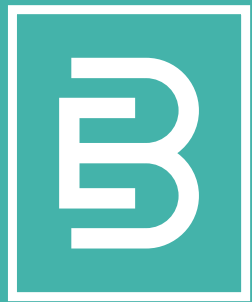


CLASS A LIFE SCIENCE FACILITY ON SEATTLE'S WATERFRONT



ELLIOTT BAY
LABS

3005 1ST AVENUE, SEATTLE, WASHINGTON

BEACON
CAPITAL PARTNERS

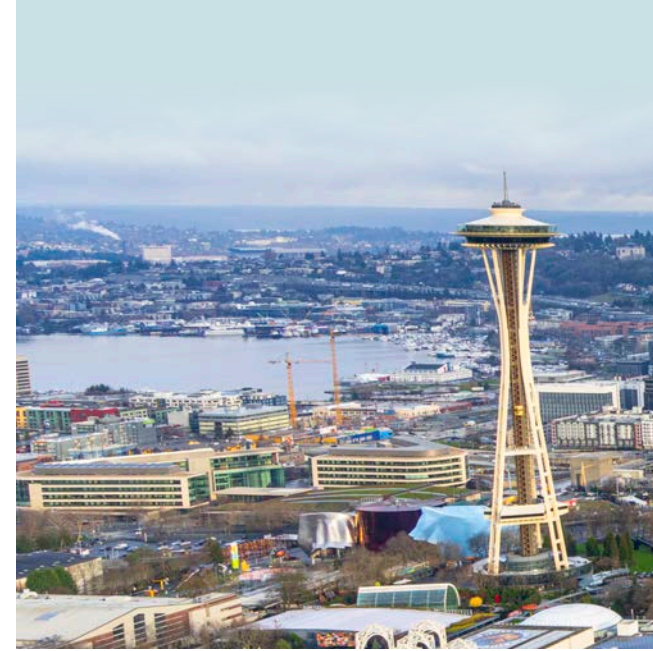
CBRE



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. Anchored by Astellas/ Universal Cells, the facility has a long history of providing a home for cutting edge research and development of life changing sciences. The facility boasts world-class waterfront views and building systems designed to accommodate the highest quality lab requirements.

The Building has been extensively upgraded 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 is planned for 2021.





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

AVAILABILITIES

SUITE	RSF	AVAILABLE	CONDITION
-------	-----	-----------	-----------

203	3,052	Now	Lab Spec Suite Planned Q3 2021
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204	10,140	Now	White Box
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102	12,415 (20,772 contig)	Now	Lab Spec Suite Planned Q3 2021
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101	8,357	Now	Built-out office (convertible to lab)
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2ND FLOOR
Up to 13,192 RSF Available

1ST FLOOR
Up to 20,772 RSF Available

BUILDING HIGHLIGHTS



Lab spec suites delivering Q3 2021



**Enhanced building systems
ready to accommodate lab use**



Dedicated tenant backup power



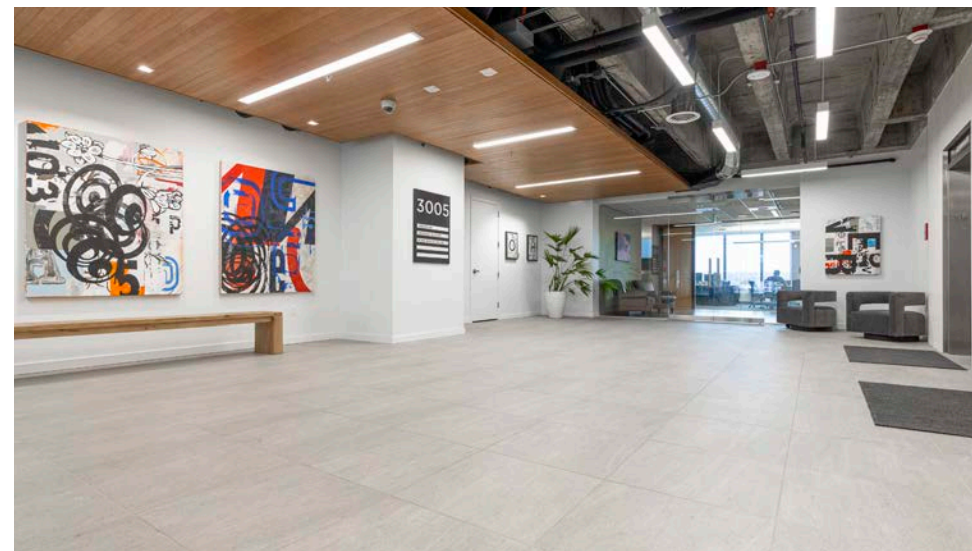
**Secure bike storage, showers and
modern fitness center**



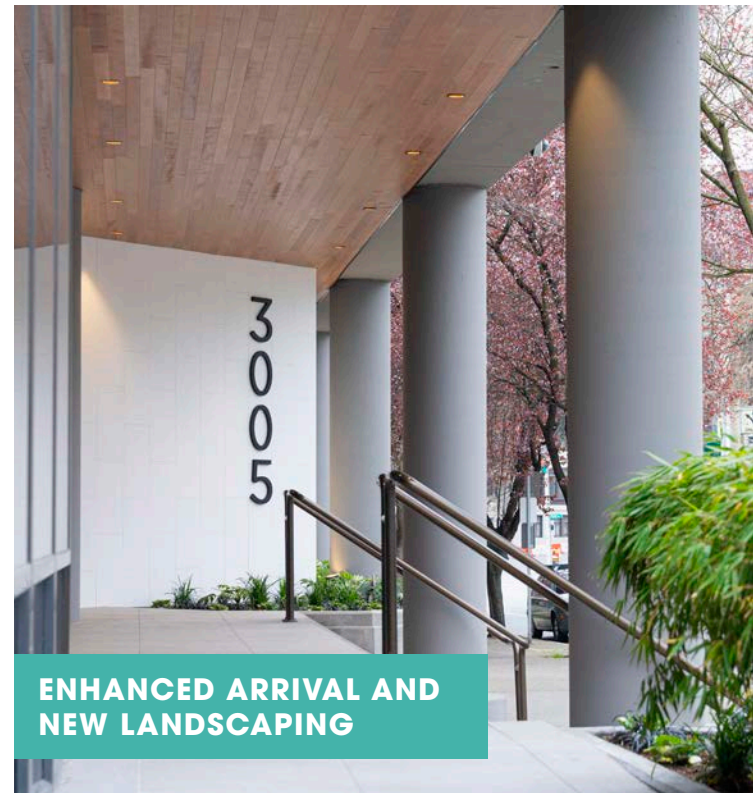
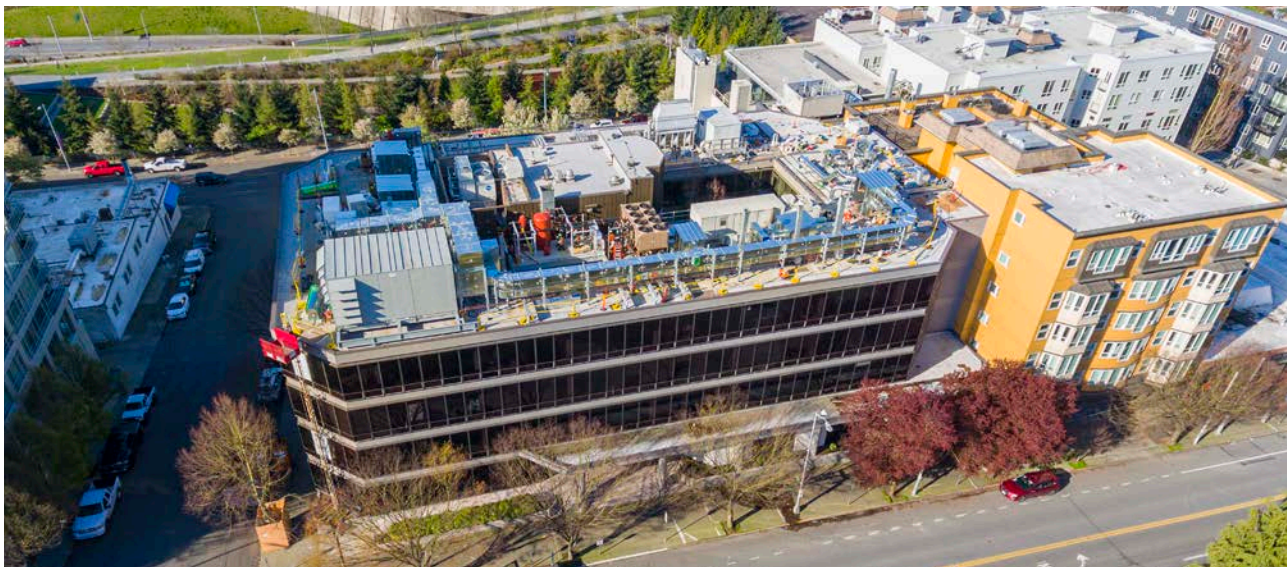
**On-site security personnel in lobby
and secure parking garage**



ELLIOTT BAY VIEWS



NEW BUILDING LOBBY AND MODERNIZED RESTROOMS



ELLIOTT BAY LABS TIMELINE

1990

 Bristol Myers Squibb™

1998

 Dendreon®

2008

 univera®

2017

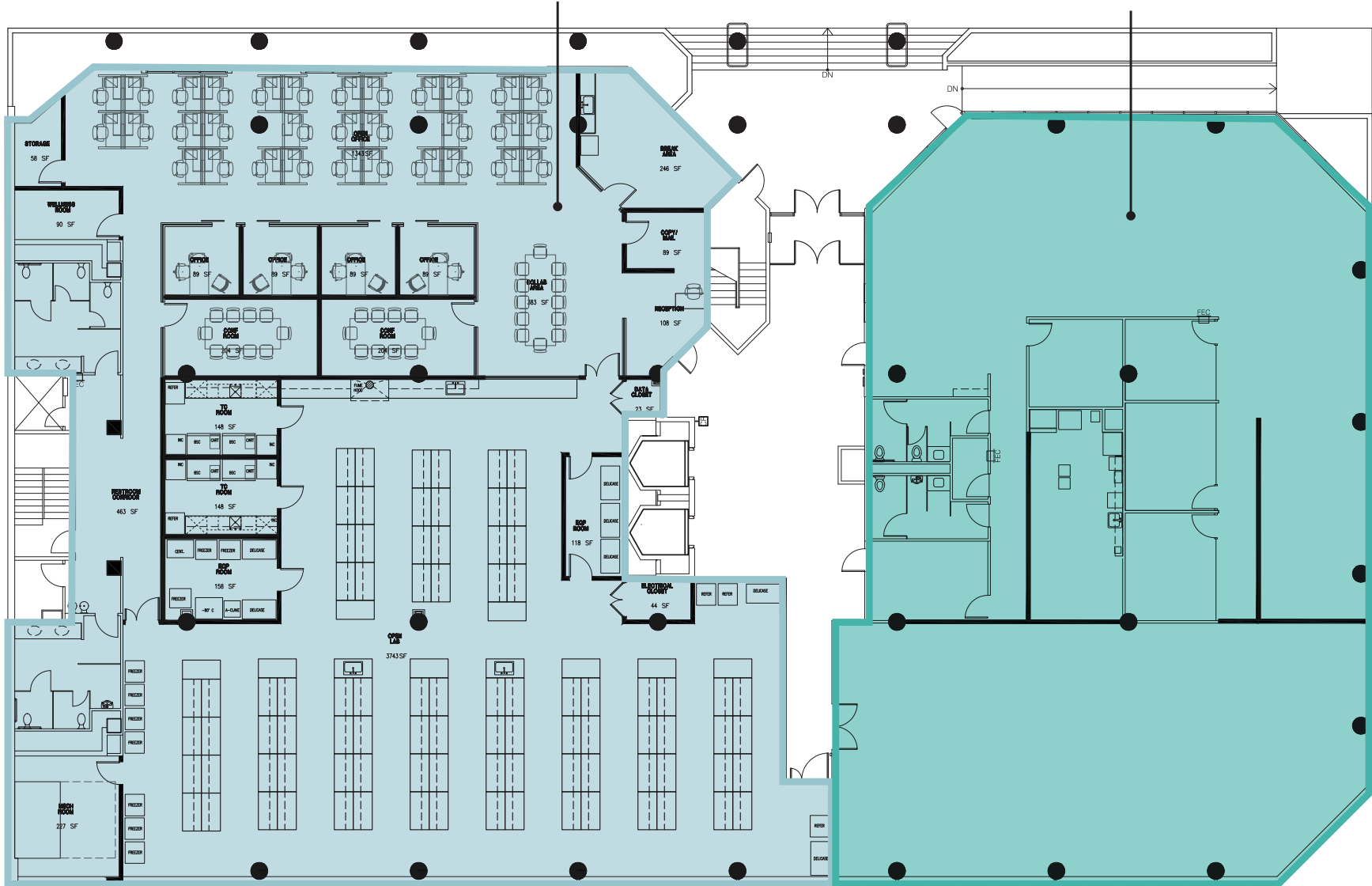
 astellas

FIRST FLOOR

Up to 20,772 RSF, contiguous

SUITE 102
12,415 RSF Spec Suite Plan
Delivering Q3 2021

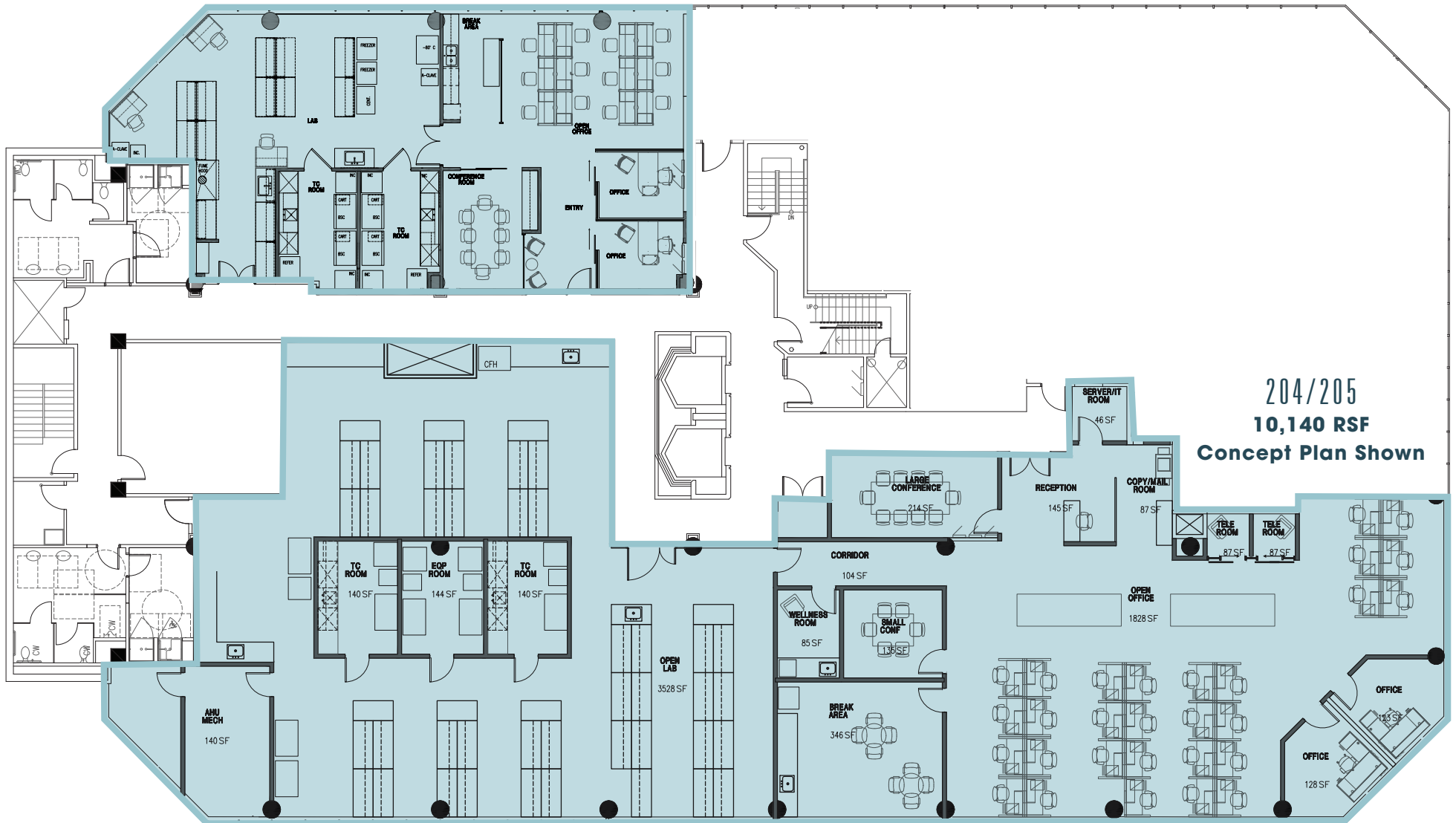
SUITE 101
8,357 RSF
Available within 90 days



SECOND FLOOR

Up to 13,192 RSF, noncontiguous

SUITE 203
3,052 RSF
Spec Suite Plan
Delivering Q3 2021





ELLIOTT BAY
LABS

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