



ALEXANDRIA®
Building the Future of Life-Changing Innovation™

eleven
50
by Alexandria

World-Class Office and
Mission-Critical Laboratory
Space in the Heart of Seattle's
Life Science Ecosystem



eleven
50
by Alexandria



ARRIVAL AT THE MAIN ENTRANCE



Inspired

BY SCIENCE

BIG IDEAS INSPIRE **BIG DISCOVERIES**

Alexandria is proud to offer a 12-story 300,000 square feet, mission-critical lab and office space new development in an inspirational setting along the shore of Lake Union.

Thoughtfully designed for the life science community, eleven50 celebrates the scientific discoveries and superior collaborations that have been born in Seattle and reflects our unwavering commitment to the health, wellness, and safety of your people so they can fully focus on their work.

Bright, natural light floods each of its approximately $\pm 30,000$ SF floorplates. From the rooftop's spacious deck, take in views of Lake Union's seaplanes and sailboats, and the wider iconic Seattle skyline. Ground floor retail will keep eleven50 buzzing well past twilight hours.

At the heart of the Eastlake Life Science Campus by Alexandria, eleven50 can be more than your building or headquarters. It's your connection to life science innovation on Eastlake and South Lake Union.

MISSION-CRITICAL
INSPIRATIONAL

LAB SPACE





**WORLD-CLASS
COLLABORATIVE**

OFFICE SPACE

01

HEALTH,
WELLNESS & SAFETY

02

LIFE SCIENCE
& COMMUNITY

03

LOCATION &
SUPERIOR ACCESS

INSPIRATION ALL AROUND AS YOU STEP INTO THE outdoors

ROOFTOP GATHERING

Open-air deck with incredible views and option for indoor/outdoor event and amenity space.

ARESAFE™

Advancing building health with state-of-the-art smart building technology, and planning to create virus-resistant design for future pandemics.



ROOFTOP GATHERING SPACE WITH ICONIC SPACE NEEDLE, SEATTLE SKYLINE, AND LAKE UNION VIEWS



BUILDING ENVIRONMENTS THAT SPARK

innovation, efficiency, creativity & success

eleven50
AMENITIES

01

HEALTH,
WELLNESS & SAFETY

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LOCATION &
SUPERIOR ACCESS





THE EPICENTER OF activity

South Lake Union and Eastlake have shifted the city's center of gravity, becoming the ultimate destination for smart, groundbreaking companies that want to stake their claim in Seattle's expanding tech and foundational life science scenes.

You'll find industry-leading retail, restaurants, and the best fitness establishments in the region – all within walking distance.

WORK PERKS



ENVISIONING LOCAL CAFE & RETAIL

Bringing added energy and lifestyle amenities to the neighborhood.



HIT THE HOT SPOTS

Enjoy food trucks, health & wellness options and easily accessible South Lake Union and Eastlake amenities.



MORE THAN VIEWS

Access to Alexandria's Hydrohaus and the Lake Union waterfront brings water recreation to office life.



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AMENITIES

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EASY ACCESS

eleven50 is located at the cusp of Lake Union and the Eastlake Life Science Campus by Alexandria. It is within walking distance to Downtown Seattle and only a 5-minute drive to Fremont or the U District.



16+
RESTAURANTS
& CAFÉS

6+
COFFEE &
TEA SHOPS

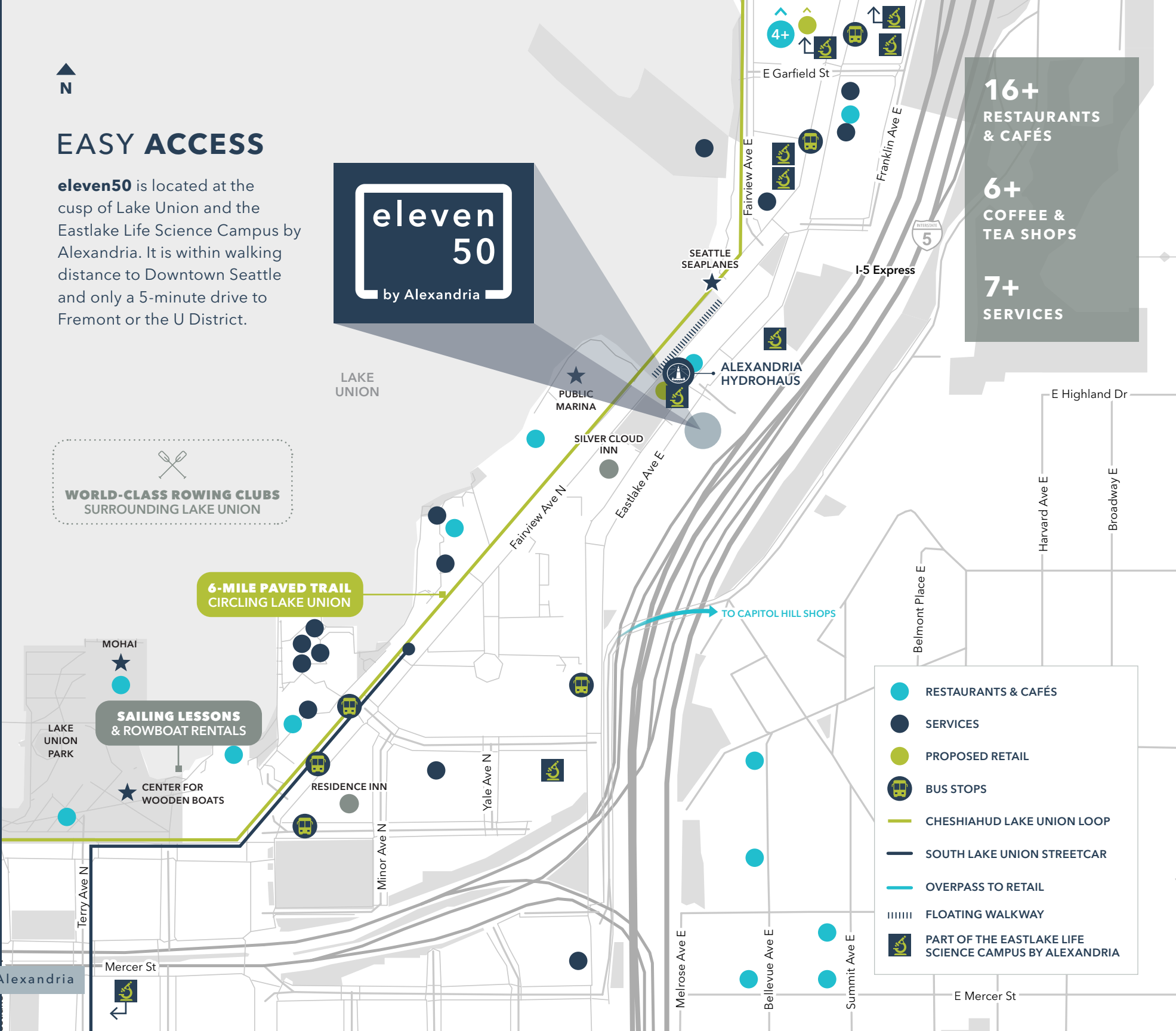
7+
SERVICES

**WORLD-CLASS ROWING CLUBS
SURROUNDING LAKE UNION**

**6-MILE PAVED TRAIL
CIRCLING LAKE UNION**

**SAILING LESSONS
& ROWBOAT RENTALS**

- RESTAURANTS & CAFÉS
- SERVICES
- PROPOSED RETAIL
- BUS STOPS
- CHESHIAHUD LAKE UNION LOOP
- SOUTH LAKE UNION STREETCAR
- OVERPASS TO RETAIL
- FLOATING WALKWAY
- PART OF THE EASTLAKE LIFE SCIENCE CAMPUS BY ALEXANDRIA



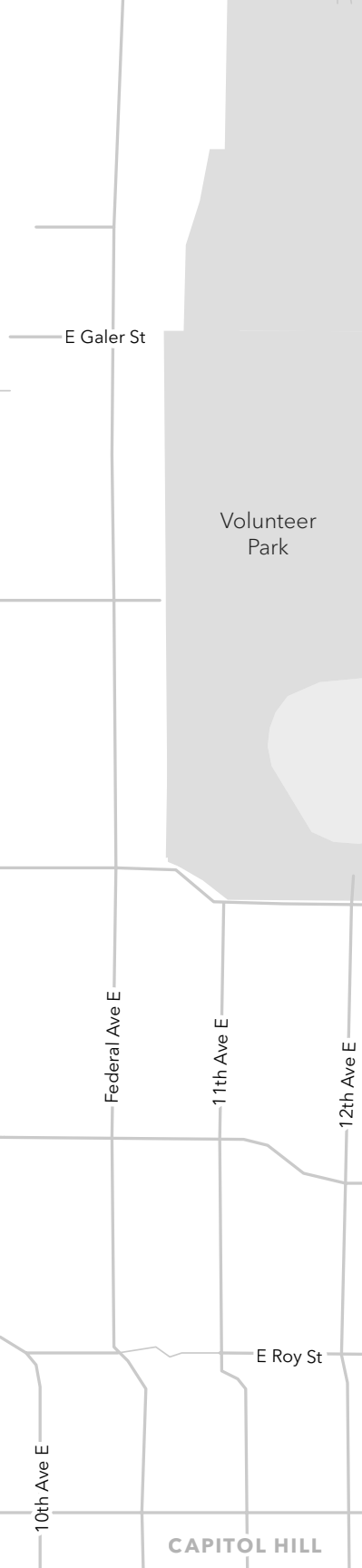
IN GOOD company



NEARBY LIFE SCIENCE INSTITUTIONS

Adaptive Biotechnologies *
Bloodworks Northwest Research Institute *
Infectious Disease Research Institute *
University of Washington *
Gilead Sciences *
Dendreon Corporation *
Seattle Cancer Care Alliance *
Juno Therapeutics *
(Acquired by Bristol Myers Squibb)
Fred Hutchinson Cancer Research Center *
(Campus includes office and lab space at 1201 Eastlake)
Center for Infectious Disease Research
Institute for Systems Biology
Bill & Melinda Gates Foundation
Allen Institute for Brain Science

** Part of the Eastlake Life Science Campus By Alexandria*



e11ven50
AMENITIES

01

HEALTH,
WELLNESS & SAFETY

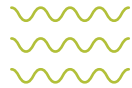
02

LIFE SCIENCE
& COMMUNITY

03

LOCATION &
SUPERIOR ACCESS

MORE WAYS TO connect



DIRECT ACCESS TO LAKE UNION VIA
PRIVATE DOCK & BOAT LAUNCH



BIKE STORAGE & LOCKERS



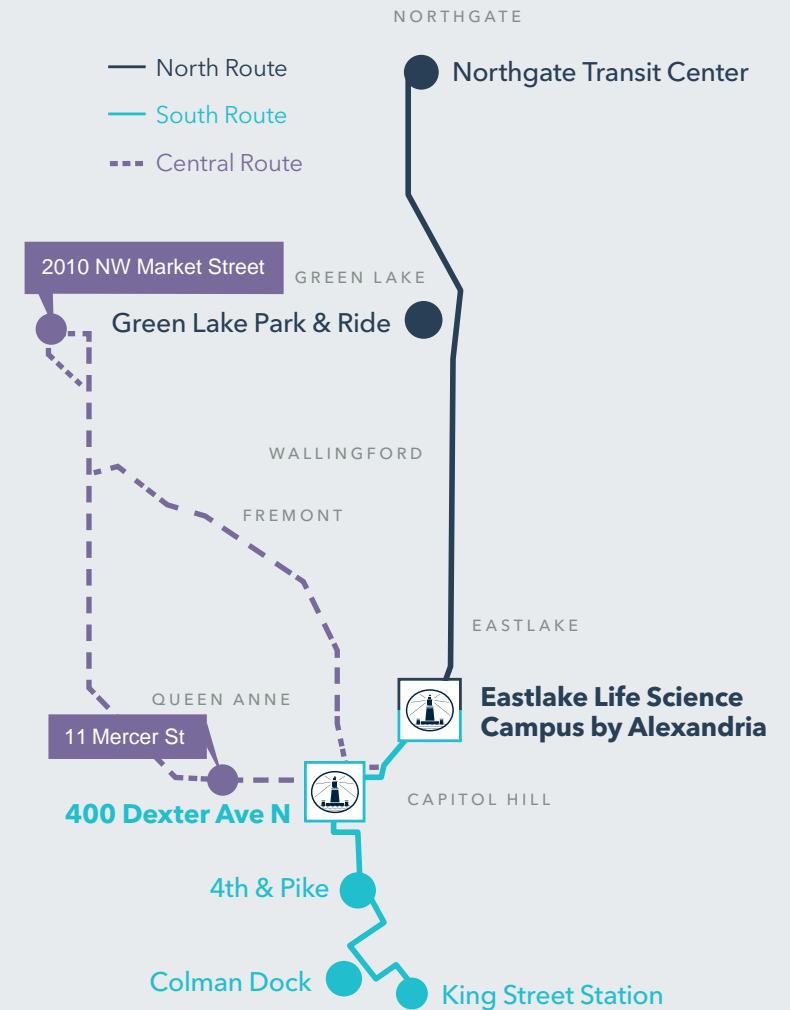
4-LEVEL PARKING GARAGE



WEEKDAY SHUTTLE SERVICE

THE ALEXANDRIA EXPRESS

Tenants have the convenience of commuting via Alexandria shuttles to King Street Station, Northgate, Colman Dock, Eastlake, and South Lake Union.





CITY AND WATER VIEWS ENLIVEN THE WORKDAY



ALEXANDRIA®

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PLANNING FOR EXPANSION & FUTURE EVOLUTION

Alexandria builds, owns, and operates mission-critical life science and tech properties in the nation's most innovative markets. With over 25 years of experience, we pride ourselves as the life science industry's long-term, strategic real estate partner.

We can help you plan for your company's future as you strategically grow and expand in Seattle, the Puget Sound, and nationally.

www.are.com





OUR SUSTAINABILITY MISSION & VISION

To thrive in a rapidly changing world, our sustainability mission is to make a positive impact on society by developing and operating efficient and healthy buildings, reducing carbon pollution, managing climate risk, and advancing human health and nutrition.

We aim to be one of the most environmentally innovative, socially responsible, and economically strong companies in the world.



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