

CLASS A LIFE SCIENCE FACILITY ON SEATTLE'S WATERFRONT



# Elliott Bay Labs

3005 1ST AVENUE, SEATTLE, WASHINGTON

**BEACON**  
CAPITAL PARTNERS

**CBRE**



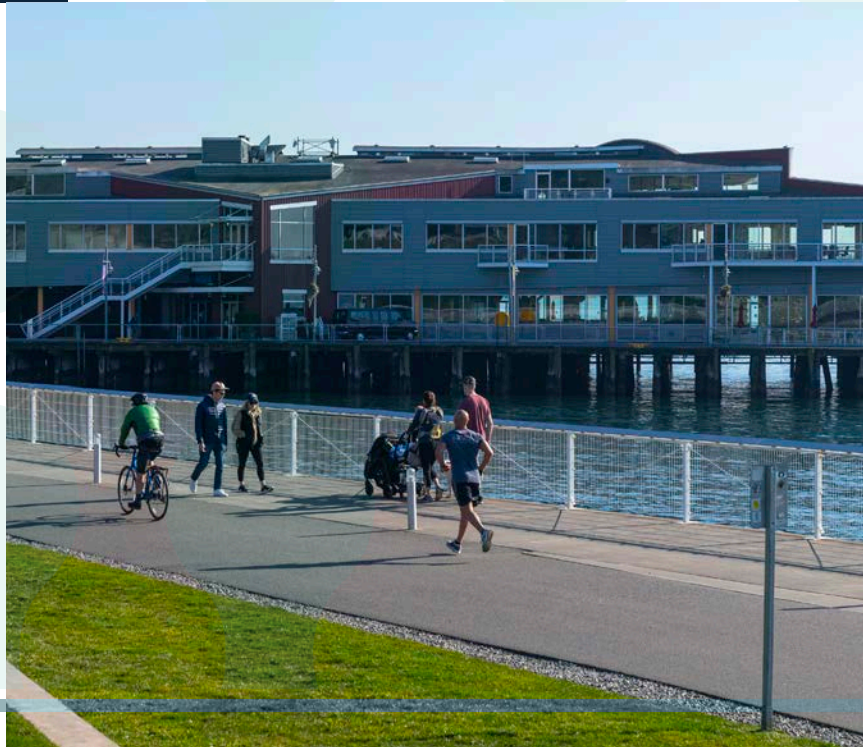
ADVANCE YOUR RESEARCH IN  
A FACILITY WITH A HISTORY  
OF SUCCESSFUL INNOVATION



Elliott Bay Labs

Elliott Bay Labs is a four-story 80,000 SF Class A life science facility located in Seattle’s waterfront life science cluster. Tenants include prominent companies performing groundbreaking research such as Astellas/Universal Cells, Affini-T Therapeutics, Cyrus Biotechnologies, and Salish Bioscience. The facility boasts a long history of cutting edge research and development of life changing sciences as well as world-class waterfront views.

Elliott Bay Labs was extensively upgraded in 2021 with a new building lobby, restroom enhancements and fitness center modernization, new bike storage, on-site security and mechanical infrastructure to support expanded lab tenancy.



AVAILABILITIES

SUITE	RSF	AVAILABLE	CONDITION
101	8,501	Q3 2023	Spec Suite per attached plan



# BUILDING HIGHLIGHTS



Planned 8,501 RSF lab spec suite on the First Floor



Enhanced building systems to support lab use



Dedicated tenant backup power



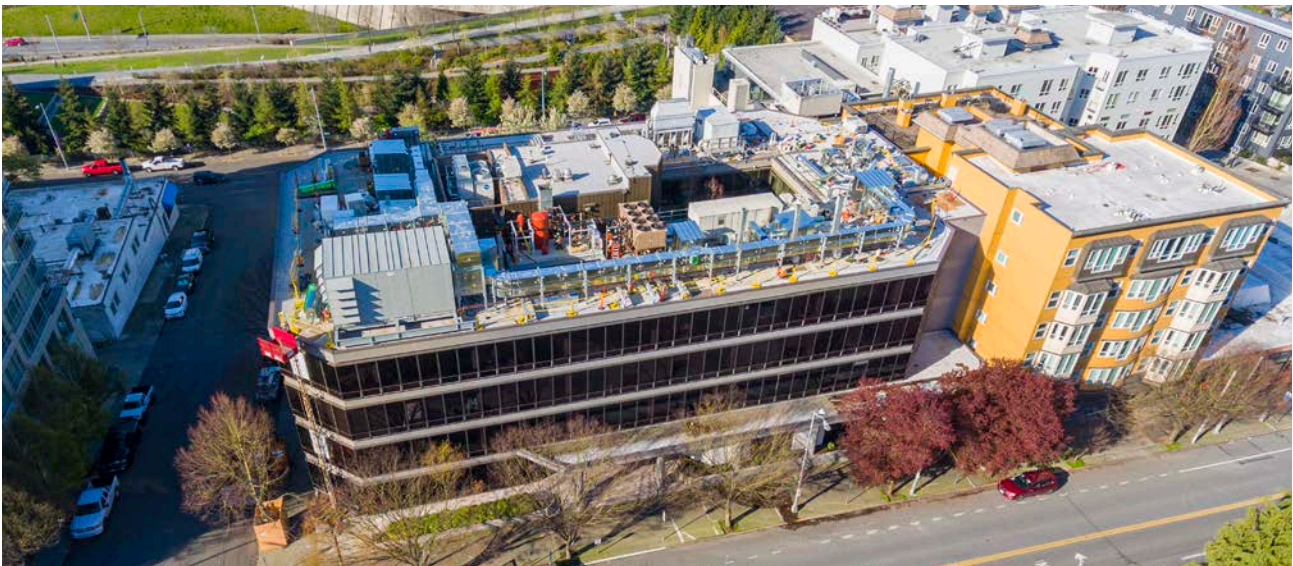
Bike storage, showers and modern fitness center



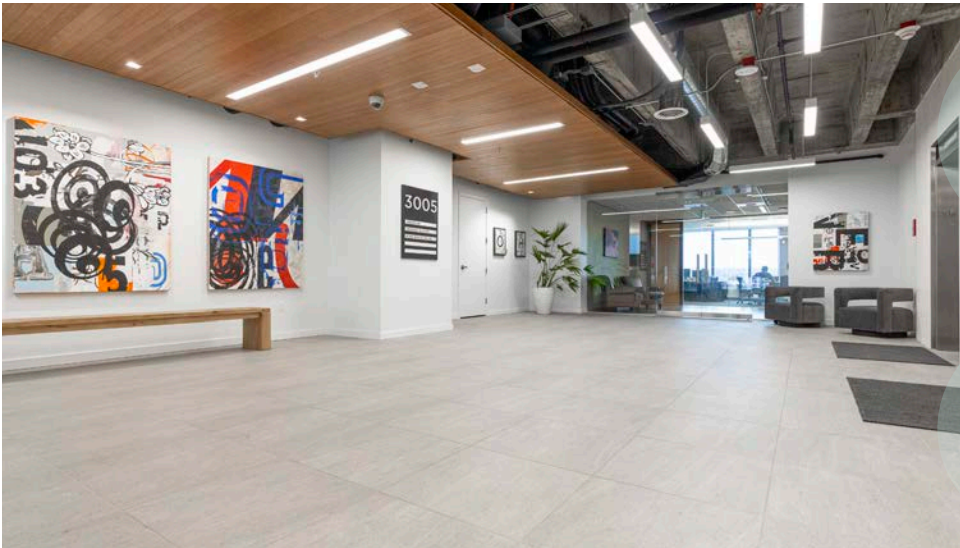
On-site security personnel in lobby and secure parking garage



ELLIOTT BAY VIEWS



ENHANCED ARRIVAL AND NEW LANDSCAPING



NEW BUILDING LOBBY AND MODERNIZED RESTROOMS

## ELLIOTT BAY LABS TIMELINE



Bristol Myers Squibb™

Dendreon®

univera.

astellas

affini

CYRUS BIOTECHNOLOGY

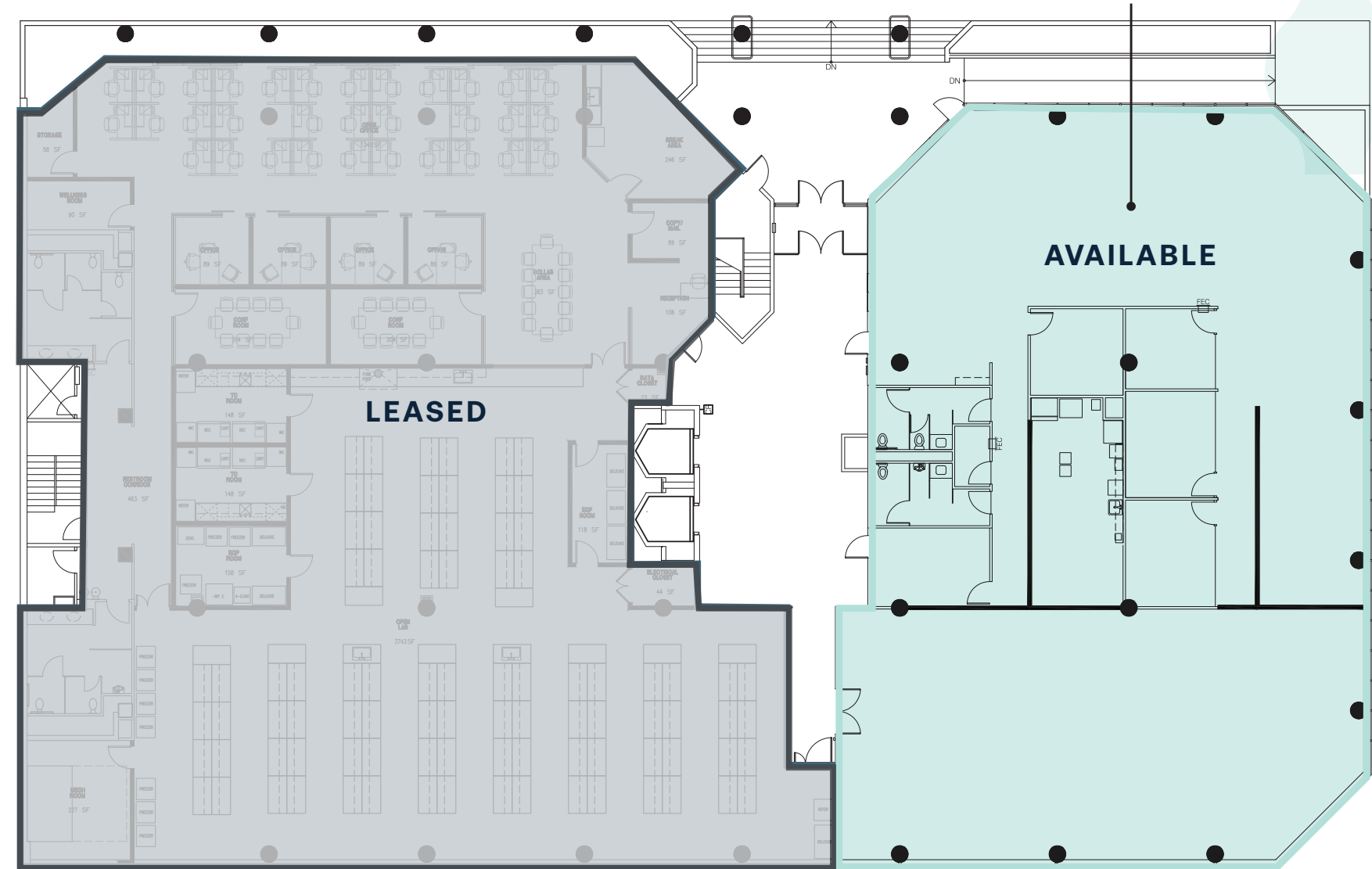
astellas

SALISH BIOSCIENCE

COMPLETE RENOVATION

2021

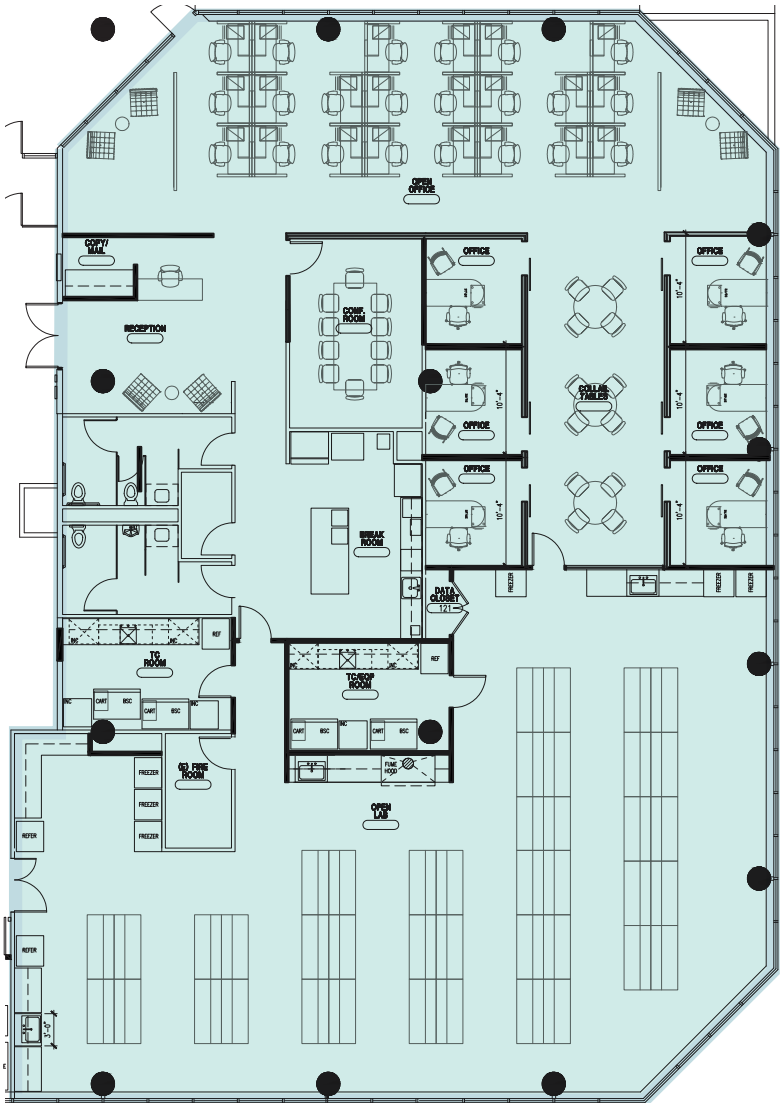
FIRST FLOOR



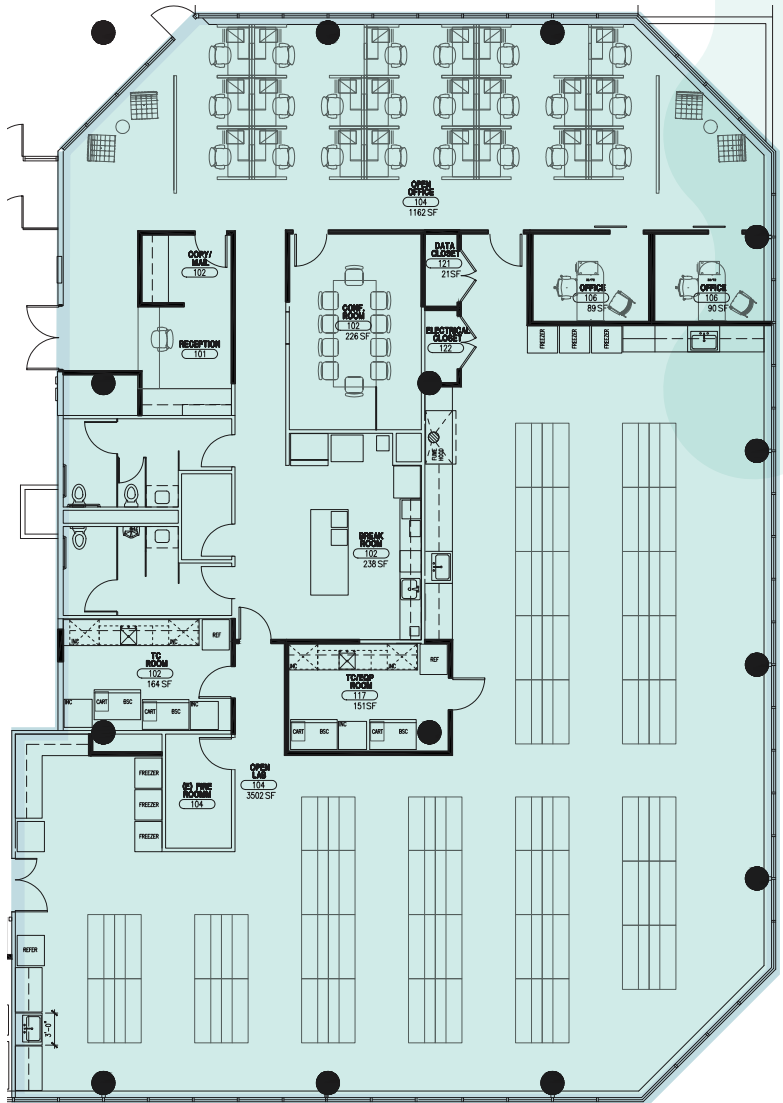
SUITE 101 – PLANNED SPEC SUITE

8,501 RSF

50% LAB / 50% OFFICE PLAN



60% LAB / 40% OFFICE PLAN





# Elliott Bay Labs

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