



westlake

±158,000 SF

1101 Westlake Avenue North
Seattle, WA 98109

A  BioMed Realty property

1101

1101 Westlake is a creative workspace built for collaboration. Located 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 features rotating events and 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 Opportunity

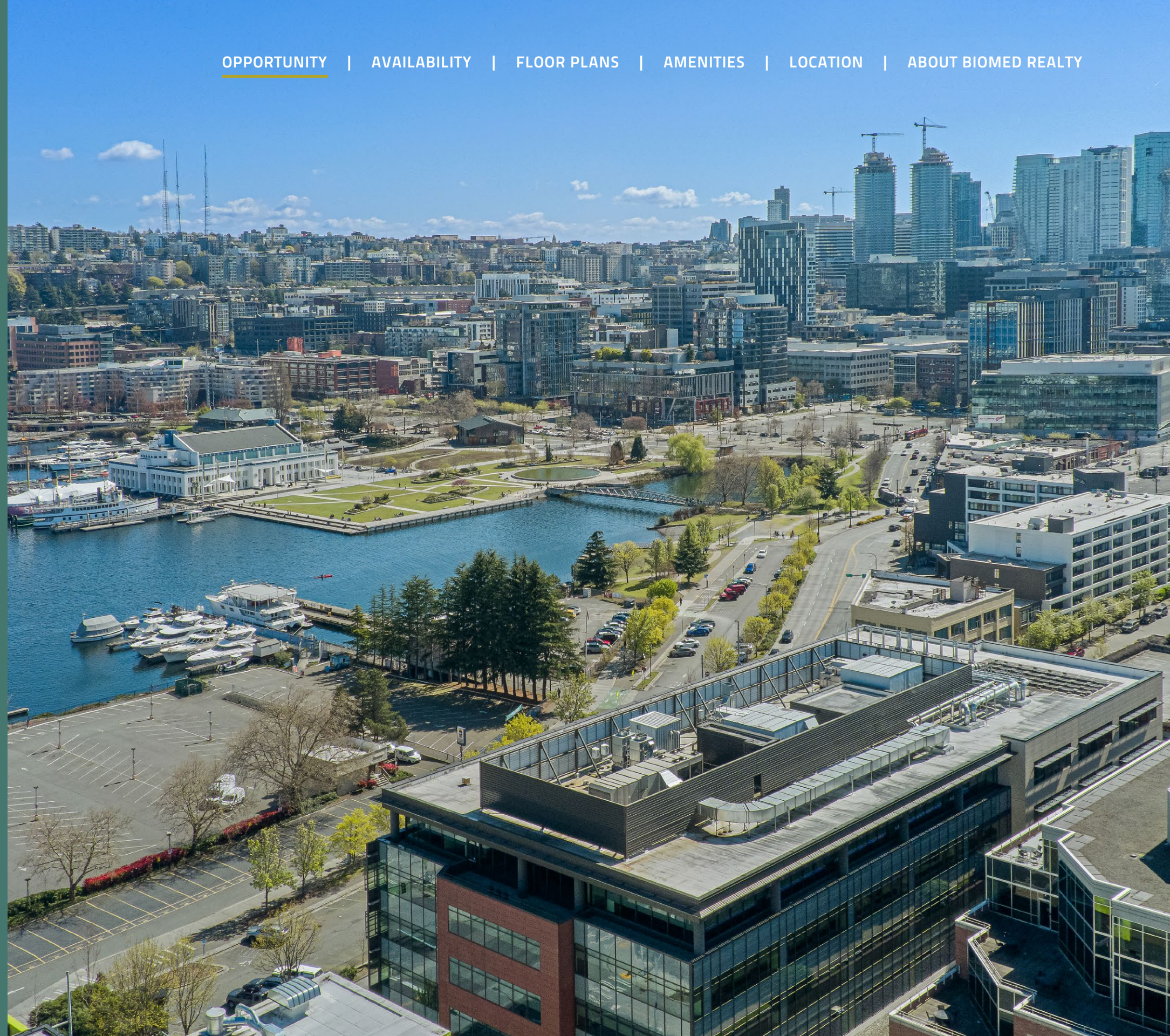
Efficient Floor Plates: \pm 30,000 SF

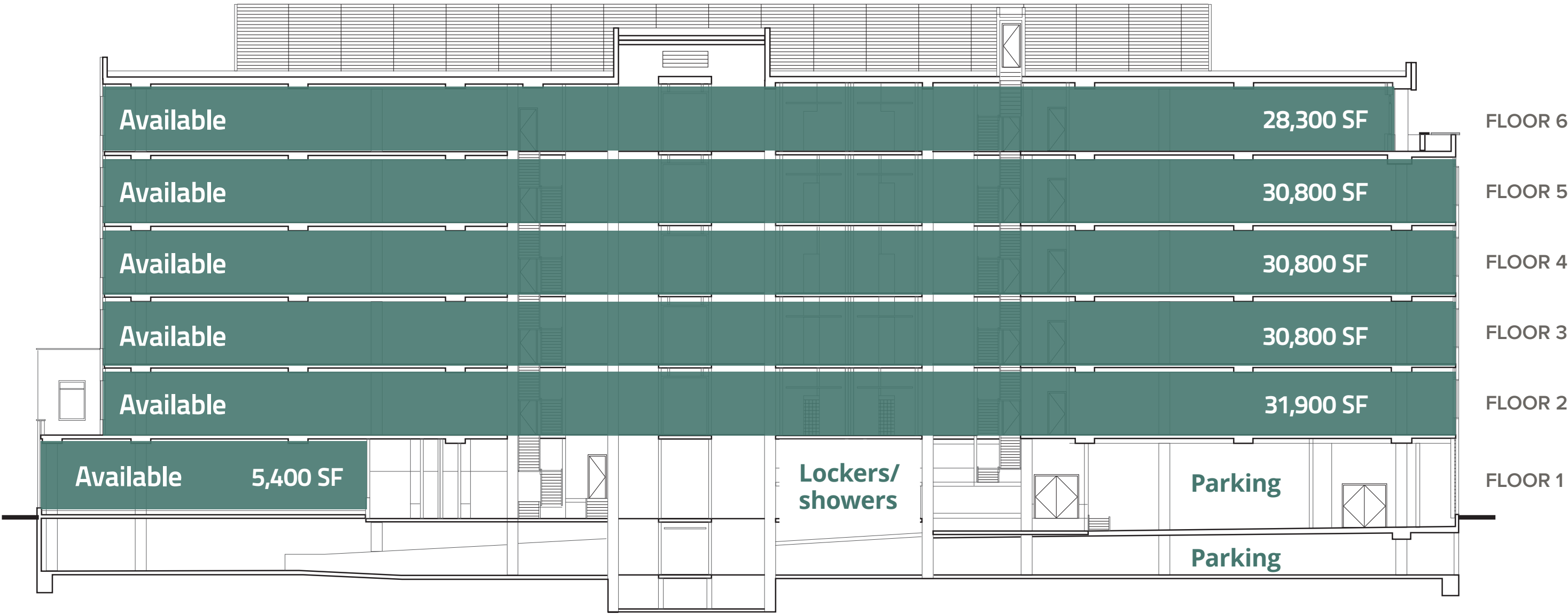
6-story, Class A Office Building

Spectacular views of Lake Union and Seattle

Secure Parking Garage: 1/1,000 Ratio

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



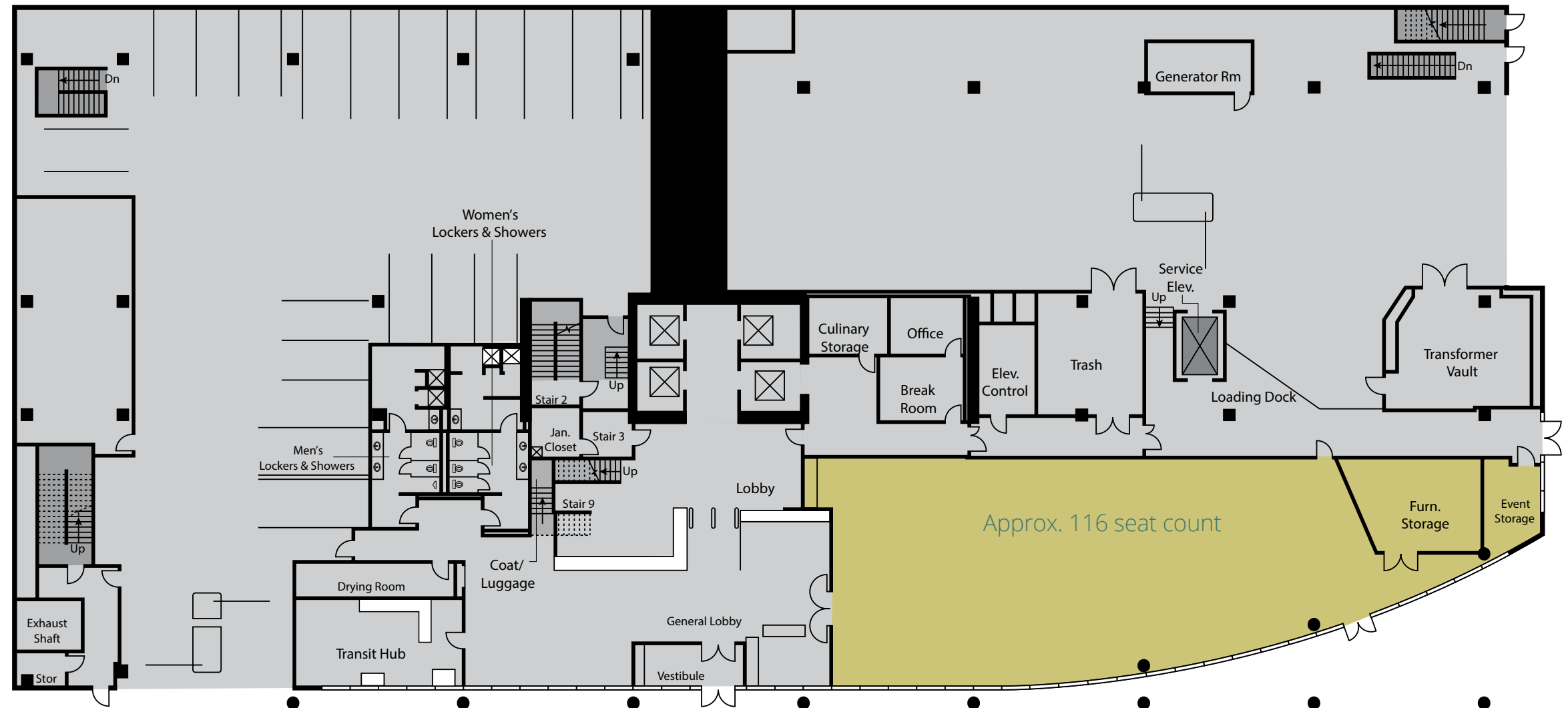


TOTAL: 158,000 SF

FLOOR 1

5,400 SF
rentable area

The multipurpose room is cooled by two
efficient 10-ton water-source heat pumps



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



AMENITIES

- Breathtaking views of South Lake Union and Seattle
- Relaxing outdoor deck on the 6th floor
- Secure bike and kayak storage facilities
- On-site showers and lockers
- Directly across from Starbucks and just steps to Café Umbria

BUILDING FEATURES

- High-visibility building signage from I-5 and Lake Union
- Three passenger elevators and one service elevator
- Additional service elevator linking loading dock to commissary kitchen
- Connectivity between all levels with an interconnecting stairwell
- Additional restrooms and private mother's rooms on each floor

BUILDING INFRASTRUCTURE FEATURES

- Robust 480V power supply with 400 amp service entry switchboard
- Energy-efficient cooling system with airside economizers
 - Two large 30-ton fluid coolers on the roof
 - Provide 20 extra tons of cooling for IDF/MDF rooms on levels 2-6
- Designed assembly spaces on levels 1 and 2 (100 psf load capacity), with level 2 ready for commissary use



VIEW FROM
6TH FLOOR



1101

OPPORTUNITY | AVAILABILITY | FLOOR PLANS | AMENITIES | LOCATION | ABOUT BIOMED REALTY



GETTING HERE

I-5 ON/OFF RAMP
.8 MILES

HIGHWAY 99
.9 MILES

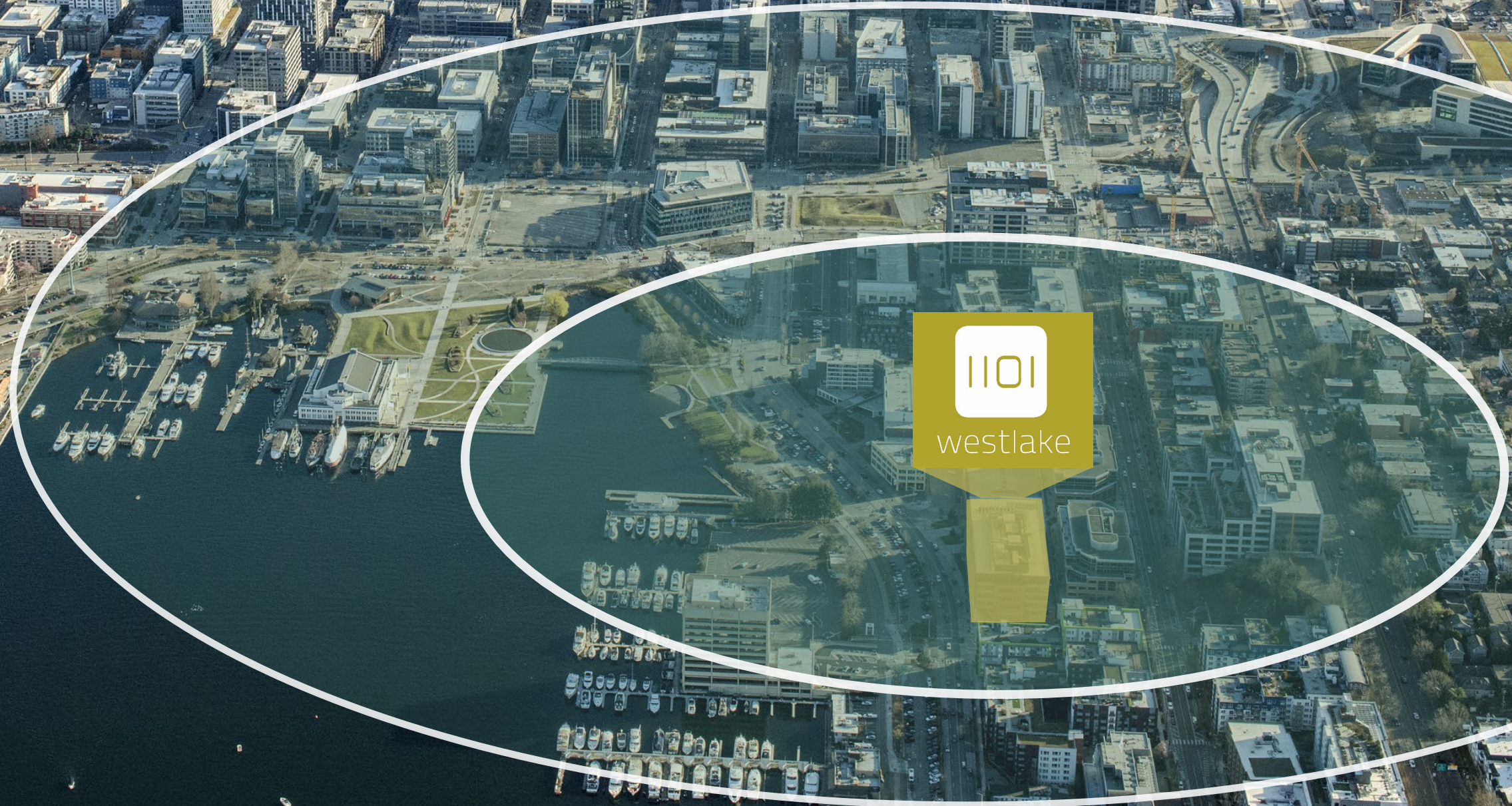
NEARBY BUS STOPS
10 STOPS

SLU STREET CAR
.4 MILES

LAKE UNION BIKE LOOP
.2 MILES

- Freeway Access
- Bike Paths
- Streetcar
- Bus

1101



NEIGHBORHOOD
AMENITIES WITHIN
1 MILE

 +20
RESTAURANTS

 +10
SERVICES

 +20
LODGING

 7
BIOMED REALTY PROPERTIES



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 16.8 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 2.7 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.

16.8M SF

owned and operated

2.7M SF

of Class A properties in active construction

28M SF

available to accommodate tenants

300+

in-house experts

250+

tenant partners

OPPORTUNITY | AVAILABILITY | FLOOR PLANS | AMENITIES | LOCATION | ABOUT BIOMED REALTY

201 ELLIOTT

307 WESTLAKE

vue

RESEARCH 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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