



westlake

±158,000 SF

1101 Westlake Ave N  
Seattle, WA 98109

A  BioMed Realty property

# 1101

1101 Westlake is a creative workspace built for collaboration and just steps from Seattle's Museum of History and Industry (MOHAI) and the Center for Wooden Boats, celebrating the area's maritime past.

The adjacent waterfront park often holds events and hosts food trucks. All forms of water activities abound, from sailing, kayaking, and paddle boarding to faster motor craft and yachts. Experience South Lake Union in a new dimension.

±158,000 SF

Efficient Floor Plates: ±30,000 SF

6-story, Class A Office Building

Spectacular views of Lake Union and Seattle

Secure On-site Parking

[OPPORTUNITY](#) | [AVAILABILITY](#) | [FLOOR PLANS](#) | [AMENITIES](#) | [LOCATION](#) | [ABOUT BIOMED REALTY](#) | [CONTACT](#)



**FLOOR 6:** 28,300 RSF

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**FLOOR 5:** 30,800 RSF

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**FLOOR 4:** 30,800 RSF

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**FLOOR 3:** 30,800 RSF

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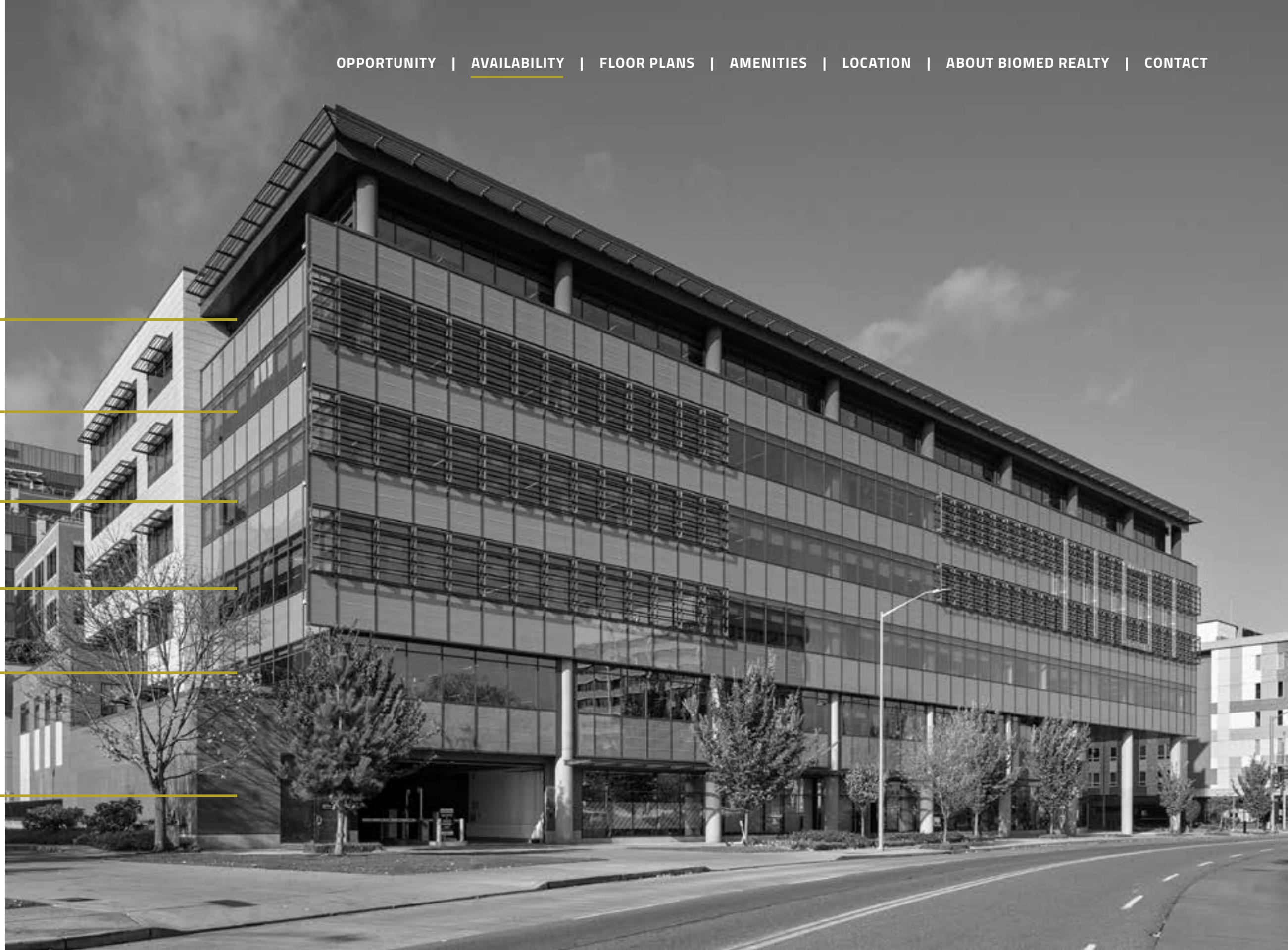
**FLOOR 2:** 31,900 RSF

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**FLOOR 1:** 5,400 RSF

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**TOTAL:** 158,000 SF





## FLOOR 2

# 31,900 SF

rentable area

### FLOOR INCLUDES:

13,000 sq ft of office/assembly space

5,500 sq ft of dining/cafeteria space

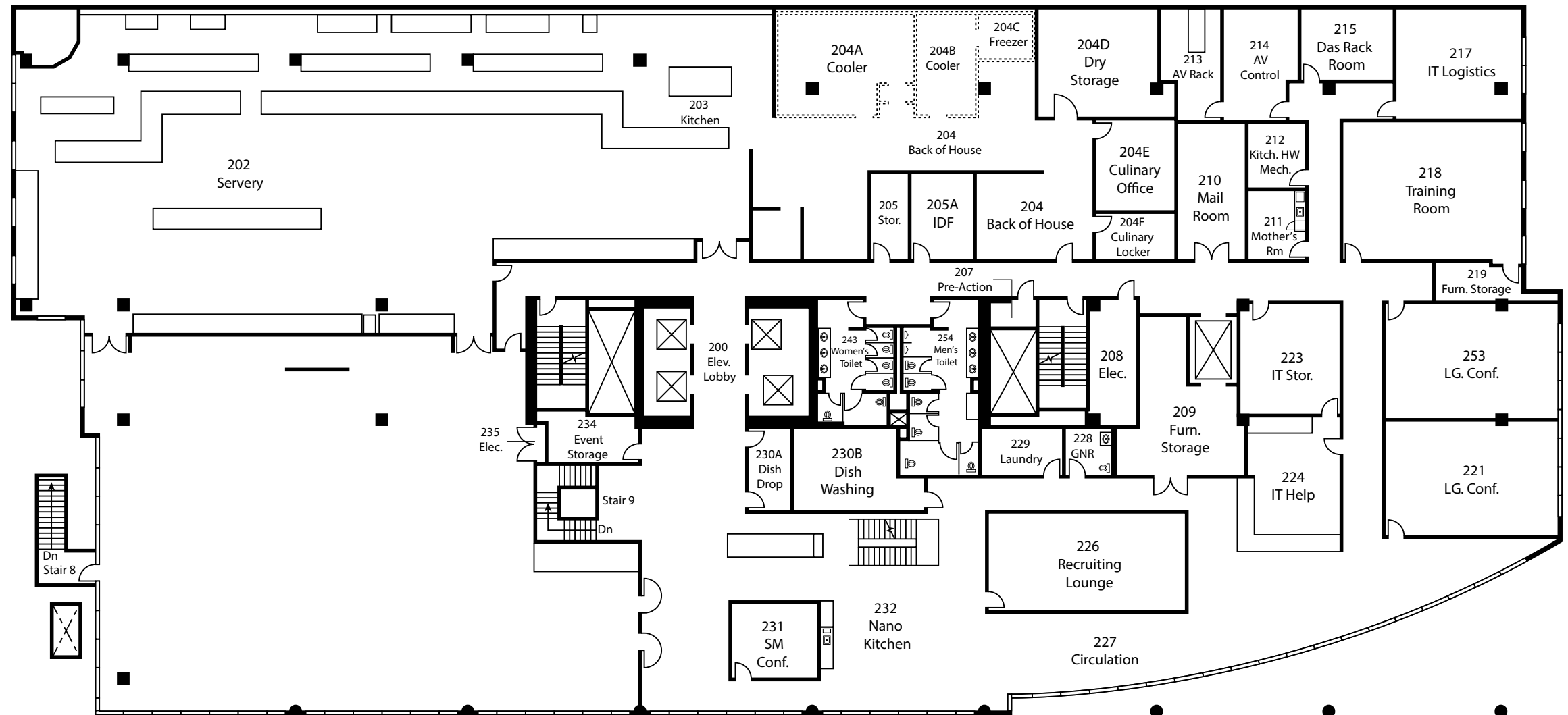
There are about 260 seats in the cafeteria

9,000 sq ft kitchen with cooler/storage space

### THE KITCHEN/DINING AREA IS EQUIPPED WITH:

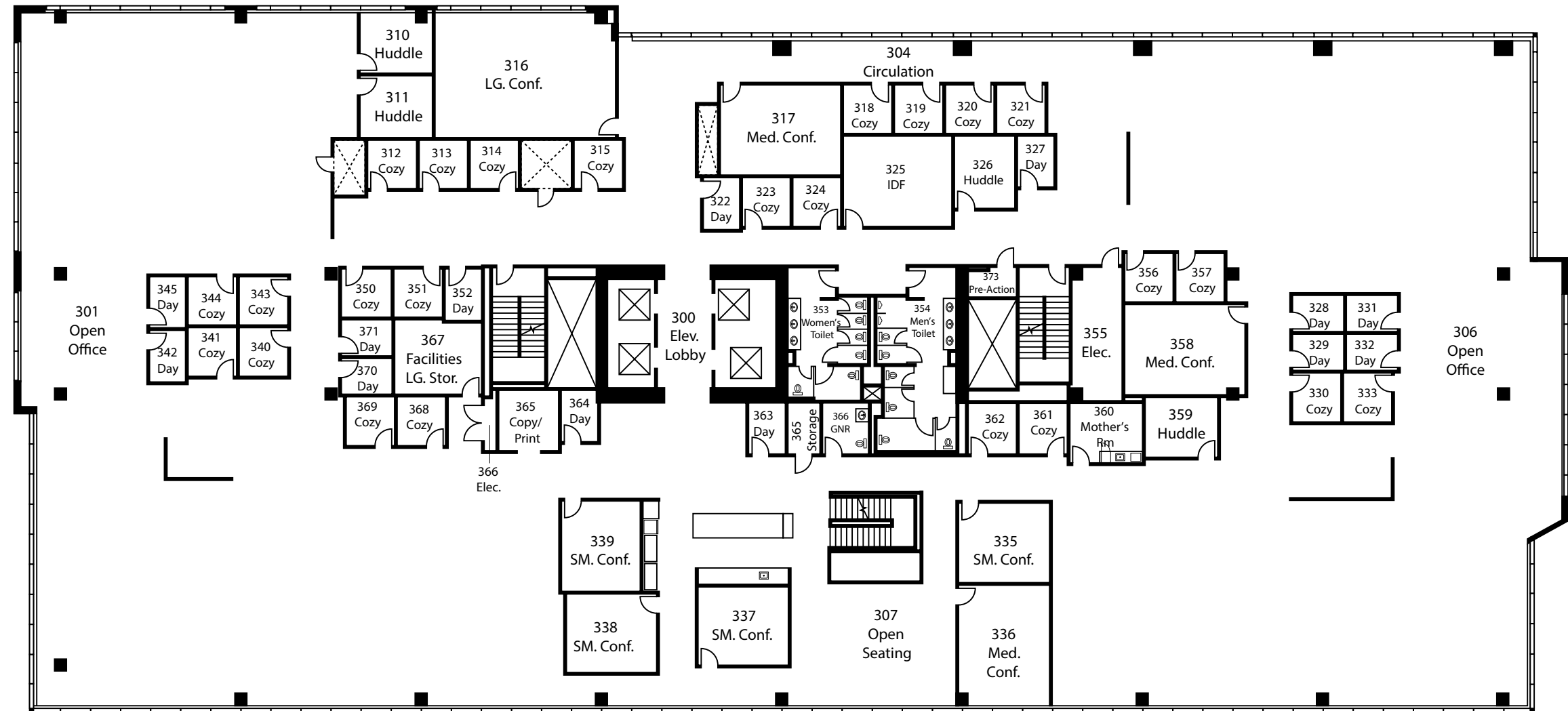
Ten kitchen rooftop exhaust fans

A rooftop unit delivers 22,000 cfm of fresh outside air. It uses DX cooling and indirect gas-fired heating



FLOOR 3

30,800 SF  
rentable area



FLOOR 4

30,800 SF  
rentable area



FLOOR 5

30,800 SF  
rentable area



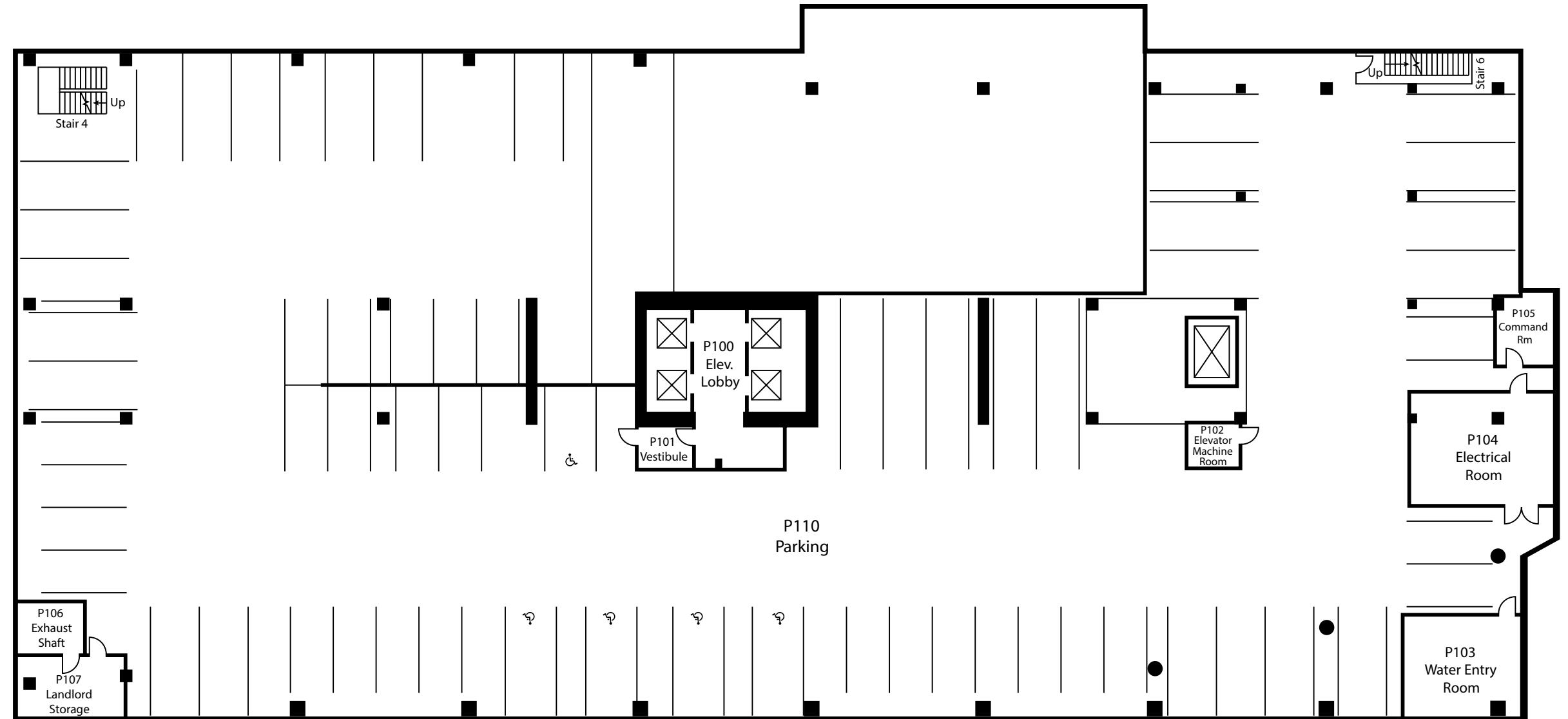


FLOOR 6

28,300 SF  
rentable area



PARKING P1





### LOCAL AMENITIES

1101 Westlake is ideally located in Seattle's South Lake Union neighborhood—only steps from the lakefront and within walking distance of destination restaurants and retail.

1101 Westlake also boasts some of the city's highest walk and bike scores and is connected to the city by multiple forms of transportation. Public transport is available by bus and trolley, by foot, or by bike along the popular Dexter Avenue bike path. It is even connected by air via the Lake Union Airport with daily seaplane flights to some of the northwest's most iconic locations.



**BUILDING AMENITIES**

Spectacular views of Lake Union and Seattle

Building signage opportunity visible from I-5 and Lake Union

Showers and lockers

Outdoor deck (Floor 6)

Secure on-site bike storage

Kayak storage

Starbucks is immediately across the street, with Caffè Umbria just north of the building

Three passenger elevators and one service elevator

One extra service elevator linking the loading dock to the commissary kitchen

Building power at 480V with a 4000 amp service entry switchboard

Some areas on Levels 1 and 2 are designed for assembly spaces (100psf load capacity), with Level 2 ready for a commissary

Each floor has additional restrooms and private mother's rooms

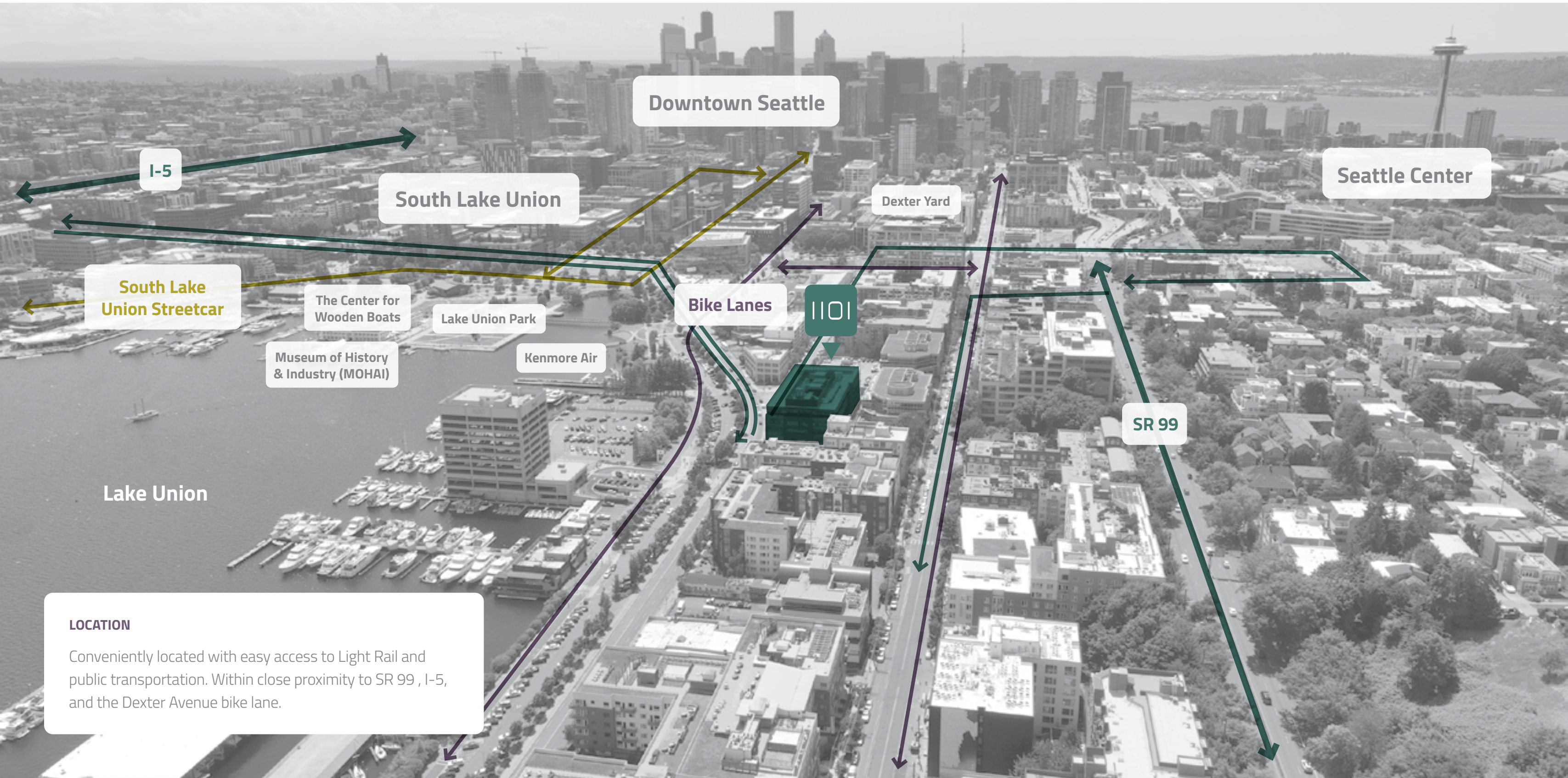
An interconnecting stairwell connects all levels

These are linked to airside economizers for optimal cooling

Two large 30-ton fluid coolers on the roof support this cooling system

Additionally, these coolers provide 20 extra tons of cooling for IDF/MDF rooms on Levels 2 through 6





Downtown Seattle

Seattle Center

South Lake Union

Dexter Yard

South Lake Union Streetcar

The Center for Wooden Boats

Lake Union Park

Bike Lanes

1101

Museum of History & Industry (MOHAI)

Kenmore Air

SR 99

Lake Union

**LOCATION**  
Conveniently located with easy access to Light Rail and public transportation. Within close proximity to SR 99 , I-5, and the Dexter Avenue bike lane.

## 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.

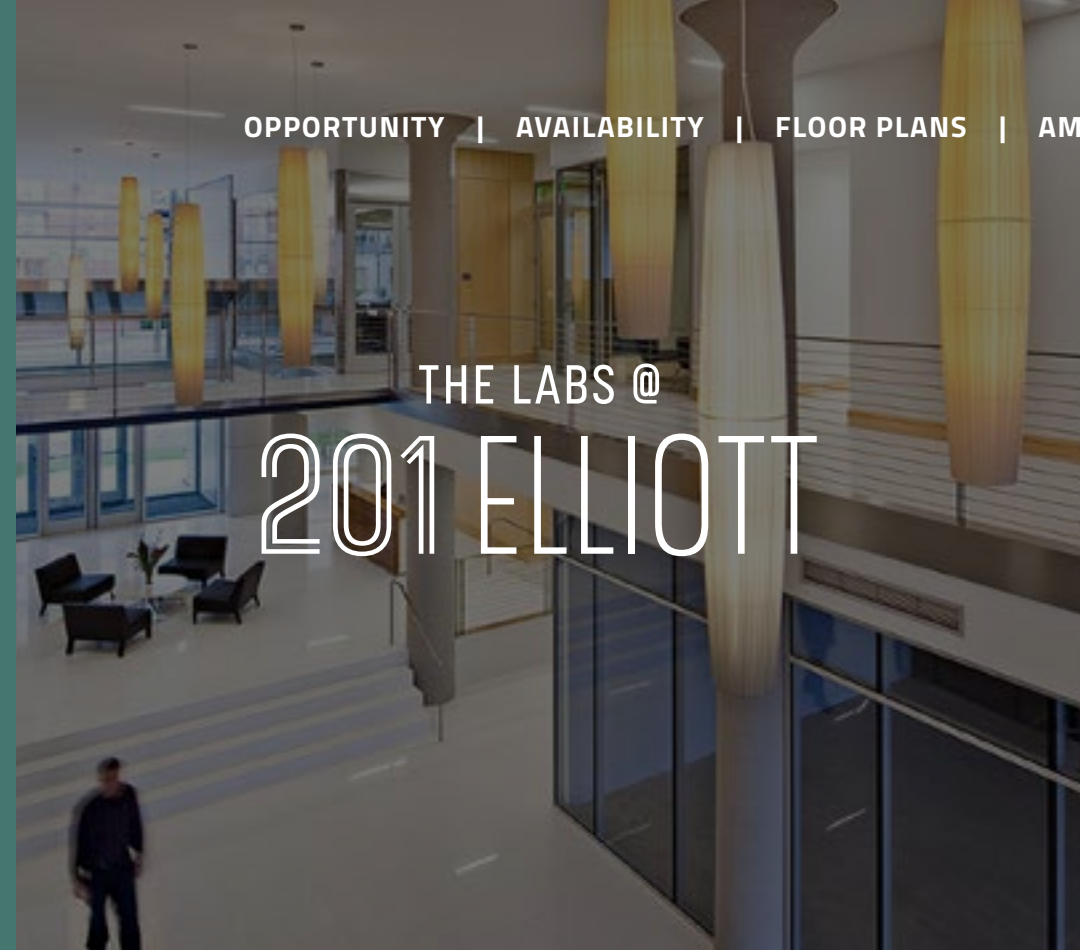
**16.7M SF**  
concentrated

**2.9M SF**  
of Class A

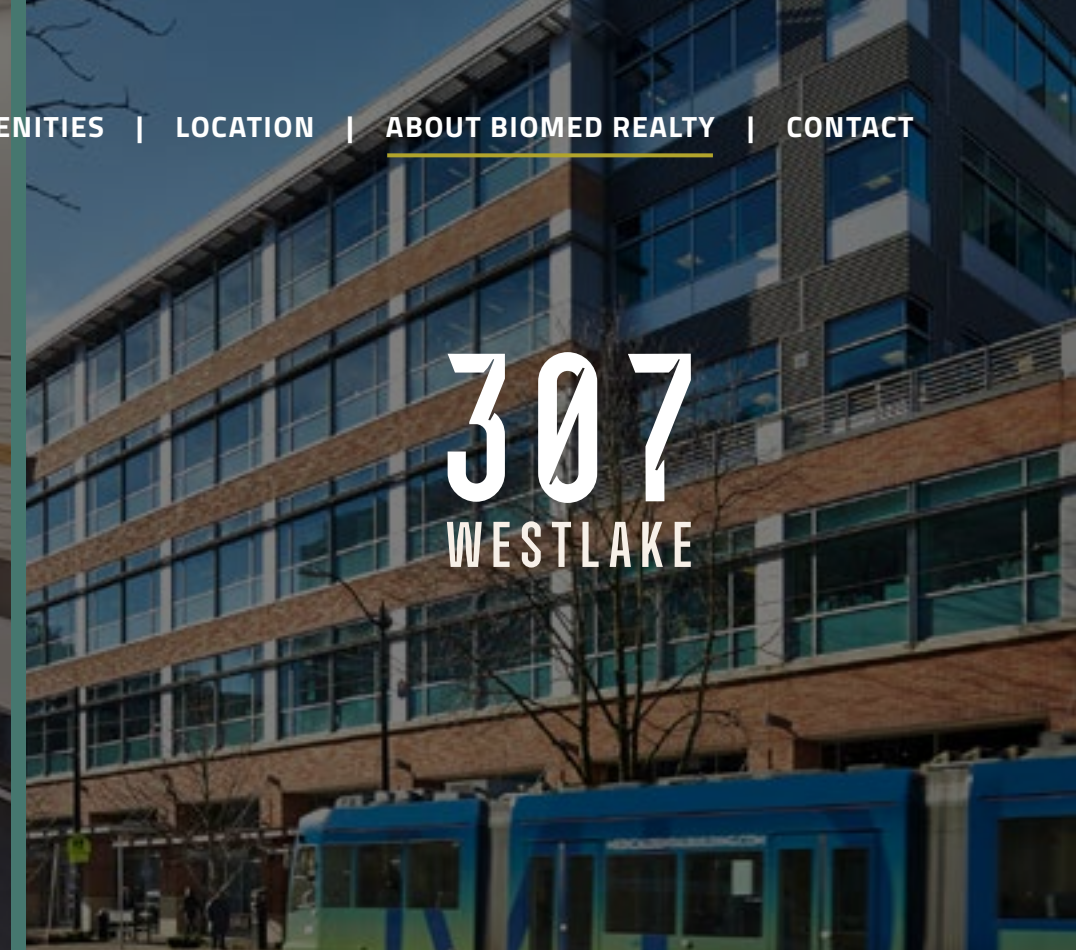
**28M SF**  
available to accommodate  
tenants

**300+**  
in-house experts

**260+**  
tenant partners



THE LABS @  
**201 ELLIOTT**



**307**  
WESTLAKE



**T6** INNOVATION  
CENTER



**DEXTER  
YARD**

Joe Gowan  
JLL  
206.607.1738  
joe.gowan@jll.com

Bailey Aggen  
JLL  
206.915.1040  
bailey.aggen@jll.com

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