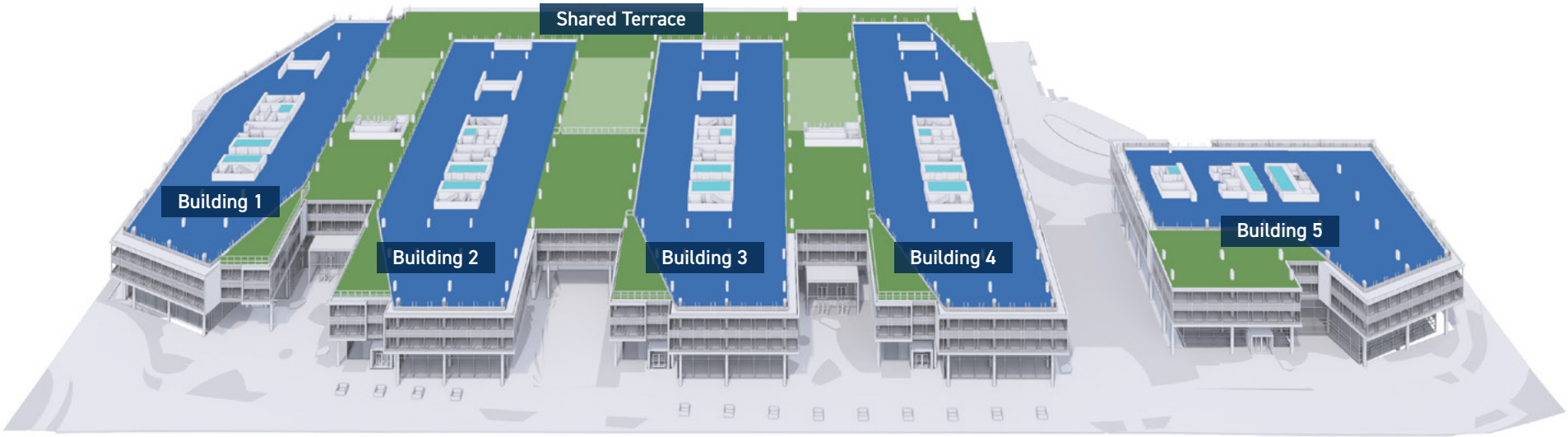
FLOOR PLAN

Office Floor 4

N

	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5
LEVEL 4 (OFFICE)	31,553 SF	37,319 SF	37,126 SF	38,609 SF	29,709 SF
LEVEL 4 (TERRACE)	1,870 SF	1,936 SF	1,936 SF	1,942 SF	2,279 SF
OCCUPIABLE TERRACE	-	5,463 SF*	6,257 SF*	5,247 SF*	-

* AMENITY AREAS ARE INCLUDED WITHIN OFFICE RENTABLE SQUARE FEET NUMBER PER BOMA STANDARDS



- Office
- Elevators
- Terrace
- Occupiable Terrace (Amenity)

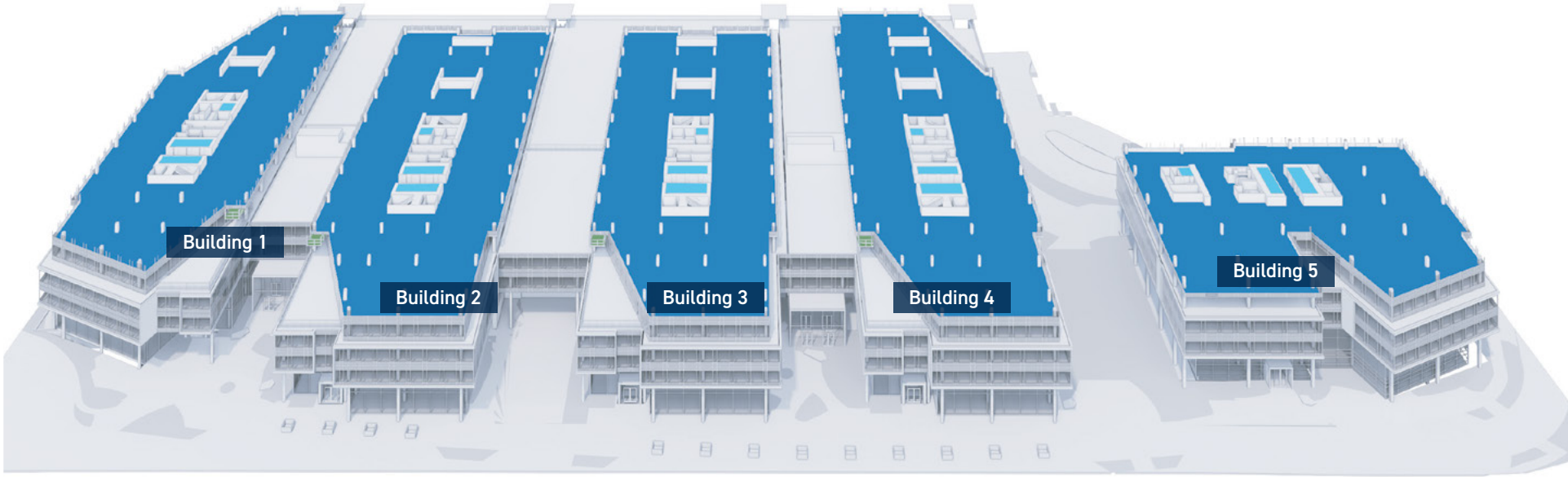
FLOOR PLAN

Office Floor 5-8

N

	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5
LEVEL 5 (OFFICE)	33,910 SF	39,731 SF	39,727 SF	41,204 SF	31,296 SF
LEVEL 5 (TERRACE)	80 SF	86 SF	84 SF	86 SF	-

LEVEL 6, 7, AND 8 ARE IDENTICAL



- Office
- Elevators
- Terrace

FLOOR PLAN

Office Floor 9

	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5
LEVEL 9 (OFFICE)	31,368 SF	37,633 SF	37,624 SF	38,221 SF	29,579 SF
LEVEL 9 (TERRACE)	258 SF	238 SF	231 SF	210 SF	5,370 SF

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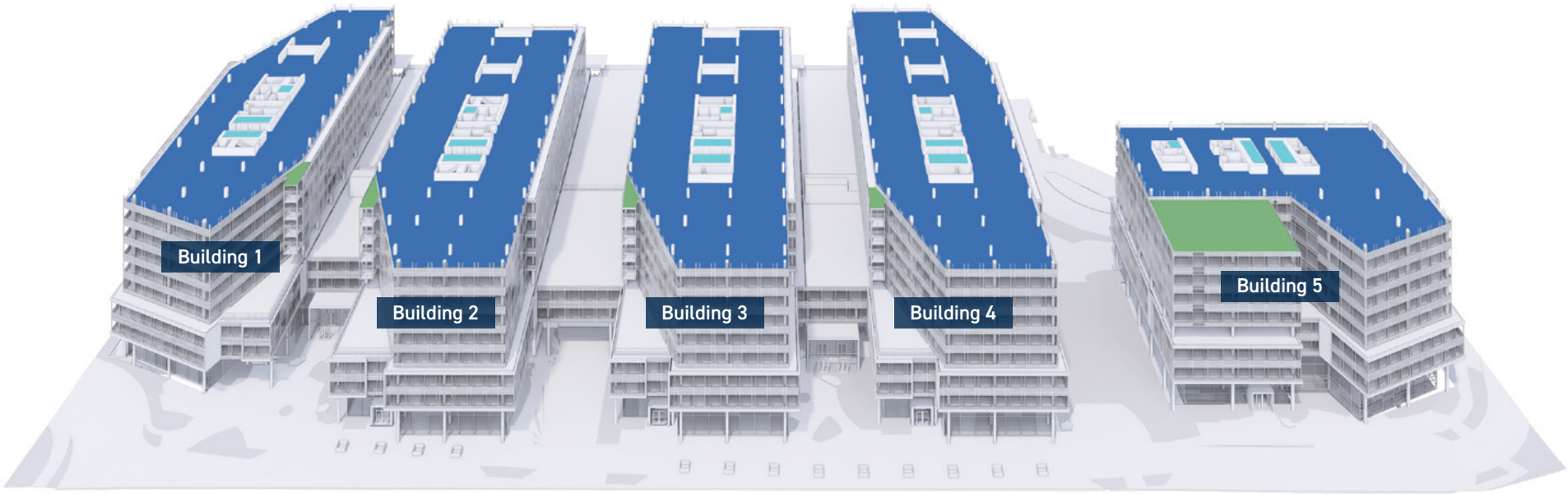

- Office
- Elevators
- Roof Terrace

FLOOR PLAN

Roof Amenity Level

	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5
ROOF (TERRACE)	6,050 SF*	6,030 SF*	6,030 SF*	6,050 SF*	6,040 SF*

* AMENITY AREAS ARE INCLUDED WITHIN OFFICE RENTABLE SQUARE FEET NUMBER PER BOMA STANDARDS

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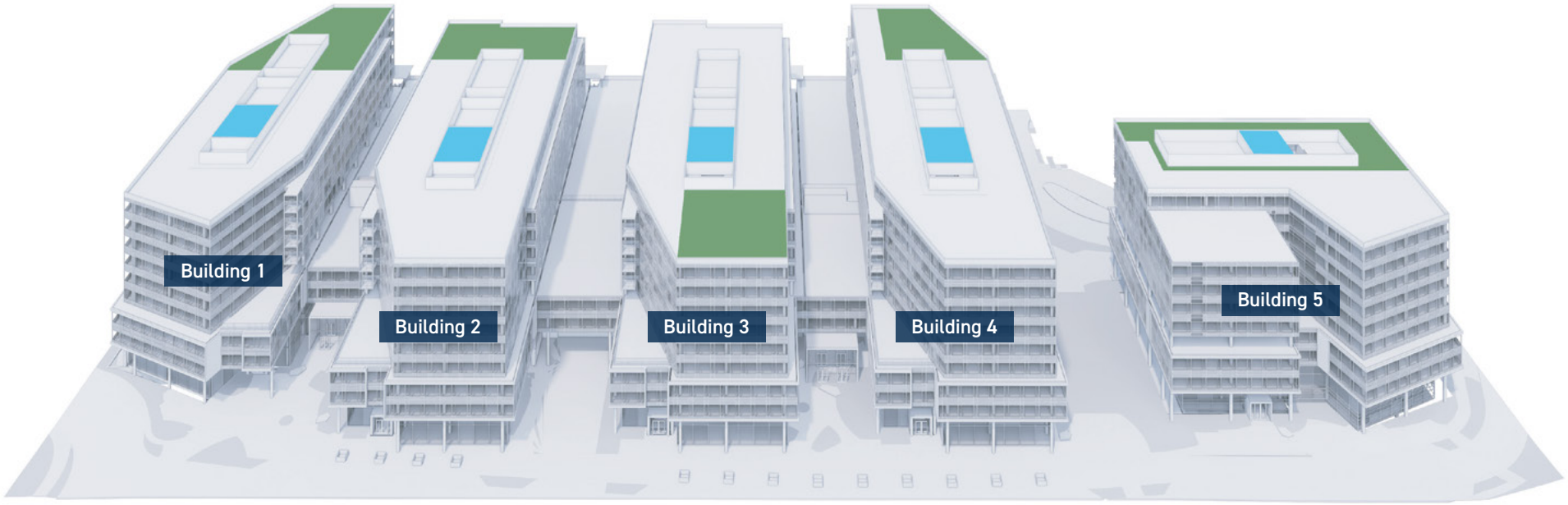
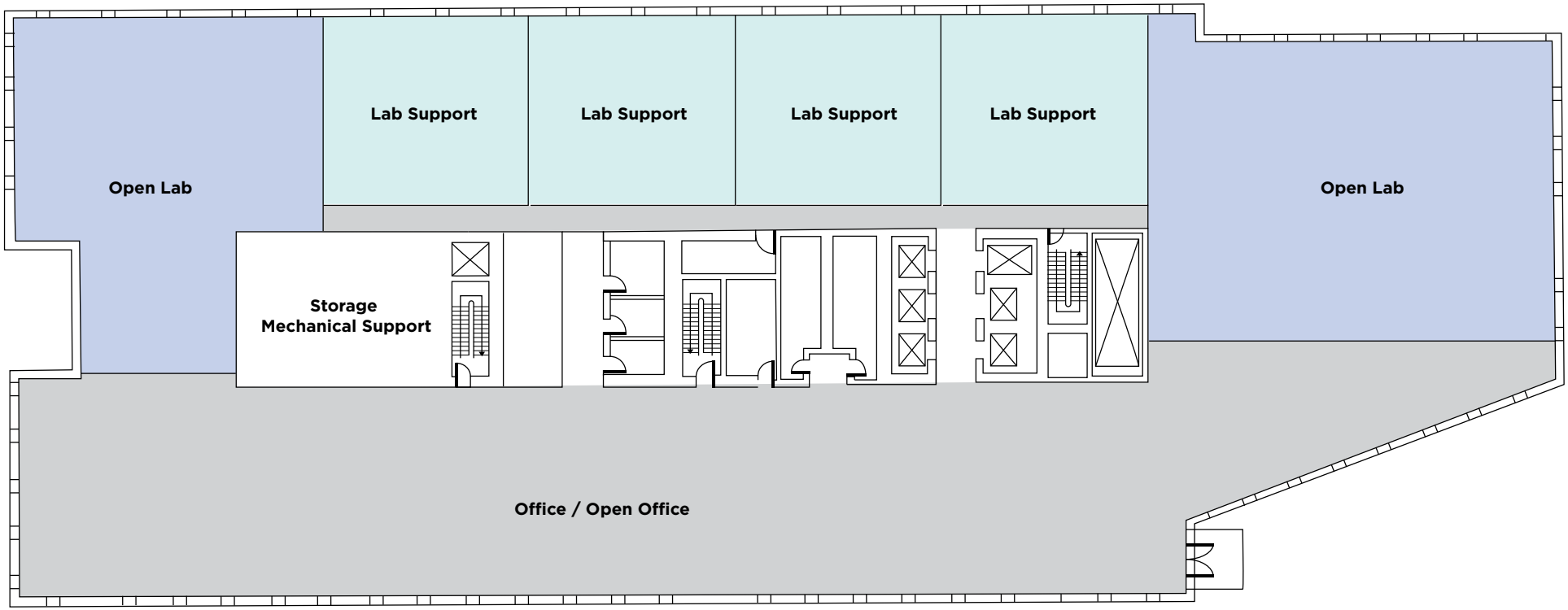


Elevators

Terrace

SAMPLE LIFE SCIENCE FLOOR PLAN



Southport West Expansion

Typical Life Science Lab/Office Layout

SQUARE FOOTAGE

Summary

OVERALL:	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5
GROUND LEVEL - RETAIL	10,301 SF	12,062 SF	11,721 SF	11,393 SF	7,505 SF
LEVEL 1 - OFFICE	4,082 SF	-	-	6,072 SF	-
LEVEL 2 - OFFICE	21,761 SF	26,643 SF	31,538 SF	28,058 SF	34,493 SF
LEVEL 3 - OFFICE	21,761 SF	26,643 SF	31,538 SF	28,058 SF	34,535 SF
LEVEL 4 - OFFICE	31,553 SF	37,319 SF	37,126 SF	38,609 SF	29,709 SF
LEVEL 5 - OFFICE	33,910 SF	39,731 SF	39,727 SF	41,204 SF	31,296 SF
LEVEL 6 - OFFICE	33,910 SF	39,731 SF	39,727 SF	41,204 SF	31,296 SF
LEVEL 7 - OFFICE	33,910 SF	39,731 SF	39,727 SF	41,204 SF	31,296 SF
LEVEL 8 - OFFICE	33,910 SF	39,731 SF	39,727 SF	41,204 SF	31,296 SF
LEVEL 9 - OFFICE	31,368 SF	37,633 SF	37,624 SF	38,221 SF	29,579 SF
TOTAL RSF	256,463 SF	299,224 SF	308,454 SF	315,230 SF	261,007 SF

AMENITY:	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5
GROUND LEVEL - AMENITY	5,427 SF	10,794 SF	7,528 SF	11,917 SF	8,820 SF
LEVEL 1 - AMENITY	4,589 SF	12,572 SF	17,130 SF	6,020 SF	7,560 SF
LEVEL 4 - AMENITY	-	5,463 SF	6,257 SF	5,247 SF	-
ROOF - AMENITY	6,050 SF	6,030 SF	6,030 SF	6,050 SF	6,040 SF
TOTAL AMENITY RSF	16,644 SF	35,441 SF	37,512 SF	29,788 SF	27,790 SF

THE NEIGHBORHOOD

RESTAURANTS (ON-SITE)
The Market (24 Hours)
Peyrassol Café
Dock & Drink
Water's Table
TRA Tea & Juice
Future Coffee Shop
Future Restaurant (2)
Future Waterfront Restaurant

RESTAURANTS
Big Chicken
Dough Zone
Emerald City Smoothie
Exit 5 Korean BBQ
Five Guys Burgers & Fries
Ivar's Seafood
Jimmy Johns
Just Poke
Kickin' Kajun
Kidd Valley
Maharaja Cuisine of India
Menchie's Frozen Yogurt
Nibbana
Panda Express
Panera Bread
Papaya Vietnamese Cafe
Potbelly Sandwich Works
Red Robin
Share Tea
Snowy Village Deserts
Starbucks
Target Marketplace Cafe
The Rock-Wood Fired Pizza
Top Pot Doughnuts
Torero's Mexican Restaurant
Trenchers Kitchen & Tap
Vino at the Landing
Wild Fin
Wing Stop

RETAIL (ON-SITE)
Future Retail (5)

RETAIL
A+ Hearing Aid Center
AT&T
Allstate Insurance
Bay West Retail (former Fry's site)
BECU
Cacie Nails
Carhartt
Cost Plus World Market
Danner Boots
European Wax Center
Expedia Cruises of Renton
First Financial Northwest Bank
GNC
Go Family Dentistry
Kinwell
L.A. Fitness
Learning Express Toys
Lowe's
Marshall's
Maya Whole Health Studio
Mattress Firm
Momentum Yoga
PetSmart
Regal Cinemas
Renton Dentistry
Ross Dress for Less
Seattle Suntan
Sport Clips
Staples
Swedish Primary Clinic
Swedish Specialty Clinic
Swedish Spine & Sports
Target
The Pro Shop
Top Golf
The UPS Store
Ulta Beauty
Urban Float
Valley Medical Urgent Care
Verizon Wireless
VisionWorks

GROCERS
Amazon Fresh
Future Grocer (former Fry's site)

HOTELS (ON-SITE)
Hyatt Regency Lake Washington at Seattle's Southport

HOTELS
Hampton Inn
Residence Inn

APARTMENTS (ON-SITE)
Bristol Apartments I
Bristol Apartments II

APARTMENTS
2000 Lake Washington
Bella Vista
Pinnacle on Lake Washington
Griffis Lake Washington
Bay West Residential (former Fry's site)

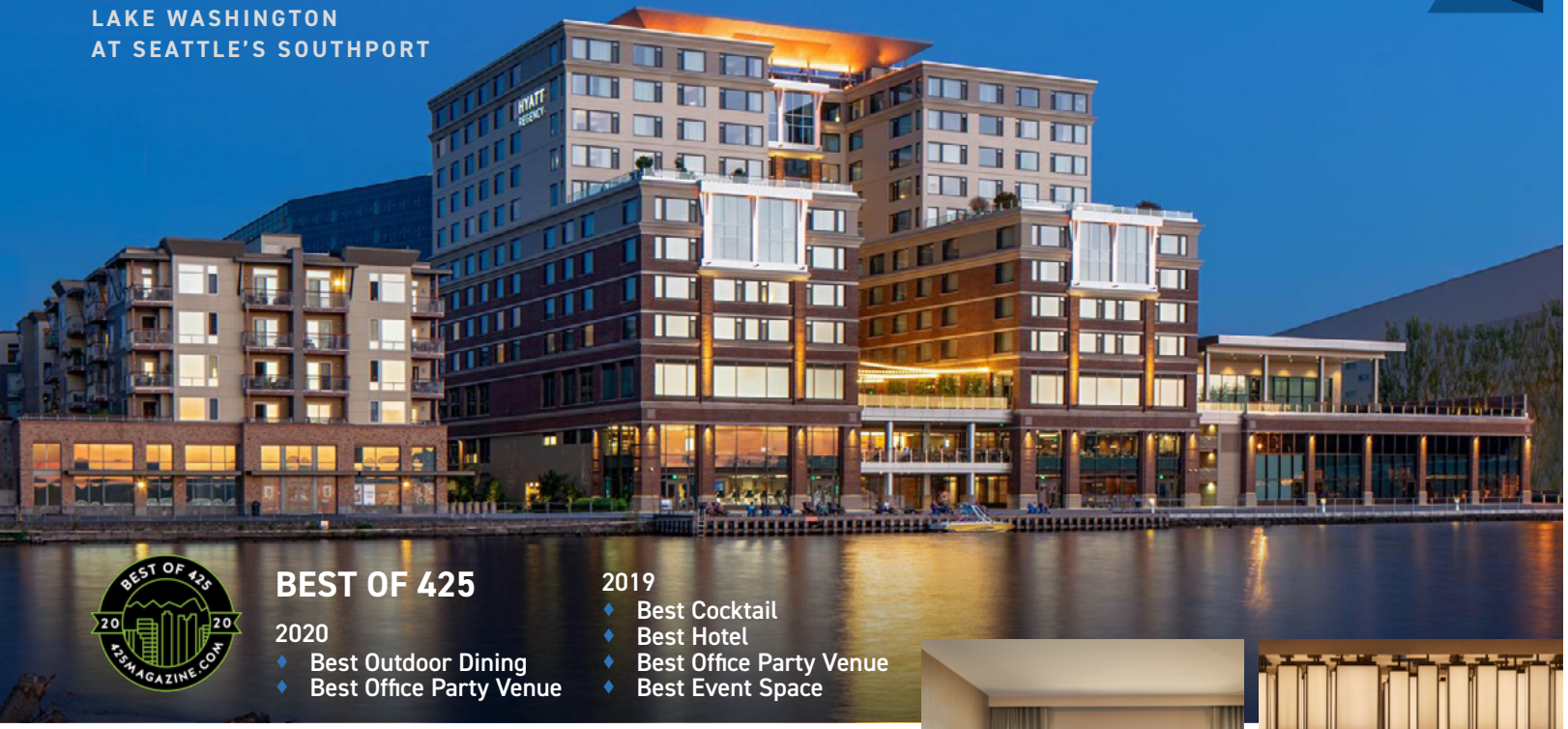
35+
RESTAURANTS, BARS AND COFFEE SHOPS

50+
RETAIL AND ENTERTAINMENT SPOTS

GENE COULON MEMORIAL BEACH PARK

HYATT REGENCY

LAKE WASHINGTON
AT SEATTLE'S SOUTHPORT



BEST OF 425

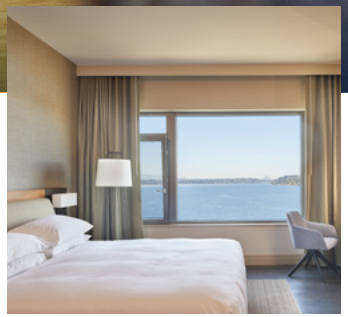
2020
- Best Outdoor Dining
- Best Office Party Venue

2019
- Best Cocktail
- Best Hotel
- Best Office Party Venue
- Best Event Space

2020 AAA Four Diamond Award
2020 Trip Advisor Travelers' Choice
2020 Smart Stars Award: Best Ballroom

2021 AAA Four Diamond Property
2021 US News World Report, Best Hotel Silver Badge

2022 AAA Four Diamond Property
2022 Smart Meetings Smart Star Award, Best Ballroom
2022 TripAdvisor Traveler's Choice Award



2022 AAA FOUR DIAMOND PROPERTY

The Automobile Association of America awards only 5.7 percent of the nearly 28,000 hotels approved by AAA to the Four Diamond list.

HIGHLIGHTS

- 4-star, 347-room Hotel
- Dock & Drink Lakefront Dining
- The Market (24 Hours)
- Water's Table
- Multiple Conference rooms, Ballrooms, and Boardrooms

COMMUTING SOLUTIONS

WATER TAXI
Coming soon

SHUTTLE TO LIGHT RAIL & NEARBY AMENITIES

BIKE TRAILS

2,270 PARKING STALLS

METRO RAPIDRIDE

LIGHT & COMMUTER RAIL

EASY ACCESS FROM ANYWHERE

1 MINUTE
to I-405 & SR-900

10 MINUTES
to I-5 or I-90 interchange

12 MINUTES
to Sea-Tac

15 MINUTES
to Bellevue CBD

25 MINUTES
to Seattle CBD

DIRECT ACCESS TO

- Bellevue Transit Center
- Sea-Tac Airport
- West Seattle
- Seattle CBD
- Auburn
- Burien Transit Center
- Mountlake
- University District
- Redmond
- Tukwila Transit Center

EASTRAIL CORRIDOR TRAIL ACCESS TO

- Newcastle
- Woodinville
- Bellevue
- Redmond
- Kirkland
- Snohomish

SHUTTLE MAP

14 MINUTES

to Renton Transit Center, and Tukwila Sounder Train Station

10 MINUTES

to The Landing and downtown Renton, with 100+ shops and restaurants

15 MINUTES

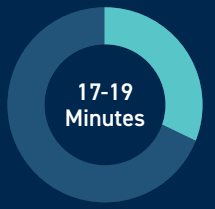
to Rainier Beach Light

12 MINUTES

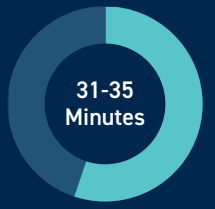
to South Bellevue Transit Center

SOUTHPORT WATER TAXI

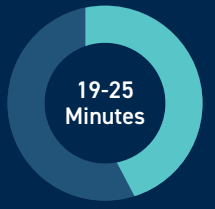
TIME TO DESTINATION:



BELLEVUE



KIRKLAND



UNIVERSITY OF WASHINGTON

SOUTH LAKE UNION

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CUSHMAN & WAKEFIELD

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ON LAKE WASHINGTON

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SECO DEVELOPMENT, INC.

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STRUCTURAL CIVIL SEISMIC ENGINEERING

HARTCROWSER

EXXEL PACIFIC
GENERAL CONTRACTORS

HEWITT