



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.

Full Building Opportunity

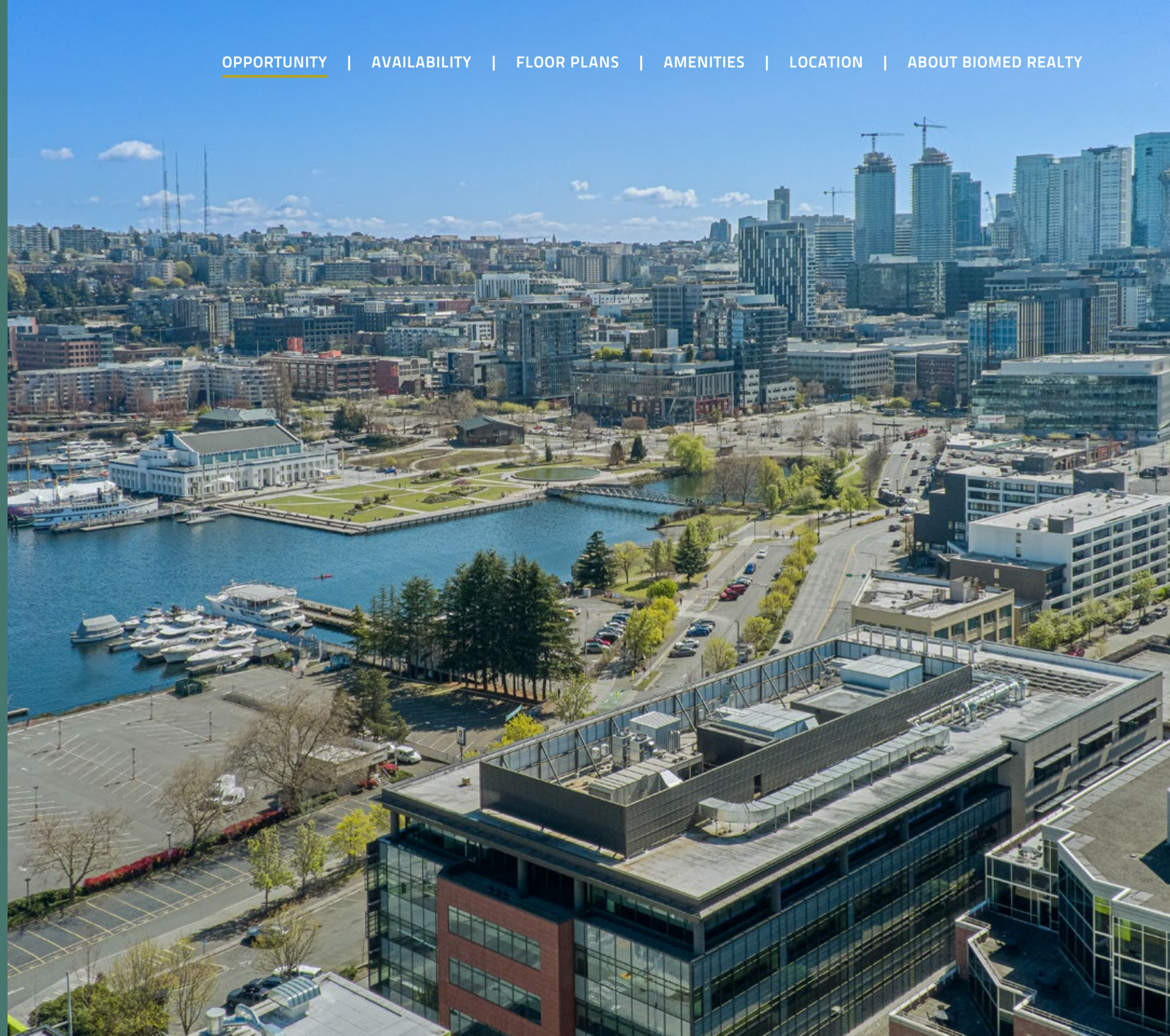
Efficient Floor Plates: ± 30,000 SF

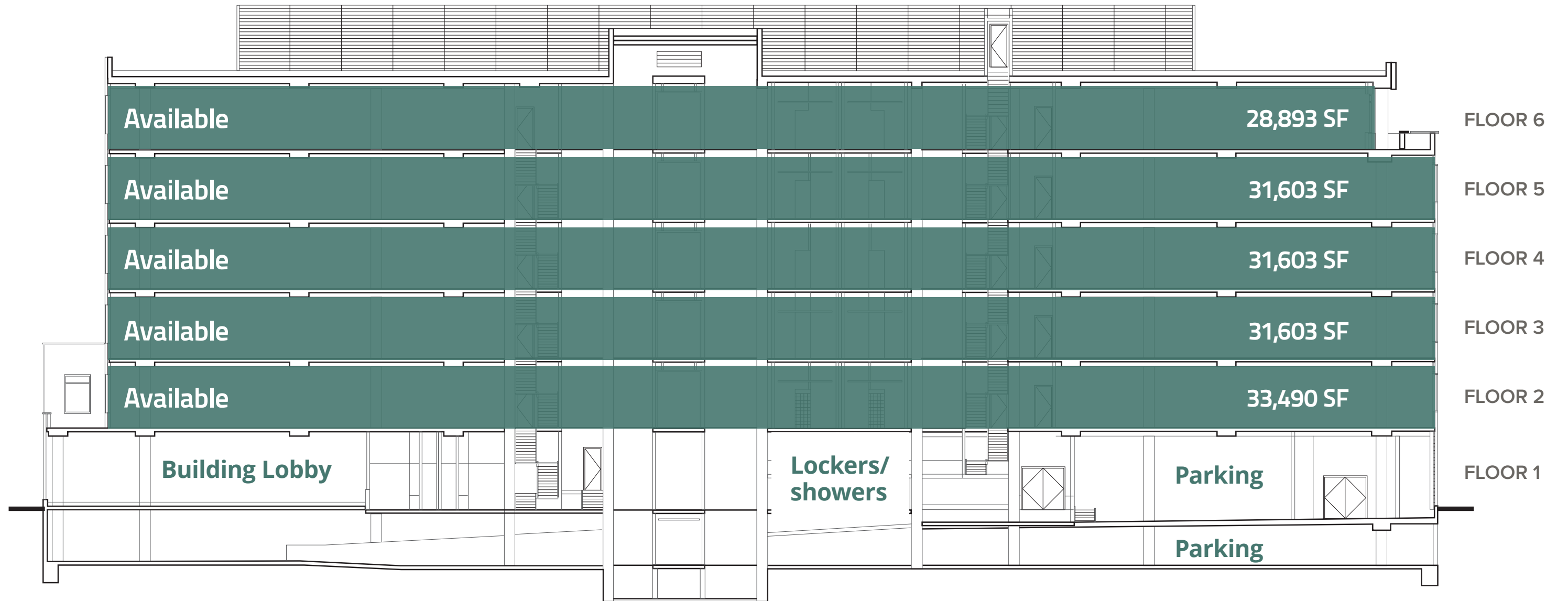
6-story, Class A Office Building

Spectacular views of Lake Union and Seattle

Secure Parking Garage: 1/1,000 Ratio

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





## FLOOR 2

33,490 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

31,603 SF  
rentable area



FLOOR 4

31,603 SF  
rentable area



FLOOR 5

31,603 SF  
rentable area



## FLOOR 6

28,893 SF  
rentable area





**AMENITIES**

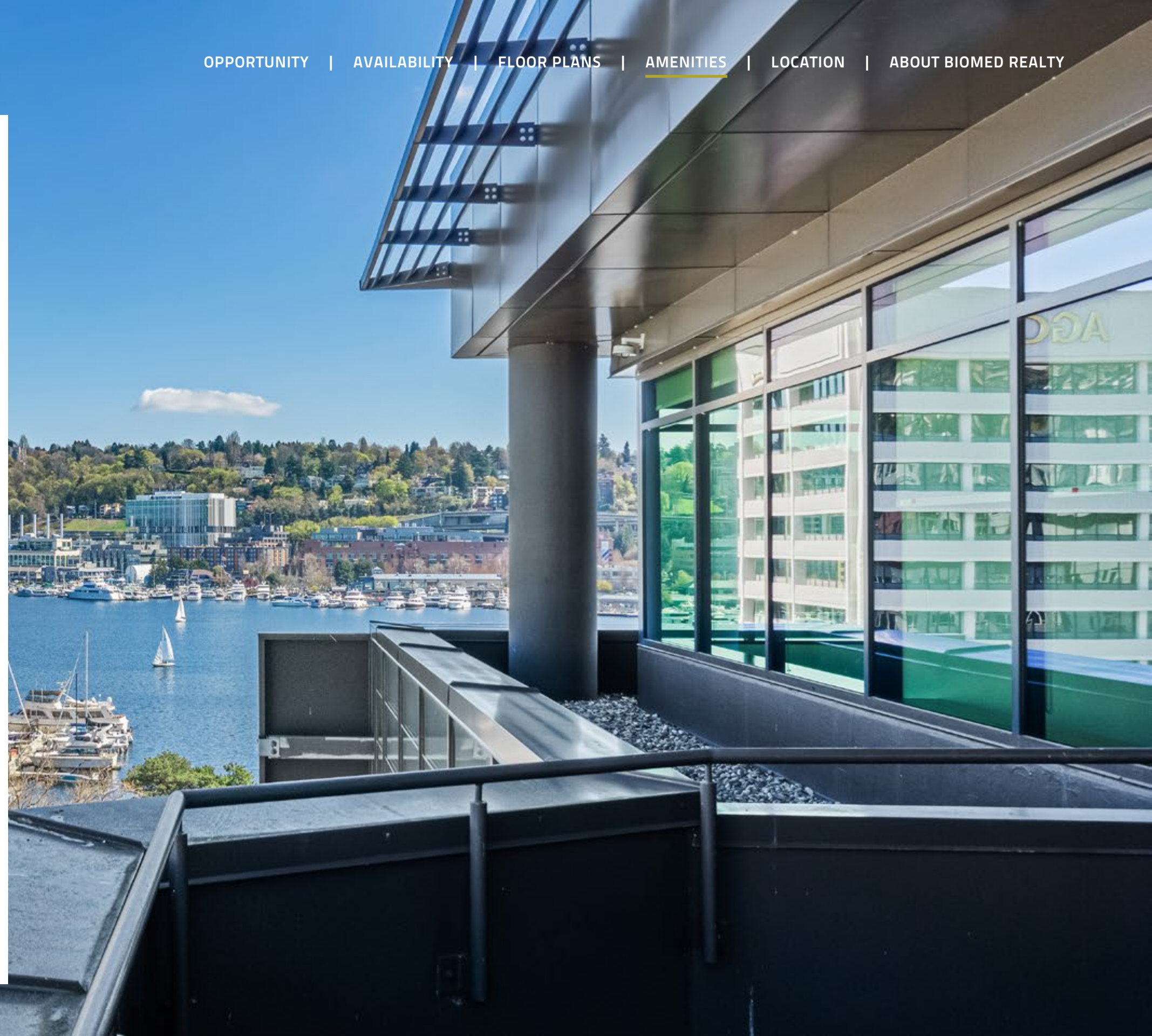
- Breathtaking views of South Lake Union and Seattle
- Relaxing outdoor deck on the 6th floor
- Secure bike and kayak storage facilities
- On-site showers and lockers
- Directly across from Starbucks and just steps to Café Umbria

**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



# H01



## GETTING HERE

I-5 ON/OFF RAMP  
.8 MILES

HIGHWAY 99  
.3 MILES

NEARBY BUS STOPS  
8 STOPS

SLU STREET CAR  
.4 MILES

LAKE UNION BIKE LOOP  
150 FEET

- Freeway Access
- Bike Paths
- Streetcar
- Bus

1101



NEIGHBORHOOD  
AMENITIES WITHIN  
1 MILE

 +20  
RESTAURANTS

 +10  
SERVICES

 +20  
LODGING

 7  
BIOMED REALTY PROPERTIES



CORPORATE NEIGHBORS

 TECH  LIFE SCIENCE

## 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 16.3 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.

### 16.3M SF

owned and operated

### 2.5M SF

of Class A properties in active construction

### 28M SF

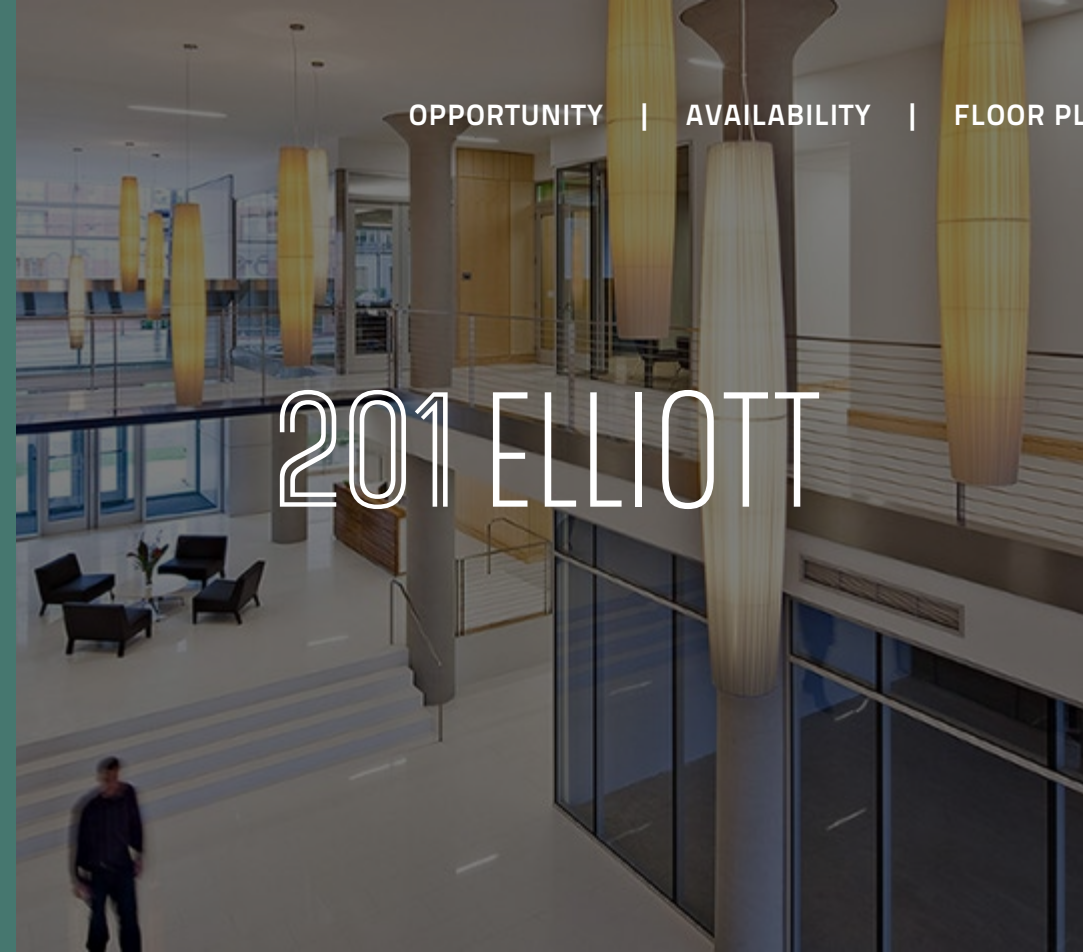
available to accommodate tenants

### 300+

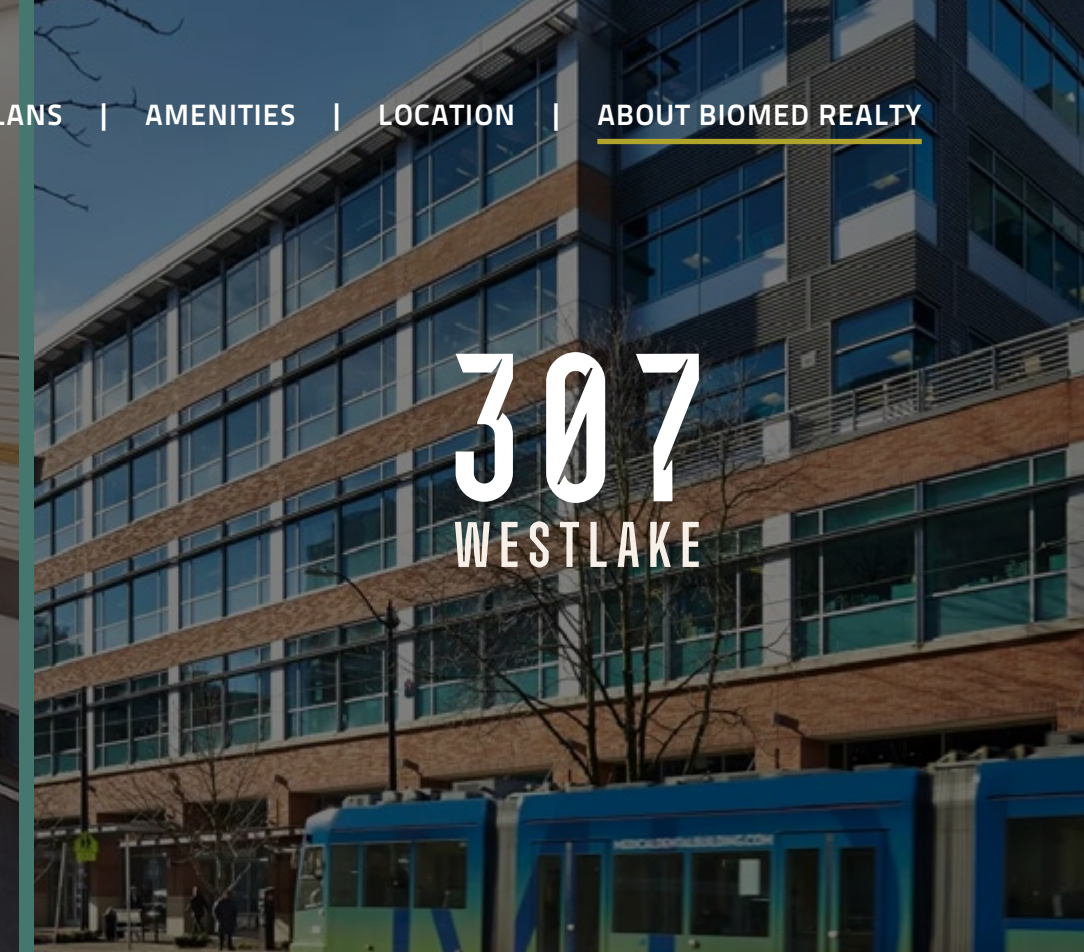
in-house experts

### 230+

tenant partners



## 201 ELLIOTT



## 307 WESTLAKE



## vue RESEARCH CENTER



## DEXTER YARD

Jim Allison  
JLL  
206.607.1787  
jim.allison@jll.com

Joe Gowan  
JLL  
206.607.1738  
joe.gowan@jll.com

Bailey Aggen  
JLL  
206 915 1040  
bailey.aggen@jll.com