

1930 BOREN AVENUE · SEATTLE

BOREN LABS



LIFE SCIENCES SPACE FOR LEASE

BOREN LABS

REDEFINING LABS

FOR A HEALTHIER WORLD.

Seattle's newest lab space designed for innovators and trail blazers. Cutting edge design offers an energized environment with amenities that support wellness, sustainability and productivity.

FEATURES



Enhanced UV air-cleaning system
100% lab relief air heat recovery system back to lab AHU's



Touchless security checkpoints and thermal temperature scanning



Natural gas fire boiler provides hot water to the lab VAV terminal boxes



12 watts/SF and 5 watts/SF backup power





CLASS A AMENITIES

Boren Labs puts employees first
with great transit and
on-site retail.



Rooftop terrace &
10th floor amenity space



On-site retail



4 levels of on-site
garage parking



Showers



Abundant premium
bike storage



Convenient transit-
centric location





10 STORIES

Floor 10	10,223 RSF
Floor 9	15,030 RSF
Floor 8	15,058 RSF
Floor 7	15,058 RSF
Floor 6	15,058 RSF
Floor 5	15,058 RSF
Floor 4	15,064 RSF
Floor 3	15,101 RSF
Floor 2	14,754 RSF
Floor 1	4,374 RSF (retail)

±135,000 RSF

SAMPLE FLOOR PLAN

±15,000 RSF

OPTIMIZED FOR LIFE SCIENCES



11' 8"

window height provides optimum natural light



15'

floor to floor height



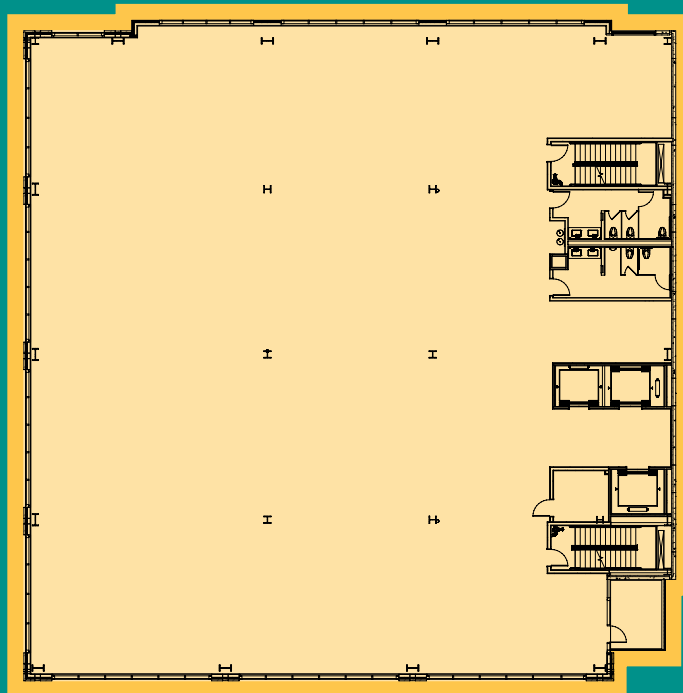
100 lbs

/PSF floor load on 60-100% of floor



Private

deck access on each floor



Side mounted core
provides ultimate flexibility



SAMPLE LIFE SCIENCES FLOOR PLAN



- Office areas
- Meeting rooms
- General support
- Open labs/suites
- Lab support
- Micro kitchen / Gathering space
- Base building / Core
- Mechanical

99

Walk score

100

Transit score

UW CAMPUS · 3 MILES

BOREN
LABS

CAPITOL HILL

SOUTH LAKE UNION



- Gates Foundation
- UW Medicine
- Nanostring, NovoNordisk, Silverback
- Allen Institute
- Bristol Myers Squibb (Celgene/Juno)
- Seattle Children's
- Adaptive Biotechnologies
- Fred Hutch
- Institute for Systems Biology (ISB)
- Shape
- Kaiser Permanente + Swedish
- Northeastern University

THE NUCLEUS OF SEATTLE'S BIOTECH INDUSTRY

In the heart of Seattle's Central Business District, Capitol Hill and the city's most popular neighborhoods, Boren Labs keeps company with the city's most established technology and life sciences businesses.



±2,000 SF

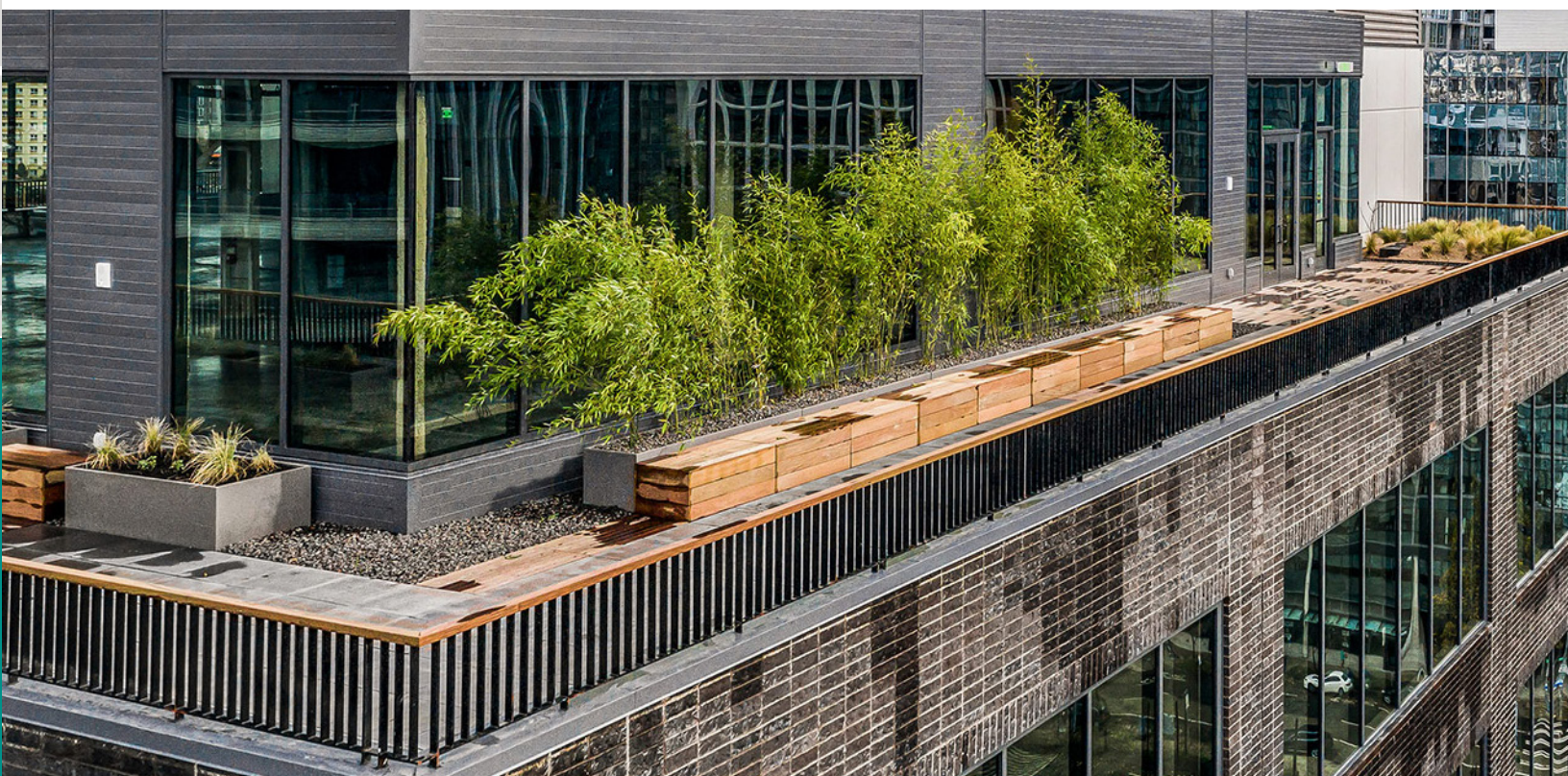
Expansive rooftop
terrace on Floor 10



PATIO
on every floor

STEP INTO THE OPEN

Research shows that access to outdoor space and a connection to nature is a natural stress reliever for employees. Boren Labs features a sprawling rooftop terrace and patios on every floor, giving tenants a chance to collaborate and step into nature in the heart of downtown.





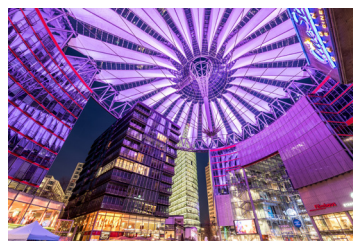
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Oxford oversees millions of square feet of end-to-end Life Sciences space in pharma hotspots across the U.S and overseas. The business’ portfolio is actively managed through on-the-ground presence across the US, Canada and the UK. And it’s supported by Oxford offices worldwide, spanning gateway cities like San Francisco, Boston, Toronto, London and Sydney.

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