

Building I @ Southport



July 2026

NEWMARK



Building I @ Southport

Newmark, as exclusive advisor, is pleased to present the unique opportunity to acquire condominium interest in Building I @ Southport (the “Property”), a newly developed, state-of-the-art, 260,415-square-foot warm-shell office building located on the south shore of Lake Washington. Delivered in 2019, the Property is a part of a LEED Gold Certified, three-building, Class A waterfront office campus with sweeping views of Lake Washington and Mt. Rainier.

Building I is 100% vacant, offering true scale and full building identity to prospective owner/users. The Property is located within the most accessible and well amenitized region of Renton—offering immediate access to I-405, the 57-acre Gene Coulon Memorial Beach Park, the four-star Hyatt Regency, The Landing shopping mall, and Topgolf Renton.

PROPERTY SUMMARY

1103 LAKE WASHINGTON BLVD N, RENTON WA 98506

Rentable Area (BOMA 2017)	260,415 SF
% Available	100%
# Stories	9 Stories
Average Floor Plate	±21,000–38,000 SF
Parking Access*	887 Stalls (3.41/1,000 SF)
Floor-to-Floor Heights	12'4"
Window Heights	9'
Year Built	2019
LEED Certification	LEED Gold



*Space allocation includes oversell ratio of parking garage as confirmed by third party parking consultant and access to spaces available in adjacent, Bristol garage.



Investment Highlights



Remarkable Corporate Headquarters Opportunity

260,415 RSF nine-story warm-shell office building located on the shore of Lake Washington.



New Construction Trophy Office

Delivered in 2019 and designed to the highest specifications including steel frame construction and LEED Gold Certification.



Adjacent to Four Star Hyatt Regency

Connected to Southport via underground concourse, the Hyatt Regency includes the Spa at the Lake, a 24-hour fitness center, indoor pool, and outdoor tennis facilities all available to non-hotel guests.

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Exceptional Value – Discount to Replacement Cost

Offering represents a generational opportunity to purchase a Class A waterfront office building at a 80%+ discount to replacement cost, providing an unrivaled cost basis for an owner-user.



Iconic Views

Unobstructed views overlooking Lake Washington and the Mt. Rainier.



Efficient & Collaborative Design

Expansive ~30,000 SF floorplates designed for maximum optionality & efficiency.



State-of-the-Art Creative Office Asset



LEED Gold Certified

±21,000–38,000 SF
Efficient Floor Plates

Private Balconies

12¼" Floor-to-Floor Heights

Underground Concourse to
Four-Star Hyatt Regency

Bike Storage,
Showers & Lockers

EV Charging Ports

Above Standard
Structured Parking

Rooftop Deck with Sweeping Views
of Lake Washington and Mt. Rainier

Operable Windows

9' Window Heights &
Abundant Natural Light

Several Reservable Conference Centers

Access to Waterfront Dining

Outdoor Fire Pit



THE LANDING

600,000 SF Retail
47-Acre Lifestyle Center
46 shops | 22 Restaurants



Renton Municipal Airport

Private Charter Access airport

BOEING

Large Fortune 500 corporate and manufacturing presence directly next door and in Building III.

HYATT REGENCY

347-key, 4-star hotel
signature waterfront restaurant, spa, bar and lounge, roof top terraces developed in 2017

Onsite Moorage

dock&drink

Patio & Docks

Building I @ Southport

Building II
(not a part)

WIZARDS™
Hugoboss

Building III
(not a part)

BOEING Regence BlueShield
SEARHC VIRTUOSO

BRISTOL

383 Luxury Apartment Units
Developed in 2002 & 2009

Southport Drive

Gene Coulon Memorial Beach Park

Adjacent 57-Acre Park
2 Miles of Paths/Trails, Tennis, Volleyball, Swimming
2 Restaurants | 8 Lane Boat Launch

Volleyball Court

Tennis & Pickleball Courts

Beach Access

Unrivaled Amenities & Transportation Access



Commuter Times to be Reduced Through Pending I-405 Improvements



1 Min
to I-405 & SR-900

10 Mins

to I-5 or I-90 interchange

12 Mins

to Sea-Tac

15 Mins

to Bellevue CBD

25 Mins

to Seattle CBD



Direct Access to

- Bellevue Transit Center
- Sea-Tac Airport
- West Seattle
- Seattle CBD
- Auburn
- Burien Transit Center
- Mountlake
- University District
- Redmond
- Tukwila Transit Center



Eastside Rail Corridor Access to

- Newcastle
- Woodinville
- Bellevue
- Redmond
- Kirkland
- Snohomish

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