

CLASS A LIFE SCIENCE FACILITY ON SEATTLE'S WATERFRONT

# Elliott Bay Labs

3005

UP TO 20,946 SF AVAILABLE, DIVISIBLE DOWN TO 5,000 SF



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









SUITE 101

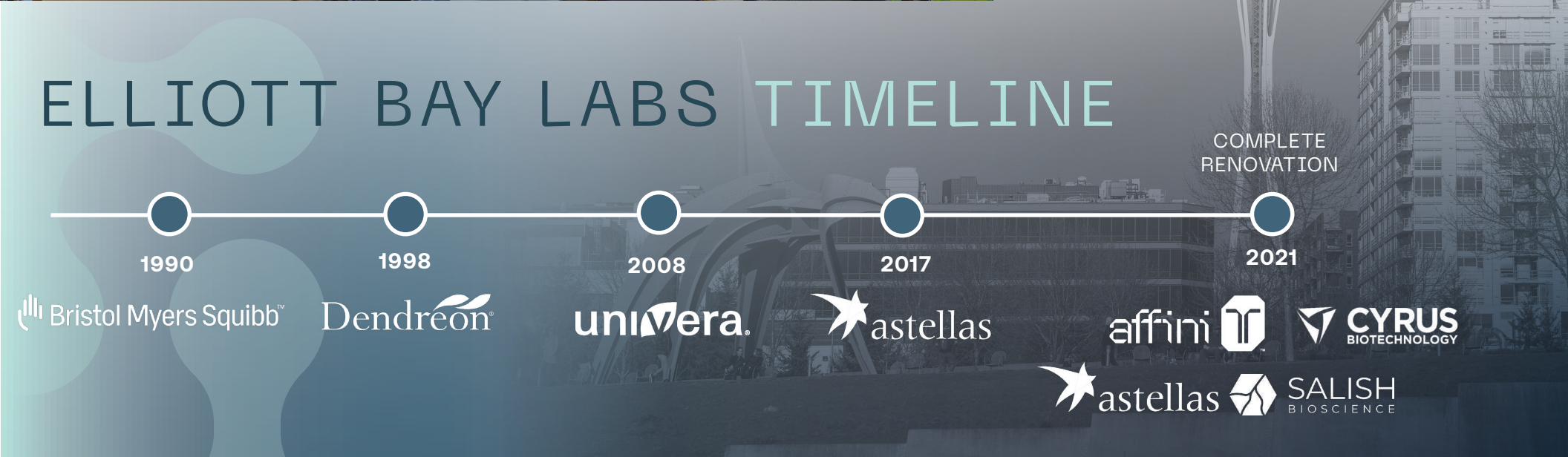
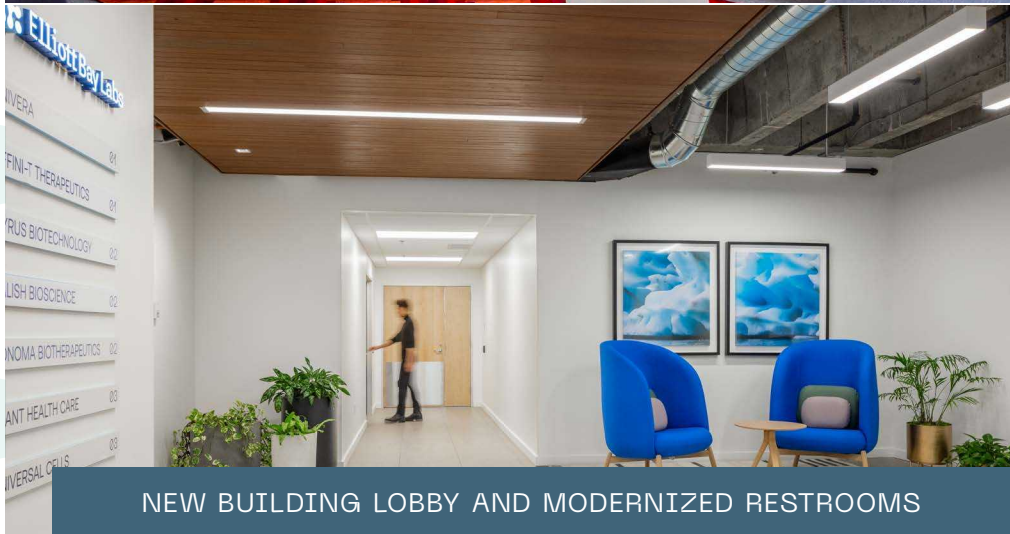
## AVAILABILITIES

SUITE	RSF	AVAILABLE	CONDITION	VIRTUAL TOUR
101	5,000 - 8,502	Now	Spec Suite	
102	12,444	Now		
101 + 102	5,000 - 20,946	Now		



# BUILDING HIGHLIGHTS

-  Total of 20,946 RSF lab space available on the First Floor
-  Suite 101: 8,502 RSF  
Suite 102: 12,444 RSF  
Divisible down to 5,000 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



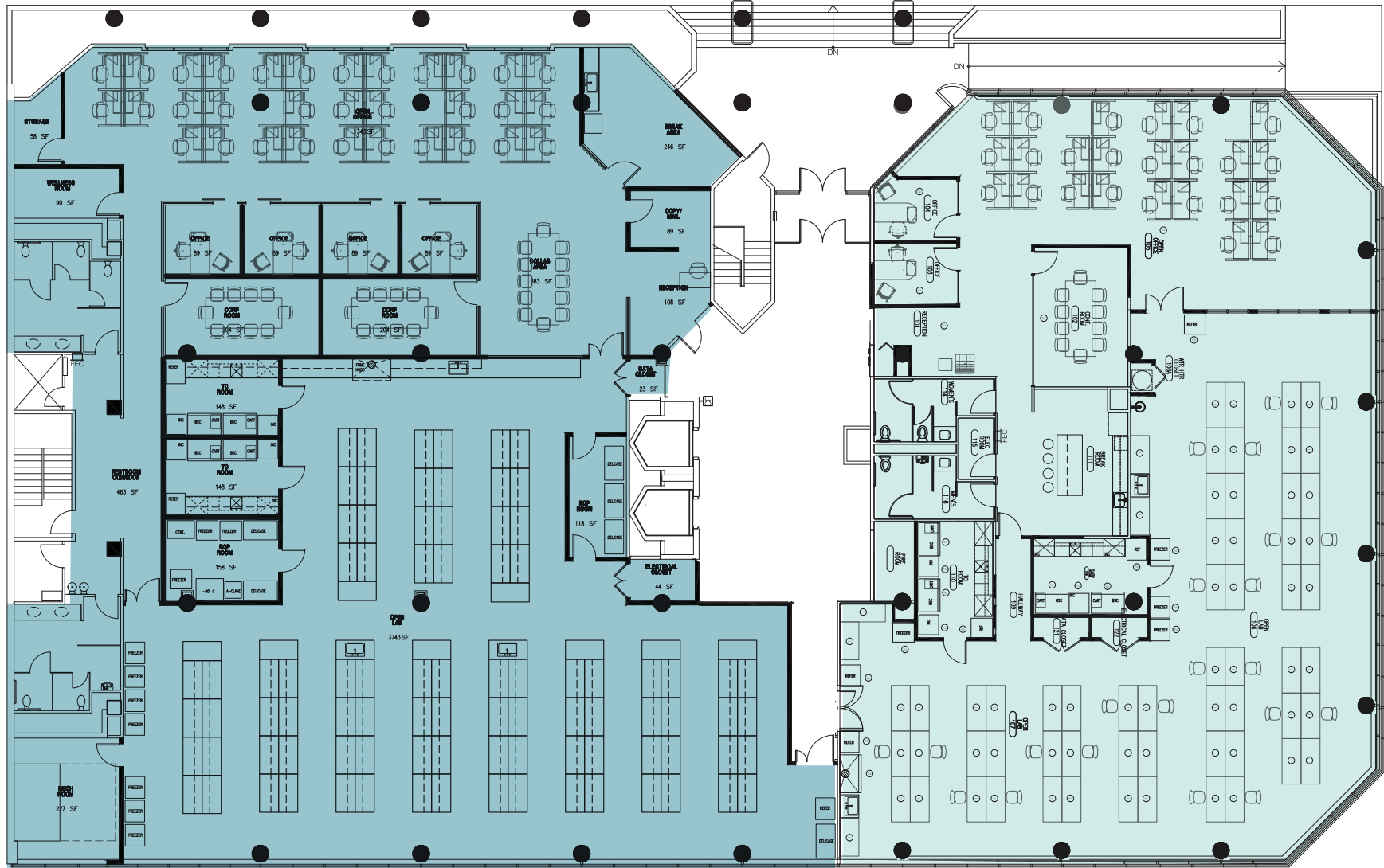


SUITE 101 + 102  
UP TO 20,946 RSF AVAILABLE

Divisible to 5,000 SF

**SUITE 102**  
12,444 RSF  
60% Lab / 40% Office

**SUITE 101 - SPEC SUITE**  
5,000 - 8,502 RSF  
60% Lab / 40% Office  
Lab Benches, Office Furniture & Fume Hood  
included



LAB SPACE





# Elliott Bay Labs

3005 1ST AVENUE | SEATTLE, WASHINGTON

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