



**vue**  
RESEARCH CENTER

+/- 222,000 SF

**500-530 FAIRVIEW AVENUE  
SEATTLE, WA 98109**

A  BioMed Realty property



## VUE RESEARCH CENTER

Spaciousness. Productivity.  
Convenience. It's all in **VUE**.

Vue Research Center is a modern life science campus in South Lake Union. It features open, collaborative spaces and expansive walls of glass for lake views and plenty of natural sunlight.

+/- 222,000 square feet

On-site parking

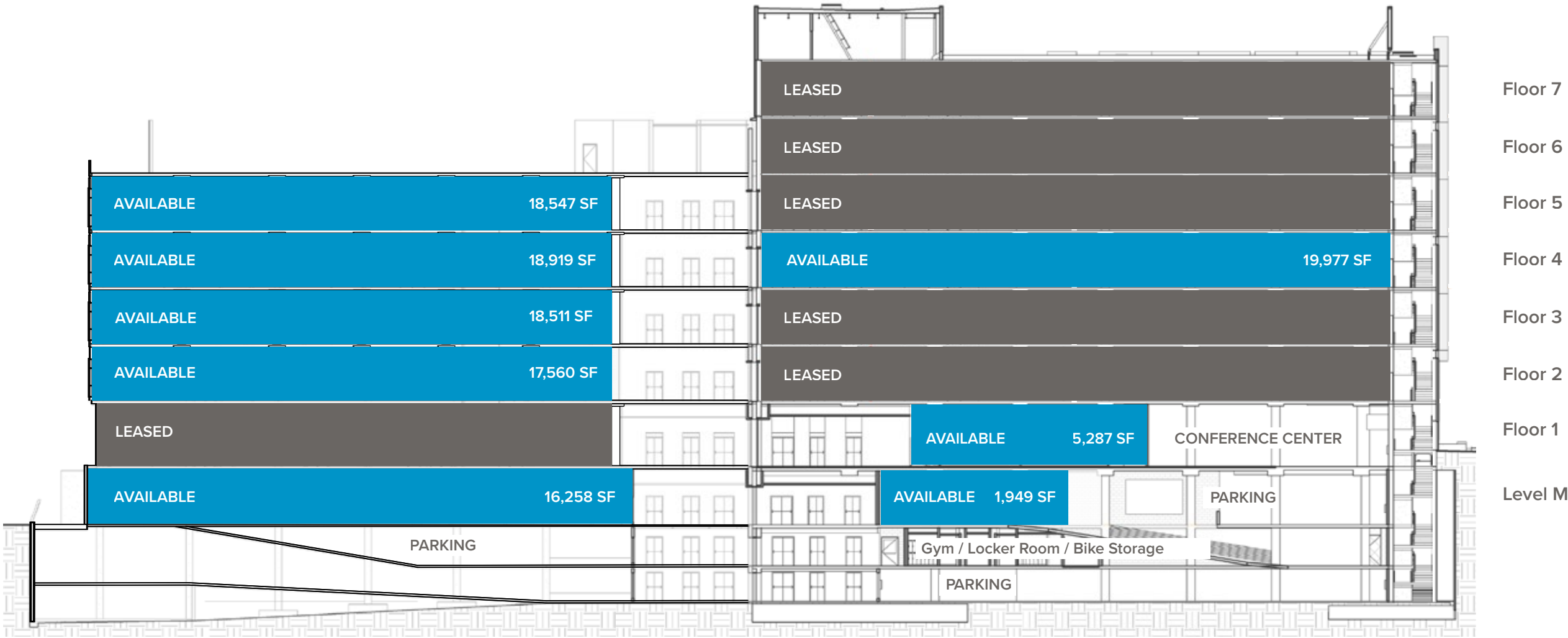
Fitness Center

Views of Lake Union, the Space Needle, and downtown

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







530 Fairview  
STACKING PLAN

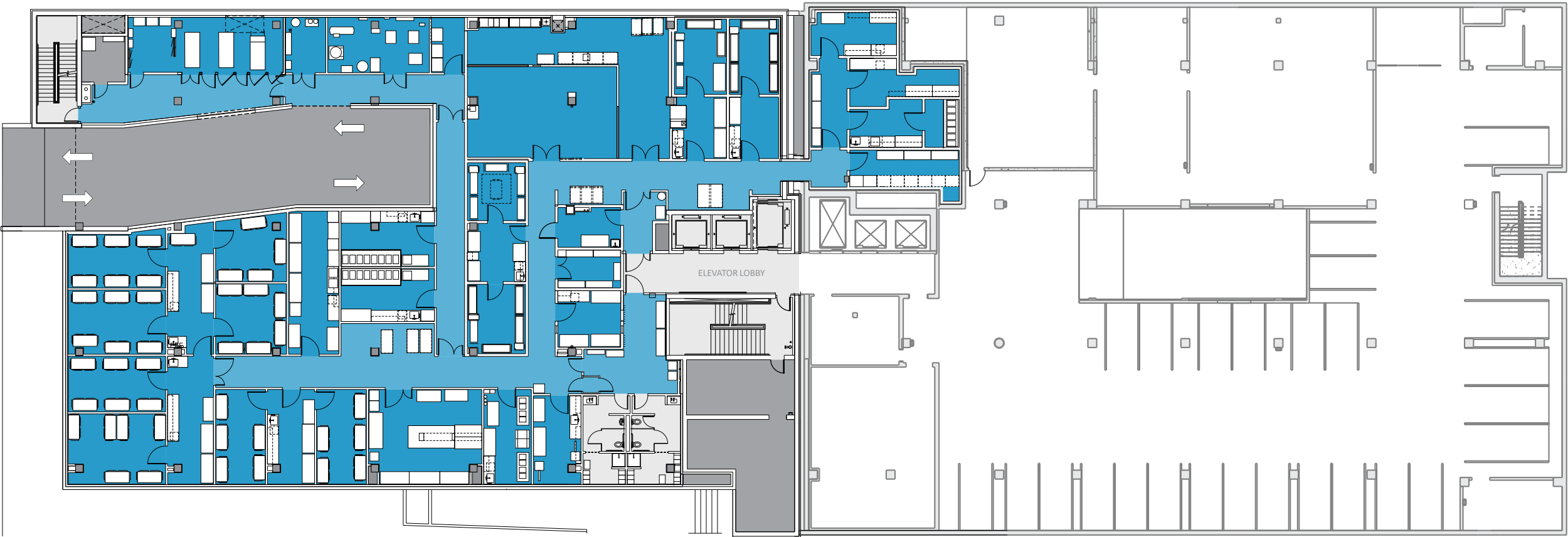
500 Fairview  
STACKING PLAN

Available | 16,258 RSF

LEVEL M

530 FAIRVIEW AVE | 500 FAIRVIEW AVE

Available | 1,949 RSF



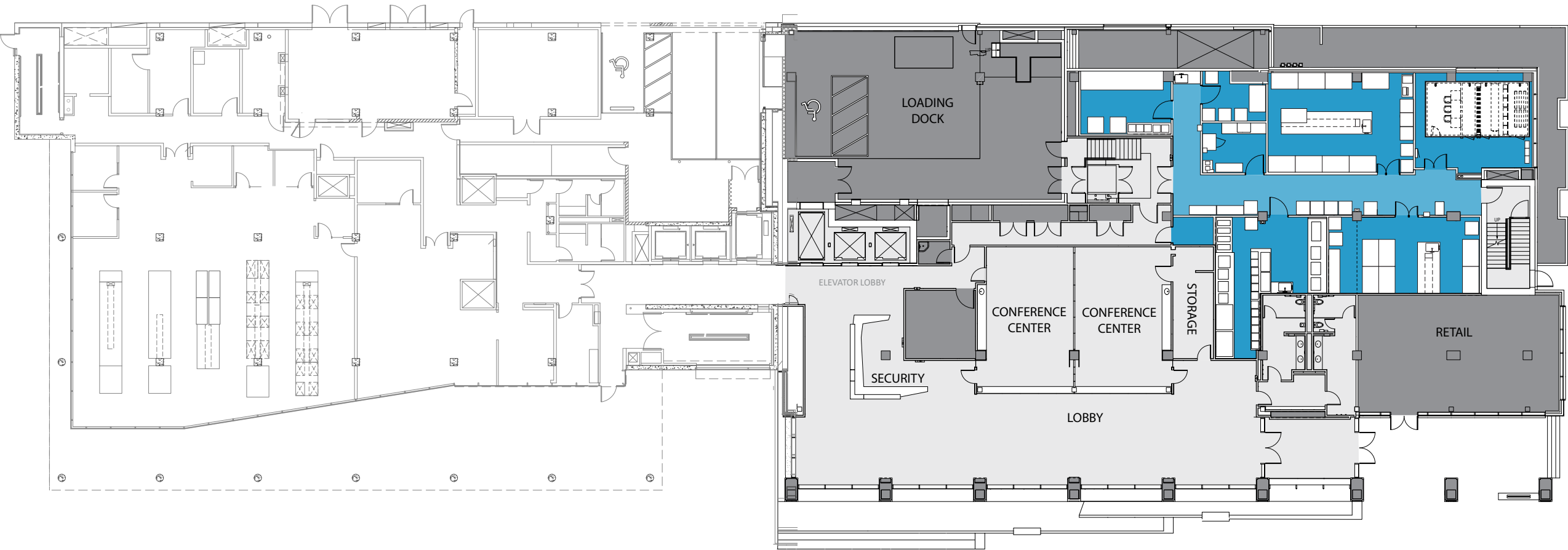
■ LAB    □ LEASED



**FLOOR 1**

530 FAIRVIEW AVE | 500 FAIRVIEW AVE

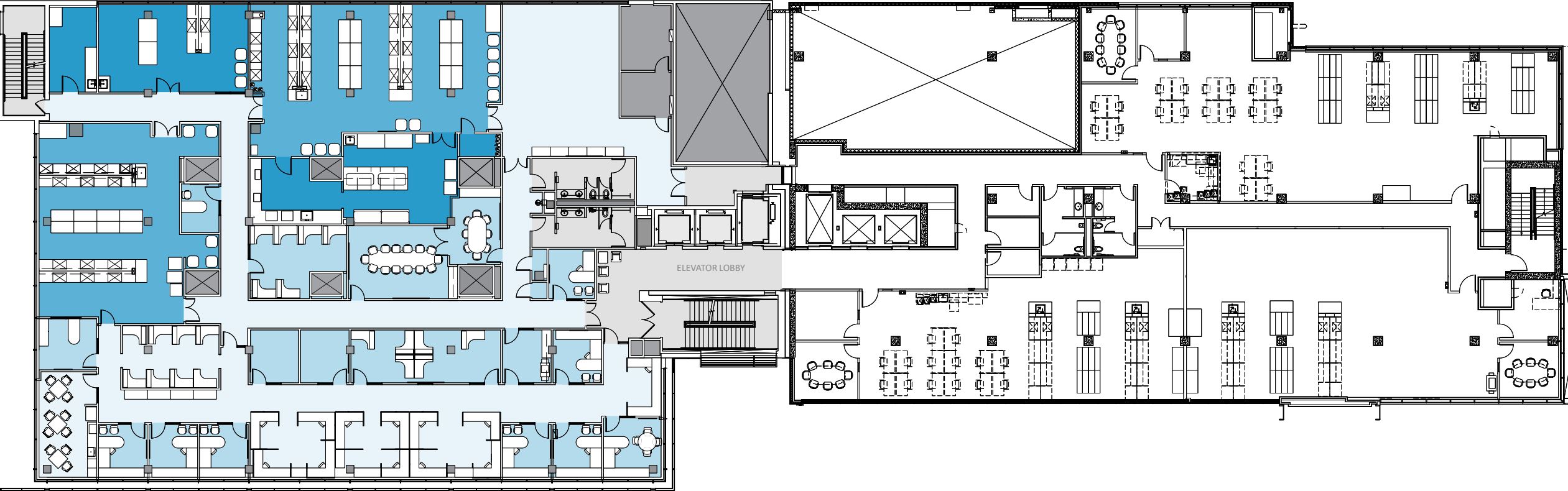
Available | 5,287 RSF



■ LAB □ LEASED



Available | 17,560 RSF



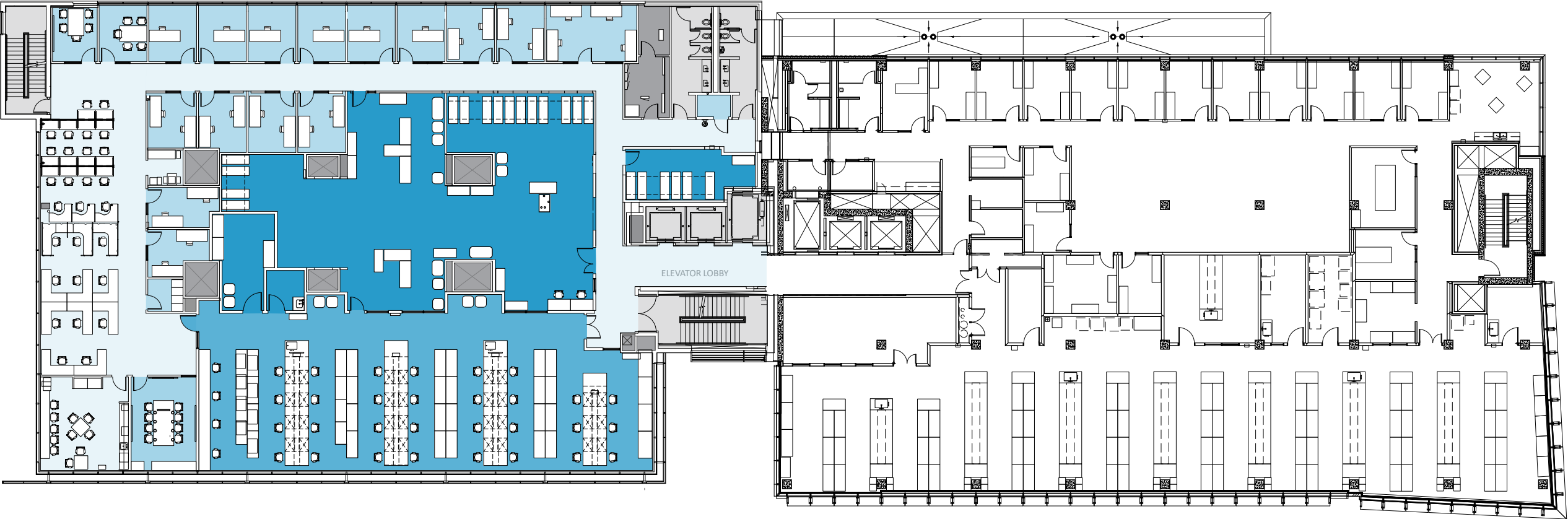
OFFICE LAB LEASED



Available | 18,511 RSF

FLOOR 3

530 FAIRVIEW AVE | 500 FAIRVIEW AVE



OFFICE LAB LEASED

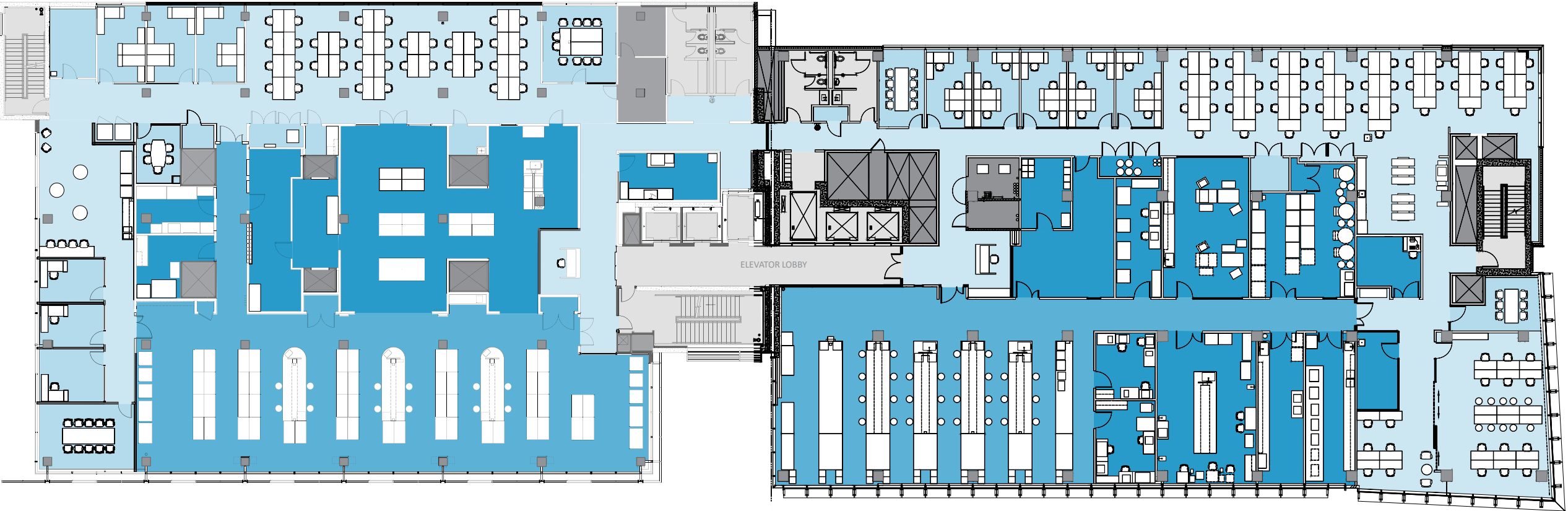


Available | 18,919 RSF

FLOOR 4

530 FAIRVIEW AVE | 500 FAIRVIEW AVE

Available | 19,977 RSF



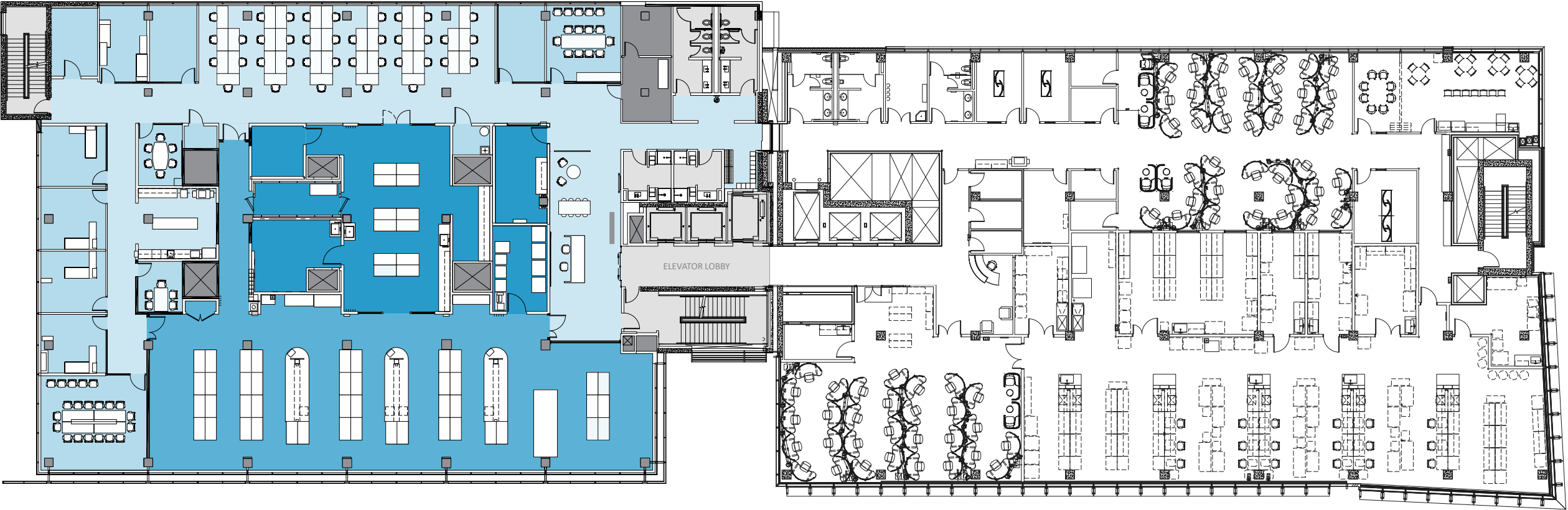
OFFICE LAB



Available | 18,547 RSF

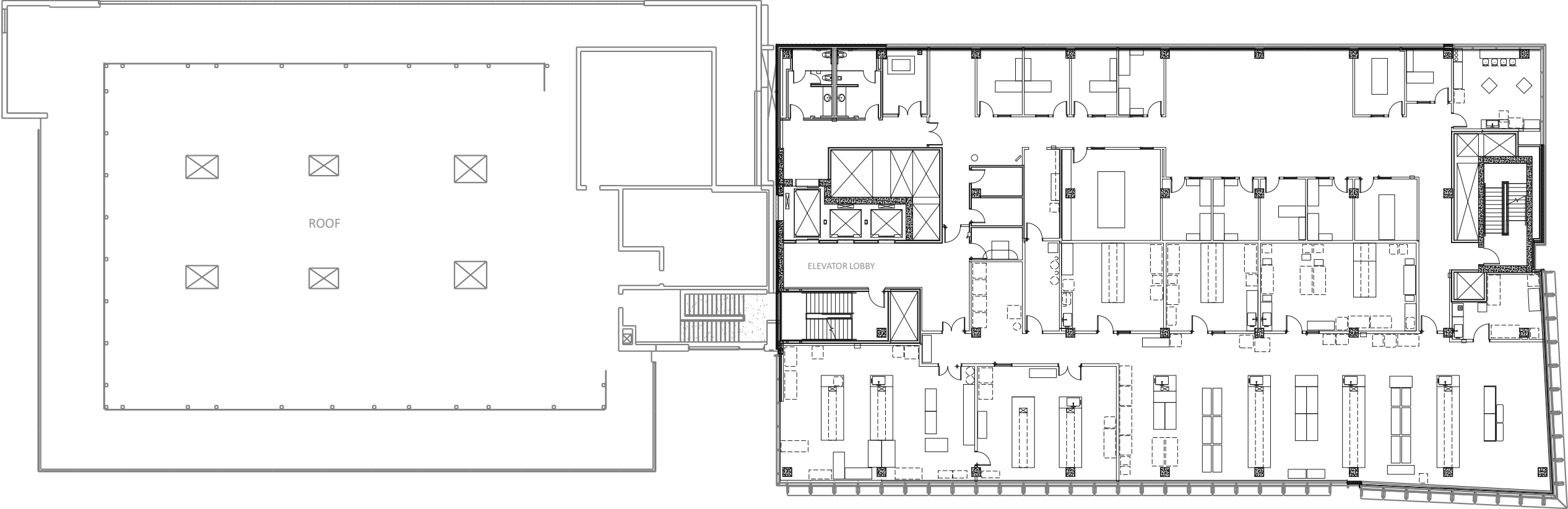
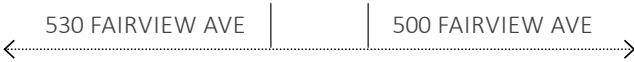
FLOOR 5

530 FAIRVIEW AVE | 500 FAIRVIEW AVE



OFFICE LAB LEASED

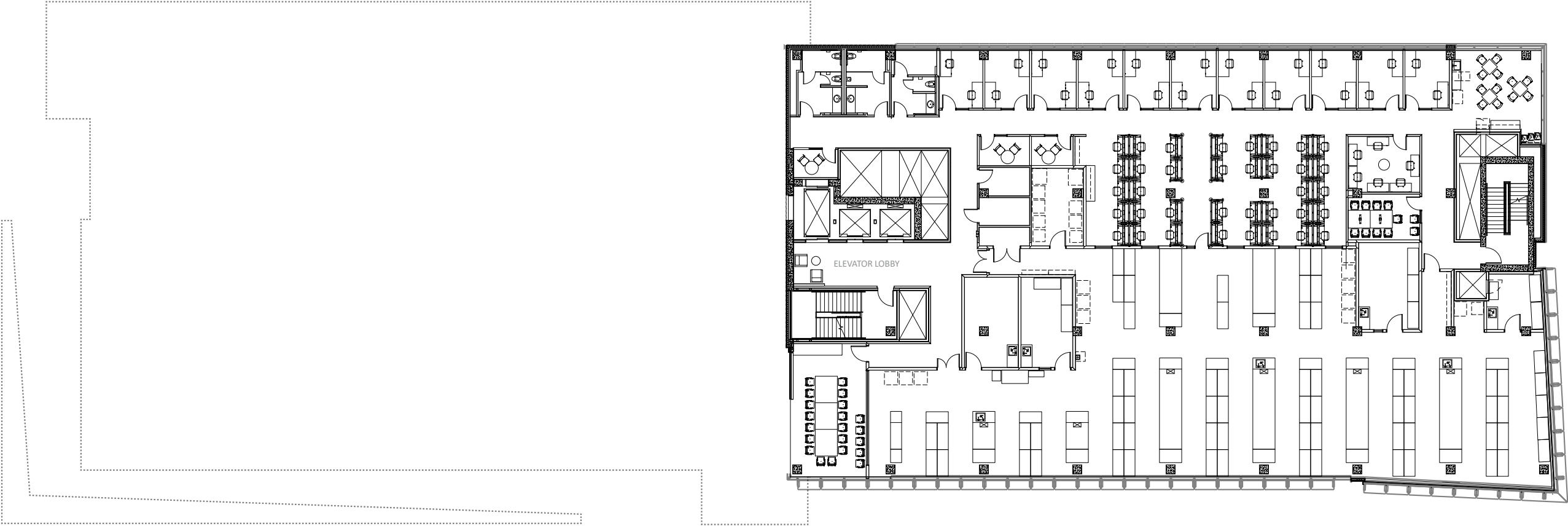
FLOOR 6



☐ LEASED



**FLOOR 7**



☐ LEASED

## AMENITIES THAT INSPIRE

Single floor plates to accommodate both large and small tenants

100-person conference center

Modern fitness center

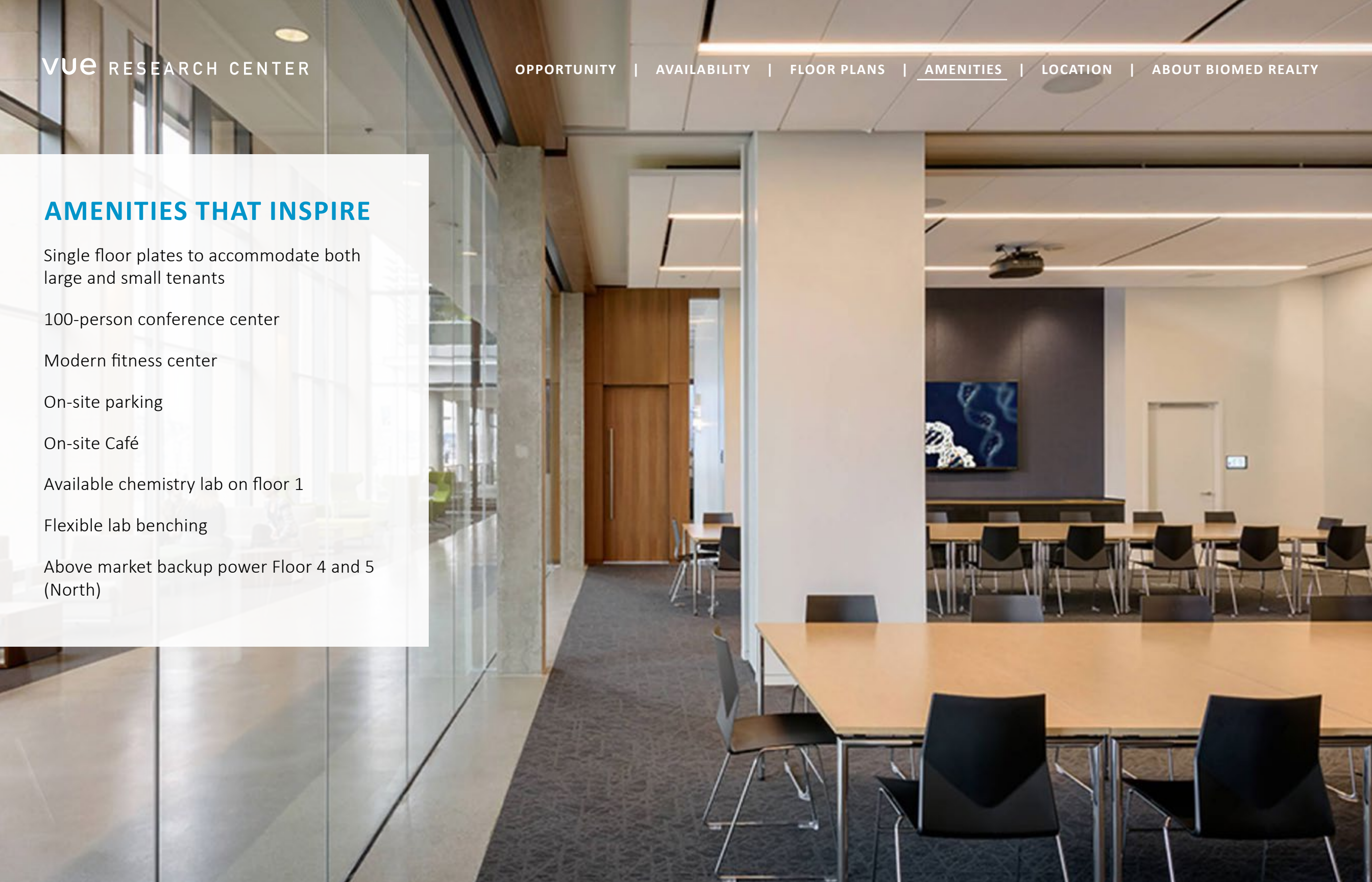
On-site parking

On-site Café

Available chemistry lab on floor 1

Flexible lab benching

Above market backup power Floor 4 and 5 (North)





## SECURE LOBBY



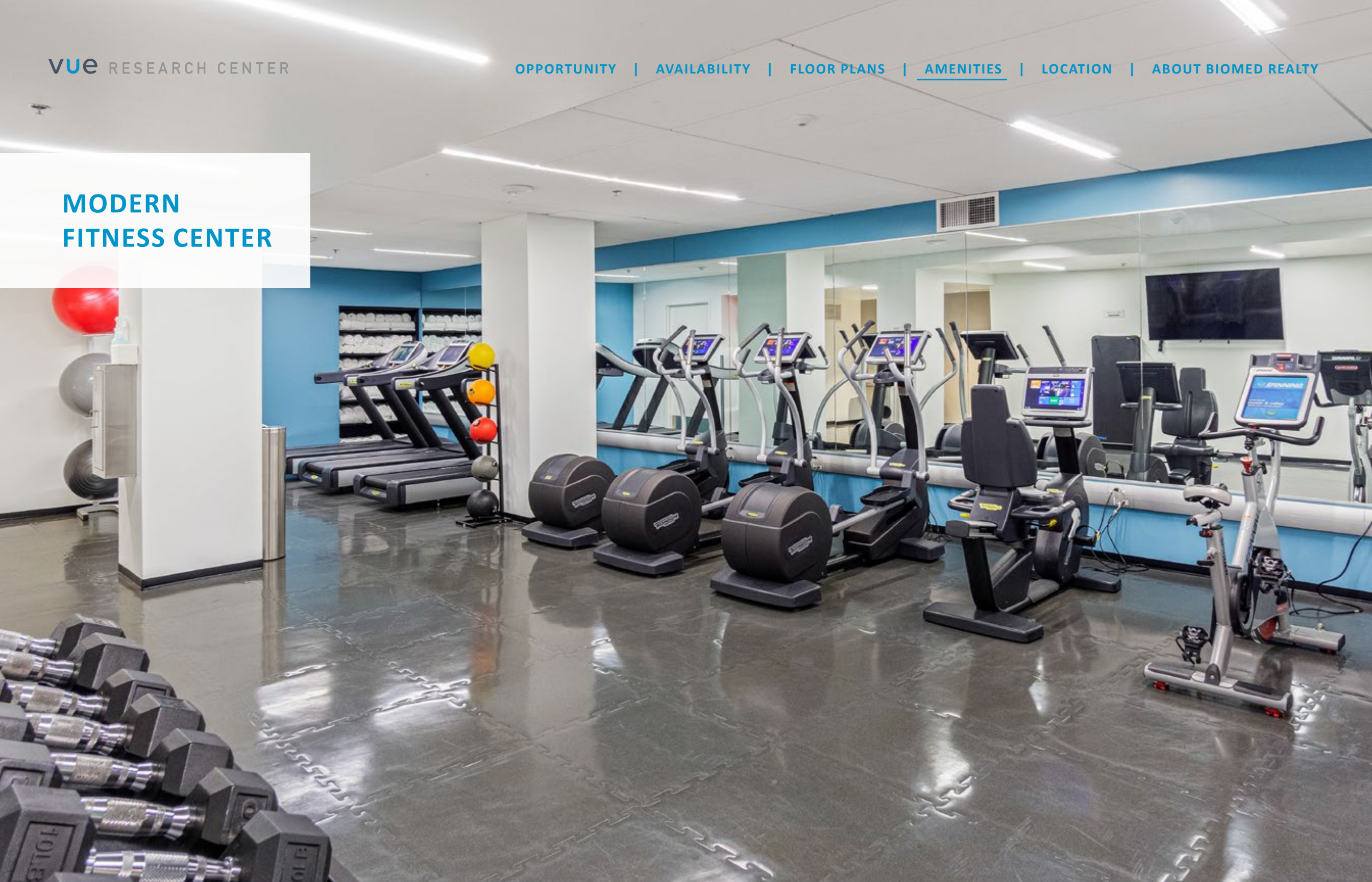


VIEW FROM  
5TH FLOOR





MODERN  
FITNESS CENTER







## GETTING HERE

I-5 ON/OFF RAMP  
**4 BLOCKS**

HIGHWAY 99  
**.75 MILES**

NEARBY BUS STOPS  
**5 STOPS**

SLU STREET CAR  
**.2 MILES**

LAKE UNION BIKE LOOP  
**.35 MILES**

Freeway Access  
Bike Paths  
Streetcar





**NEIGHBORHOOD  
AMENITIES** WITHIN  
1 MILE



**+40**  
RESTAURANTS



**+15**  
SERVICES



**+15**  
LODGING



**7**  
BIOMED REALTY PROPERTIES





## CORPORATE NEIGHBORS



# VUE RESEARCH CENTER

## 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 16.2 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.

**16.2M SF**

owned and operated

**28M SF**

available to accommodate  
tenants

**240+**

tenant partners

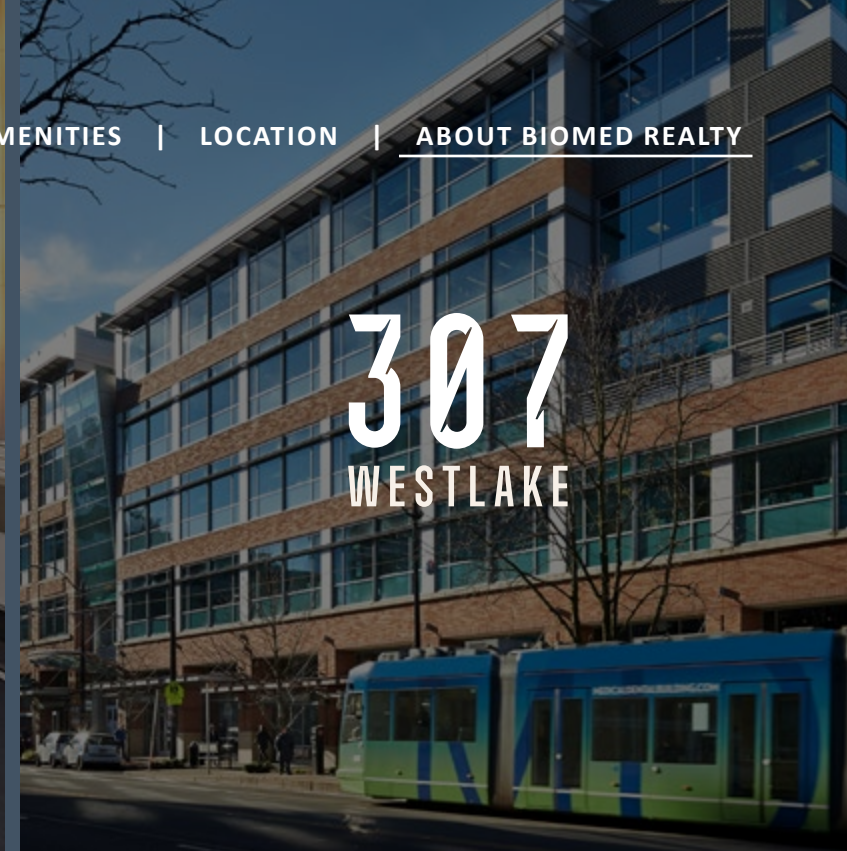
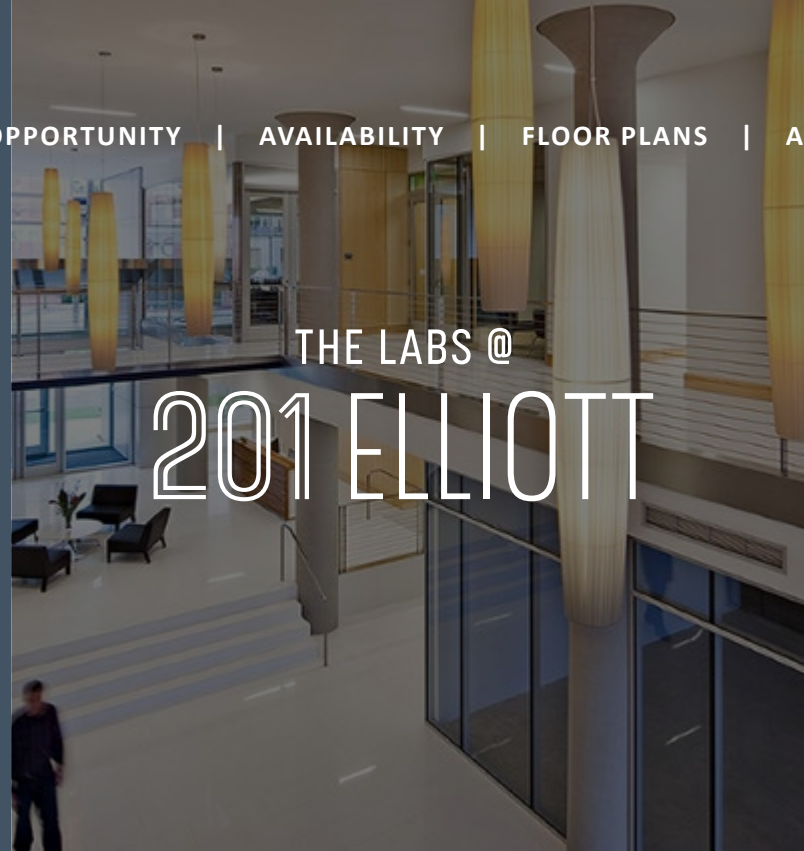
**2.5M SF**

of Class A properties in active  
construction

**300+**

in-house experts

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





# vue RESEARCH CENTER

U Joe Gowan  
JLL  
t 206.607.1738  
joe.gowan@jll.com

U Bailey Aggen  
JLL  
t 206.915.1040  
bailey.aggen@jll.com

A  BioMed Realty property