



# CSCADIAN

at 330 YALE

SEATTLE, WASHINGTON

**CBRE**

Only LEED Platinum Life Science Building in Seattle



# CASCADIAN


at 330 YALE



## 211,554 RSF LIFE SCIENCE FACILITY IN THE HEART OF SOUTH LAKE UNION

### BUILDING HIGHLIGHTS

  
Prominent Signage  
Opportunity Facing I-5's  
180,000 Cars Per Day

  
Common  
Glasswash/Autoclave


  
Flexible Laboratory /  
Office Footprints:  
8.5K - 32K RSF

  
Lab Spec Suites  
on Floors 2 and 3  
Planned Lab Spec  
Suite on Floor 9

  
Common Conference  
Room

  
Robust Loading Dock  
With Direct Access  
Freight Elevator

  
Outside Air  
Exchange:  
Rate Over 6.5 ACH

  
Easy Access to SCRI,  
Fred Hutch, UW  
Medicine and I-5

  
Only LEED  
Platinum Certified  
Life Science  
Building in Seattle

  
Dedicated Tenant  
Backup  
Power Generator

### CLASS A BUILDING AMENITIES

  
On-site Security

  
Bike Storage  
and Showers

  
Rooftop Terrace  
with Views of  
Lake Union

  
Secure Tenant &  
Visitor Parking

  
On-site Retail and  
Abundant Nearby  
Restaurants



# FLEXIBLE FLOORPLATES AVAILABLE



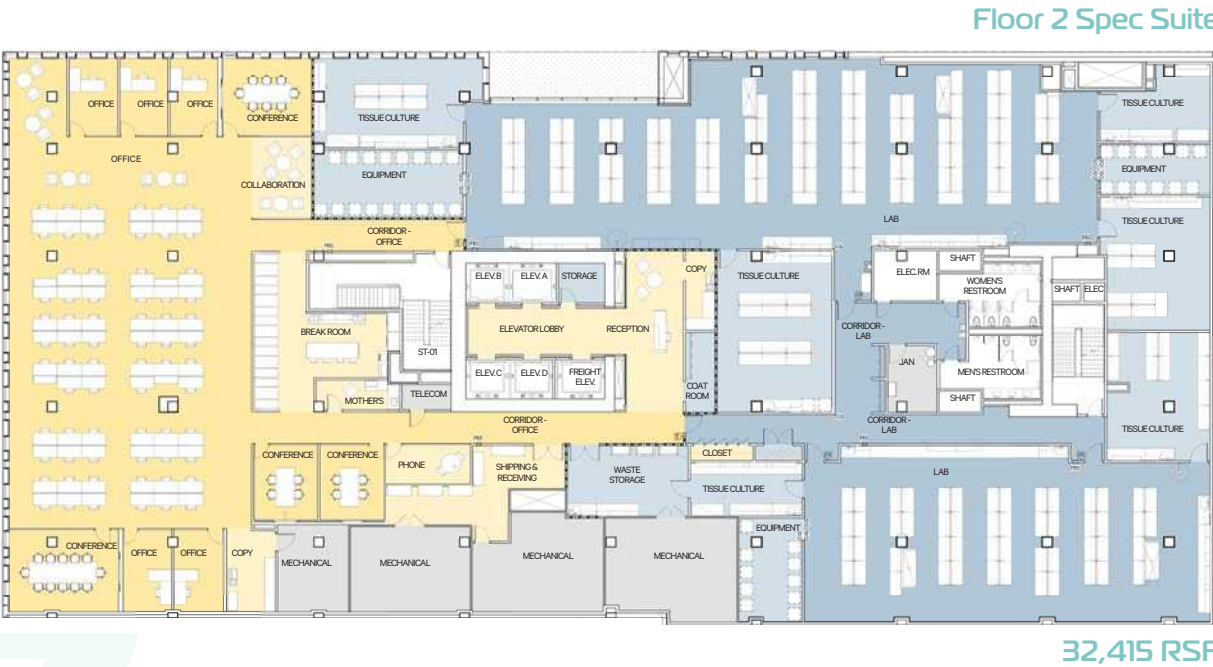
# SPEC SUITE

[CLICK HERE TO TOUR FLOOR 2](#)

[CLICK HERE TO TOUR FLOOR 7](#)

## SPEC SUITES OFFERED ON MULTIPLE FLOORS *Available Now*

- Lab
- Lab Support/Equipment
- Office
- Office Support
- Mechanical



### Lab Suite Specs

#### LABORATORY AND OFFICE FUNCTION

- Fixed and mobile casework with metal bodies and chemical resistant counters
- Waste storage, lab storage, cylinder storage and shipping and receiving room
- Autoclave/glasswash on the first floor
- Daylit collaborative office/open space
- Kitchenette/breakroom
- Internal Building loading and support elevator to serve the floor

#### MECHANICAL SYSTEMS

- Lab areas will have 100% outside air, exhausted through a common exhaust system
- Lab areas are designed to a minimum of 8 Air Changes per Hour (ACH)
- Capacity for up to six (6) fume hoods per suite

#### PLUMBING SYSTEMS

- Lab sinks with lab hot and cold water
- One lab sink will have one (1) emergency eyewash and one (1) DI water drop, served from the building common DI water system
- One emergency shower will be at each lab suite in a central location to serve the entire suite
- Each floor will be served from the building common air and vacuum equipment

#### ELECTRICAL SYSTEMS

- Laboratory benches will have normal and emergency power
- Standby power up to 8.8 watts per sf will be distributed in the lab on a pro-rata basis
- Card key access will be provided through building access control system



# BUILDING AND SUITE PHOTOS

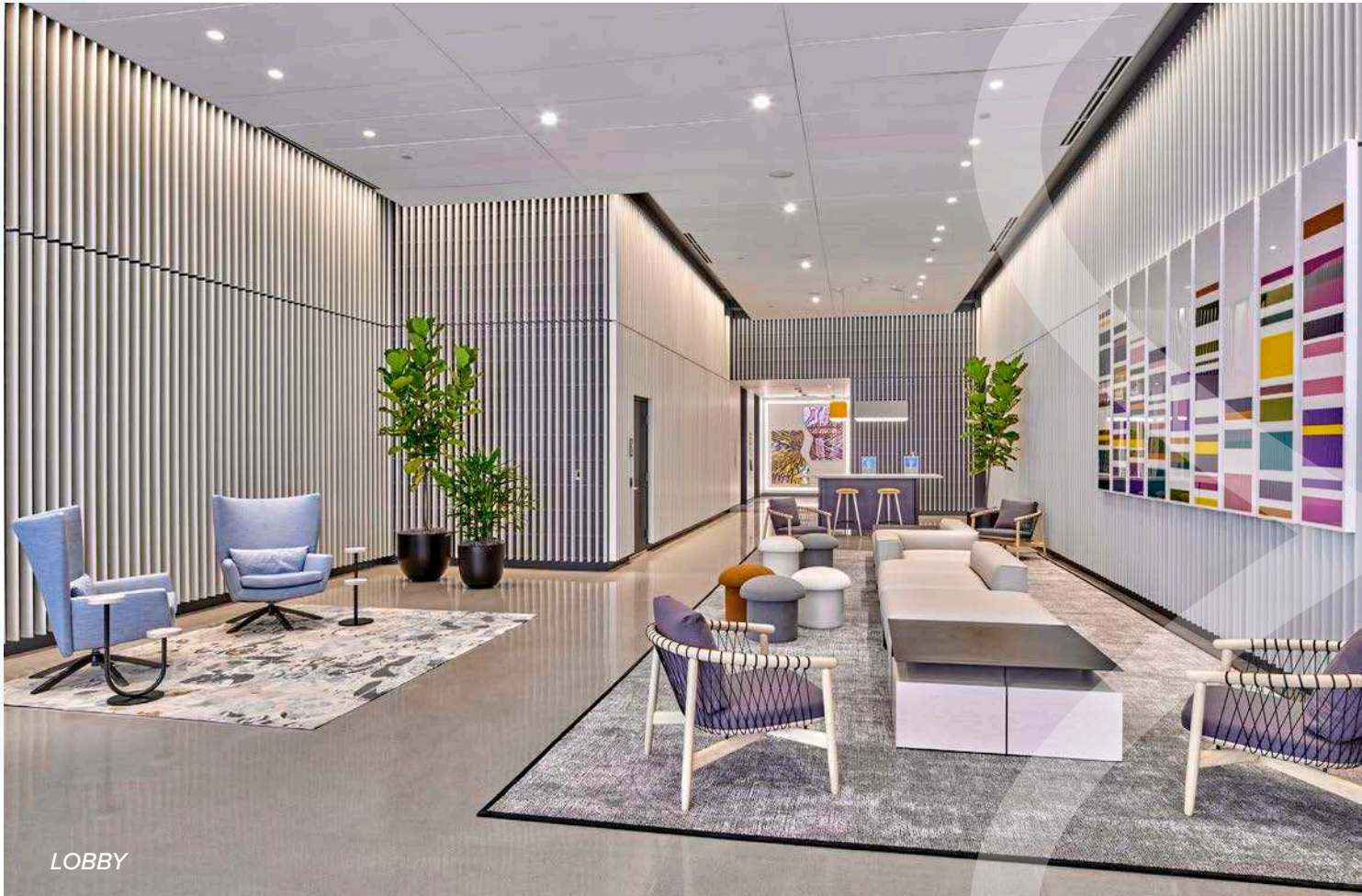
LAKE UNION VIEWS



ROOFTOP LOUNGE



ROOFTOP LOUNGE



LOBBY



LAB AREA



LAB AREA



KITCHEN



LAB AREA



# HIGH EXPOSURE SOUTH LAKE UNION LOCATION



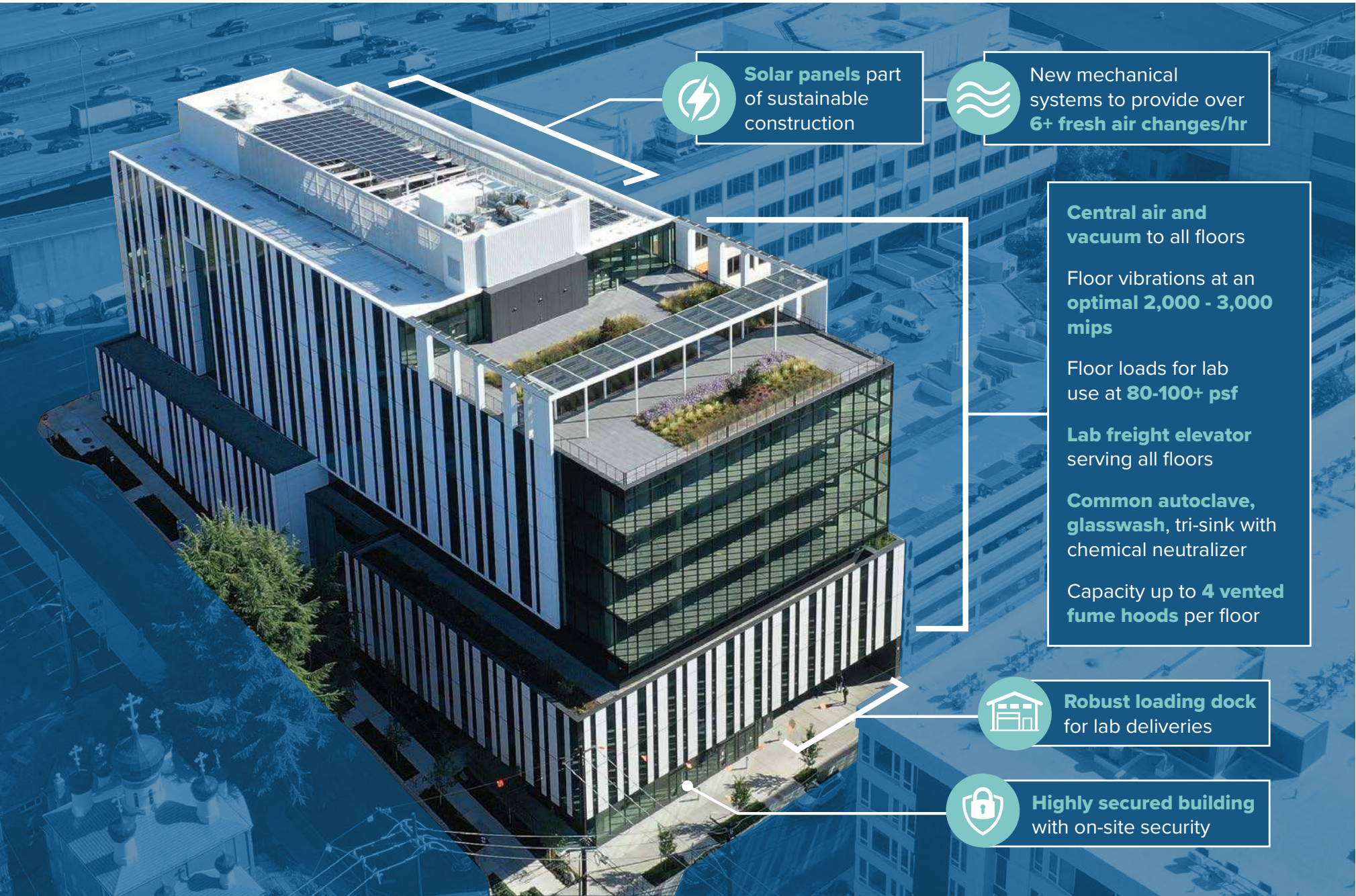
# CONVENIENT ACCESS TO I-5 & RESEARCH INSTITUTIONS





# CLASS A LIFE SCIENCE FACILITY

Designed for Premier Life Science Research



## IN THE HEART OF RESEARCH & AMENITIES





# EXPERIENCED LIFE SCIENCE FACILITY OPERATOR

Lincoln Property Company (LPC) is one of the largest full-service real estate firms in the U.S.—and consistently ranks among the Top Managers and Top Developers of office, industrial, retail, mixed-use, and specialty properties.

Headquartered in Dallas, Texas since 1965, LPC is a privately held firm with thousands of seasoned professionals serving our clients and partners from 400+ offices across the country—providing the services and expertise needed to achieve their goals and bring their vision to life.

Lincoln Property Company (U.S.)

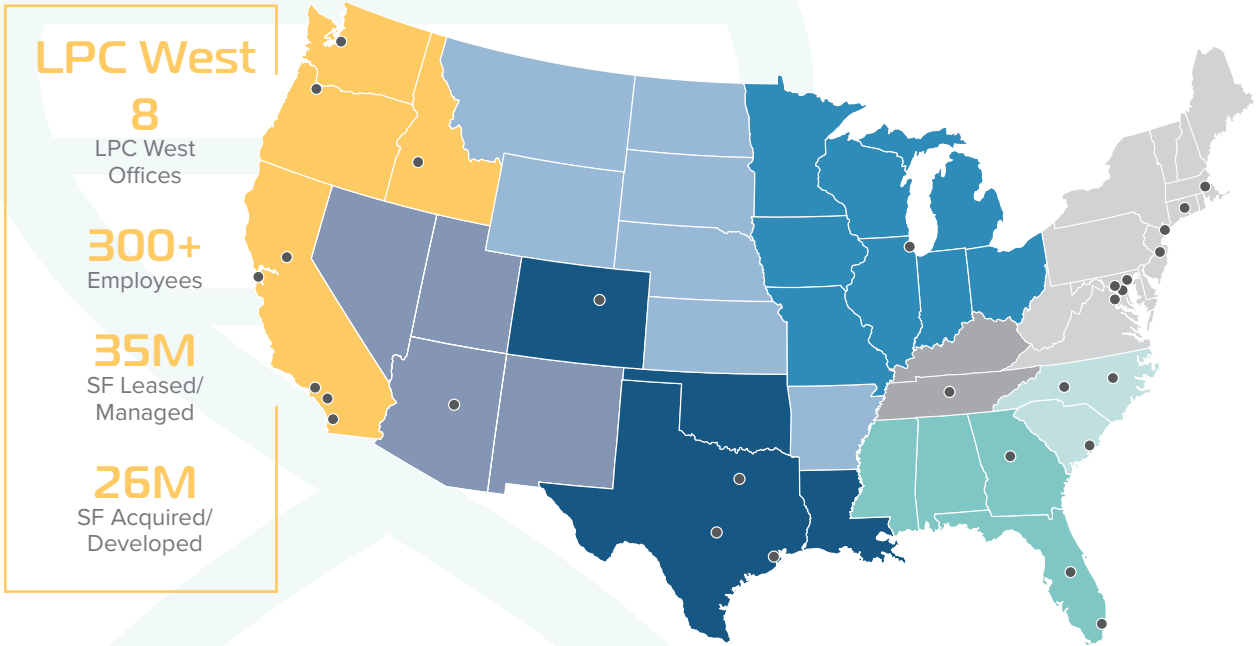
55+  
Years of  
Experience

400+  
U.S. Office  
Locations

433M  
SF Leased/  
Managed

160M  
SF Acquired/  
Developed

TOP 10  
Managers &  
Developers



LPC West Region

LPC WEST is one of the firm's largest and most prolific operations, with a strong presence and 300+ employees across:

SOUTHERN CALIFORNIA:  
San Diego, Orange County,  
Los Angeles (HQ)

NORTHERN CALIFORNIA:  
San Francisco Bay Area,  
Sacramento

PACIFIC NORTHWEST:  
Portland, Boise, Seattle

Our locally based approach has helped us develop trusted relationships in each community we serve and deliver successful projects region-wide—from San Diego to Seattle.

# NATIONAL PRESENCE, LOCAL FOCUS

## LPC West | Select Life Science Projects

PACIFIC NW | BAY AREA | SOUTHERN CALIFORNIA

1. PENINSULA  
Bay Area, CA  
116M SF  
GROUND-UP

2. AIRPORT BLVD  
Burlingame, CA  
403k SF  
GROUND-UP

3. VENTAS  
S. San Francisco, CA  
120k SF  
CONVERSION - LAB

4. 222 FIFTH  
Seattle, WA  
196k SF  
GROUND-UP

5. DUMBARTON  
Fremont, CA  
99k SF  
CONVERSION - GMP

6. ARDENWOOD  
Fremont, CA  
50k SF  
CONVERSION - GMP

7. RESEARCH  
Fremont, CA  
107k SF  
CONVERSION - GMP

8. MILMONT  
Fremont, CA  
68k SF  
CONVERSION - GMP

9. HALSTEAD  
Pasadena, CA  
238k SF  
CONVERSION

10. THIBODO  
Vista, CA  
75k SF  
CONVERSION - GMP

11. APERTURE  
Del Mar, CA  
630k SF  
GROUND-UP

12. SUMMIT POINTE  
San Diego, CA  
305k SF  
GROUND-UP

## LPC West | Life Science Platform

### WEST COAST LIFE SCIENCE PORTFOLIO

The LPC West Life Science portfolio includes ground-up developments and conversions of existing product to life science labs, R&D facilities, GMP sites, and premier mixed-use campuses. The firm also provides extensive occupier services for major life science tenants.

5.45  
million sq. ft.  
LIFE SCIENCE  
DEVELOPMENTS &  
CONVERSIONS

2.23  
million sq. ft.  
LIFE SCIENCE  
PROJECTS  
MANAGED

1.5+  
million sq. ft.  
LIFE SCIENCE  
OCCUPIER SERVICES  
PROJECTS

### CUSTOMIZED SERVICE & SPECIALIZED EXPERTISE

LPC West supports our clients and partners with a diverse platform of services, resources, and expertise tailored to meet their needs as real estate owners, investors, lenders, and occupiers. The business lines and areas of expertise shown below represent LPC West's primary service offerings and select specialty practices—provided by our in-house professionals and subject matter experts.

INTEGRATED FULL-SERVICE PLATFORM			
OWNER & FINANCIAL SERVICES	DEVELOPMENT SERVICES	OCCUPIER SOLUTIONS	SPECIALTY PRACTICES
Acquisitions & Investments	Development Management	Occupier Services	Life Science/ Biotech
Accounting & Reporting	Entitlements & Permitting	Construction & Project Management	Healthcare/ Medical
Asset Management	Infrastructure & Master Planning	Sustainability & ESG Solutions	Production Studios & eGaming
Property Management	Construction Management	Move Management	Private Client Services
Leasing/ Brokerage	Adaptive Re-use/ Conversion	Technology & Innovation	Seismic Retrofit



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