

# BUILDING & SYSTEMS STATS & DETAILS

BOREN  
LABS

1930 Boren Avenue · Seattle



## STRUCTURE

### Windows

- High-efficiency glass
- 11'8" window height provides optimum natural light

### Flexible floorplan

- 15,000 RSF floorplates
- Side mounted core provides ultimate flexibility
- 30' column spacing
- 11'8" window height provides optimum natural light

### Floor load

100 lbs / PSF on 60% - 100% of floor

### Construction

Structural steel moment-frame.  
Concrete slab over metal decking

### Ceiling height

15' typical floor to floor height

### Elevator

- State-of-the-art destination dispatch system
- High performance, 4,500 lb capacity freight elevator serving all floors
- 3rd passenger elevator has capacity to be freight only with dual doors to separate from passenger lobby

### Parking

0.91 / 1,000 RSF

### Security

- 24/7 Security
- Concierge services M-F 8am - 5pm



## MECHANICAL

### HVAC

- 100% lab relief air
- Heat recovery system back to lab AHU's
- Natural gas fire boiler provides hot water to the lab VAV terminal boxes

### Enhanced UV air-cleaning system

### Sprinkler system

NFPA-13 approved, 0.15gpm/1,500 SF and 0.29gpm/SF in lab areas

### Waste

Lab waste riser will be provided to common area for tenant's use



## AMENITIES & WELLNESS

### LEED certification

Silver

### Private decks on each floor

### Touchless security in lobby & building

**10th floor amenity space includes shared deck, communal area, and meeting room**

### Bike Room

Secured bike storage, accessible from street level with day lockers and showers

### Accessibility

99 walk score | 100 transit score



## ELECTRICAL

### Power

- 12 watts / SF
- Building has 4,500 Amp 480/277 Volt 3 phase power via 2 main distribution panels

### Back-up power

- 5 watts / SF backup power is provided to lab area for Tenant's use

### Data providers

CenturyLink, Wave (fiber), Comcast / Xfinity (fiber)



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