



THE SPRING DISTRICT

DEVELOPMENT



Mixed-Use Multi Housing, Hotel, and Office Transit-Oriented
Development Opportunity



The Offering

THE SPRING DISTRICT DEVELOPMENT

Jones Lang LaSalle, Inc. ("JLL"), as exclusive advisor, is pleased to present the rare opportunity to acquire The Spring District Development Sites (the "Property"), a 6-parcel mixed-use, transit-oriented development opportunity, located in the Seattle region's booming Eastside market. The Property encompasses a newly activated light rail station and is part of a 36-acre master-planned development with over 4 million square feet of planned and existing development from Wright Runstad & Company and Shorenstein. Development optionality within the Bel-Red Zone provides investors and developers with multiple possibilities to participate in the future of The Spring District.

Decades in the making, The Spring District is centrally located, hyper-connected, and buzzing with activity from recently completed development phases consisting of 792 units of existing multi housing and over 2 million square feet of tech office anchored by Meta Platforms (Nasdaq: META), Snowflake (NYSE: SNOW) and 50k square feet of retail. The Spring District offers a campus-like setting with urban amenities and a walkable community connected by transit and trails. Investors and developers will benefit from this project's extensive master planning, LEED-ND certification, prime location, potential upzoning, and Bellevue's growing workforce.

This is a generational mixed-used, transit-oriented development opportunity within Bellevue's newest neighborhood, bringing together the best of urban and suburban environments.



Location Analysis

Bellevue, Washington occupies a prime position in the heart of the Puget Sound region. Spanning 33.5 square miles between Lake Washington and Lake Sammamish, this thriving city offers unparalleled access to both urban amenities and suburban natural settings. Situated just 10 miles east of Seattle and 17 miles from Seattle-Tacoma International Airport, Bellevue benefits from excellent transportation via Interstate 90 and State Route 520, ensuring seamless connectivity to the broader region. Sound Transit’s light rail extension, including Spring District Station, provides consistent travel across the Eastside and will soon connect to the Puget Sound’s existing rail serviced stations.

Bellevue’s unique combination of economic strength, strategic location, exceptional quality of life, and the state’s top-ranking school district has made it the destination of choice for corporate occupiers seeking newer vintage product. The city’s continued evolution, marked by its dynamic economy, cultural richness, and environmental consciousness, makes it an attractive destination for businesses, residents, and visitors alike.



DRIVE
TIMES

3min.
DOWNTOWN
BELLEVUE

9min.
LAKE
WASHINGTON

14min.
DOWNTOWN
REDMOND

16min.
DOWNTOWN
SEATTLE

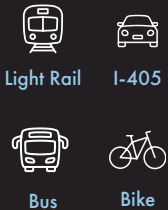
18min.
WOODINVILLE
WINE COUNTRY

20min.
FERRY
TERMINAL

22min.
SEATAC
INTERNATIONAL
AIRPORT

45min.
SNOQUALMIE
PASS

Easy Access



Introduction to The Spring District

The Spring District represents the future of urban living and working in the Seattle metropolitan area. Strategically positioned between Downtown Bellevue and Microsoft's Redmond headquarters, this transit-oriented development is paving the way forward as a premier destination for residents, businesses, and visitors alike.

With eight new office buildings, three modern apartment communities (Sparc, AMLI Spring District, and Arras), open park space, pedestrian-friendly streets, retail and dining, a brewpub, and a future market hall, The Spring District is an ideal neighborhood activated by 42 miles of the Eastrail multi-use pedestrian and bike path.

Transportation is connected with immediate access to I-405 and SR-520 freeways. The Spring District is also easily accessible via public transit and is strategically positioned around the newly constructed East Link light rail. The Spring District is firmly ingrained in the Eastside's tech corridor, and with the implementation of the East Link light rail, the master planned development will ultimately feature seamless connectivity to Downtown Seattle, SeaTac Airport, and the University of Washington.



**LIGHT
RAIL TIME**

3min.
DOWNTOWN
BELLEVUE

8min.
MICROSOFT
CAMPUS

12min.
DOWNTOWN
REDMOND

ARRIVING SOON

26min.
DOWNTOWN
SEATTLE

34min.
UNIVERSITY OF
WASHINGTON

55min.
SEATAC
INTERNATIONAL
AIRPORT

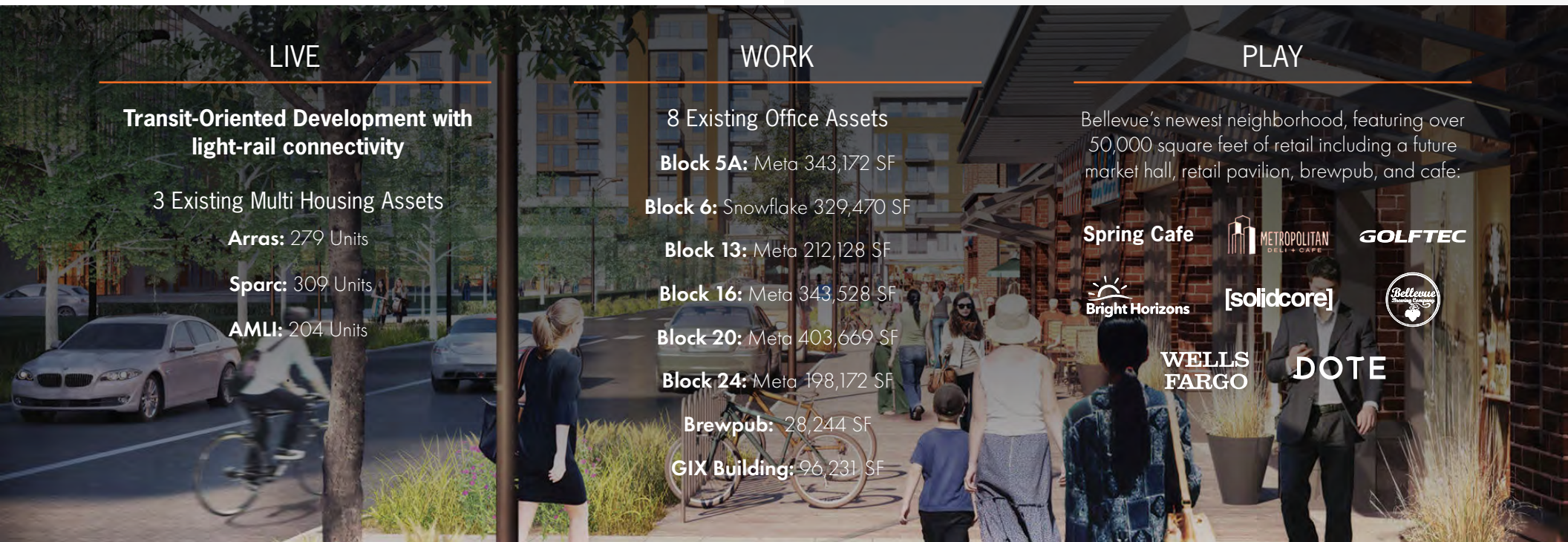
Property Summary

The Vision for The Spring District started in 2007 with a 36-acre acquisition by Wright Runstad & Company and Shorenstein and the plan to fully transform what was then a light industrial node into a modern, live-work-play environment. From ground-breaking in 2013, Wright Runstad & Company and Shorenstein Properties created one of the most exciting new neighborhoods in the Seattle region, spanning 16 city blocks. Since then, over 2 million square feet of office has been built and is 100% leased. Three Multi Housing apartment developments have been built, including the 279-unit Arras which set the Eastside's record for a low cap rate in its most recent sale in 2022.

Offering Details

	Land SF	Acreage	Zoning	Height Limit
Blocks 1+ 5B	103,255	2.37	BR-OR-1	150'
Block 2	33,085	0.76	BR-OR-1	150'
Block 3B	37,892	0.87	BR-OR-1	150'
Block 4A	22,413	0.51	BR-OR-1	150'
Block 15	88,438	2.03	BR-OR-1	150'
Total	285,083	6.54		

Potential Uses Include: Multi Housing, Hotel, Office, Medical Office, and Life Science



Legacy Site Improvements include:

- Completed SEPA (State Environmental Policy Act) review
- Traffic concurrency analysis and mitigation measures in place
- Extensive infrastructure improvements including roads, sidewalks, and utilities
- Public parks and open spaces integrated into the master plan
- District-wide sustainable design features including stormwater management systems

The Spring District Development Blocks

6 Parcels • 285,083 SF • 6.54 Acres

PERPETUATING THE ICONIC MASTER PLAN

Massing studies for conceptual designs are available in the JLL Deal Room

Block 3B

Site Size

Square Feet	37,892 SF
Acres	0.87 acres

Block 4A

Site Size

Square Feet	22,413 SF
Acres	0.51 acres

Blocks 1 & 5B

Site Size

Square Feet	103,255 SF
Acres	2.37 acres

Block 2

Site Size

Square Feet	33,085 SF
Acres	0.76 acres

Block 15

Site Size

Square Feet	88,438 SF
Acres	2.03 acres



Development Site Existing Office Residential Office

Zoning Overview

The City of Bellevue is currently considering a significant upzone for the Bel-Red corridor, including The Spring District for 2025. This potential zoning change is likely to increase maximum building heights from the current 150' limit, substantially augmenting development potential and value proposition. The proposed upzone aligns with the city's goals for transit-oriented development and increased density around light rail stations, making for likely approval in the next 12 months.

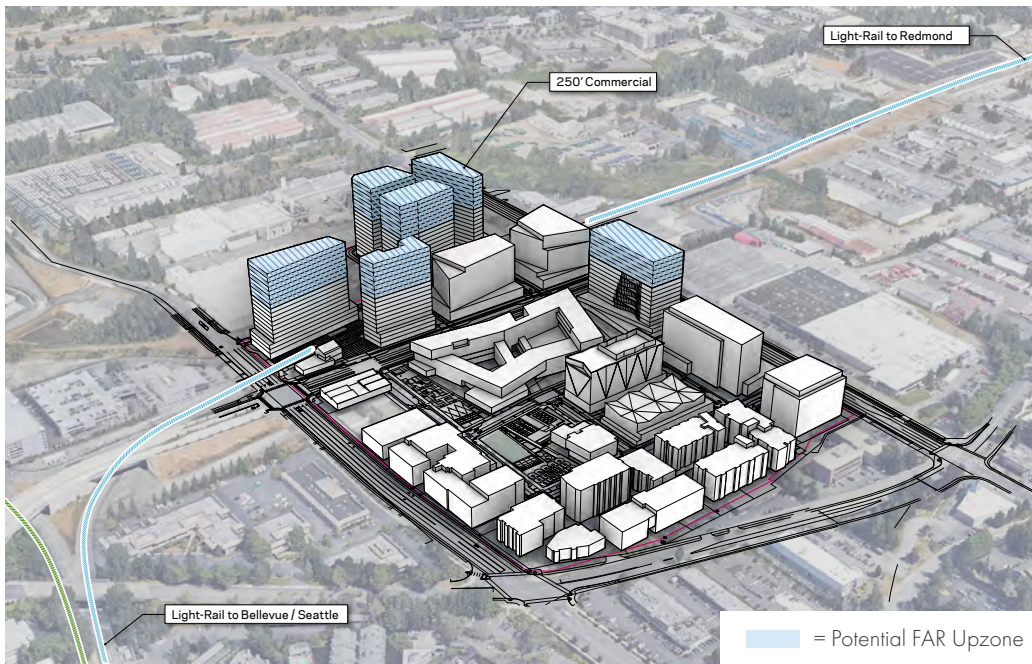
Current Zoning: BelRed Office/Residential Node 1

150' height limit

Potential Future Zoning: High-rise Office Mixed Use

250' height limit (est.)

Process: The Bel Red Look Forward Rezone is in process with City of Bellevue and Land Use Code Amendment (LUCA) is projected to start this summer right after the Wilburton sub area LUCA is complete.



BELLEVUE'S NEW COMPREHENSIVE PLAN



BelRed:

Concentrate development into a mixed-use, pedestrian-friendly and transit-oriented location around light rail stations. **Encourage higher density and tiered building heights with maximums at the center.**



Spring District:

Policy S-BR-19: Provide for a mix of residential and retail uses surrounding the mixed-use office core, **with residential as the predominant use.**



Housing:

Encourage a diversity of housing types in transit and outside nodes, including highrise, midrise, lowrise, and other innovative housing forms, such as live/work and work/live units.



Trails:

Develop a multi-use trail system that provides both local and regional connections. Incorporate the regional Eastrail corridor. Develop transportation access points along the Eastrail.

Corporate Headquarters are Fueling Growth

The Seattle area is home to a large quantity of highly successfully companies driving innovation, population growth, and employee compensation. Companies are highly committed to the Seattle region with 64% of companies headquartered owning real estate in the Seattle MSA.

	Revenue (Millions)	Employee Count	RSF of Office in Seattle MSA
amazon	\$574,785	1,525,000	18,234,000
COSTCO WHOLESALE	\$242,290	316,000	1,493,000
Microsoft	\$211,915	221,000	11,506,000
T-Mobile	\$80,006	86,000	1,080,455
STARBUCKS	\$35,796	381,000	1,247,000
PACCAR	\$35,217	32,400	527,000
NORDSTROM	\$14,693	54,000	1,505,000
Expedia	\$12,839	17,100	750,000
Nintendo	\$11,500	7,724	412,000
Alaska	\$10,426	24,610	621,000
Expeditors	\$9,300	18,452	421,000
Weyerhaeuser	\$7,674	9,318	166,000
f5	\$2,820	6,534	439,000
Zillow	\$2,156	6,263	111,000



Spring District Features Direct Light Rail Access to the Region's Largest Employment Base

Over 50,000 existing employees in Redmond and space to accommodate over 8,000 future employees

Overlake & Redmond Tech Light Rail Stations

OPENED IN SPRING 2024
WITH CONNECTION TO
SEATTLE IN 2025



MICROSOFT HEADQUARTERS

Three light rail stations away (8 min)



Microsoft Corporate Refresh Project

- 3.0M SF of new office recently completed or under construction
- 11 new buildings grouped into 5 villages
- 9 buildings have opened or are in the final stages of interior build-out
- 2 buildings are far along in the construction process
- 4 buildings in the early stages of construction process
- 2-acre open plaza to accommodate 6K people
- Public amenities to include retail shops, restaurants, running and walking trails, and sports facilities

Sound Transit Rail Map

EXTENSION PLANS

2

East Link Extension

- **Opening dates:**
South Bellevue Station to Redmond Technology Center: 2024 (opened April 27, 2024)
South Bellevue Station to International District/Chinatown Station: 2025
- **Length:** 14 miles
- **Stations:** 10 stations
- Service every 8 minutes in peak hours

Downtown Redmond Link

- **Open:** May 10, 2025
- **Length:** 3.4 miles
- **Stations:** 2 new stations
- 15 minutes from Marymoor Village Station to Bellevue Downtown Station
- 43,000 – 52,000 projected daily riders by 2026 (including East Link extension)

1

Ballard Link

- **Target delivery:** 2039
- **Length:** 7.7 miles
- **Stations:** 9 new stations
- International District to Ballard

4

South Kirkland-Issaquah Link

- **Target delivery:** 2041-2044
- **Length:** 11.8 miles
- **Stations:** 4 new stations, 3 existing stations
- 25 minutes from S. Kirkland to Issaquah



THE
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DEVELOPMENT

Downtown Bellevue: The Amazon Effect

"In 2020, we announced plans to invest much more on the Eastside—bringing 25,000 jobs, and making Bellevue and the Eastside the location of our future growth in the Puget Sound region."

The Spring District is set to thrive as it taps into Amazon's expanding renter base, offering direct light rail access in and out of Downtown Bellevue.



6,214,282 SF
AMAZON BUILDINGS

Amazon Owned: 1,770,000 SF
Amazon Leased: 4,444,282 SF

Amazon Est. Total Employees

Property	# Of Employees
1 Bellevue 600 Phase I & II* *Amazon pausing construction Phase II	10,114
2 West Main	5,923
3 555 Tower	5,496
4 Binary Towers East & West	3,972
5 The Artise	3,455
6 333 Tower	2,470
7 The Summit 3	2,138
8 Centre 425	2,039

Est. Employee Count Assumes 1 Employee Per 175 SF

The Hottest Location in the Puget Sound

Bellevue is the newly developed, retail and tech epicenter of the Puget Sound. Boasting a walkable downtown filled with sleek high-rises, the city is nationally renowned for its top-tier schools, low crime rates, and vibrant economy. Consistently ranked among the most desirable mid-sized cities in the country, Bellevue is ideally situated just 17 miles north of Seattle-Tacoma International Airport and 10 miles east of downtown Seattle, accessible via two floating bridges (Interstate 90 and State Route 520), and light rail expansion. Following the opening of the 2025 light rail connection across Lake Washington, Bellevue will be the most interconnected region on the West Coast, accessing talent on both sides of the lake. Residents enjoy easy access to the major hubs of the region and are only a short drive away from other popular Pacific Northwest destinations such as the Cascade Mountains and Woodinville wine country. Bellevue's suburban status is rapidly evolving as it transforms into a thriving, diverse metropolis and a high-tech powerhouse.

#1

**SCHOOL DISTRICT
IN WASHINGTON
STATE**

WA STATE

#1

**BEST METRO AREA
FOR STEM
PROFESSIONALS**

WALLETHUB

#4

**BEST CITIES FOR
OUTDOOR ACTIVITIES**

NICHE

#5

**CITIES WITH BEST
PUBLIC SCHOOLS IN
AMERICA**

NICHE

#7

**HEALTHIEST
CITIES IN AMERICA**

NICHE

#9

**SAFEST
CITY IN AMERICA**

FBI

#10

**BEST CITIES TO
LIVE IN AMERICA**

NICHE





Following Snowflake's commitment to their Spring District location in Block 6, Gjorgji Georgievski (Director of Engineering) stated,

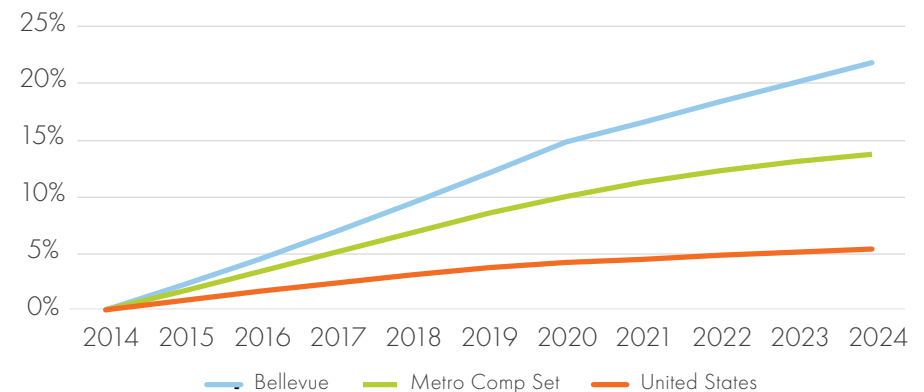
"With record growth plans for Bellevue set over the next 10-plus years, it's time our space reflects our trajectory."



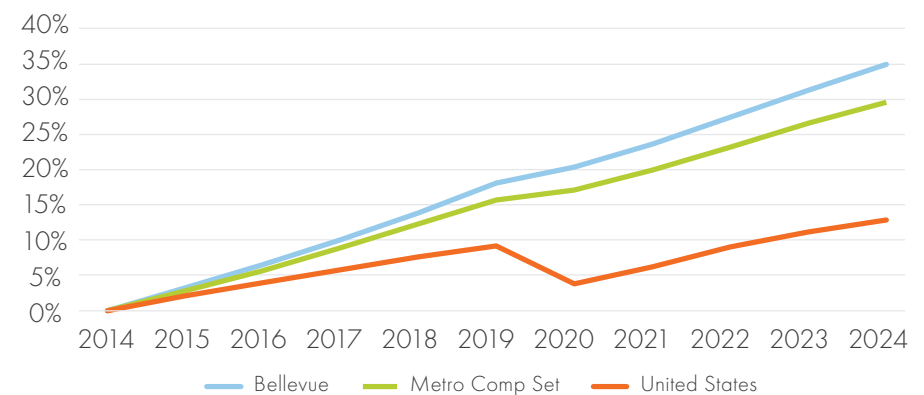
Bellevue's Population & Economic Growth

Bellevue has consistently outperformed its peers and the U.S. as a whole in both population and job growth creation. Bellevue's population is projected to continue growing by 20% over the next decade and the high concentration of corporate headquarters will continue to draw the best talent to the region. A growing population and expanding workforce will drive increased demand for residential properties and office spaces, contributing to the area's exceptional quality of life.

Cumulative Population Growth 2014-2024



Cumulative Job Growth 2014-2024



Seattle MSA's Multi Housing Market Primed For Growth

Best of the West

The Seattle MSA has the Best Fundamenetals of all of the West Coast Markets: Supply Drop-Off, Strong-In-Migration, and Continued Job Growth

Supply Cliff Coming

New Deliveries Drop 70% by 2026, and 94% by 2027

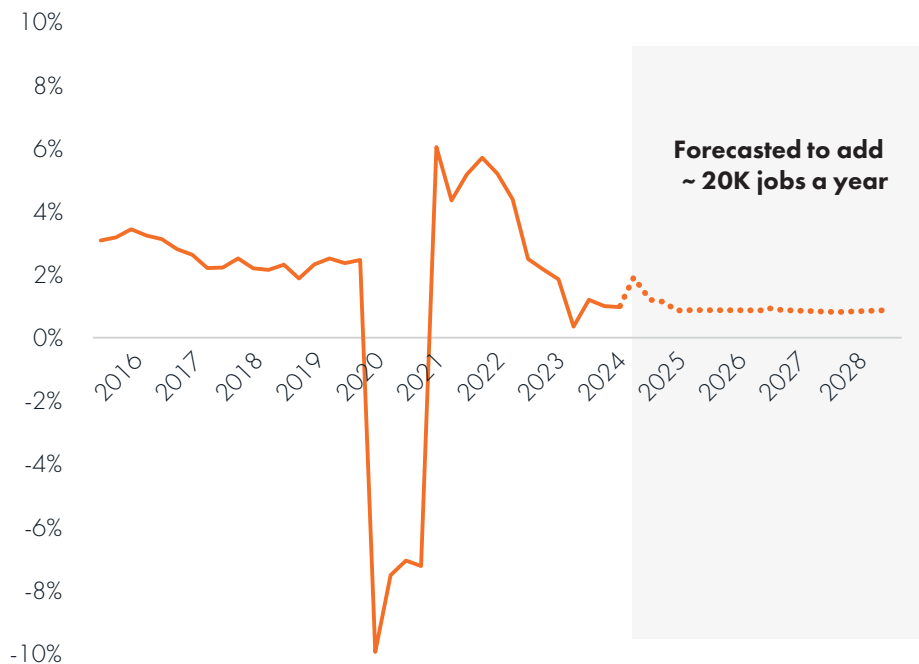
New Starts Down 53% YoY

Rent Vs. Own Fundamentals Strong

Declining For-Sale Housing Affordability Prolongs Renter Tenancy

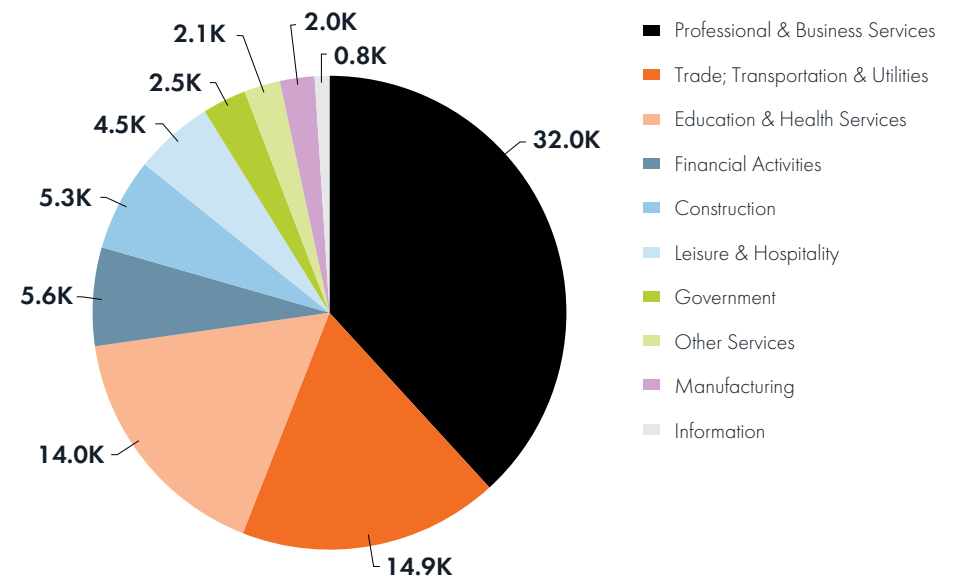
110% More Expensive to Own Vs. Rent in Seattle MSA

YOY Change in Employment



Source: JLL Research, Moody's Analytics, US Bureau of Labor Statistics

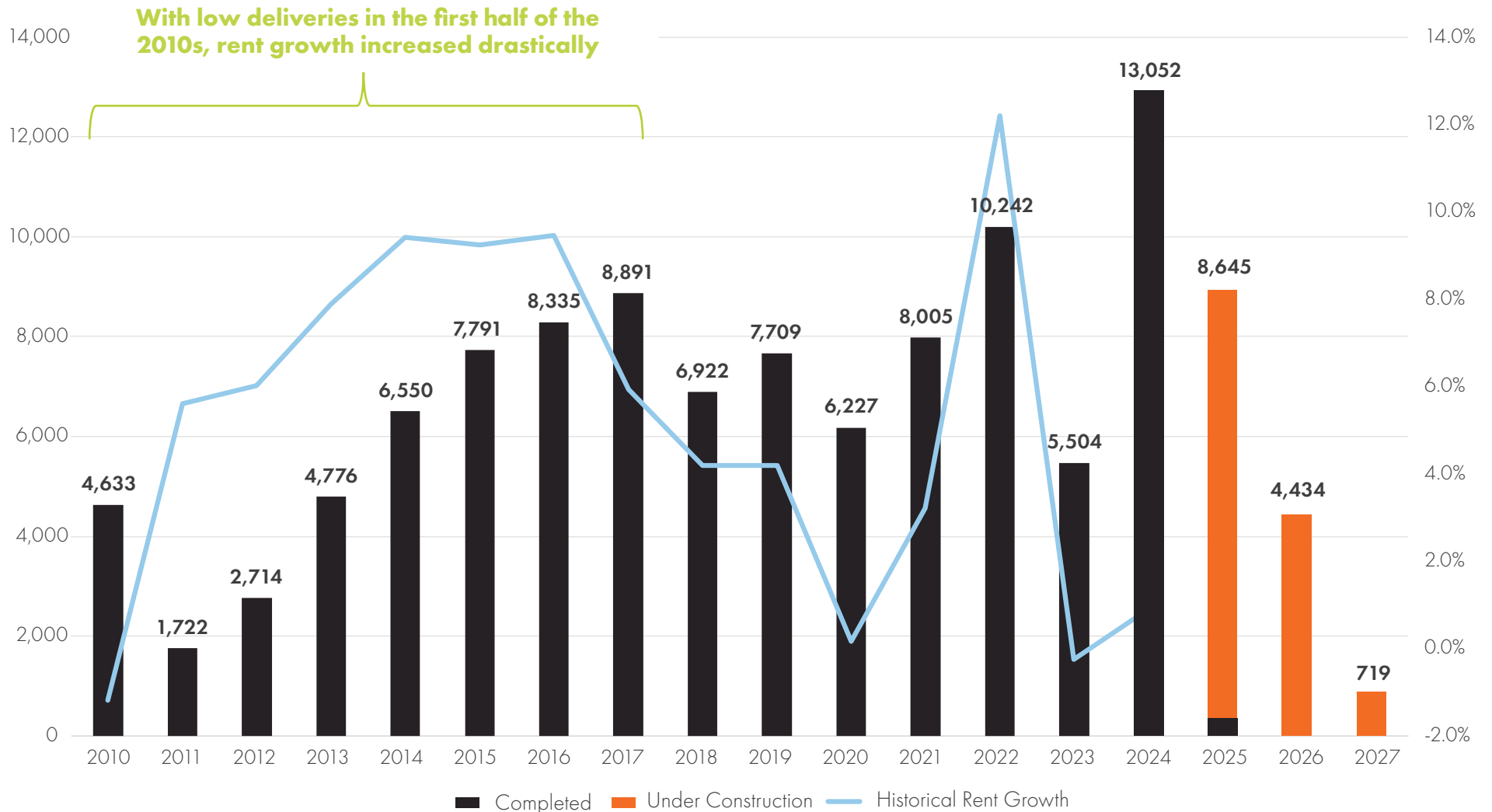
Industries where jobs are forecasted to grow over the next 4 years



Note: Numbers in chart represent the number of jobs expected to be created in each industry

Historic Multi Housing Supply & Rent Growth in the Seattle MSA

Deliveries & Rent Growth



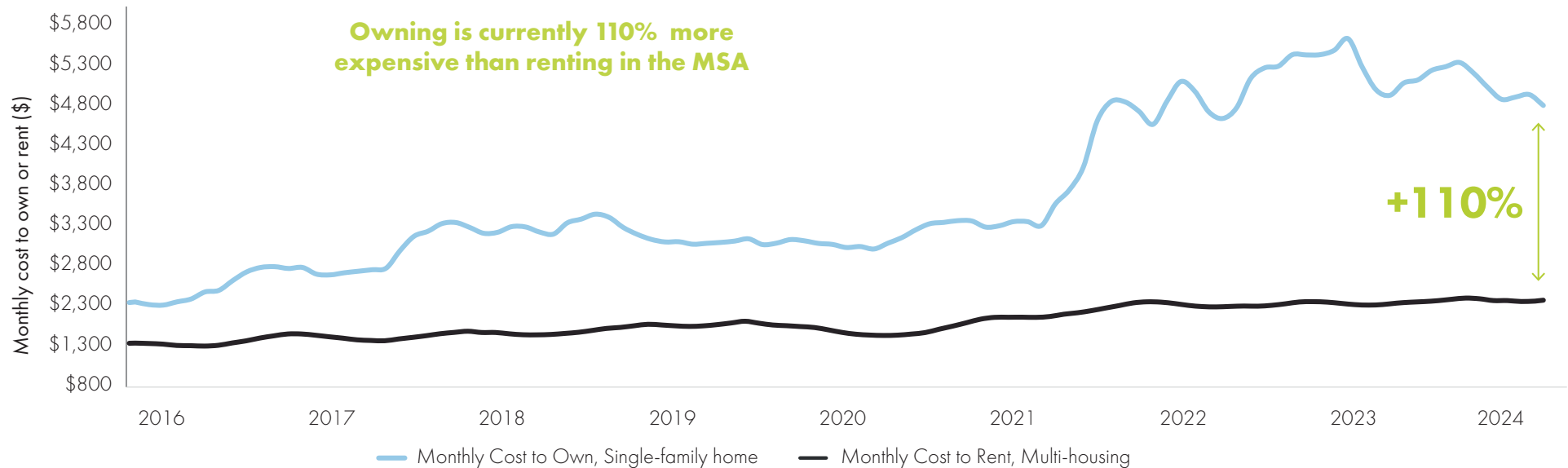
Seattle's Declining For-Sale Housing Affordability Prolongs Renter Tenancy

Seattle's housing market remains highly bifurcated. **The cost of owning is now 110% higher than renting in the Seattle MSA, compared to 55% nationally.** High mortgage rates, limited inventory, and geographical constraints are keeping single-family home costs high and providing additional support for the multi housing rental market.

Capital is simultaneously forming to help off-set the growing gap in affordability. Amazon recently announced a \$100 million commitment to Bellevue's affordable housing as part of its larger \$3.6 billion Housing Equity Fund. Initial investment will help build **234 affordable homes adjacent to the Spring District and boost the city's affordable housing stock by 31%.** This initiative exemplifies the growing demand and drive for innovative solutions to address the rising cost of housing in urban areas.



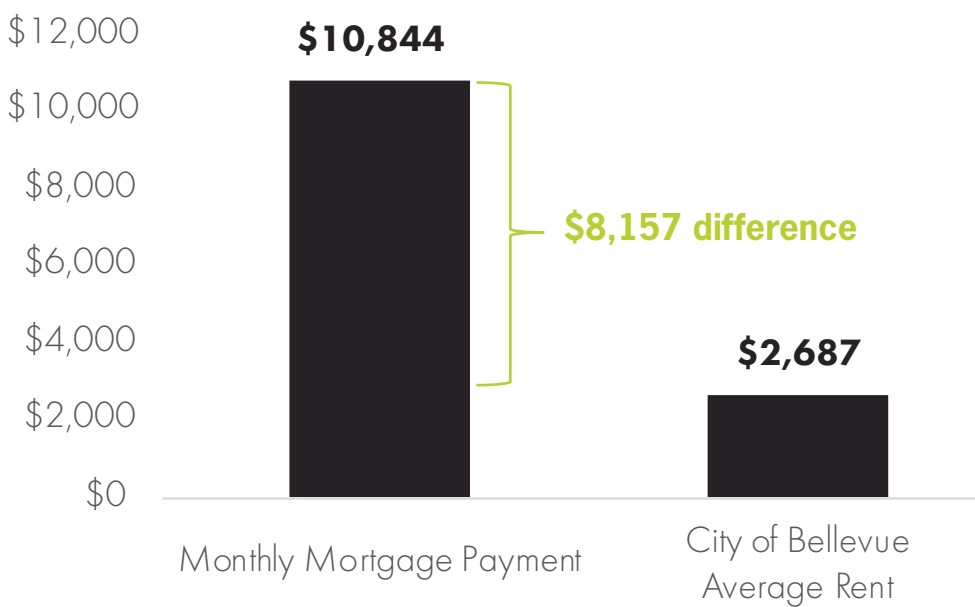
Cost to own vs Cost to rent, Seattle MSA market



Source: U.S. Census

Bellevue's High Cost of Homeownership Makes Renting More Affordable

Median Monthly Housing Payment



Rent vs. Own Analysis	
Median Home Price in Bellevue	\$1,625,000
Down Payment (20%)	\$325,000
Mortgage	\$1,300,000
Rate (30-year fixed)	6.83%
Principal and Interest	\$8,501
Tax Payment (based on 2024 mill. rate)	\$1,612
Insurance	\$731
Monthly Mortgage Payment	\$10,844
City of Bellevue New Product Average Rent*	\$2,687
Difference	\$8,157
Difference %	75.22%

*Displays average rent for new-construction market-rate apartments in the city of Bellevue

\$1,625,000

Median Home Sale Price in Bellevue

\$8,157

City of Bellevue Discount to Homeownership

75%

City of Bellevue Discount to Homeownership

Light Rail Related Rent Growth in Multi Housing

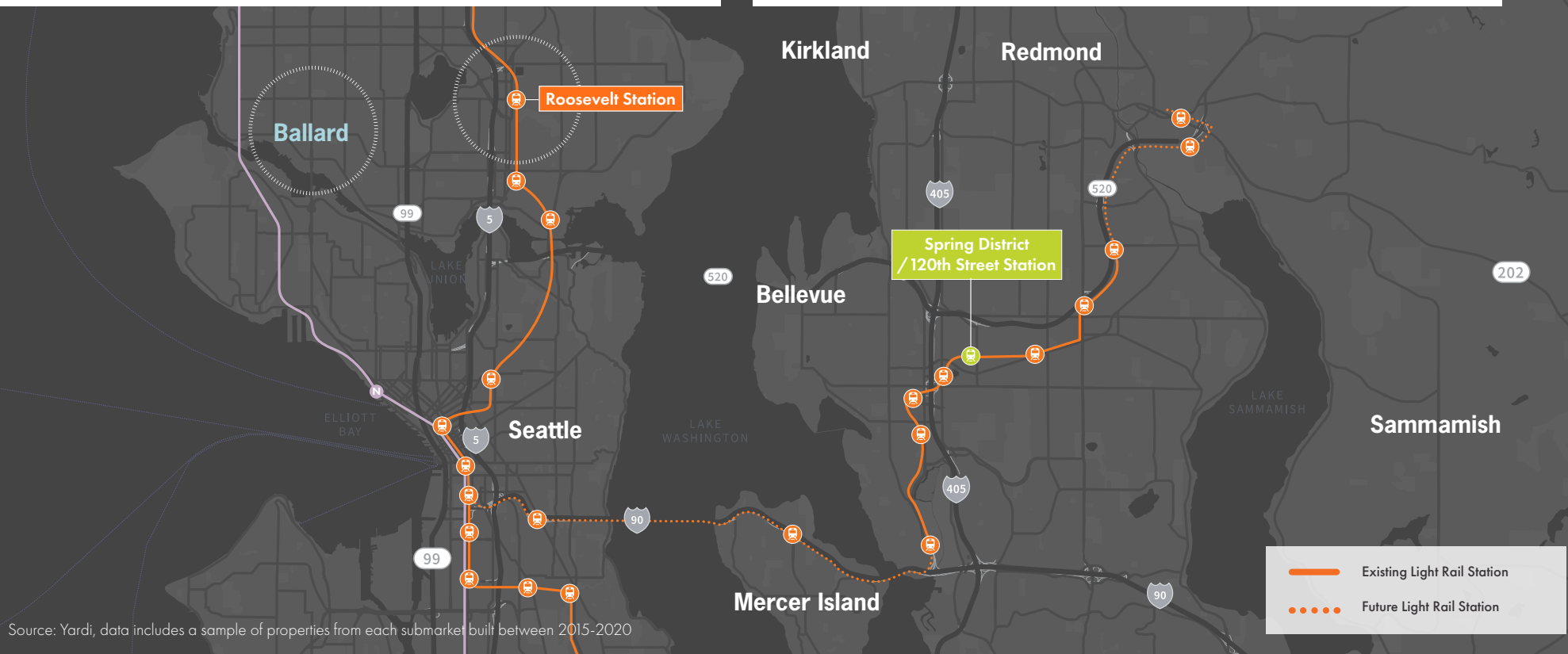
Rent for new construction properties near a Seattle MSA light rail station grew 16% from the year prior to 2023. A similar area without a light rail station had only 8% rent growth in the same time period for new construction properties.

Ballard 2020-2023 Rent Growth

Property	Units	Year Built	Unit Size	2020 Rent	2023 Rent	2020-2023 Rent Growth
Ellinor	105	2016	698	\$2,135	\$2,390	12%
The Wilcox	132	2017	713	\$2,110	\$2,223	5%
Soren	111	2015	695	\$2,155	\$2,279	6%
Odin	301	2015	656	\$2,056	\$2,232	9%
Valdok I	178	2018	734	\$2,320	\$2,446	5%
Valdok II	164	2019	707	\$2,210	\$2,381	8%
Averages			701	\$2,164	\$2,363	8%

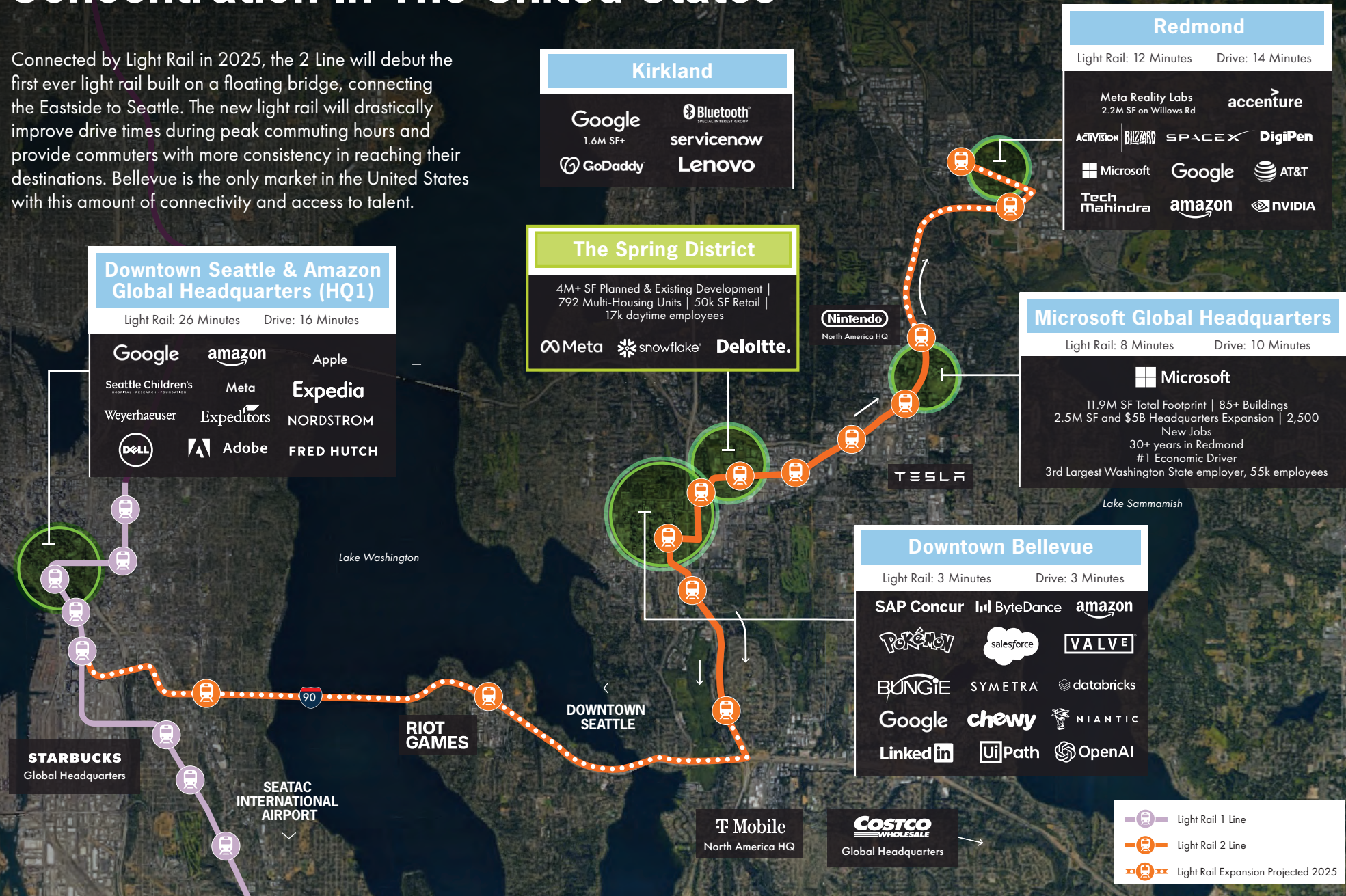
Roosevelt 2020-2023 Rent Growth – Light Rail Opened October 2021

Property	Units	Year Built	Unit Size	2020 Rent	2023 Rent	2020-2023 Rent Growth
Rooster	196	2015	688	\$1,944	\$2,365	22%
Eleanor	259	2016	743	\$2,314	\$2,798	21%
Station	79	2017	699	\$1,987	\$2,249	13%
Lucille	106	2019	577	\$1,915	\$2,228	16%
Vida	201	2019	546	\$1,918	\$2,092	9%
Averages			651	\$2,016	\$2,293	16%



Seattle & The Eastside - The Most Interconnected Talent Concentration In The United States

Connected by Light Rail in 2025, the 2 Line will debut the first ever light rail built on a floating bridge, connecting the Eastside to Seattle. The new light rail will drastically improve drive times during peak commuting hours and provide commuters with more consistency in reaching their destinations. Bellevue is the only market in the United States with this amount of connectivity and access to talent.



Tenants in the Market Choose Bellevue CBD

Downtown Bellevue's inventory is comprised of just 13.8M SF with only 1.6M SF of direct vacancy. Tenant demand continues to exceed available space, with tenants seeking more than double the available space in the market.

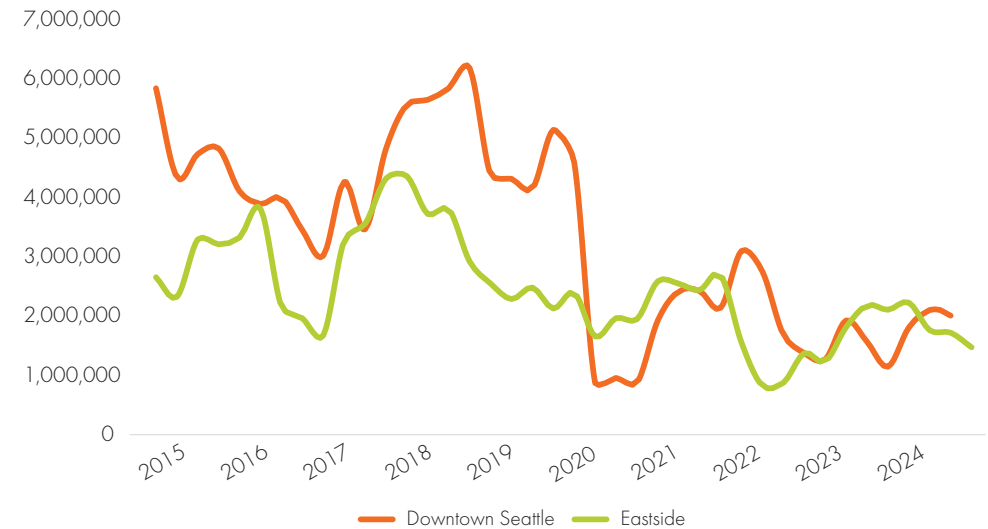
JLL is currently tracking 3.3M SF of active tenant demand throughout the Seattle MSA from 123 requirements. **50% of those active requirements are targeting the Eastside.**

In 2024, more square feet was leased in Bellevue CBD than Seattle CBD despite Seattle's inventory being twice as large as Bellevue's (29.3M SF in Seattle vs. 13.8M SF in Bellevue). The 1,750,000 SF leased in the Bellevue CBD accounted for a whopping 24.7% of the regional total of just over 7M SF. On the Eastside, **57% of all SF leased was in the Bellevue CBD.**

With only one non-owner-user office building under construction in Downtown Bellevue, amounting to 477,000 SF, there is an incredibly unique opportunity for The Spring District to capture future Build-to-Suit office demand.

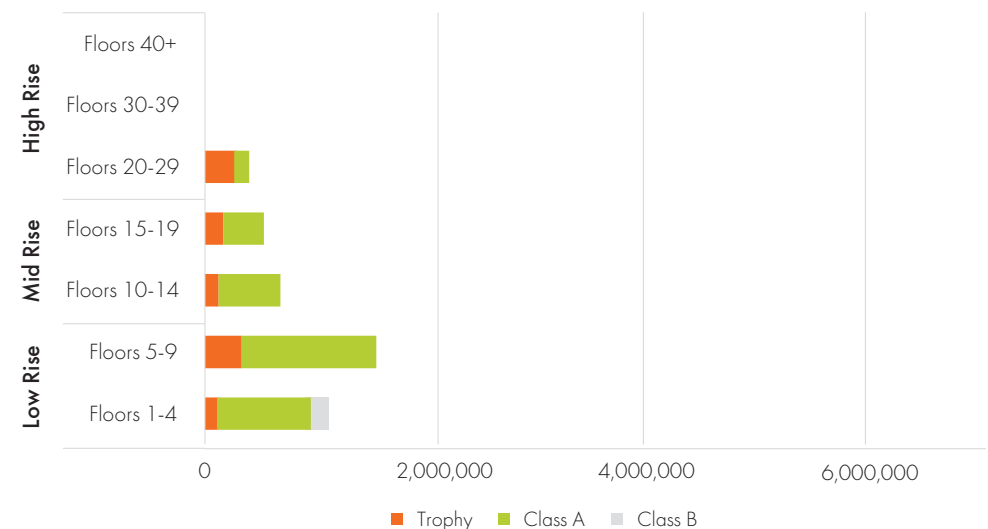
Over the past 5 years, Bellevue has captured 40% of regional tech leasing, more than 2.5 times the amount of tech leasing in the Seattle CBD

Active Office Requirements



Only 3.4% direct vacancy among Trophy assets in Bellevue CBD

Bellevue CBD Existing Availability



Tenant Demand and Leasing Activity



ACTIVE BAY AREA AI TENANTS:

ARMADA
10-15k SF

Protect AI
20k – 25k SF

ANDURIL
35k – 45k SF

OpenAI
50k - 90k SF

35% of the region's AI tenant demand is focused on the Eastside

8.4%

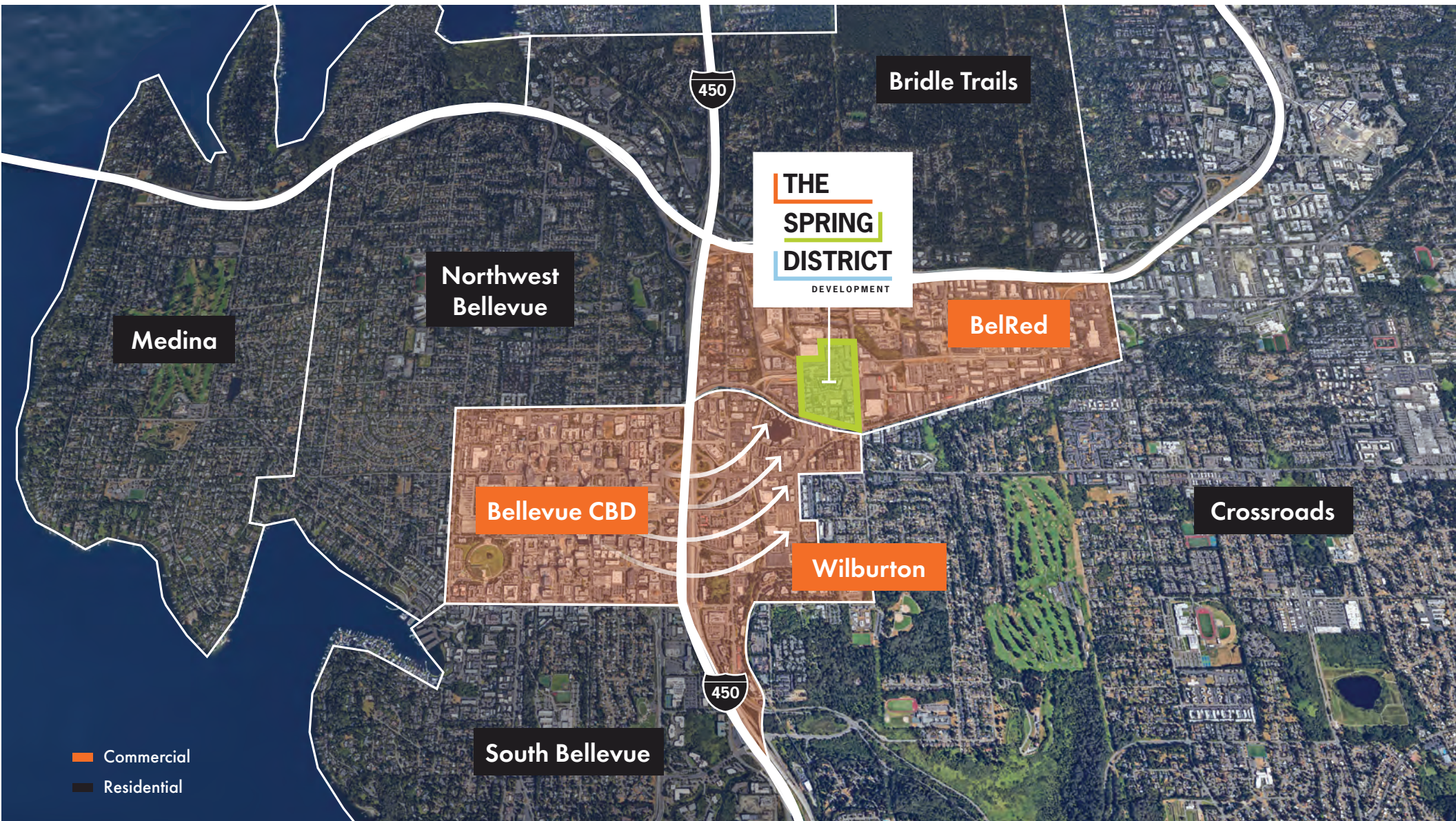
10-yr Avg. Office Vacancy

1.75M SF

2024 Leasing Activity Bellevue CBD

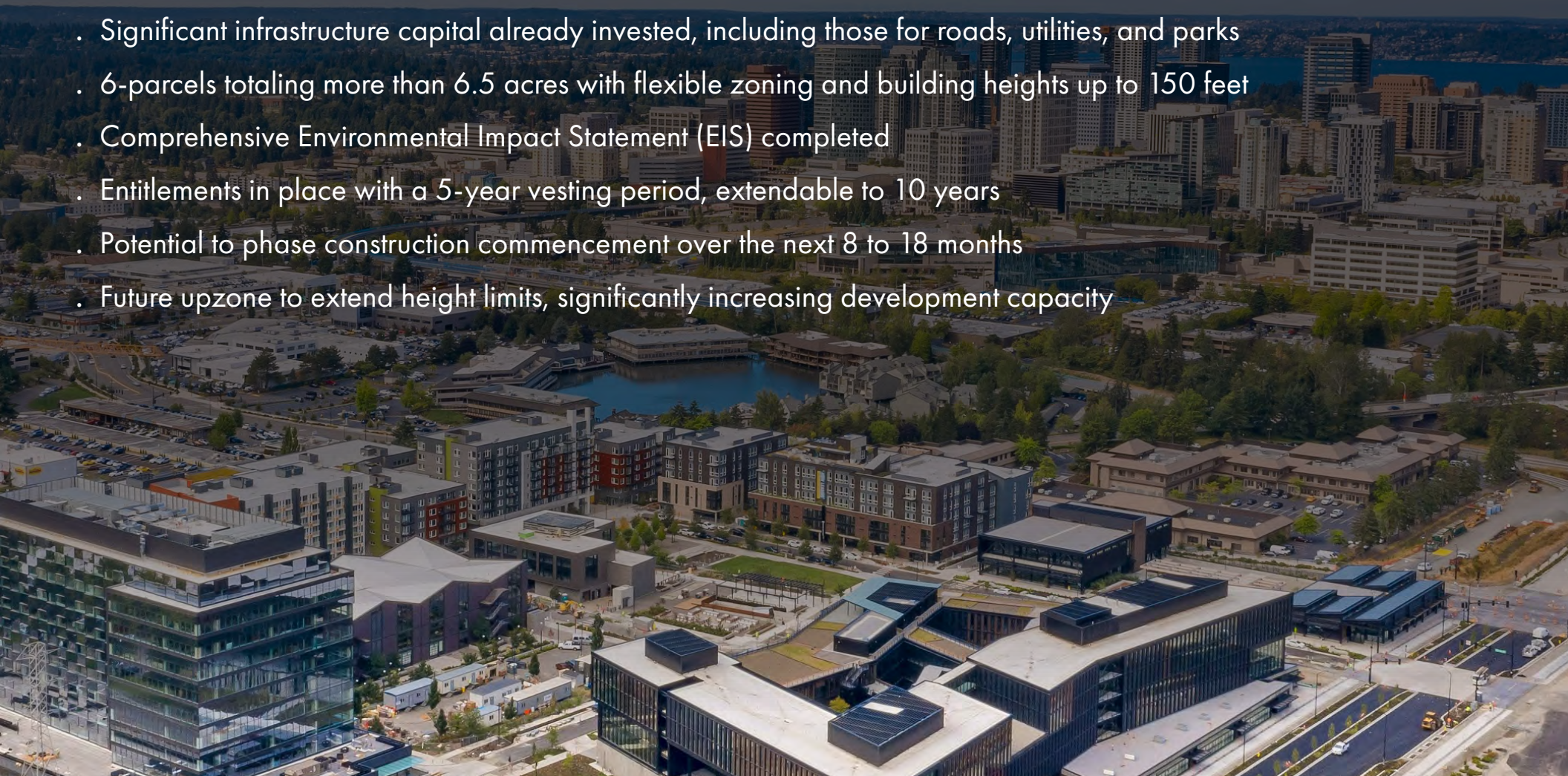
Downtown Bellevue's Only Expansion Option

Downtown Bellevue is surrounded on three sides by single-family residential neighborhoods. The only path for expansion is east into Wilburton and Bel Red. Bellevue's new Comprehensive Plan is the play book for paving the way forward.



Investment/Development Highlights

- Mixed-use, transit-oriented development in one of the most dynamic real estate markets in the country
- Strong market fundamentals with favorable city governance and demographics
- Urban/Suburban location with proximity to major corporate headquarters including Microsoft, Amazon, Nintendo, Costco, and T-Mobile
- Significant infrastructure capital already invested, including those for roads, utilities, and parks
- 6-parcels totaling more than 6.5 acres with flexible zoning and building heights up to 150 feet
- Comprehensive Environmental Impact Statement (EIS) completed
- Entitlements in place with a 5-year vesting period, extendable to 10 years
- Potential to phase construction commencement over the next 8 to 18 months
- Future upzone to extend height limits, significantly increasing development capacity





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