

THE SPRING DISTRICT

*Intersection of SR-520 and I-405
Bellevue, Washington 98005*

The Spring District, a planned 36 acre transit-oriented mixed-use urban neighborhood in Bellevue is a joint venture between Wright Runstad & Company and Shorenstein Properties LLC. The development is centered on a future light rail station which will connect Microsoft to the east, and downtown Seattle to the west. The 16 city blocks will feature commercial, residential, educational and retail tenants, along with hotels, restaurants, a brewpub, park and diverse local shops. When completed, the urban neighborhood will have over 5.3 million square feet of space in buildings ranging from three to 12 stories.

Streets and utilities have been established and a new urban park was completed in June 2015. Two office buildings totaling 491,120 square feet have been designed with construction of one of the buildings, Block 16 with 11 floors and 324,506 rentable square feet, expected to start in 2016. The buildings will have spectacular views of Bellevue, Seattle, and the Cascade and Olympic Mountains.

A three-story, 100,000 square foot building will begin construction in 2016 for the Global Innovation Exchange (GIX), a graduate academic institute focused on technology innovation, created by a partnering of the University of Washington and the Tsinghua University of Beijing, and supported by Microsoft. Students will begin classes in the building in the fall of 2017.



Residential developer, Security Properties, began construction in June 2015 of a block of five mixed-use residential buildings on 2.5 acres. The buildings will offer a total of 309 apartment units, a fitness center, ground floor retail and underground parking.

Located at the intersection of SR-520 and I-405, the site offers easy access to Bellevue, Redmond, Seattle, SeaTac Airport and the surrounding communities. Light rail, pedestrian, bicycle, vehicular and mass-transit connections will give The Spring District occupants a range of transportation choices.

The Spring District is being designed to meet the LEED-Neighborhood Development Standards.

Size:
36 acres

Start Date:
September 2013

Owner:
WR-SRI 120th, LLC

Developer:
Wright Runstad & Company

Institutional Equity Partner:
Shorenstein Properties LLC

Residential Developer:
Security Properties

Master Planner:
NBBJ

General Contractor:
Howard S. Wright Constructors
(Phase 1)