



222 FIFTH

UNDER CONSTRUCTION DELIVERING Q3 2024

CLASS A LIFE SCIENCE FACILITY  
IN THE HEART OF THE SOUTH LAKE UNION INNOVATION DISTRICT

INTERCONTINENTAL  
REAL ESTATE CORPORATION

Lincoln

CBRE

222 FIFTH











# ADVANCE YOUR INNOVATION AT THE ENTRANCE TO A GLOBALLY RECOGNIZED ICON

STATE OF THE ART CLASS A FACILITY  
PURPOSE-BUILT FOR RESEARCH

UNDER CONSTRUCTION

TENANT OCCUPANCY Q3 2024

## OFFERING HIGHLIGHTS

-  197,919 RSF 10-story Class A life science facility
-  Prominent exposure opportunity at the entrance to the city's most recognizable icon
-  Common autoclave/glasswash
-  10,000 SF outdoor view deck for tenant gatherings
-  Exchange 6+ ACH and floor loads/vibrations for lab use
-  11,222 SF - 26,696 SF planned lab spec suites available Q3 2024
-  Loading dock and freight access designed for lab use
-  Side loaded floors ideal for lab layouts with 13'6"+ ceiling heights
-  Central access to UW Medicine, Fred Hutch, Allen Institute & SCRI
-  Common conference room for tenant presentations and meetings



## MAKE YOUR MARK ON SEATTLE

TAKE CENTER STAGE WITHIN NEARLY 1 MILLION SF OF NEW LAB SPACE PLANNED, WITH A DELIVERY POTENTIAL OF 2026-2027





DESIGNED WITH RESEARCH AND FUNCTION FIRST

FLOOR 2 | TWO TENANT SPEC SUITE PLAN  
 NORTH SUITE: 12,338 RSF  
 SOUTH SUITE: 13,381 RSF



KEY

- LAB
- LAB SUPPORT/EQUIPMENT
- OFFICE
- COLLAB/PRIVATE OFFICE/CONFERENCE
- BREAKROOM
- FUMEHOOD INSTALLED DAY 1
- BIO-SAFETY CABINET INSTALLED DAY 1

**NORTH SUITE**

LAB BENCH WORKSTATIONS	62
WORKSTATIONS	19
INFORMAL SEATING / HOTELING	26
COLLAB / PRIVATE OFFICE	2
CONFERENCE	2
RECEPTION	1
BREAKROOM	1

**SOUTH SUITE**

LAB BENCH WORKSTATIONS	52
WORKSTATIONS	28
INFORMAL SEATING/HOTELING	10
COLLAB/PRIVATE OFFICE	3
CONFERENCE ROOM	2
RECEPTION	1
BREAKROOM	1



**LAB HIGHLIGHTS**



COMMON AUTOCLAVE AND GLASSWASH



LS SPECIFIC FREIGHT ELEVATOR



SIDE LOADED CORES FOR EFFICIENT LAB/OFFICE LAYOUTS



BUILDING/TENANT POWER, PLUMBING, FLOOR LOADS DESIGNED FOR LAB USE



FREIGHT ELEVATOR AND LOADING DOCK FOR LAB DELIVERIES AND TRUCKS



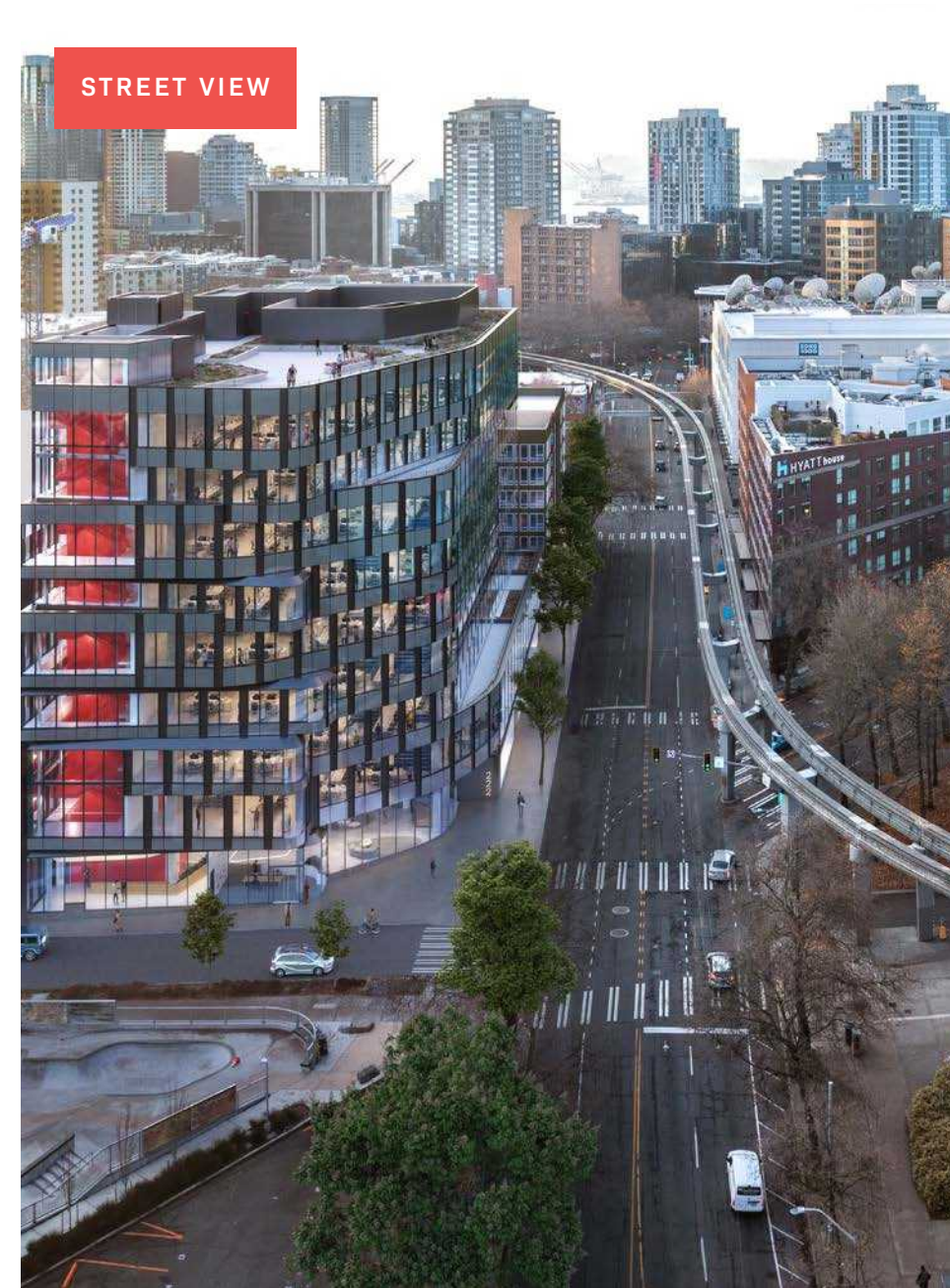
CENTRAL VACUUM AND AIR



IN-PLACE VENTING FOR MULTIPLE DUCTED FUME HOODS PER FLOOR



CEILING HEIGHT 13'6" FOR OPTIMAL LAB LAYOUT AND MECHANICAL SYSTEM PLACEMENT





RETAIL ON-SITE WITH AN ACTIVE STREET LANDSCAPE



11,222 - 25,696 SF PLANNED SPEC SUITES



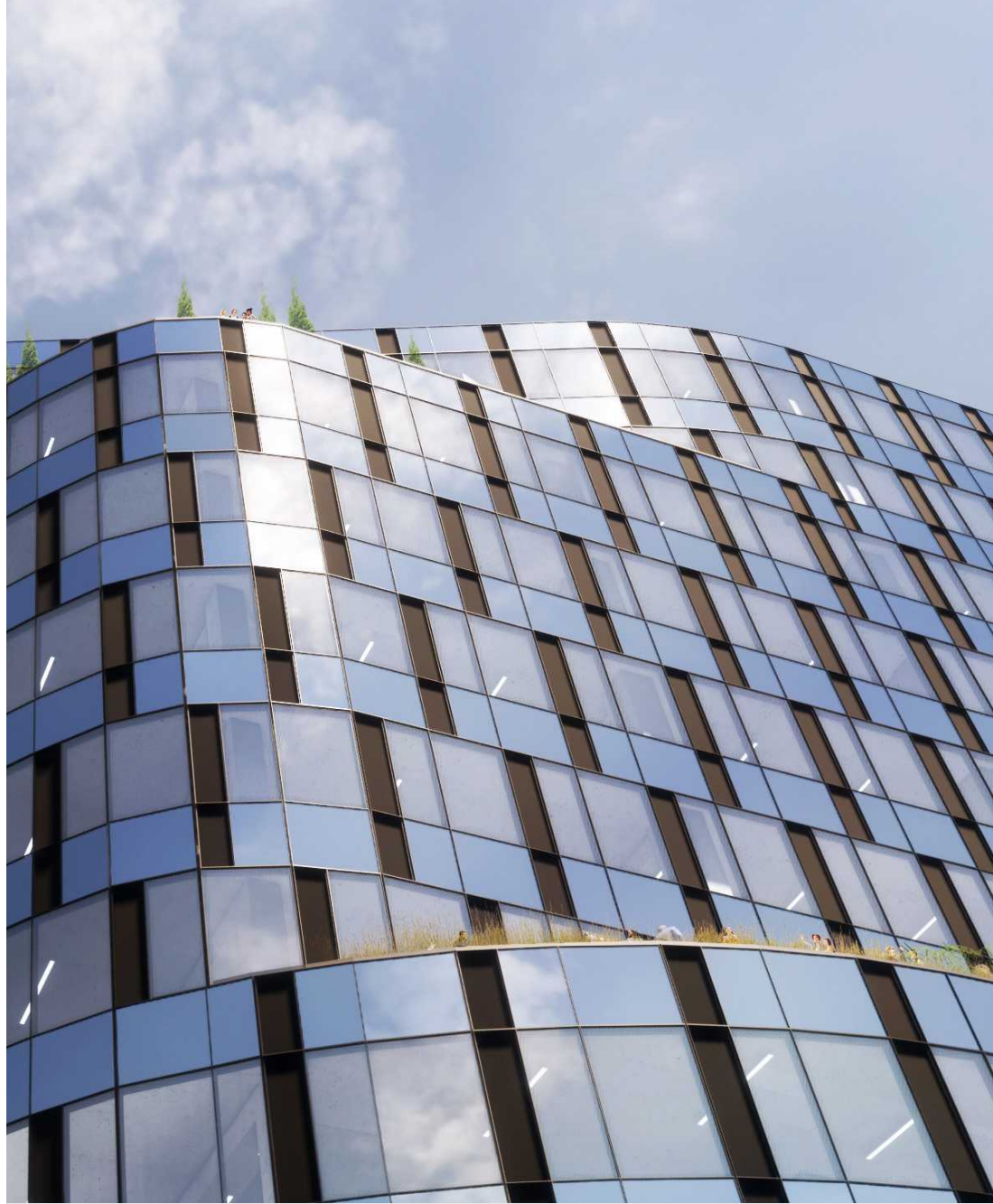
EASY ACCESS TO THE SEATTLE MONORAIL WITH DIRECT CONNECTIVITY TO SEATTLE DOWNTOWN CBD



GRAND LOBBY WITH ON-SITE SECURITY AND MEETING SPACE



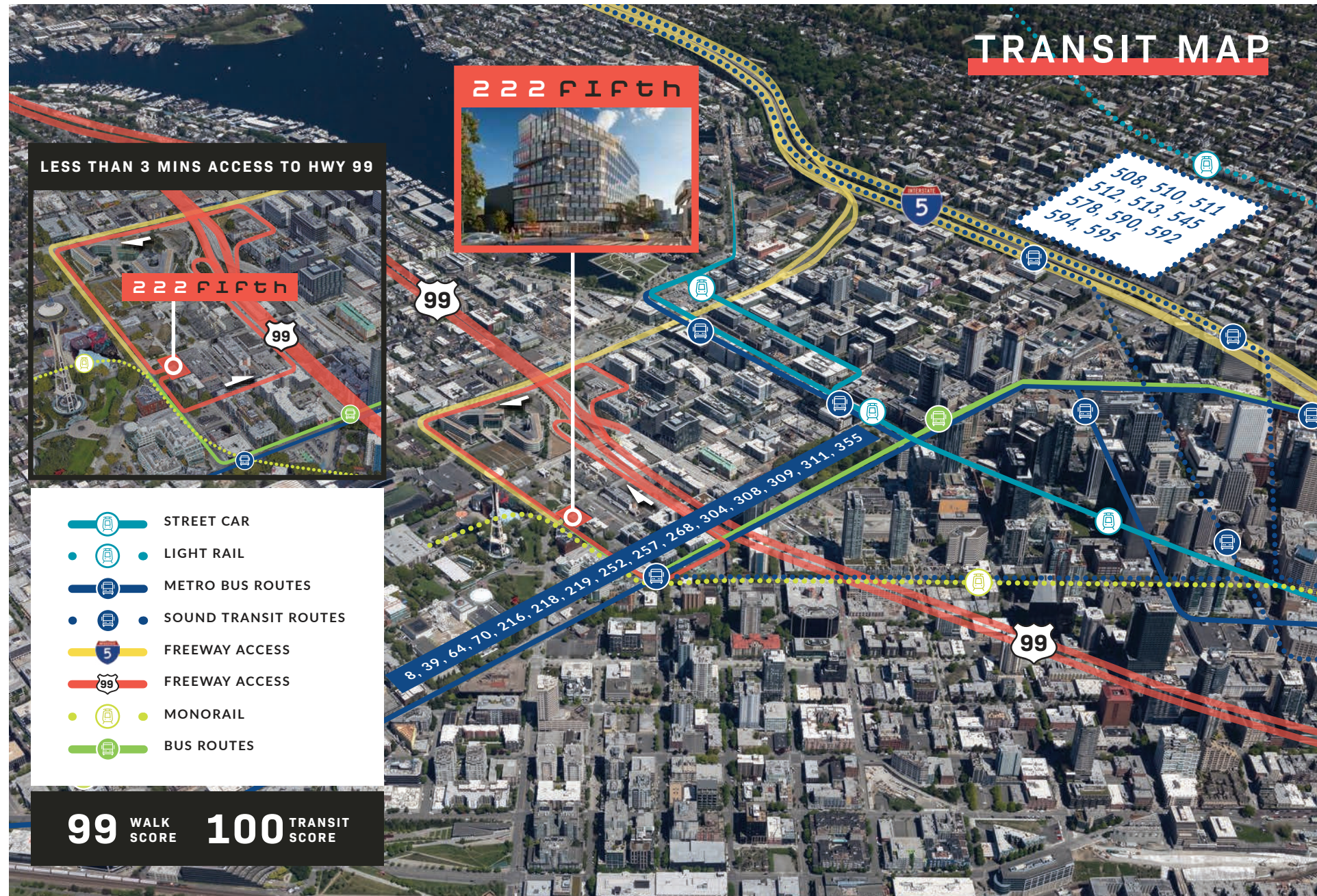
SWEEPING VIEWS OF ELLIOTT BAY AND SPACE NEEDLE



UNIQUE ACTIVATED STAIRWELL, CELEBRATING A HEALTHY CONNECTION THROUGHOUT THE BUILDING







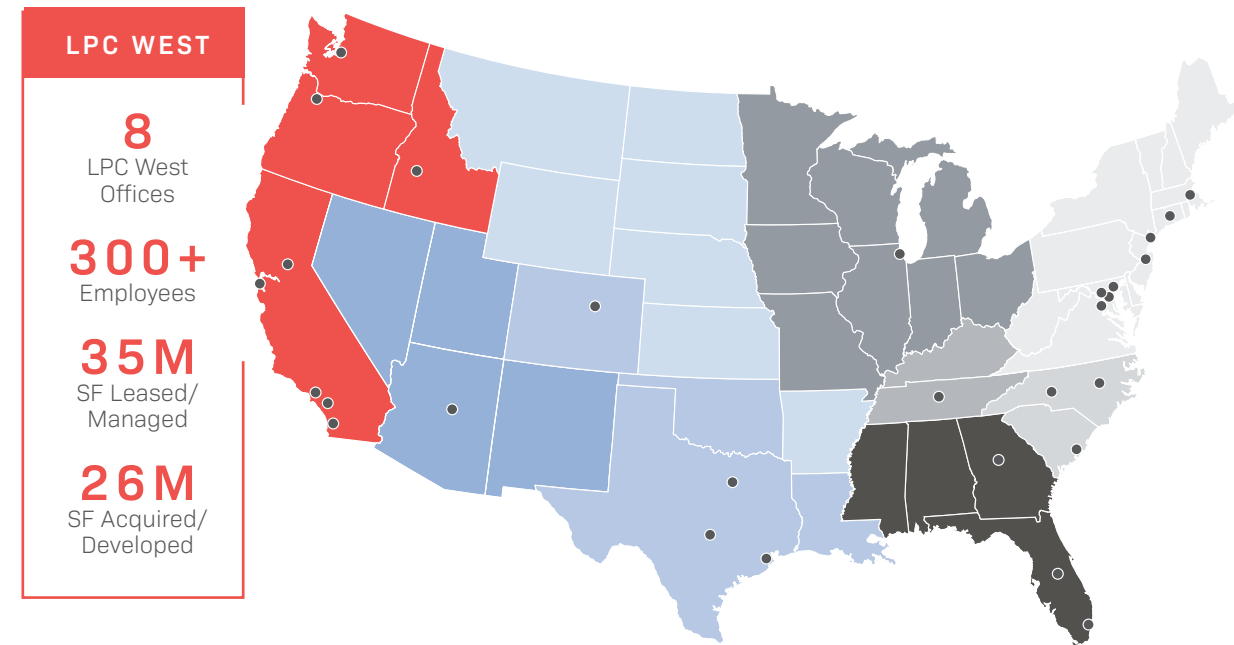
## NATIONAL PRESENCE, LOCAL FOCUS

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.

### LPC WEST | SELECT LIFE SCIENCE PROJECTS

#### PACIFIC NW | BAY AREA | SOUTHERN CALIFORNIA



- 1. PENINSULA** Bay Area, CA 1.16M SF GROUND-UP
- 2. AIRPORT BLVD** Burlingame, CA 403k SF GROUND-UP
- 3. CASCADIAN** Seattle, WA 211k 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

# 222 FIFTH

**CLASS A  
LIFE SCIENCE FACILITY  
IN THE HEART OF THE  
SOUTH LAKE UNION  
INNOVATION DISTRICT**

**FOR MORE INFORMATION, CONTACT:**

**PAUL CARR** | Senior Vice President | +1 (206) 292 6005 | [paul.carr@cbre.com](mailto:paul.carr@cbre.com)

**MARCUS YAMAMOTO** | Senior Vice President | +1 (206) 292 6062 | [marcus.yamamoto@cbre.com](mailto:marcus.yamamoto@cbre.com)

**KATIE SMITH** | Senior Associate | +1 (206) 292 6012 | [katie.m.smith@cbre.com](mailto:katie.m.smith@cbre.com)

**INTERCONTINENTAL**  
REAL ESTATE CORPORATION

**Lincoln CBRE**