



THE
SPRING
DISTRICT
BLOCK 15

WRIGHT
RUNSTAD
& COMPANY



AVAILABLE FOR PRE LEASE

THE LATEST ADDITION TO BELLEVUE'S MOST EXCITING NEIGHBORHOOD

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.



PROPERTY FEATURES



Address	12343 NE Spring Blvd, Bellevue, WA
Size	11 Floors - 339,200 SF
Floor Plate Size	29,000 - 43,000 SF
Parking	2/1000 SF of structured secure parking over 5 levels
Construction	Structural steel framed with concrete composite metal deck floors. Glass and stone for aluminum curtain wall with brick podium
Ceiling	13'1" slab to slab. 9'11" 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 west facing balconies & green space on levels 2, 3, 5, 7, 9 and 11• Bike Storage & Locker Rooms• Onsite Retailers
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BUILDING HIGHLIGHTS

STEPS FROM
SOUND TRANSIT
LIGHT RAIL



SECURE BIKE
STORAGE WITH
LOCKERS &
SHOWERS



6 ELEVATORS
AND 1 FREIGHT



ONSITE EV CAR
CHARGING
STATIONS



SECURE
PARKING LEVELS



ONSITE
RETAIL



DOAS HVAC
PROVIDES 100%
OUTSIDE AIR

NAMING
OPPORTUNITY

LEED
CERTIFICATION

13'1"
SLAB TO SLAB.

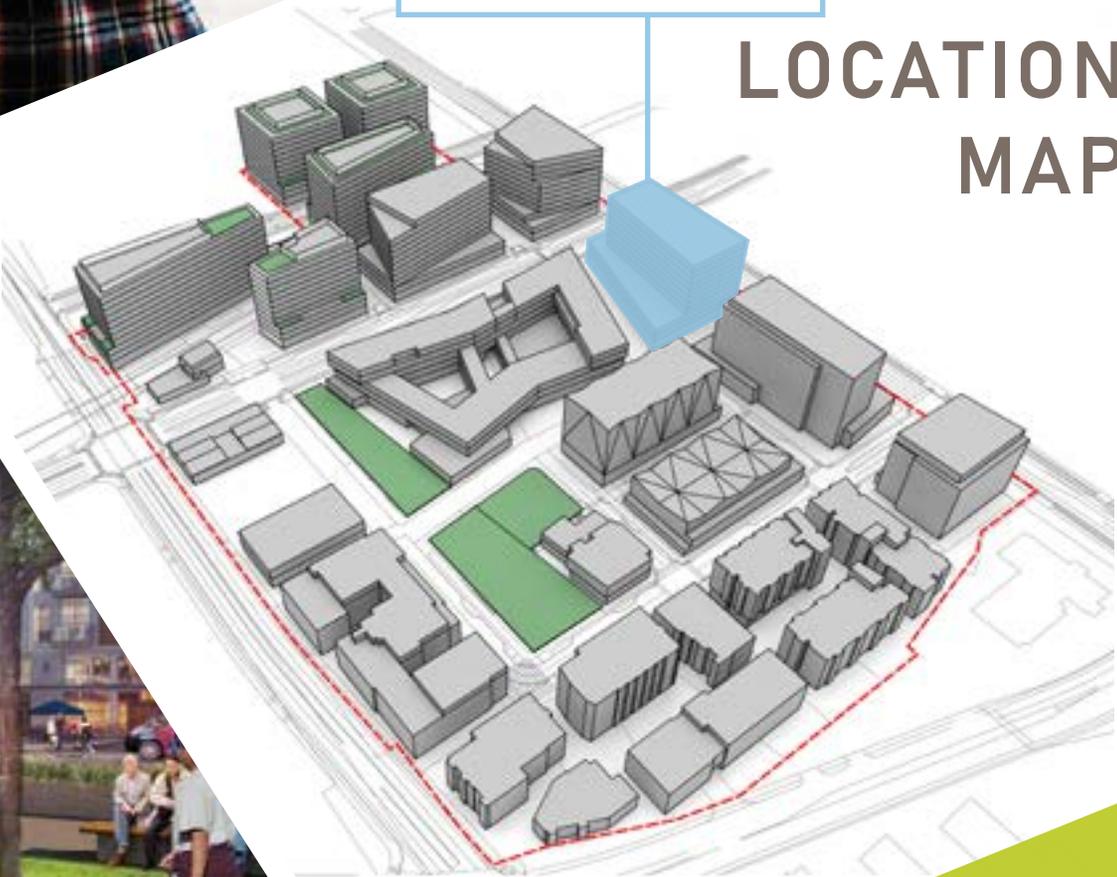




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**BELLEVUE NEW
DESTINATION
NEIGHBORHOOD**

**LOCATION
MAP**



EXPLORE THE SPRING DISTRICT

THE DISTRICT

DOWNTOWN
BELLEVUE

SPRING DISTRICT
STATION

124TH AVENUE NE

SPRING BLVD



EXPLORE 3D
INTERACTIVE MAP



THE
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SPRING DISTRICT
STATION

A NEW
CONNECTED
COMMUNITY FOR
WORKING AND LIVING
IS EMERGING IN THE
HEART OF THE EASTSIDE

MASS TRANSIT HUB

EASTLINK LIGHT RAIL STATION (2025 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

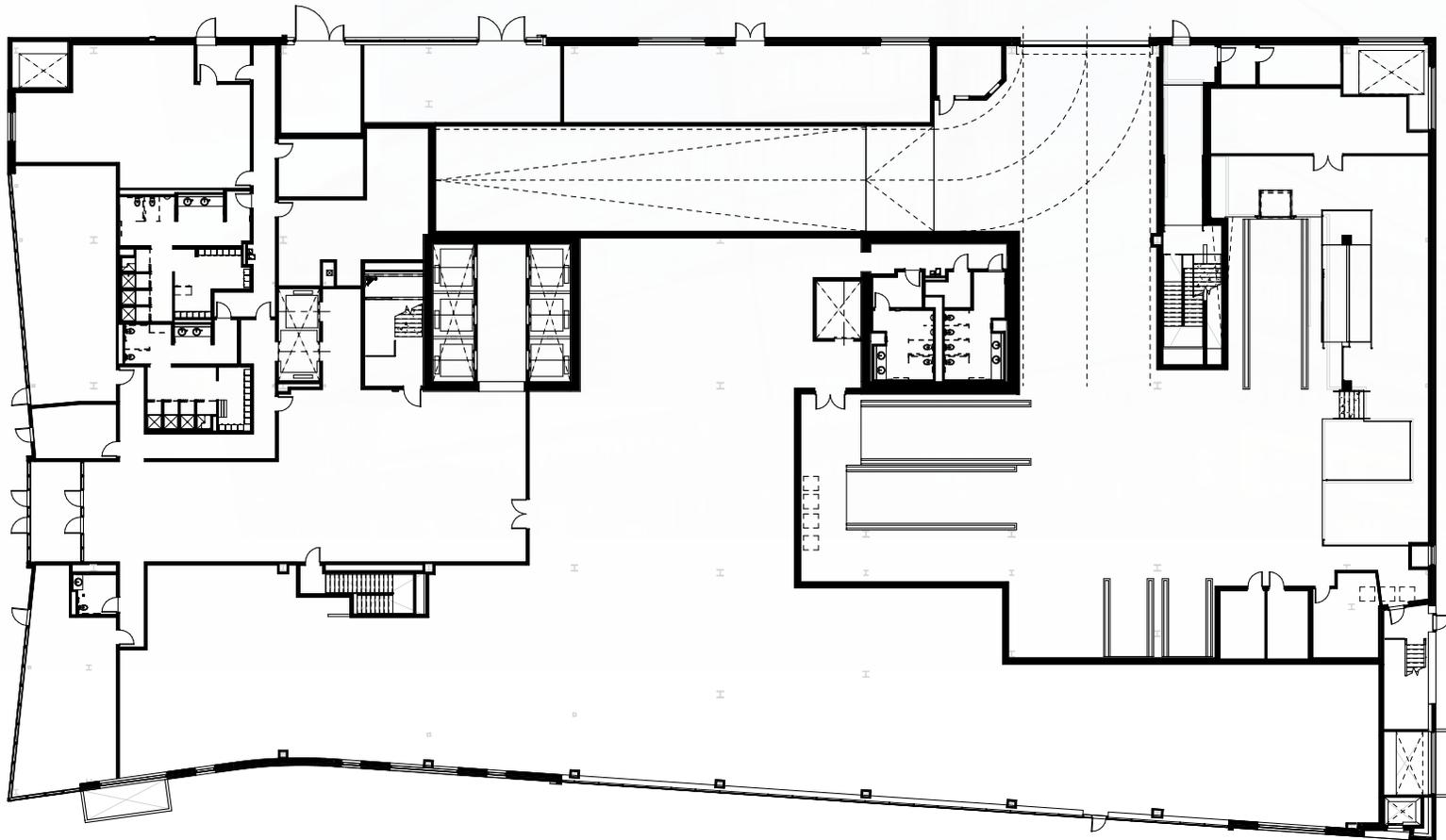


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FLOOR PLAN FLOOR 1 • 17,100* RSF

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**This is comprised of an office suite of approximately 15,100 RSF
and two retail suites of approximately 930 and 1070 RSF*

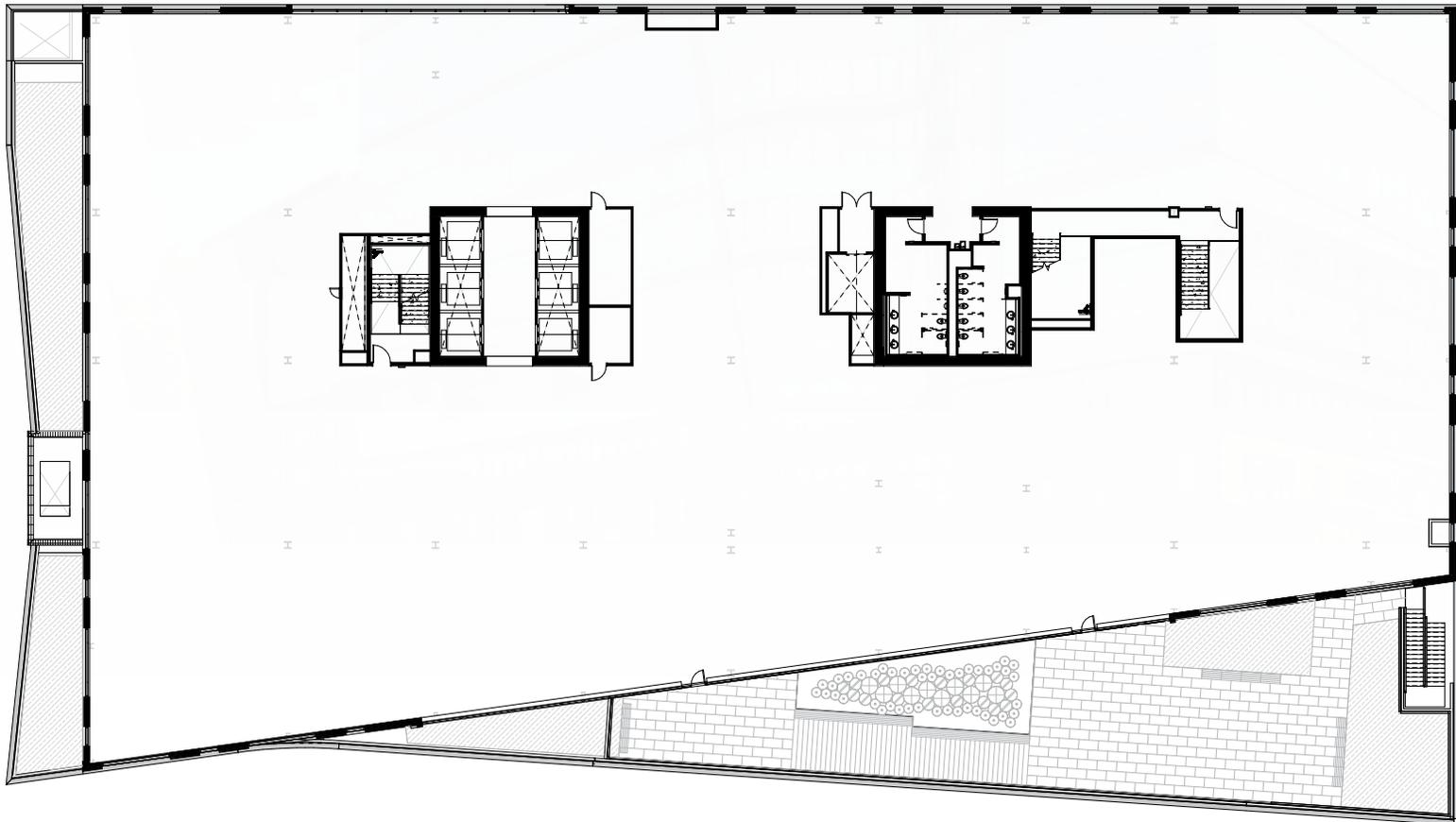




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FLOOR PLAN
FLOOR 2 • 44,500 RSF

AVAILABLE FOR PRE LEASE

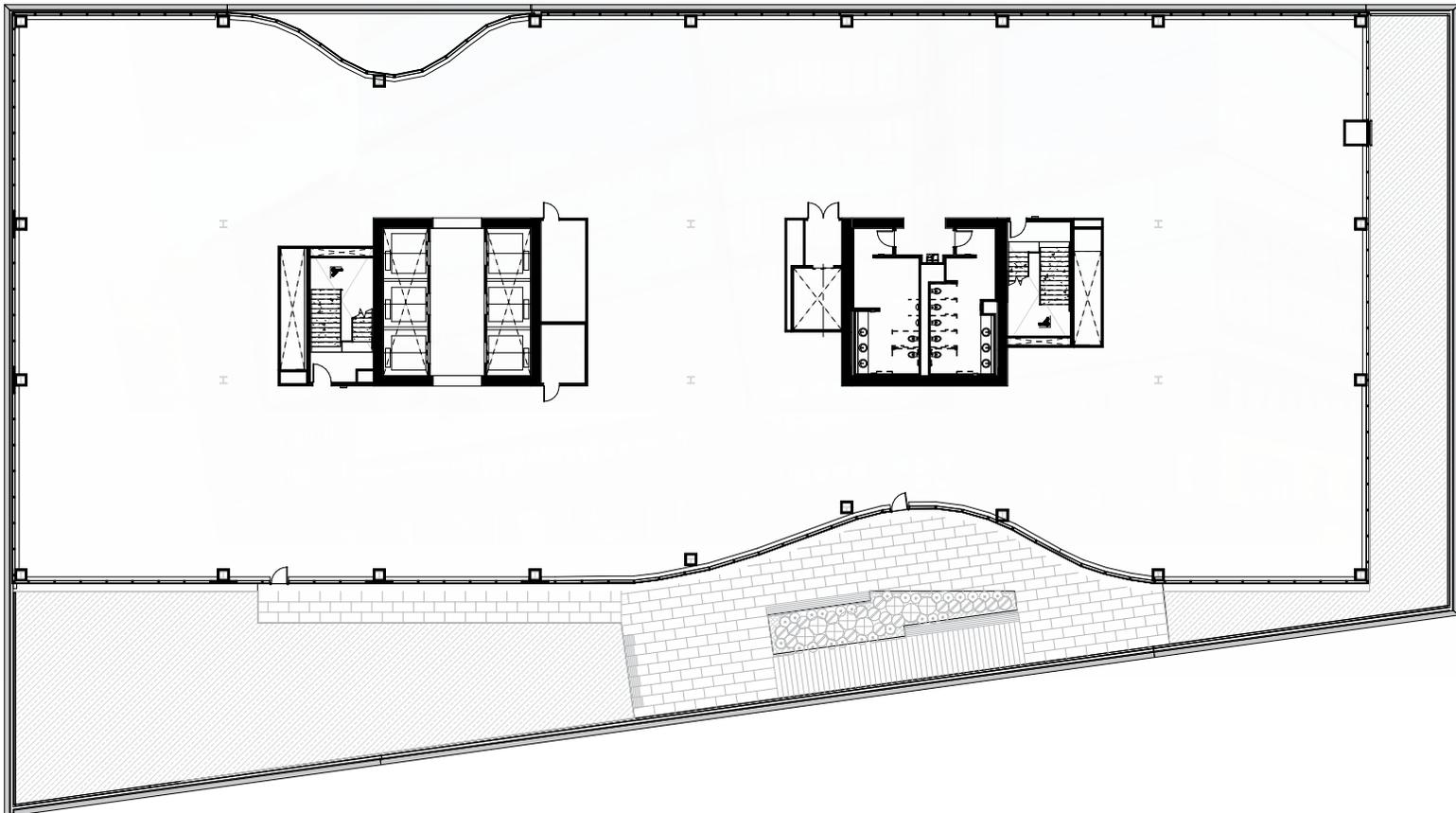




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FLOOR PLAN
FLOOR 3 • 38,400 RSF

AVAILABLE FOR PRE LEASE

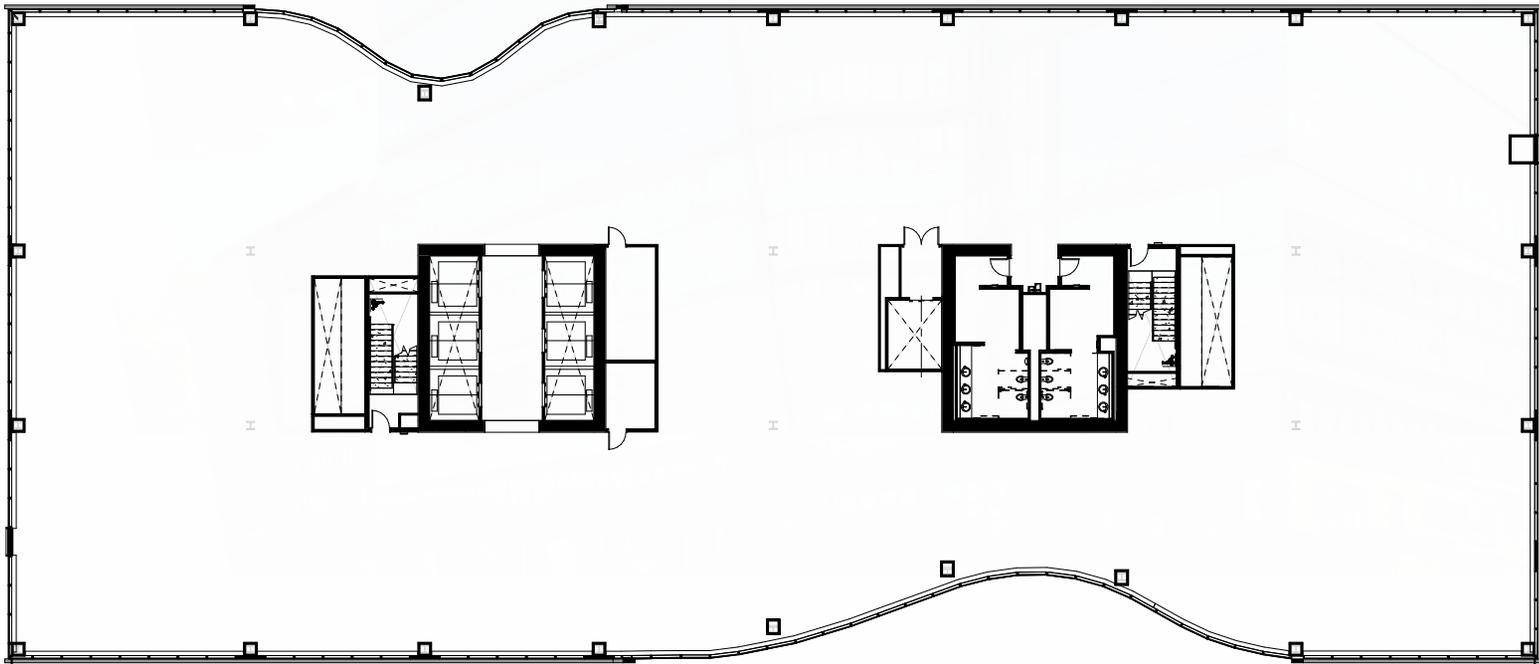


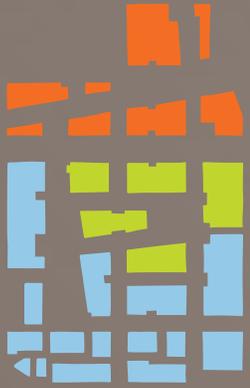


THE
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FLOOR PLAN
FLOOR 4-11 • 29,900 RSF

AVAILABLE FOR PRE LEASE





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