



THE LABS @
201 ELLIOTT

+/- 151,200 SF

201 ELLIOTT AVENUE WEST
SEATTLE, WA 98112

A  BioMed Realty property

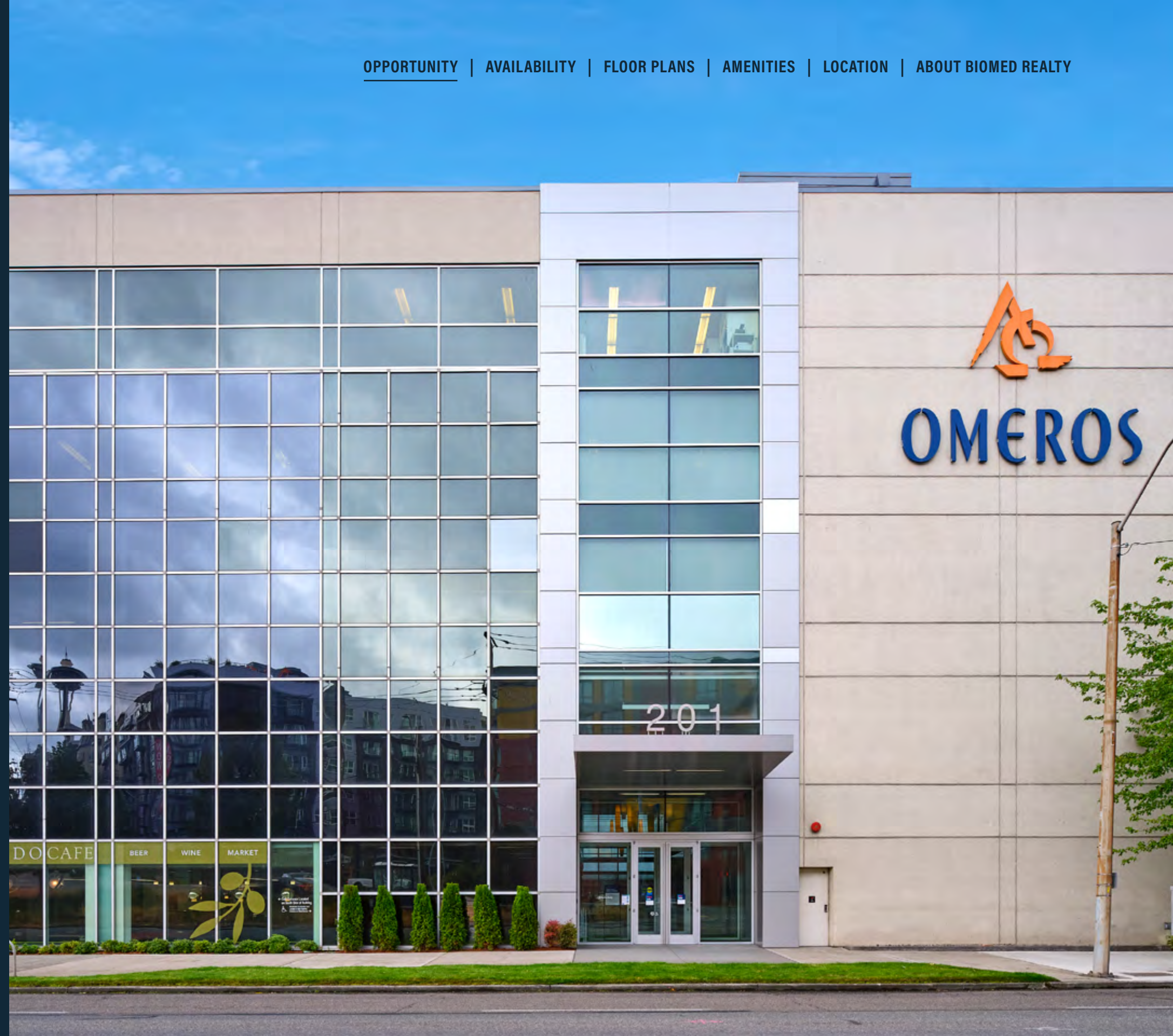
Space for the Life Science Industry

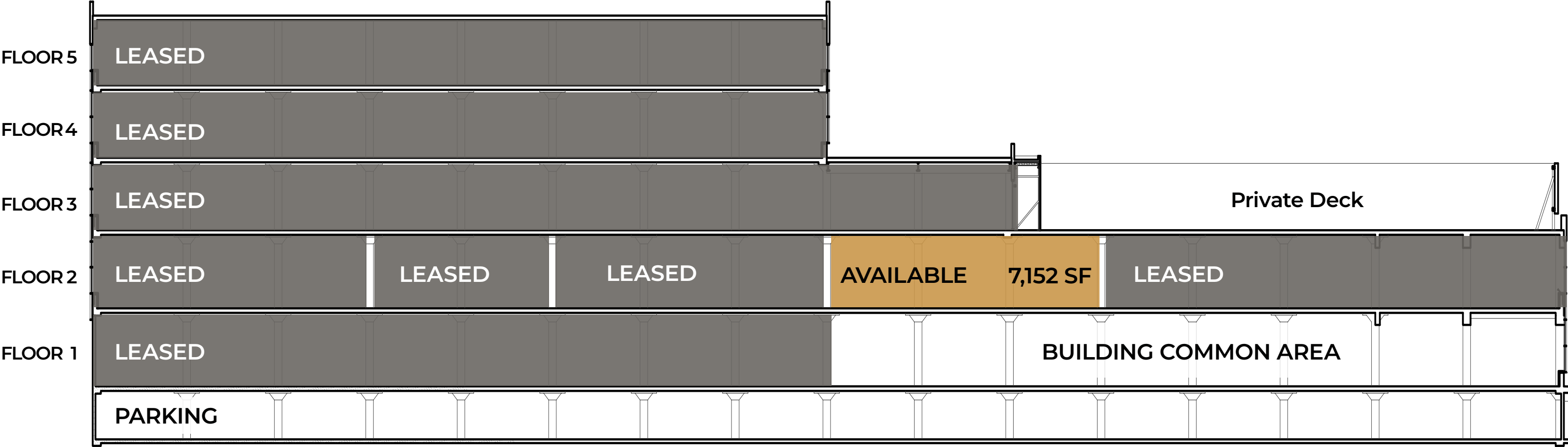
Conveniently located in the heart of the Elliott Bay life science cluster, this five-story life science building provides flexible solutions for Seattle's scientific community. The project offers extensive views, underground parking, a fitness center, courtyard, and an on-site cafe.

SQUARE FOOTAGE

+/- 151,200

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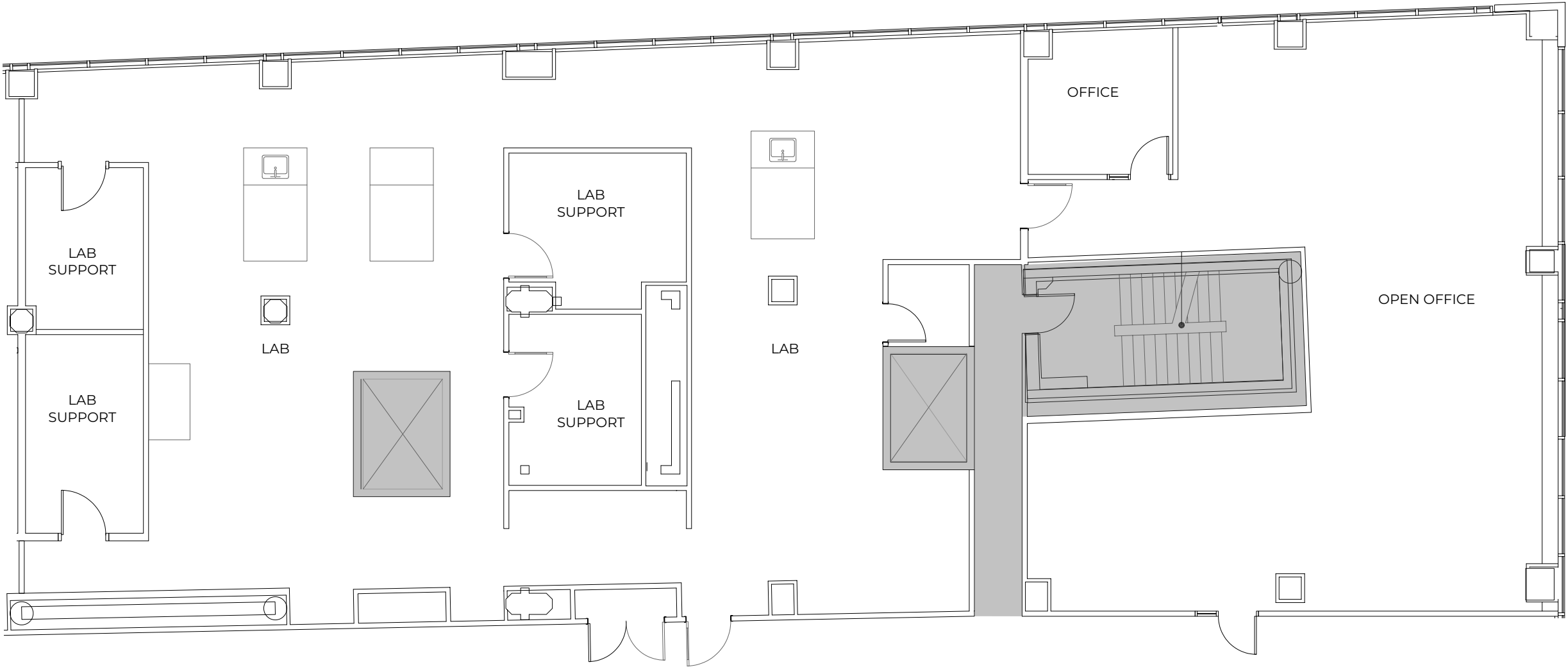




TOTAL: ±151,200 SF

SUITE 270

Available
7,152 RSF



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AMENITIES

On-site tenant amenities including two building conference centers, 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 two-story lobby with best-in-class and market leading finishes

ENTRYWAY

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

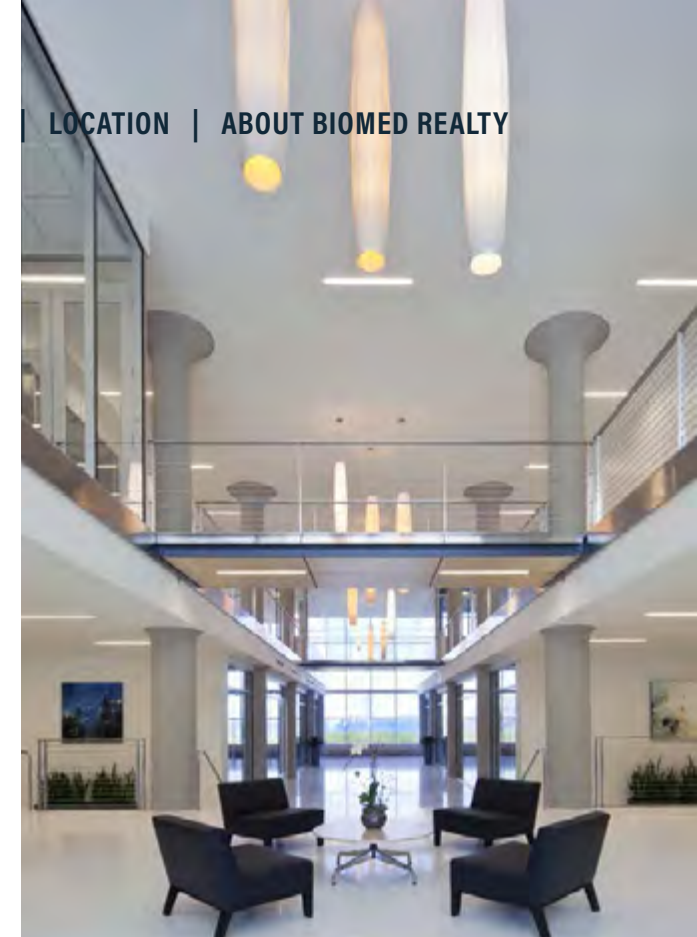
COURTYARD

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

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. Just blocks away are other neighborhood favorites, including: Starbucks, Studio 3 Cycle Strength Yoga, Coltiva Pizzeria, Climate Pledge Arena, Toulouse Petit, Taylor Shellfish Oyster Bar, Agave Cocina & Tequila.

VIEWS

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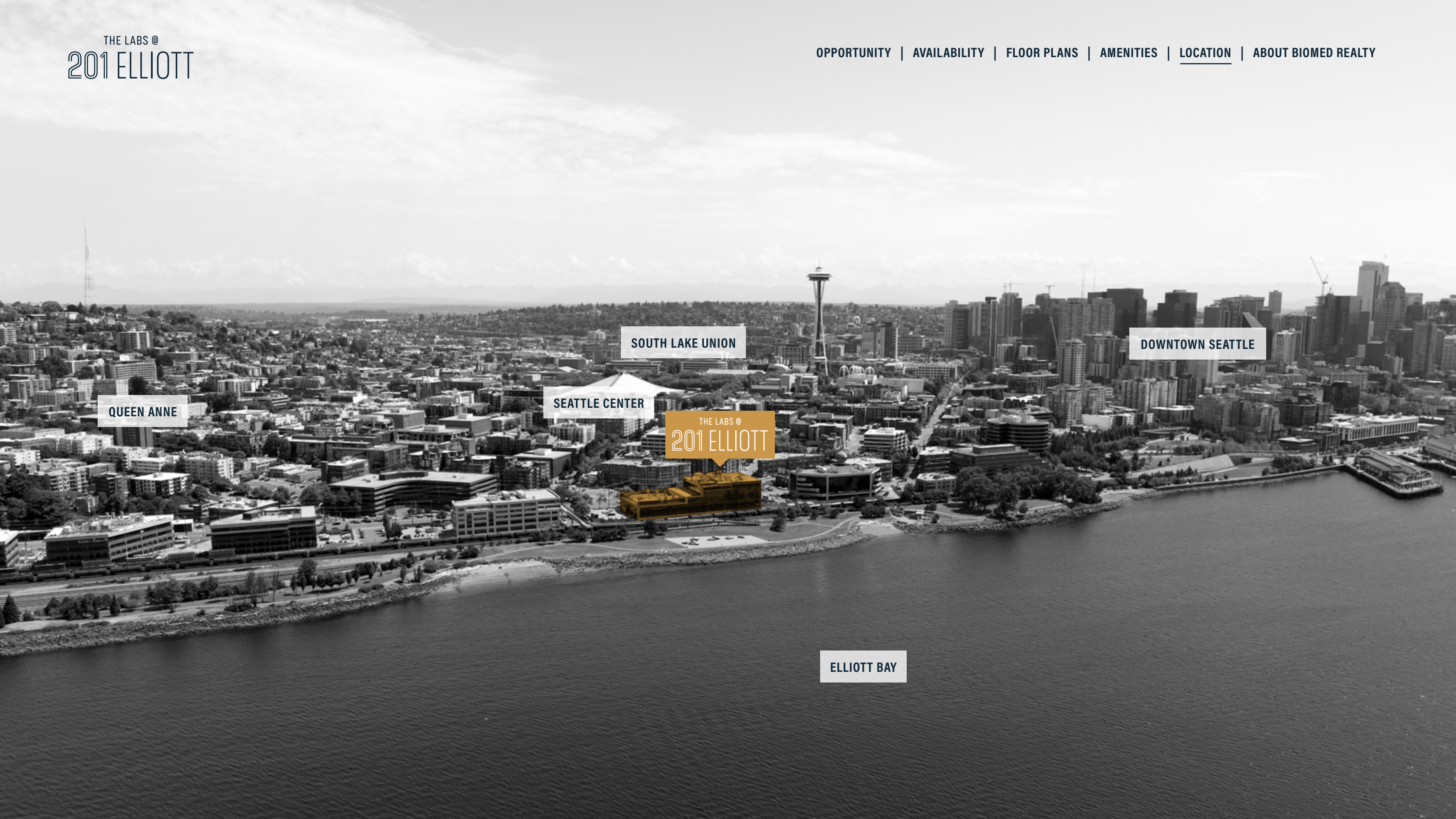
EASY ACCESS TO TRAILS, BEACHES, AND PARKS

Direct access to over 15 acres of winding trails, beaches, and open space at nearby Myrtle Edwards and Centennial Parks.

WALK, BUS, BIKE

10+ bus lines within .25 miles. Easy access to the Elliott Bay shoreline bike trail and Lake to Bay Loop Trail. Walking distance to the waterfront, Pike Place Market, Belltown, nearby Climate Pledge Arena, and the seasonal fairs and festivals at Seattle Center.





QUEEN ANNE

SEATTLE CENTER

SOUTH LAKE UNION

DOWNTOWN SEATTLE

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ELLIOTT BAY

The BioMed Realty Difference

BioMed Realty, a Blackstone Real Estate 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 16.2 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 2.5 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.

16.2M SF

owned and operated

2.5M SF

of Class A properties in active construction

28M SF

available to accommodate tenants

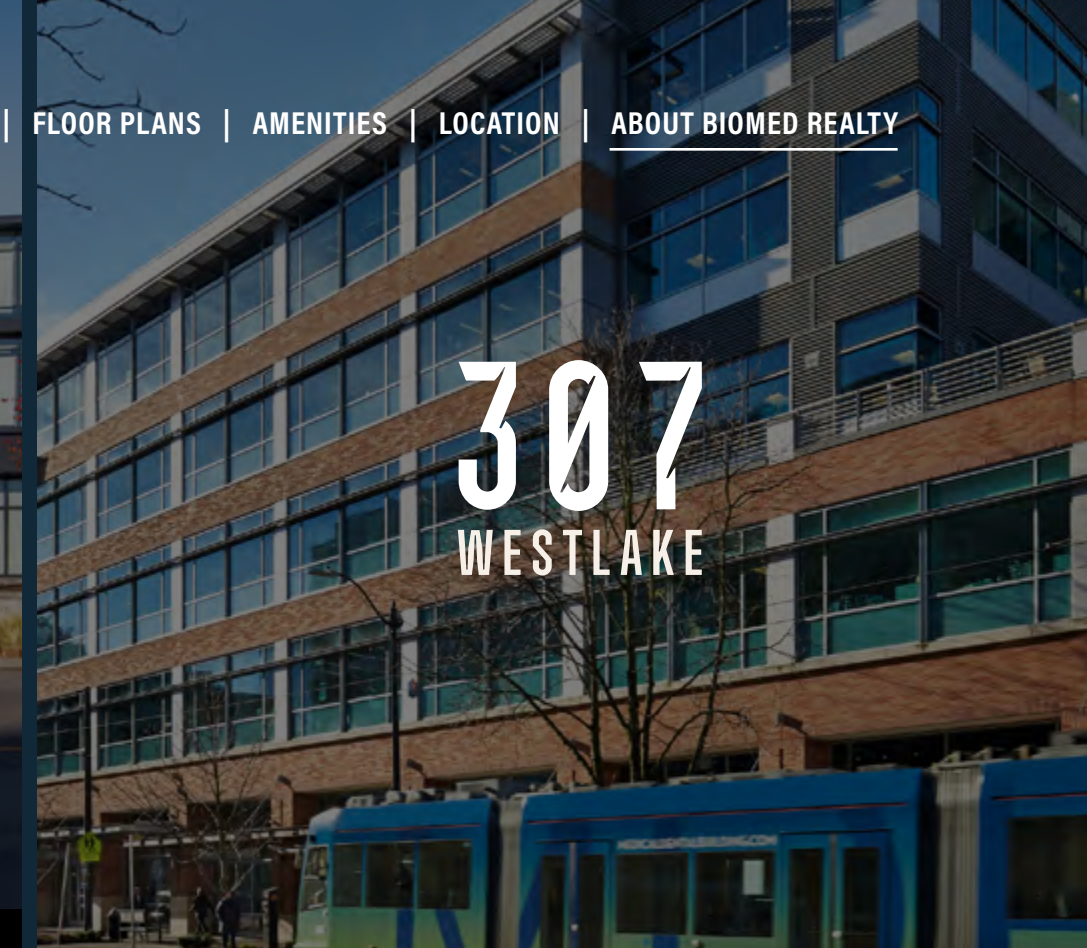
300+

in-house experts

240+

tenant partners

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OMEROS

201

COFFEE BREAKFAST LUNCH GOURMONDOCAFE BEER WINE MARKET