

Laboratory & Office for Sublease

1616 Eastlake Ave E

2,500 – 8,162 SF AVAILABLE

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FLINN
FERGUSON
cresa

Property Highlights

THE BASICS



Class A, Multi-Tenant
Laboratory Facility



Owned and Managed by
Alexandria Real Estate Equities



Demonstrated
Facility Reliability

THE ESSENTIALS



Common Glasswash
& Autoclave



Common Conference Areas



Dedicated Tenant
Backup Power



Robust Shipping & Receiving



24/7 Security

THE NICE-TO-HAVES



Views of Lake
Union



Bike Storage



Parking
1.0 / 1,000



Best Amenities in Town



The Heart of Seattle's Core Biotech Ecosystem...



THE EASTLAKE CLUSTER

2.91 M

Sq. Ft. of Mission Critical Laboratories and Biotechnology Organizations*

*INCLUDES HUTCH

40+

Biotechnology Organizations

-  FRED HUTCH CAMPUS PROPERTIES
-  ALEXANDRIA CAMPUS PROPERTIES
-  1616 EASTLAKE AVE E



Amenity-Rich Environment

NEW TO THE NEIGHBORHOOD



KITCHEN & MARKET



VICTOR TAVERN



GRAND CENTRAL BAKERY



HYDRO HOUSE



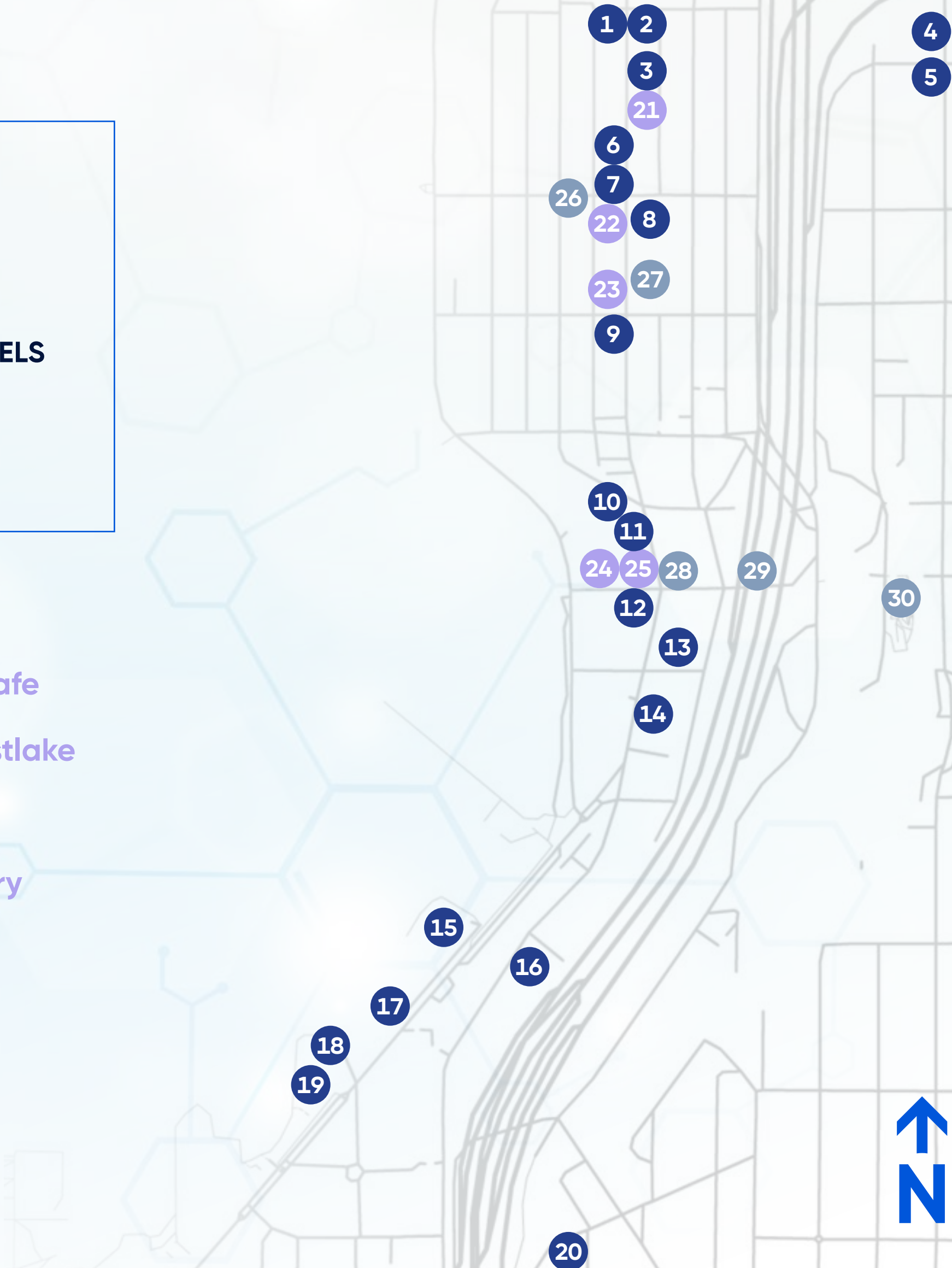
RUBINSTEIN BAGELS

restaurants

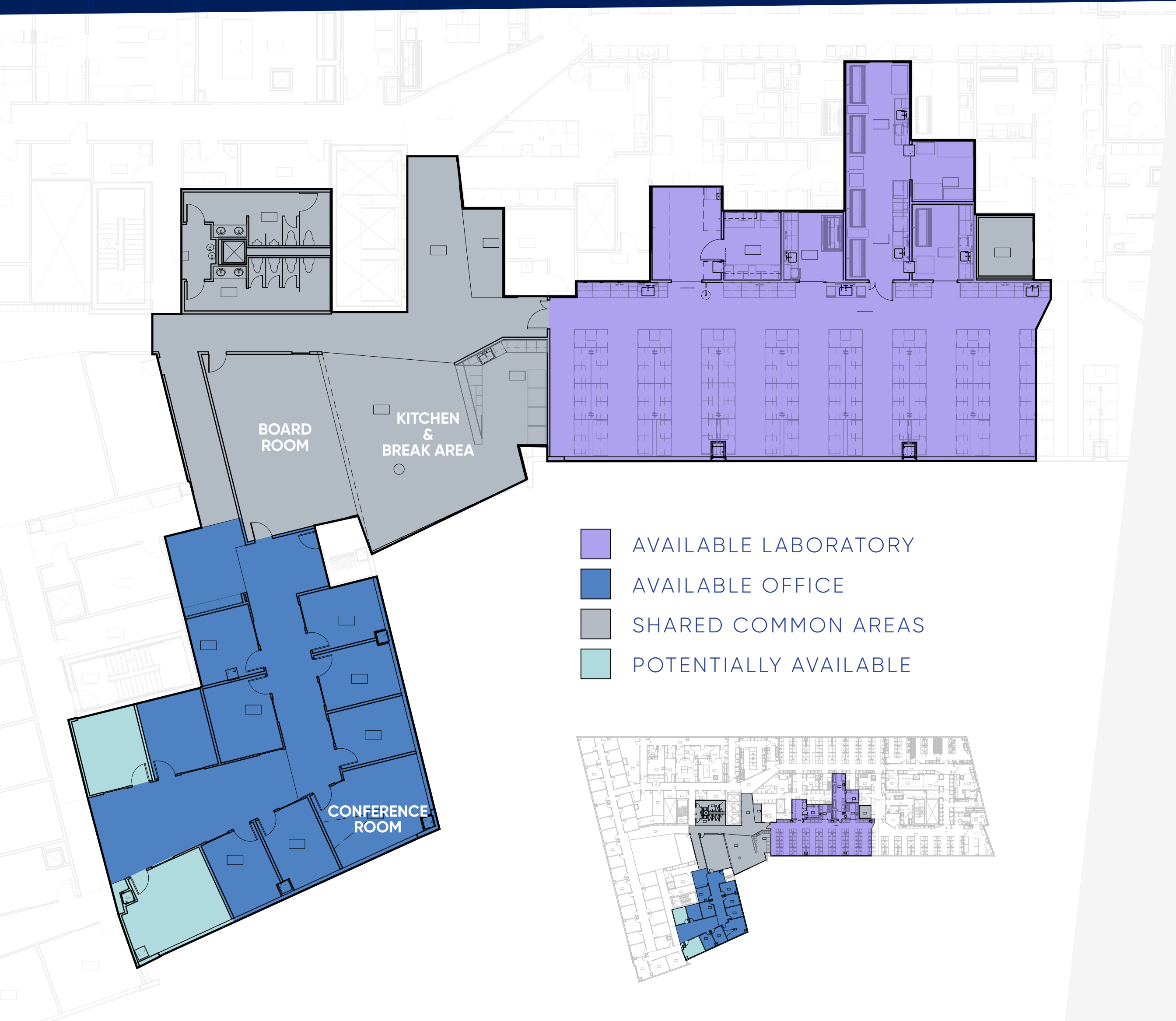
- | | |
|--------------------------|------------------------------|
| 1 Otter Bar & Burger | 11 Moriyama Sushi |
| 2 Sushi Nori | 12 Siam on Eastlake |
| 3 Pecado Bueno Eastlake | 13 The Victor |
| 4 The Roanoke | 14 Eastlake Specialty Market |
| 5 D' La Santa | 15 Hydro House |
| 6 Pazzo's on Eastlake | 16 Rubinstein Bagels |
| 7 Zoo Tavern | 17 Duke's Seafood |
| 8 Kitchen & Market | 18 The White Swan |
| 9 Serafina | 19 The 100 Pound Clam |
| 10 Yoksod Noodles & Thai | 20 The Lookout |

fitness
coffee

- | |
|------------------------------|
| 21 Starbucks |
| 22 Eastlake Coffee & Cafe |
| 23 Armistice Coffee Eastlake |
| 24 Co May Bistro |
| 25 Grand Central Bakery |
| 26 The Ride |
| 27 Eastlake Fitness |
| 28 F45 Training |
| 29 I-5 Bike Park |
| 30 Strissguth Gardens |



Space Highlights



OFFICE

Space

- Eight (8) Private Offices
- Two (2) Additional Private Offices*
- Perimeter Offices with Views of South Lake Union
- One (1) Dedicated Conference Room
- Dedicated Entry / Coffee or Break Area
- Some Office Furniture*

Support

- Direct Access Off Elevators
- 40 + Person Capacity Board Room (Shared)
- Suite Entry Signage
- Reception & Guest Check-in Services (Shared)
- Lunch Facility / Break Area and Kitchen / Bar with Lake Union Views (Shared)
- IT Infrastructure & Support (Shared)
- Flexible Parking Accommodations
- 3 Points of Secured Entry

LABORATORY

Space

- Up to 45 lab stations
- Dedicated MilliQ System
- Over-Bench Racking & Storage
- BSL-2 Operating Environment
- Three (3) Laboratory Sinks
- House Compressed Air & Vac

Support

- House CO2 (TC Room)
- 4 Ft. Chemical Fume Hood (Chemical Alcove)
- Double-Wide Tissue Culture Suite*
- Tissue Culture Consumables Alcove / Storage*
- Some Lab Equipment*
- Additional Spaces*

Shared Services

- Cold Room Rack Storage & Access
- Backup Power
- Waste Disposal Services
- Shipping & Receiving Support Services
- Lab Coats / Storage

* POTENTIALLY AVAILABLE



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