

Lab & Office for Sublease

3131 Elliott Ave W.

±5,300 – 26,208 SF AVAILABLE

Pete Warsinske
Senior Vice President
206.626.0889
pete@flinnferguson.com

FLINN
FERGUSON
cresa

Property Highlights

GENERAL



Unique Lab & Office
HQ



Penthouse Waterfront Views



Demonstrated
Facility Reliability



Views of the Olympics

CRITICAL OPERATIONS



Dedicated Air
Handling



Common Conference Areas



Dedicated Tenant
Backup Power



Robust Shipping & Receiving



24/7 Security

THE NICE-TO-HAVES



Unparalleled Access to
Parks & Green Space



Bike Storage



Parking
1.0+ / 1,000



Private Deck



Outdoor Activated Environment

local amenities

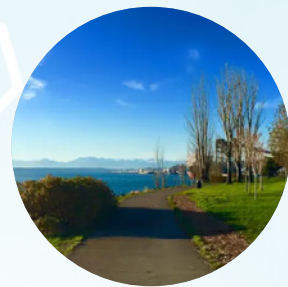
Clear of Downtown's gridlock creating a smoother commute, avoiding the hustle and bustle of Downtown.

Located near over 80 grocery stores, hotels, and service retailers, more than 20 coffee shops and espresso bars, over 95 restaurants, cafes, bakeries, and bars, as well as over 25 shops and entertainment venues.

PARKS IN THE NEIGHBORHOOD



OLYMPIC SCULPTURE PARK



ELLIOTT BAY TRAIL



MYRTLE EDWARDS PARK



SEATTLE CENTER



POCKET BEACH PARK

restaurants

- | | |
|---------------------------|----------------------|
| 1 Aqua by El Gaucho | 7 New Town Market |
| 2 Pub 70 | 8 Subway |
| 3 Seattle Pizza & Bar | 9 Wingstop |
| 4 Plaza Garibaldi | 10 Uptown China |
| 5 Queen Anne Beerhall | 11 Metropolitan Cafe |
| 6 Buckley's on Queen Anne | |

coffee

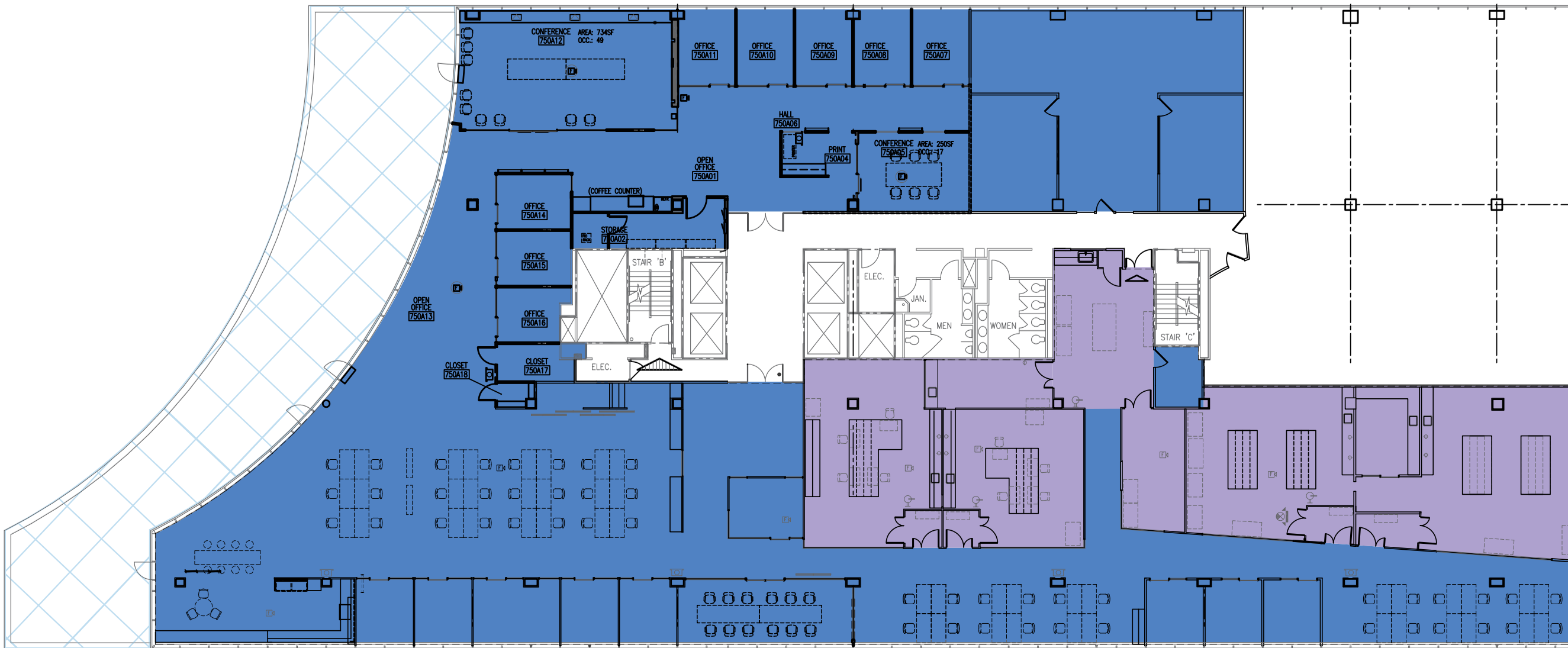
- | |
|-------------------|
| 12 Gourmondo Cafe |
| 13 Starbucks |
| 14 Bakeshop |
| 15 Cherry Street |

fitness

- | |
|--------------------------|
| 16 Moov Sanctuary |
| 17 Persistence Athletics |
| 18 Club Pilates |
| 19 Studio 3 Fitness |
| 20 Flux Fitness |



Space Highlights



* Demising Options Available

- AVAILABLE LABORATORY
- AVAILABLE OFFICE
- WAREHOUSE (NOT INCLUDED ON ABOVE PLAN)
- PRIVATE PENTHOUSE DECK

WAREHOUSE

Warehouse

- Located in 3101 Building – Accessed via Skybridge Directly to 3131 Building
- Loading Dock Access
- Lab Tile Flooring
- Warehouse Racking with Seismic Bracing
- Multiple Separated Areas for Controlled Environments
- Fully Conditioned

Support Infrastructure

- Dedicated Tenant Backup Power Located on South Side of the Building (80kW Cummins with 425 gal diesel tank providing 2 days' run time)
- Shipping & Receiving Via 3131 or Full Loading Dock Via 3131 Receiving Area

OFFICE

Dedicated Office Space

- Nineteen (19) Private Offices
- Views of both Elliott Bay & Space Needle
- Three (3) Dedicated Conferencing Facilities (Seat Capacity)
- Office Furniture & Equipment Available

Workplace

- Direct Exposure Off of Elevator Lobby
- Dedicated Reception Area
- Board Rooms, Touchdown Space
 - State-of-the-Art Audio-Visual Equipment
 - White Noise System
- Flexible Parking Accommodations
- Secured Entry / Access Points
- Furniture & Equipment Available
- Flexible Parking Accommodations

Private Penthouse Deck

LABORATORY

Four (4) Primary Lab Areas

- Pressure Monitoring Systems & Robust Mechanical to Accommodate Positive / Negative Requirements
- Ideal Clean / Dirty Balanced Laboratory Environment
- Gowning / Change Room / Transition Spaces for all Four Primary Labs
- Perimeter Floor to Ceiling Class Lines in Two Labs. Another lab has expansive views of the Sound and Olympics.
- Dedicated MilliQ at Lab Sinks
- Two (2) Dedicated Exhaust Penetration / Duct
- Perimeter Power Supply
- Unistrut bracing throughout lab
- Remote monitoring/alerts (Rees) installed

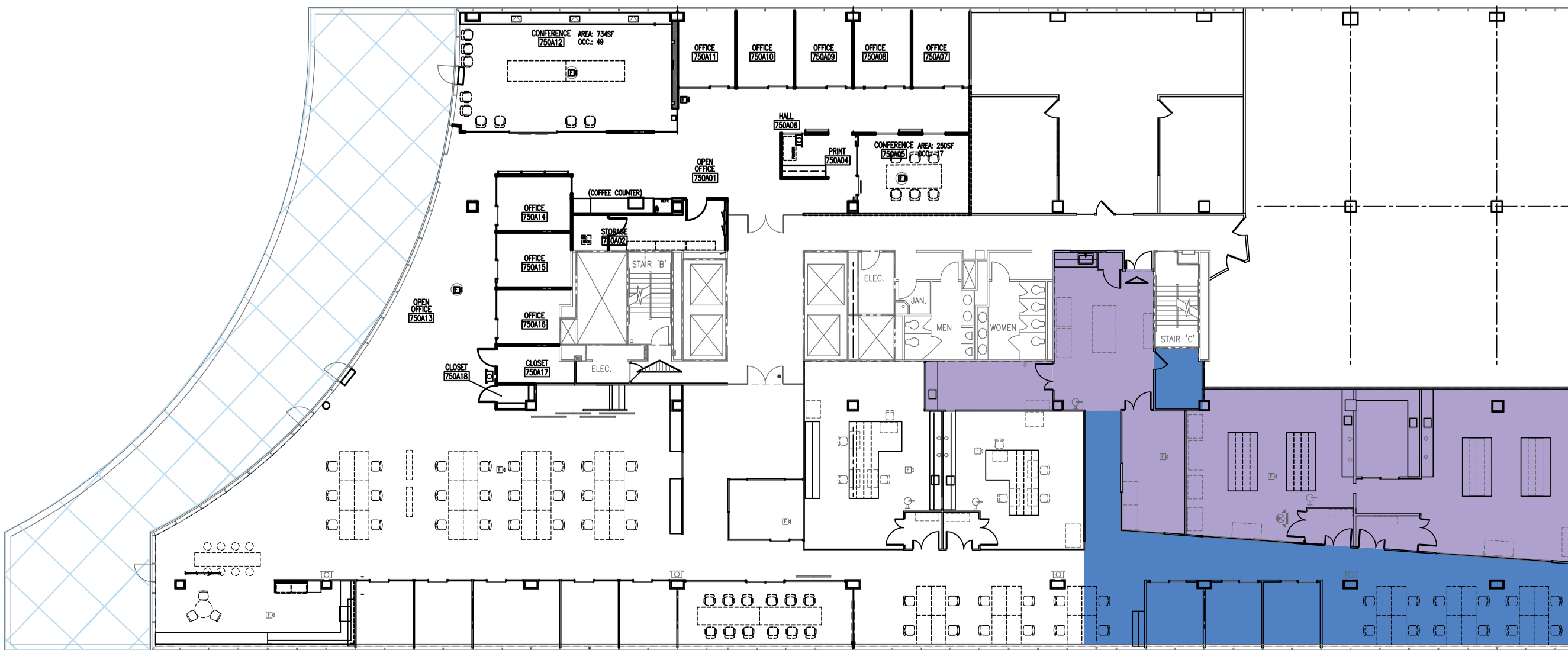
Controlled Support Lab Area

- Triple Access Control & Containment (Located within Primary Lab 1)
- Piped Lines for CO2 or Specialty Gasses
- Liquid Nitrogen plumbing and cryostorage for 38,500 2mL vials

Additional Lab Areas

- Perimeter Power Supply (Freezer Farm or Equipment Area)
- Controlled Access
- Small Separate Lab Area for Specialized Processes
- Work Room / Storage with Dedicated Shipping &

Demise Option A



- AVAILABLE LABORATORY
- AVAILABLE OFFICE
- WAREHOUSE (NOT INCLUDED ON ABOVE PLAN)
- PRIVATE PENTHOUSE DECK

WAREHOUSE

Warehouse

- Located in 3101 Building – Accessed via Skybridge Directly to 3131 Building
- Loading Dock Access
- Lab Tile Flooring
- Warehouse Racking with Seismic Bracing
- Multiple Separated Areas for Controlled Environments
- Fully Conditioned

Support Infrastructure

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OFFICE

Dedicated Office Space

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Workplace

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 - White Noise System
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- Furniture & Equipment Available
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Private Penthouse Deck

LABORATORY

Four (4) Primary Lab Areas

- Pressure Monitoring Systems & Robust Mechanical to Accommodate Positive / Negative Requirements
- Ideal Clean / Dirty Balanced Laboratory Environment
- Gowning / Change Room / Transition Spaces for all Four Primary Labs
- Perimeter Floor to Ceiling Class Lines in Two Labs. Another lab has expansive views of the Sound and Olympics.
- Dedicated MilliQ at Lab Sinks
- Two (2) Dedicated Exhaust Penetration / Duct
- Perimeter Power Supply
- Unistrut bracing throughout lab
- Remote monitoring/alerts (Rees) installed

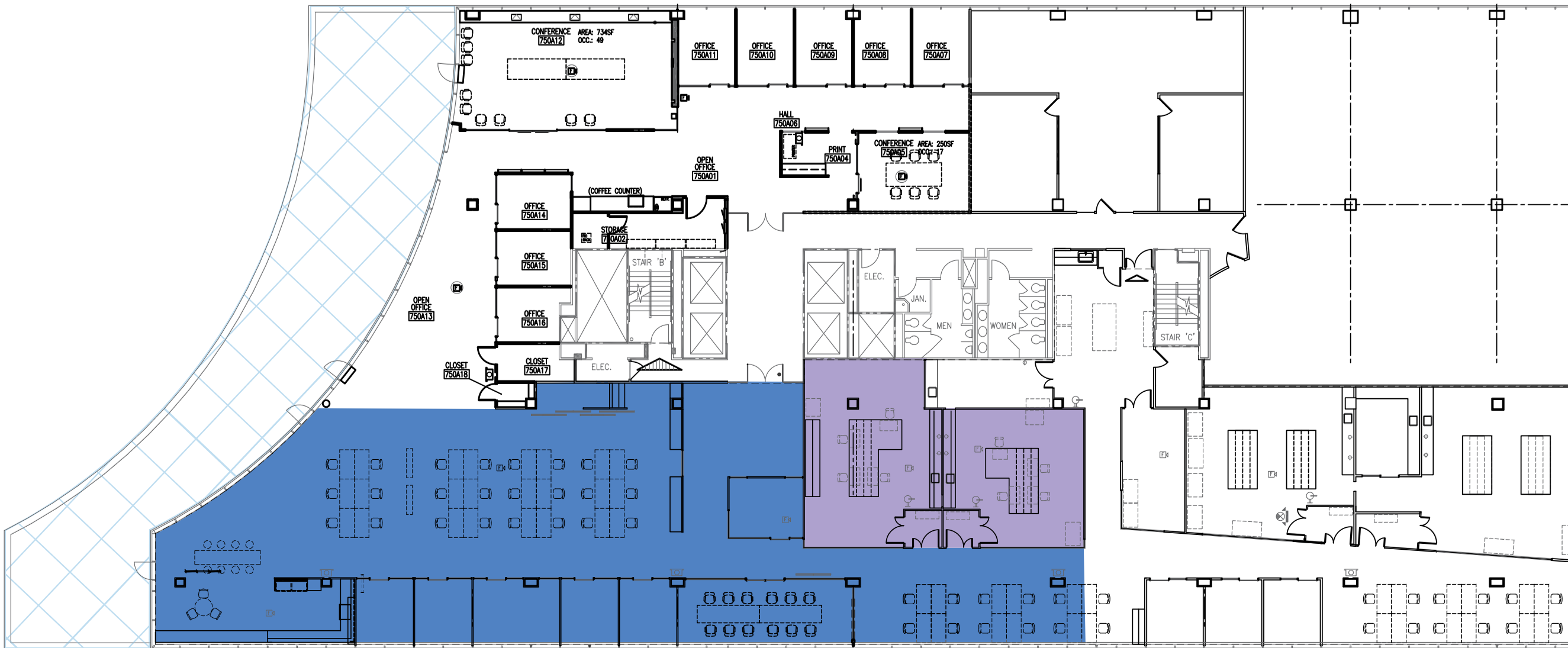
Controlled Support Lab Area

- Triple Access Control & Containment (Located within Primary Lab 1)
- Piped Lines for CO2 or Specialty Gasses
- Liquid Nitrogen plumbing and cryostorage for 38,500 2mL vials

Additional Lab Areas

- Perimeter Power Supply (Freezer Farm or Equipment Area)
- Controlled Access
- Small Separate Lab Area for Specialized Processes
- Work Room / Storage with Dedicated Shipping &

Demise Option B



- AVAILABLE LABORATORY
- AVAILABLE OFFICE
- WAREHOUSE (NOT INCLUDED ON ABOVE PLAN)
- PRIVATE PENTHOUSE DECK

WAREHOUSE

Warehouse

- Located in 3101 Building – Accessed via Skybridge Directly to 3131 Building
- Loading Dock Access
- Lab Tile Flooring
- Warehouse Racking with Seismic Bracing
- Multiple Separated Areas for Controlled Environments
- Fully Conditioned

Support Infrastructure

- Dedicated Tenant Backup Power Located on South Side of the Building (80kW Cummins with 425 gal diesel tank providing 2 days' run time)
- Shipping & Receiving Via 3131 or Full Loading Dock Via 3131 Receiving Area

OFFICE

Dedicated Office Space

- Nineteen (19) Private Offices
- Views of both Elliott Bay & Space Needle
- Three (3) Dedicated Conferencing Facilities (Seat Capacity)
- Office Furniture & Equipment Available

Workplace

- Direct Exposure Off of Elevator Lobby
- Dedicated Reception Area
- Board Rooms, Touchdown Space
 - State-of-the-Art Audio-Visual Equipment
 - White Noise System
- Flexible Parking Accommodations
- Secured Entry / Access Points
- Furniture & Equipment Available
- Flexible Parking Accommodations

Private Penthouse Deck

LABORATORY

Four (4) Primary Lab Areas

- Pressure Monitoring Systems & Robust Mechanical to Accommodate Positive / Negative Requirements
- Ideal Clean / Dirty Balanced Laboratory Environment
- Gowning / Change Room / Transition Spaces for all Four Primary Labs
- Perimeter Floor to Ceiling Class Lines in Two Labs. Another lab has expansive views of the Sound and Olympics.
- Dedicated MilliQ at Lab Sinks
- Two (2) Dedicated Exhaust Penetration / Duct
- Perimeter Power Supply
- Unistrut bracing throughout lab
- Remote monitoring/alerts (Rees) installed

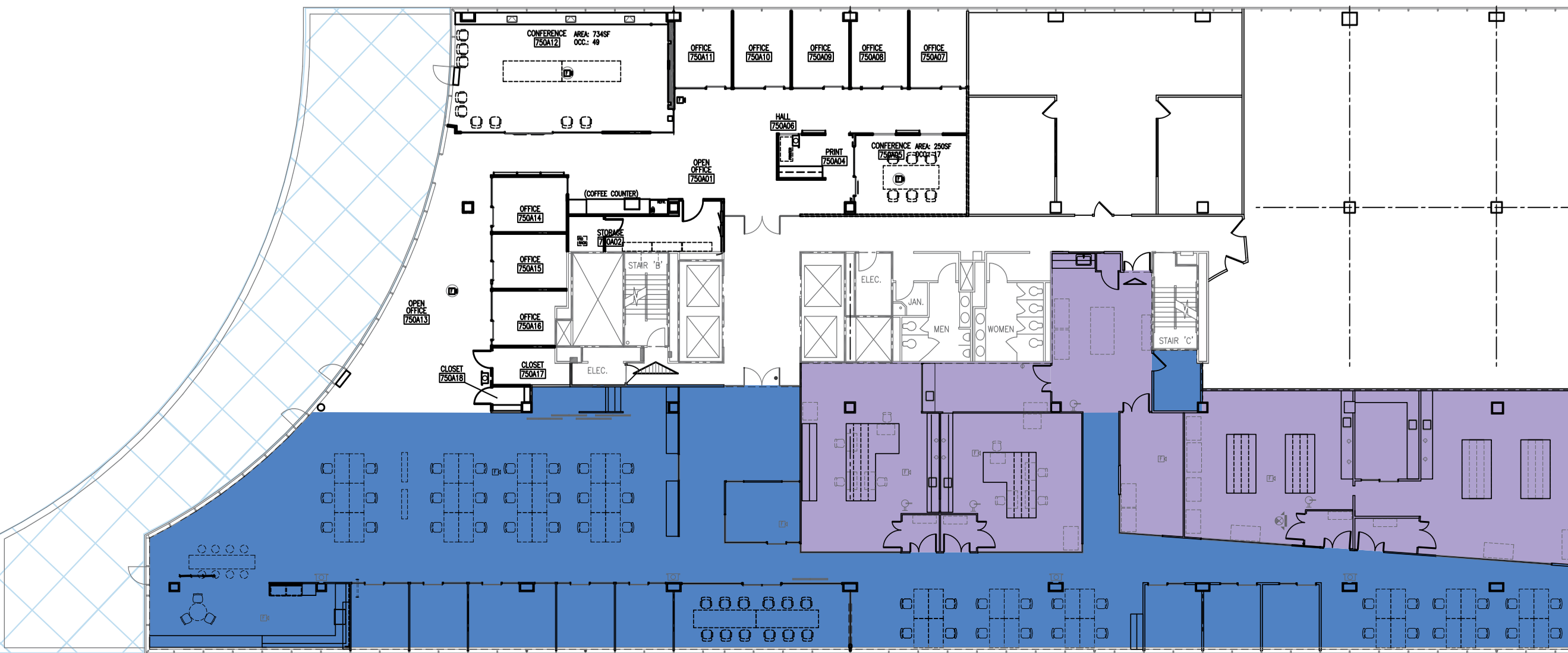
Controlled Support Lab Area

- Triple Access Control & Containment (Located within Primary Lab 1)
- Piped Lines for CO2 or Specialty Gasses
- Liquid Nitrogen plumbing and cryostorage for 38,500 2mL vials

Additional Lab Areas

- Perimeter Power Supply (Freezer Farm or Equipment Area)
- Controlled Access
- Small Separate Lab Area for Specialized Processes
- Work Room / Storage with Dedicated Shipping &

Demise Option C



- AVAILABLE LABORATORY
- AVAILABLE OFFICE
- WAREHOUSE (NOT INCLUDED ON ABOVE PLAN)
- PRIVATE PENTHOUSE DECK

WAREHOUSE

Warehouse

- Located in 3101 Building – Accessed via Skybridge Directly to 3131 Building
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- Lab Tile Flooring
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- Fully Conditioned

Support Infrastructure

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OFFICE

Dedicated Office Space

- Nineteen (19) Private Offices
- Views of both Elliott Bay & Space Needle
- Three (3) Dedicated Conferencing Facilities (Seat Capacity)
- Office Furniture & Equipment Available

Workplace

- Direct Exposure Off of Elevator Lobby
- Dedicated Reception Area
- Board Rooms, Touchdown Space
 - State-of-the-Art Audio-Visual Equipment
 - White Noise System
- Flexible Parking Accommodations
- Secured Entry / Access Points
- Furniture & Equipment Available
- Flexible Parking Accommodations

Private Penthouse Deck

LABORATORY

Four (4) Primary Lab Areas

- Pressure Monitoring Systems & Robust Mechanical to Accommodate Positive / Negative Requirements
- Ideal Clean / Dirty Balanced Laboratory Environment
- Gowning / Change Room / Transition Spaces for all Four Primary Labs
- Perimeter Floor to Ceiling Class Lines in Two Labs. Another lab has expansive views of the Sound and Olympics.
- Dedicated MilliQ at Lab Sinks
- Two (2) Dedicated Exhaust Penetration / Duct
- Perimeter Power Supply
- Unistrut bracing throughout lab
- Remote monitoring/alerts (Rees) installed

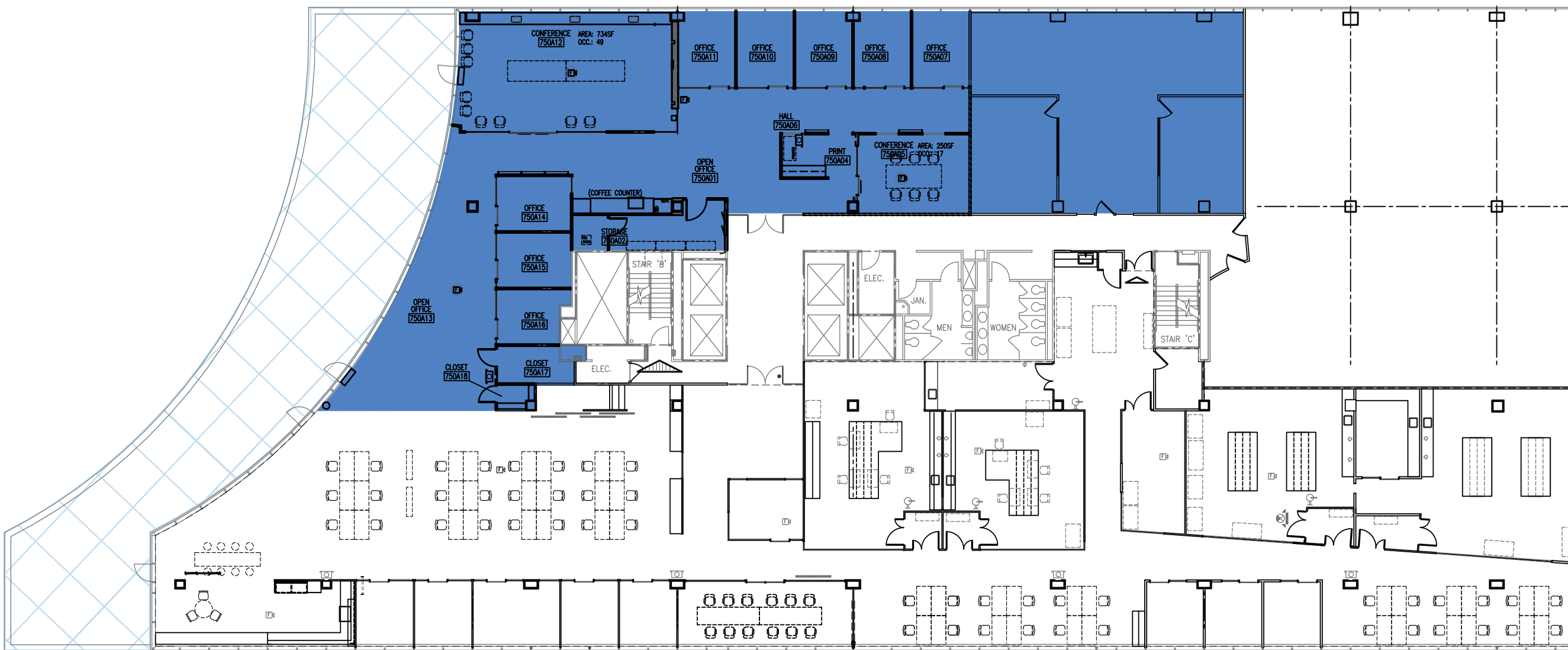
Controlled Support Lab Area

- Triple Access Control & Containment (Located within Primary Lab 1)
- Piped Lines for CO2 or Specialty Gasses
- Liquid Nitrogen plumbing and cryostorage for 38,500 2mL vials

Additional Lab Areas

- Perimeter Power Supply (Freezer Farm or Equipment Area)
- Controlled Access
- Small Separate Lab Area for Specialized Processes
- Work Room / Storage with Dedicated Shipping &

Demise Option D



- AVAILABLE LABORATORY
- AVAILABLE OFFICE
- WAREHOUSE (NOT INCLUDED ON ABOVE PLAN)
- PRIVATE PENTHOUSE DECK

WAREHOUSE

Warehouse

- Located in 3101 Building – Accessed via Skybridge Directly to 3131 Building
- Loading Dock Access
- Lab Tile Flooring
- Warehouse Racking with Seismic Bracing
- Multiple Separated Areas for Controlled Environments
- Fully Conditioned

Support Infrastructure

- Dedicated Tenant Backup Power Located on South Side of the Building (80kW Cummins with 425 gal diesel tank providing 2 days' run time)
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OFFICE

Dedicated Office Space

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- Three (3) Dedicated Conferencing Facilities (Seat Capacity)
- Office Furniture & Equipment Available

Workplace

- Direct Exposure Off of Elevator Lobby
- Dedicated Reception Area
- Board Rooms, Touchdown Space
 - State-of-the-Art Audio-Visual Equipment
 - White Noise System
- Flexible Parking Accommodations
- Secured Entry / Access Points
- Furniture & Equipment Available
- Flexible Parking Accommodations

Private Penthouse Deck

LABORATORY

Four (4) Primary Lab Areas

- Pressure Monitoring Systems & Robust Mechanical to Accommodate Positive / Negative Requirements
- Ideal Clean / Dirty Balanced Laboratory Environment
- Gowning / Change Room / Transition Spaces for all Four Primary Labs
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- Dedicated MilliQ at Lab Sinks
- Two (2) Dedicated Exhaust Penetration / Duct
- Perimeter Power Supply
- Unistrut bracing throughout lab
- Remote monitoring/alerts (Rees) installed

Controlled Support Lab Area

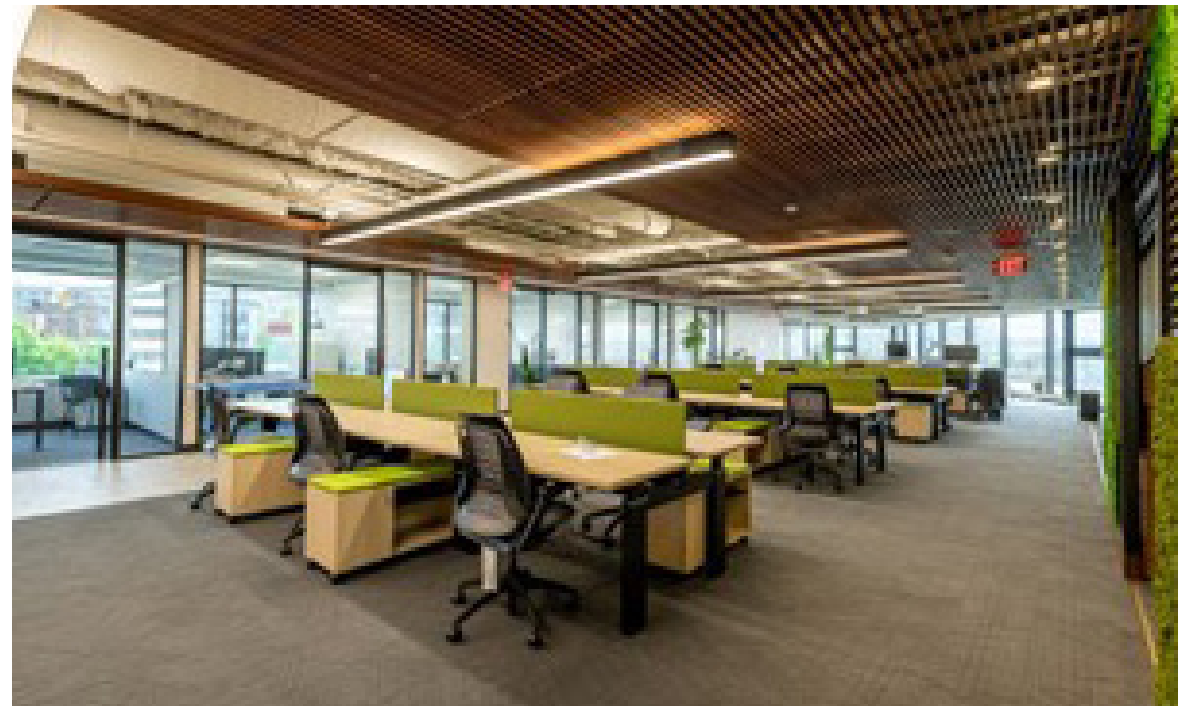
- Triple Access Control & Containment (Located within Primary Lab 1)
- Piped Lines for CO2 or Specialty Gasses
- Liquid Nitrogen plumbing and cryostorage for 38,500 2mL vials

Additional Lab Areas

- Perimeter Power Supply (Freezer Farm or Equipment Area)
- Controlled Access
- Small Separate Lab Area for Specialized Processes
- Work Room / Storage with Dedicated Shipping &

Space Highlights (Cont.)

INTERIOR VIEWS



EXTERIOR VIEWS





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