

THE SPRING DISTRICT

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



The Spring District, a 36 acre environmentally sustainable, transit-oriented, mixed-use urban neighborhood on the old Safeway Distribution Center site in the Bel-Red Corridor. Specifically designed to help tech companies attract and retain the world's best talent, 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, educational and residential projects, including hotels, restaurants and diverse local shops.

The three-story, 100,000 square Global Innovation Exchange (GIX) opened in September 2017. A graduate academic institute focused on technology innovation, GIX was created by a partnering of the University of Washington and the Tsinghua University of Beijing, and is supported by Microsoft. Students began classes in the building in September 2017.

Residential developer, Security Properties, opened the first two of five mixed-use residential buildings in February 2017. The Sparc apartments

contain a total of 309 units, numerous amenities including a fitness center, ground floor retail and underground parking. The complex includes a 14,000 square foot Bright Horizons early education center. A second mixed-use complex broke ground in November 2016 and its 279 units in three buildings plus commercial space and underground parking is scheduled to open by the end of 2017.

AMLI Residential commenced construction on 204 residential units located on 1.5 acres on the southeast portion of the district. AMLI anticipates opening in 2019.

REI will begin construction on its new multi-building corporate campus by the end of 2017.

Additional developments at The Spring District with pending start dates include a brewpub, and two commercial office buildings. A new urban park was completed in June 2015.

When completed, The Spring District will have over 3.3 million square feet of space in buildings ranging from three

to 12 stories with supporting retail amenities. The urban neighborhood has views of the Cascade Mountains, downtown Bellevue, Lake Washington, Seattle, the Olympic Mountains and Mt. Rainier.

Size:
36 acres

Start Date:
September 2013

Owner:
WR-SRI 120th, LLC

Developer:
Wright Runstad & Company

Institutional Equity Partner:
Shorenstein Properties LLC

Residential Developers:
Security Properties
AMLI Residential Properties

Master Planner:
NBBJ

General Contractor:
Lease Crutcher Lewis
Howard S. Wright Constructors