



THE LABS @  
201 ELLIOTT

+/- 151,200 RSF

201 ELLIOTT AVENUE WEST  
SEATTLE, WA 98112

A  BioMed Realty property



## Space for the Life Science Industry

Conveniently located in the heart of the Elliott Bay life science cluster, this five-story life science building provides flexible solutions for Seattle's scientific community. The project offers extensive views and ample food, service, and entertainment options nearby.

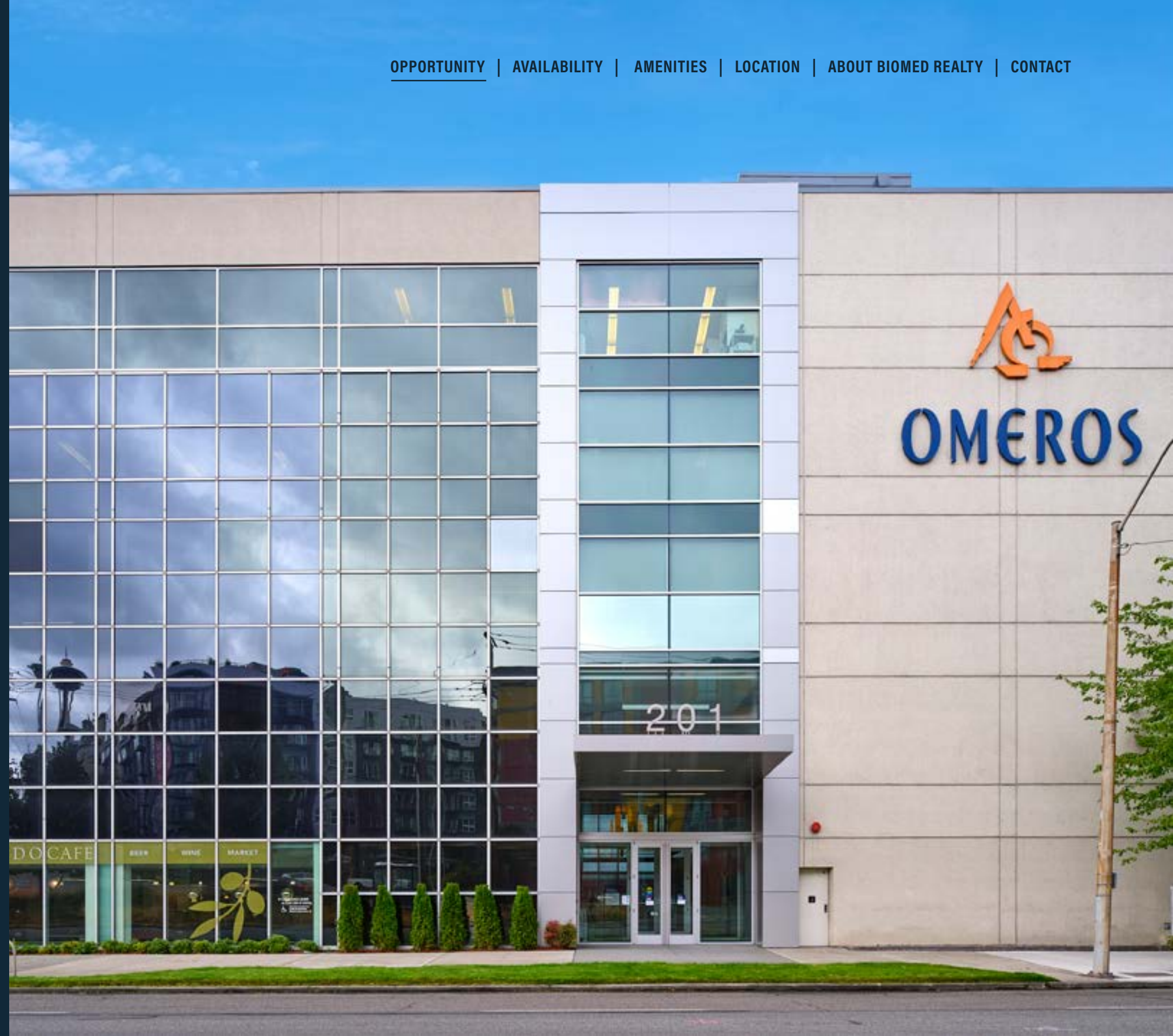
### SQUARE FOOTAGE

+/- 151,200

Fitness Center

Courtyard

On-site Café





SUITE 500

Leased | 23,370 RSF

SUITE 400

Leased | 23,471 RSF

SUITE 300

Leased | 29,833 RSF

SUITE 210

Available  
13,904 RSF

SUITE 260+270

Available  
11,568 RSF

SUITE 280

Leased  
10,034 RSF

SUITE 290

Leased  
6,820 RSF

SUITE 190

Leased | 17,905 RSF

STORAGE

Leased | 9,894 RSF

PROPERTY MGMT &  
BUILDING COMMON

PARKING GARAGE





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### AMENITIES

On-site tenant amenities include two building conference centers, a café, and a fitness center complete with showers and lockers

### VIEWS

Located on the Puget Sound waterfront with unobstructed, expansive views of the Olympic Mountains and Elliott Bay

### SYSTEMS AND FINISHES

State-of-the-art building systems and a two-story lobby with best-in-class and market leading finishes

### ENTRYWAY

Grand entryway with floor-to-ceiling glass and significant street presence

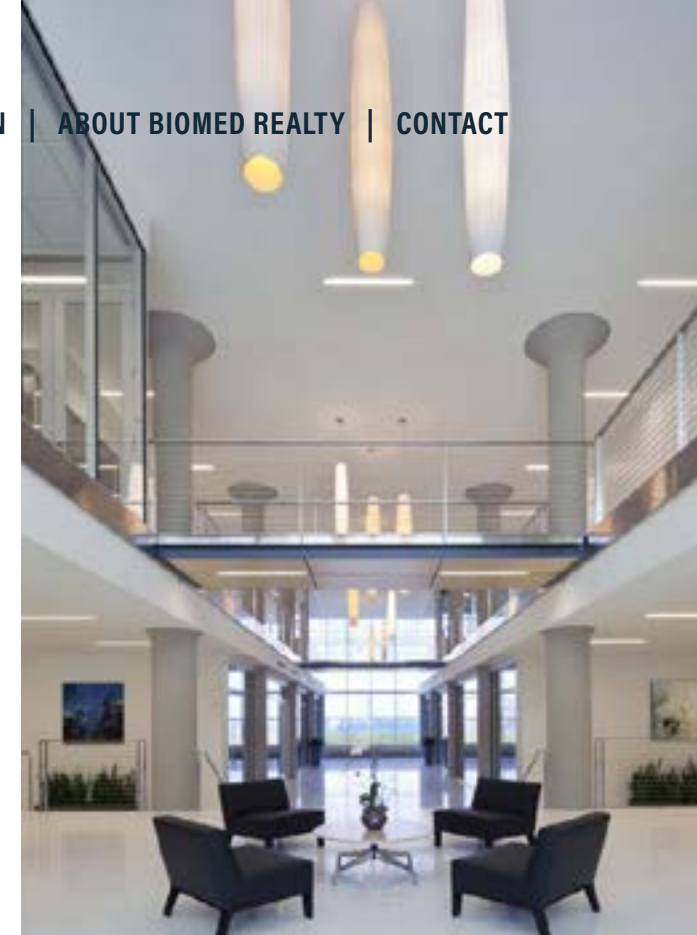
### COURTYARD

Landscaped outdoor courtyard with rotating daily food truck lineup

### PARKING

182 stalls of surface and subterranean secured parking; 1.2/1,000 RSF parking ratio

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#### **BUILDING STRUCTURE TYPE**

Type IA, all reinforced concrete, seismically upgraded; reinforced concrete shearwalls

#### **POWER**

Up to 8,000 A @277/480 Vt

#### **BACKUP GENERATORS**

750 kW and 350 kW

#### **HVAC**

Five rooftop package units; 426-ton capacity, single-pass air with heat recovery system and potential for an additional 426 tons HVAC capacity (852 tons total)

#### **WATER CAPACITY**

3" line

#### **ELEVATORS/LOADING**

Two passenger elevators, one service elevator, one loading dock with two dock levelers

#### **BAY SIZE**

20'x 20'

#### **HELISTOP**

On roof

#### **FLOOR PLATES**

Floors 1-2: +/- 31,800-43,000 RSF  
Floors 3-5: +/- 23,000 RSF

#### **CLEAR HEIGHTS**

Second Floor 13'

#### **ROOF TYPE**

Single-ply PVC membrane





### NEARBY AMENITIES

The Labs @ 201 Elliott is within close proximity to 85+ grocery, hotel, and service retailers, 20+ coffee shops and espresso bars, 100+ restaurants, cafes, bakeries, and bars, and 30+ shops and entertainment venues. Right across the street from Queen Anne Beer Hall and CorePower Yoga and blocks away from other neighborhood favorites.

### VIEWS

Located on the Puget Sound waterfront with unobstructed, expansive views of the Olympic Mountains and Elliott Bay.

### EASY ACCESS TO TRAILS, BEACHES, AND PARKS

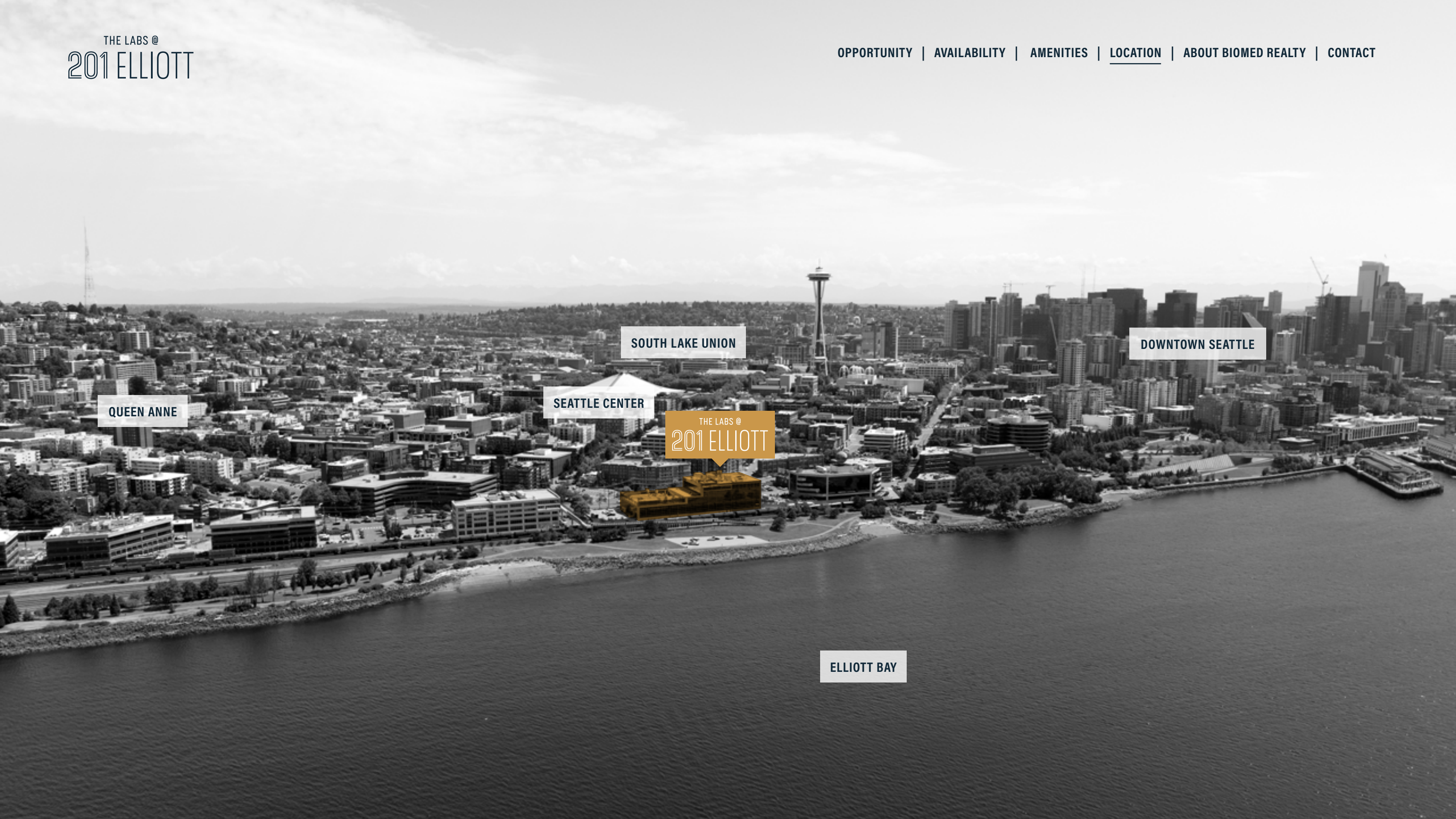
With direct access to over 15 acres of winding trails, beaches, and open space at nearby Myrtle Edwards and Centennial Parks, the Labs @ 201 Elliott has unrivaled access to green and open spaces.

### WALK, BUS, BIKE

Connect onto any one of the convenient 10+ bus lines within .25 miles or enjoy easy access to the Elliott Bay shoreline bike trail and Lake to Bay Loop Trail. Work within walking distance to the waterfront, Pike Place Market, Belltown, Climate Pledge Arena, and the seasonal fairs and festivals at Seattle Center.







QUEEN ANNE

SEATTLE CENTER

SOUTH LAKE UNION

THE LABS @  
201 ELLIOTT

ELLIOTT BAY

DOWNTOWN SEATTLE



## The BioMed Realty Difference

BioMed Realty, a Blackstone portfolio company, is a leading provider of real estate solutions to the life science and technology industries. BioMed owns and operates high quality life science real estate comprising 16.7 million square feet concentrated in leading innovation markets throughout the United States and United Kingdom, including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder, and Cambridge, U.K. In addition, BioMed maintains a premier development platform with 2.9 million square feet of Class A properties in active construction to meet the growing demand of the life science industry.

We are fortunate to have a world-class sponsor in Blackstone, a strong believer of long-term market fundamentals of the life science industry. Since 2016, Blackstone and BMR have been actively investing in developing, modernizing, and expanding research facilities in our core innovation markets. Blackstone's conviction means we can also provide a substantial community benefit.

**16.7M SF**

concentrated

**2.9M SF**

of Class A

**28M SF**

available to  
accommodate tenants

**300+**

in-house experts

**260+**

tenant partners

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westlake

**307**  
WESTLAKE

**T6** INNOVATION  
CENTER

**NORTHEDGE**



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