

CLASS A LIFE SCIENCE FACILITY ON SEATTLE'S WATERFRONT

Elliott Bay Labs

3005

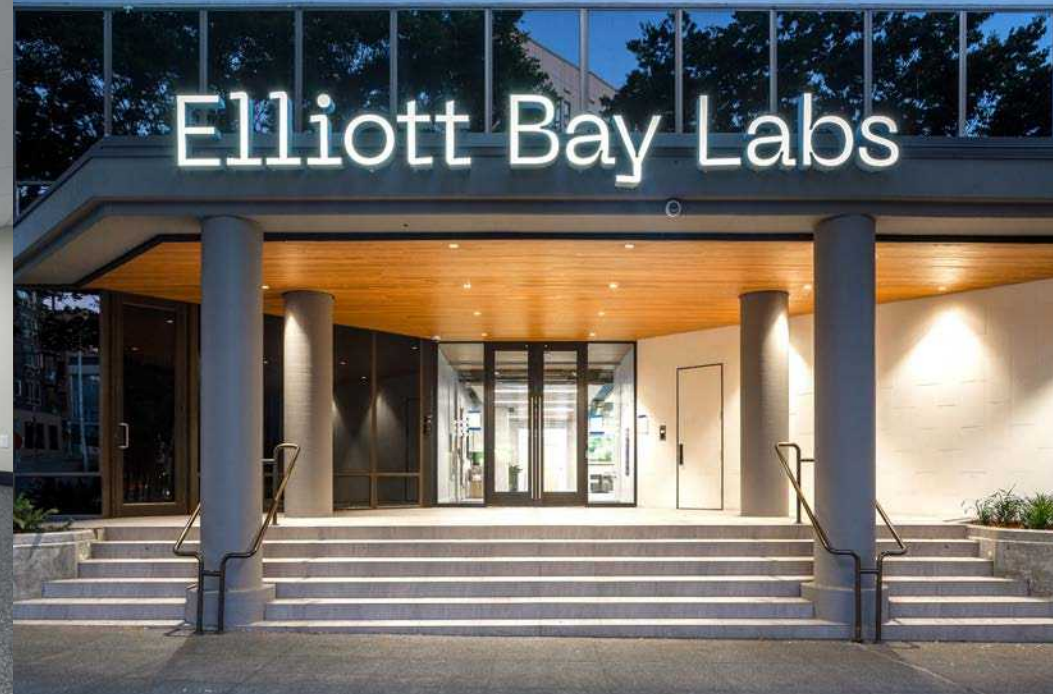


Elliott Bay Labs

3005 1ST AVENUE, SEATTLE, WASHINGTON

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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.



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



AVAILABILITIES

| SUITE | RSF | AVAILABLE | CONDITION |
|-------|--------|-----------|------------------------------|
| 101 | 8,502* | Q4 2023 | Spec Suite per attached plan |

*Contiguous Suite 102 (12,444 RSF) available for a total of 20,946 RSF

BUILDING HIGHLIGHTS



8,502 RSF Lab Spec suite on the First Floor



Additional contiguous 12,444 RSF available on the First Floor for a combined 20,946 RSF



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



NEW BUILDING LOBBY AND MODERNIZED RESTROOMS



ENHANCED ARRIVAL AND NEW LANDSCAPING



BIKE STORAGE



LAB SPACE

ELLIOTT BAY LABS TIMELINE



Bristol Myers Squibb™
 Dendreon®
 univera.
 astellas
 affini
 CYRUS BIOTECHNOLOGY
 astellas
 SALISH BIOSCIENCE



SUITE 101 – SPEC SUITE

Delivering Q4 2023 with Lab Benches, Office Furniture & Fume Hood included

SUITE 102

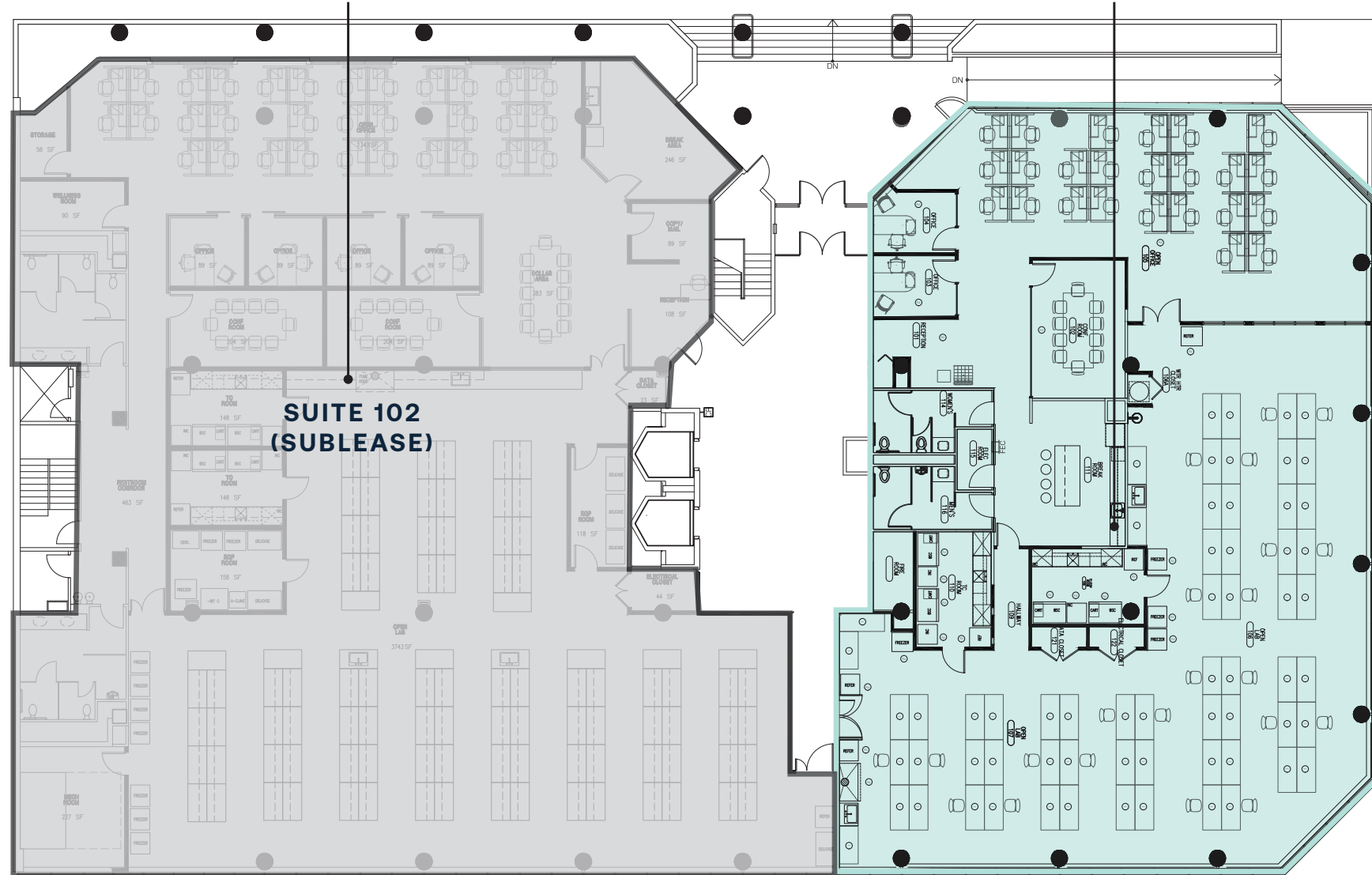
12,444 RSF

Can be combined for total of
20,946 RSF

SUITE 101

8,502 RSF

60% Lab / 40% Office Plan



LAB SPACE



Elliott Bay Labs

3005 1ST AVENUE | SEATTLE, WASHINGTON

Lake Washington

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Elliott Bay

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