

# Southport Executive Summary

## 17.1 ACRE WATERFRONT COMMUNITY LOCATED ON THE SHORES OF LAKE WASHINGTON

Southport is a brand new 17.1 acre waterfront community, in one of the most beautiful and accessible locations in the Puget Sound region. Located on the southern shores of Lake Washington next to 57-acre Gene Coulon Beach Park, Southport offers ever changing panoramic views of Lake Washington, the Seattle skyline, the Olympic Mountains and Mt. Rainier.



### THE BRISTOL

LOT 2 | 2.22 ACRES | COMPLETED 2002

188 Units and 10,057sf of ground floor commercial

329 parking stalls



### THE BRISTOL II

LOT 3 | 3.77 ACRES | COMPLETED 2008

195 units and 14,081sf of ground floor commercial

324 parking stalls



### HOTEL AT SOUTHPORT

LOT A | 5.49 ACRES

Construction began October 2014. Completion February 2017.

Direct access to 2121 parking stalls within Lot B.

350-key Luxury Hotel together with a signature waterfront restaurant, spa, bar & lounge, roof top terraces, and 43,000sf meeting/convention space.



### WATERFRONT OFFICE CAMPUS

LOT B | 5.62 ACRES

Utility work and offsite improvements began January 2015. Office occupancy beginning December 2017.

Proposed 724,520gsf of Class 'A' Office Space

2121 parking stalls within Lot B.



### SECO Development

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SECO DEVELOPMENT, INC



An aerial view of the proposed Southport development.



The Bristol at Southport Courtyard



The Bristol II at Southport Spa



The Bristol II at Southport



Lake Washington and the Seattle Skyline



Neighboring Gene Coulon Park

# The Bristol at Southport



The Bristol at Southport are mixed-use residential buildings located in the waterfront community of Southport on Lake Washington that was built in two phases. Its location, adjacent to Gene Coulon Memorial Beach Park and Lake Washington, offers unsurpassed views and unprecedented lifestyle options of living on Lake Washington.

The Bristol offers exclusive resort-style luxury living in the Pacific Northwest's most desirable community. The Bristol is surrounded by exquisite comforts and resort like amenities previously enjoyed only by owners of million dollar waterfront homes and condominiums.

## Bristol I

1083 LAKE WASHINGTON BLVD N., RENTON, WA 98056

Completed in 2002 and houses 188 units. Four, 4- story buildings over 10,057sf of street level retail and two levels of parking with 329 stalls.

### AREA

2.22 Acres

Site Area: 96,610sf

Gross Building Area: 301,945sf

Residential: 168,000sf

Retail: 10,057sf of ground floor commercial.

Parking: 103,000sf of parking stalls.



## Bristol II

1133 LAKE WASHINGTON BLVD N., RENTON, WA 98056

Completed in 2008 and houses 195 units. Three, 5- story buildings over 14,081sf of street level retail and two levels of parking with 324 stalls.

### AREA

3.77 Acres

Site Area: 164,060sf

Gross Building Area: 302,608sf

Residential: 177,206sf

Retail: 14,081sf of ground floor commercial space.

Parking: 128,476sf of parking stalls.



# The Hotel at Southport

1053 LAKE WASHINGTON BLVD N., RENTON, WA 98056

Located on the shores of Lake Washington, the 12-story, 350-key Southport Hotel is unique to the region and will be the first four-star hotel near Seattle's primary airport, Sea-Tac International Airport, which serves 34.7 million visitors per year.

Southport is just minutes to Seattle, Bellevue, the Interstate-90 corridor and Interstate-405. From the hotel, one can enjoy sunsets and panoramic views of the Olympic Mountains and Seattle Skyline.



- 43,000sf meeting/convention space
- Waterfront Signature Restaurant
- Hotel bar and lounge
- VIP Club Lounge
- 4 water facing terraces covering over 23,000sf located on the third and eighth floors of the hotel
- Indoor swimming pool & Jacuzzi spa
- Indoor treatment SPA
- Exterior covered and open-air wedding terraces and facilities
- Interior wedding dressing and preparation rooms with dedicated restroom facilities
- Indoor/outdoor exercise facilities with direct access to Lake Washington and Gene Coulon park

**Construction on the hotel began October 2014, and is scheduled to be complete February 2017.**

## AREA

5.49 Acres

Lot A Site Area: 239,195sf

Total Gross Square Footage: 334,791 gsf

## PARKING

Direct access to guest parking within Lot B for a total of 2,121 stalls.

# Waterfront Corporate Campus

1101 LAKE WASHINGTON BLVD N., RENTON, WA 98056

The southern shore of Lake Washington is the setting for 724,520gsf (5.62 acres) of office space in three connected towers.

Multiple towers with large floor plates offer a prospective tenant incredible flexibility whether as the sole occupant of an entire tower, creating its own space and identity, or building out an efficient work space on a single floor.



- High-quality mechanical & electrical systems featuring the flexibility and capability to serve a wide range of users including high-tech tenants.
- Access to fiber optic lines. Six providers have lines nearby.
- Redundant power grid at the site
- Up to 100 GB data speeds available through GPON
- Office elevator banks in each tower with direct service to the podium lobbies
- Dedicated parking structure access from podium lobbies
- Podium roof terraces between towers on floors 5 and 6
- A full-service restaurant adjacent to Tower 2, in addition to the retail opportunities provided in the adjacent hotel and luxury housing mixed-use project

**Utility work and offsite improvements began January 2015. Office occupancy beginning December 2017.**

## AREA

5.62 Acres

Lot B Site Area: 245,086sf

Total Gross Square Footage: 724,520gsf

Office Buildings 1 & 2: 505,650gsf

Office Building 3: 218,870gsf

## RETAIL

Office Buildings 2: 6,270sf

Office Building 3: 4,120sf

## PARKING

Parking within Lot B for a total of 2,121 stalls.