



# 1101 WESTLAKE

Full Building Opportunity

±155,000 SF

1101 Westlake Avenue North  
Seattle, WA 98109

A  BioMed Realty property



# Renew and Refocus

1101 Westlake is a place where urban energy meets natural tranquility— an ideal environment to renew and refocus. With its wood accents, living walls, and abundant natural light, this space harmonizes nature's finest elements to inspire creativity, boost productivity, and promote well-being.

The adjacent Waterfront Park features rotating events and food trucks. All forms of water activities abound, from sailing, kayaking, and paddle boarding to faster motor craft and yachts. Experience South Lake Union in a new dimension.

Full Building Opportunity

±155K SF

Class A Office Building

6 Story

Efficient Floor Plates

±30K SF

Secure Parking Garage

.9/1K Ratio





# Café & Market

Tenants and visitors will delight in the convenience and caliber of food and beverage offerings at the café and market. Balanced grab-and-go meal options, nutritious smoothies and more!

Open all day, enjoy post-work Happy Hours and gatherings using the flexible seating arrangement of the Boardwalk with reservable private conference space to suit your event.



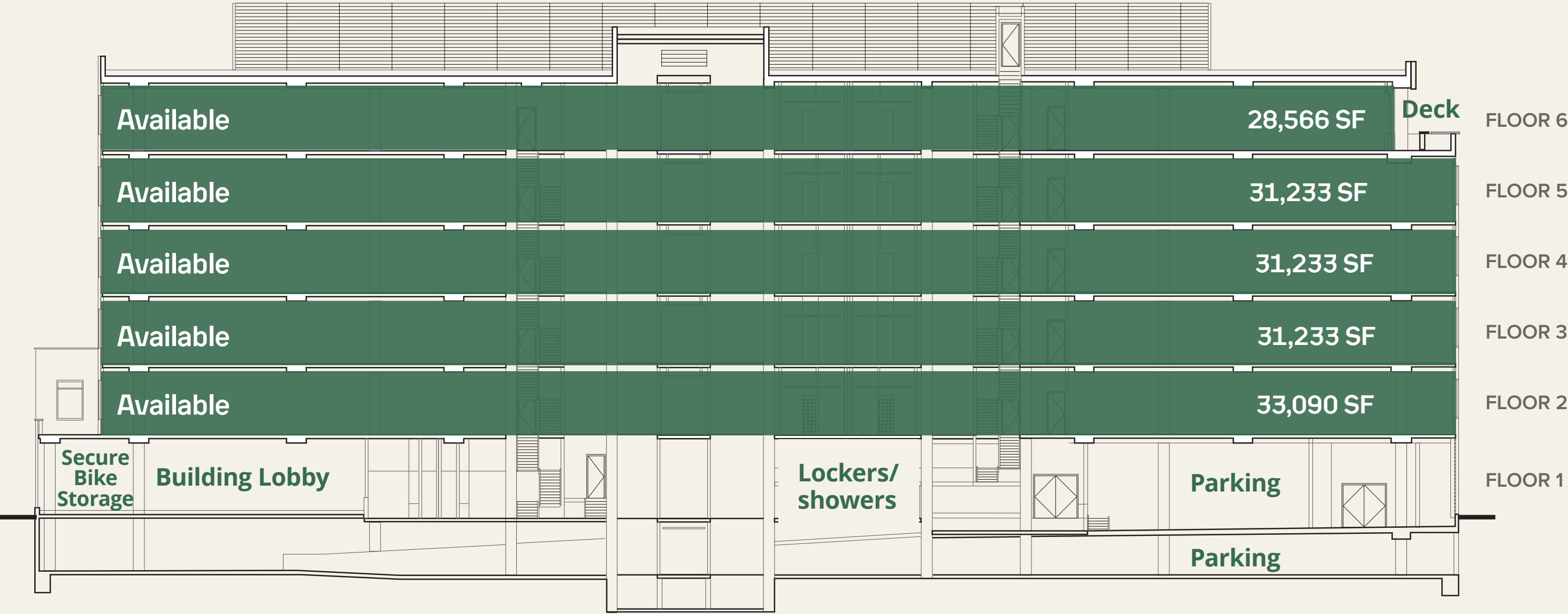
# The Dock

For the urban explorers, culture creators, morning runners, idea makers, and experience seekers, 1101 Westlake offers the perfect blend of lakeside serenity and city convenience.

While productivity happens on the higher floors, The Dock, located just off of the lobby entrance, will offer designated space for respite. Read next to the alluring fireplace or watch the seaplanes take-off while relaxing in the suspended swing chairs.



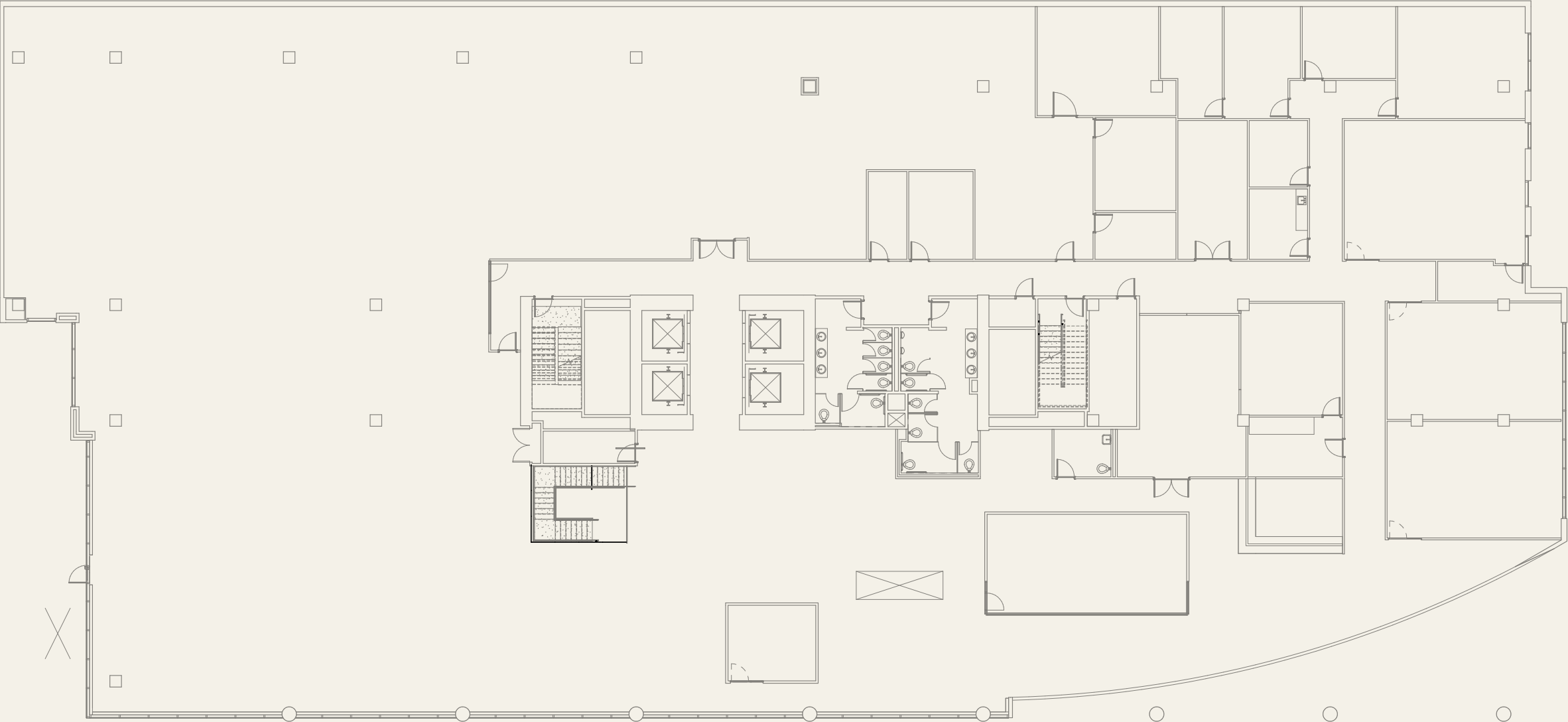




**FLOOR 2**  
**33,090 SF**  
rentable area

- Floor Includes:**
- 13,000 sq ft of office/assembly space
  - 5,500 sq ft of dining/cafeteria space
  - There are about 260 seats in the cafeteria
  - 9,000 sq ft kitchen with cooler/storage space

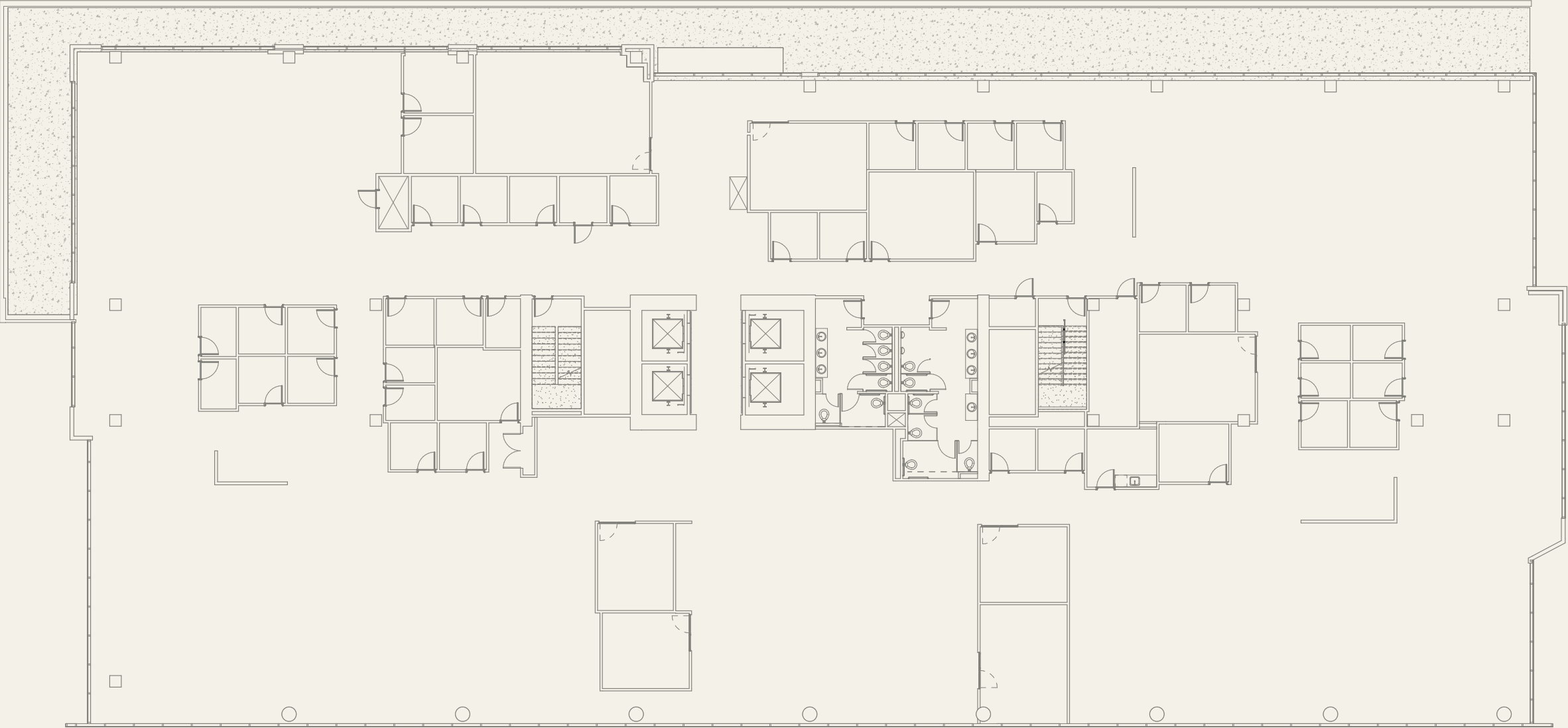
- The Kitchen/Dining Area is Equipped With:**
- Ten kitchen rooftop exhaust fans
  - A rooftop unit delivers 22,000 cfm of fresh outside air. It uses DX cooling and indirect gas-fired heating



**Lake Union Views**



FLOOR 3  
31,233 SF  
rentable area



Lake Union Views



FLOOR 4  
31,233 SF  
rentable area

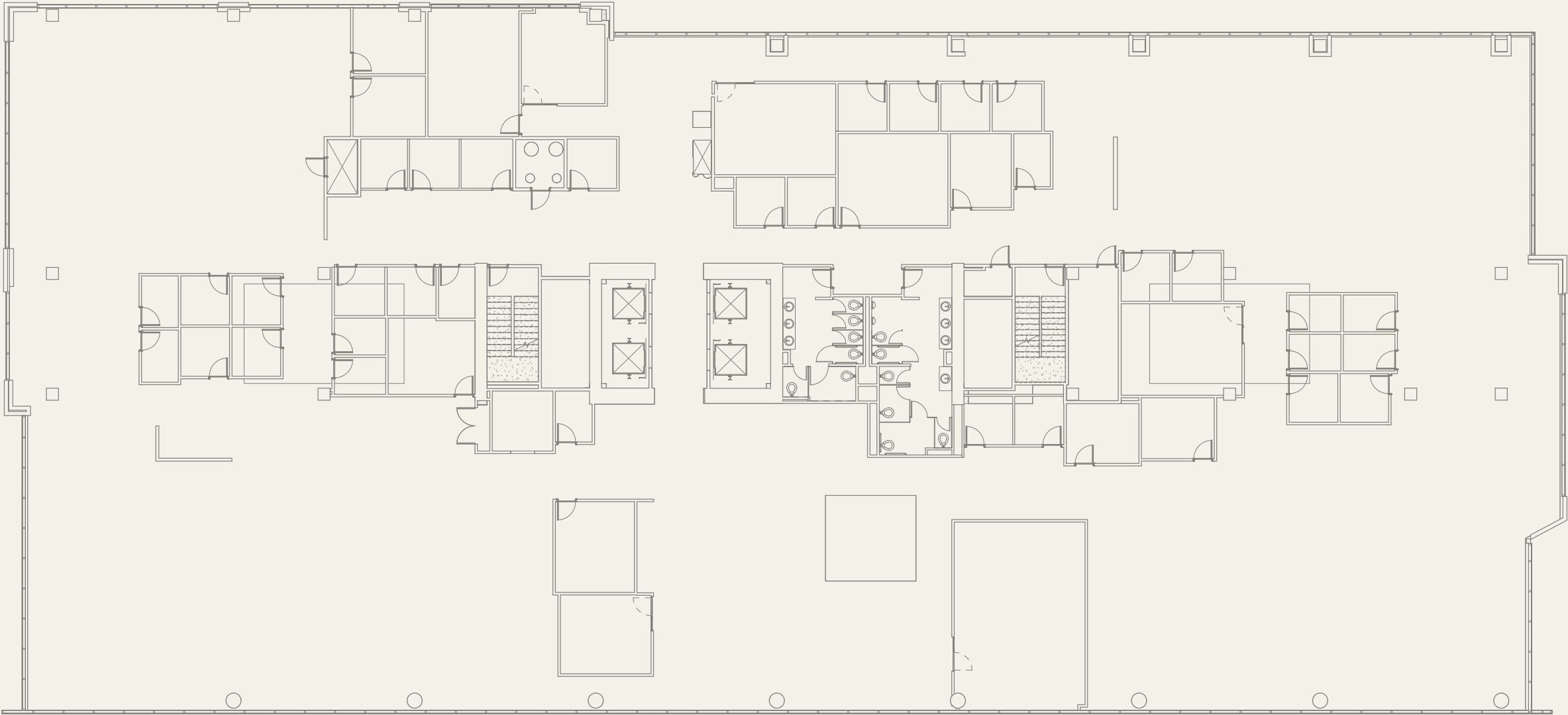


Lake Union Views





FLOOR 5  
31,233 SF  
rentable area



Lake Union Views





FLOOR 6  
28,566 SF  
rentable area



Deck

Lake Union Views





SAMPLE TEST FIT  
TECH 1

28,566 SF

Occupancy 397

Meeting Rooms: 14

Focus & Phone: 14

Meeting Room Per Person: 1:6

Workstations: 144

Private Offices: 11

Seat Total: 155

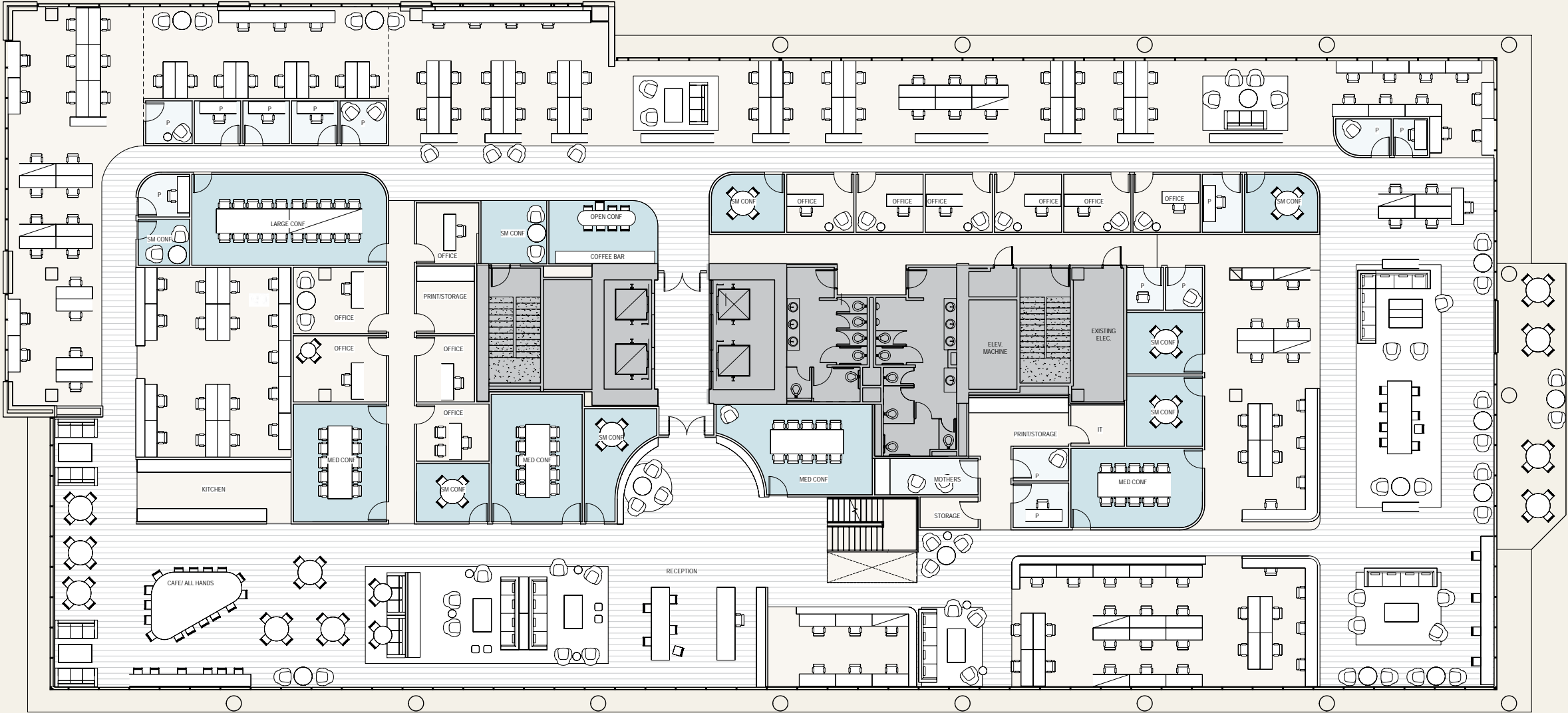
Density: 157 SF Per Person

Unassigned Seats: 35

20% Of Potential 176 Flex Seats

Seat Total (with Flex): 190

Density: 132 SF Per Person



Lake Union Views





SAMPLE TEST FIT  
TECH 2

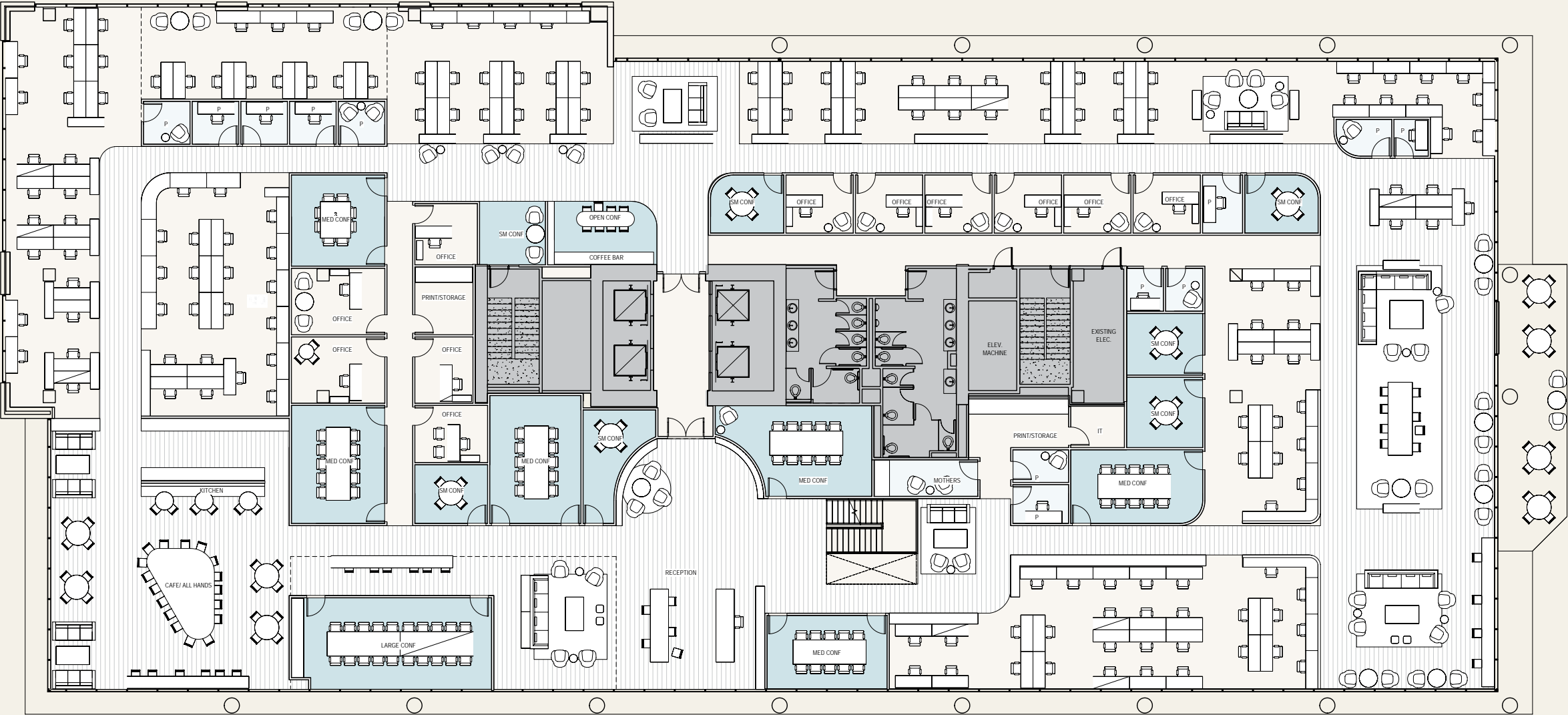
28,566 SF

Occupancy 397

Meeting Rooms: 15  
Focus & Phone: 13  
Meeting Room Per Person: 1:6

Workstations: 146  
Private Offices: 11  
Seat Total: 157  
Density: 159 SF Per Person

Unassigned Seats: 31  
20% Of Potential 155 Flex Seats  
Seat Total (with Flex): 188  
Density: 133 SF Per Person



Lake Union Views



MULTI-TENANT TEST FIT

Tenant A

Usable: 11,110.29 SF  
Meeting Rooms: 7  
Phone: 6  
Meeting Room Per Person: 1:9

Workstations: 56  
Private Offices: 8  
Seat Total: 64  
Density: 174 SF Per Person

Unassigned Seats: 13  
23% Of Potential 56 Flex Seats  
Seat Total (with Flex): 77  
Density: 144 SF Per Person

Tenant B

Usable: 13,595.59 SF  
Meeting Rooms: 9  
Phone: 6  
Meeting Room Per Person: 1:7.8

Workstations: 64  
Private Offices: 6  
Seat Total: 70  
Density: 194 SF Per Person

Unassigned Seats: 8  
23% Of Potential 70 Flex Seats  
Seat Total (with Flex): 78  
Density: 174 SF Per Person



Tenant A

Lake Union Views

Tenant B





## Amenities

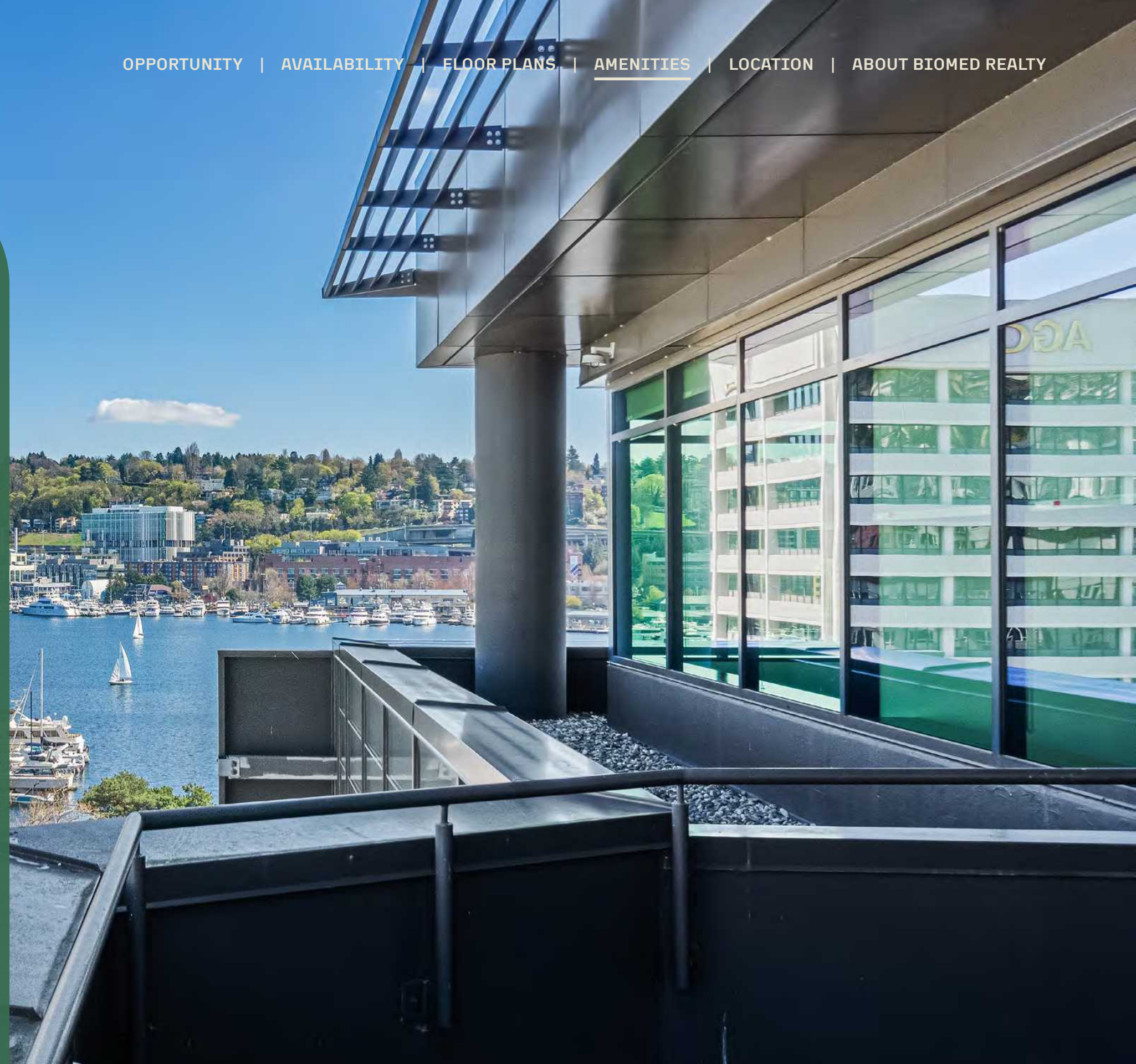
- Breathtaking views of South Lake Union and Seattle
- Relaxing outdoor deck on the 6th floor
- Secure bike and kayak storage facilities
- On-site showers and lockers
- Directly across from Starbucks and just steps to Café Umbria

## Building Features

- High-visibility building signage from I-5 and Lake Union
- Three passenger elevators and one service elevator
- Additional service elevator linking loading dock to commissary kitchen
- Connectivity between all levels with an interconnecting stairwell
- Additional double-occupancy restrooms and private mother's rooms on each floor

## Building Infrastructure Features

- Robust 480V power supply with 400 amp service entry switchboard
- Energy-efficient cooling system with airside economizers
  - Two large 30-ton fluid coolers on the roof
  - Provide 20 extra tons of cooling for IDF/MDF rooms on levels 2-6
- Designed assembly spaces on levels 1 and 2 (100 psf load capacity), with level 2 ready for commissary use





VIEW FROM  
6TH FLOOR








NEIGHBORHOOD  
AMENITIES WITHIN  
1 MILE

 +20  
RESTAURANTS

 +10  
SERVICES

 +20  
LODGING

 5  
BIOMED REALTY PROPERTIES





GETTING  
HERE

I-5 ON/OFF RAMP  
.8 MILES

HIGHWAY 99  
.3 MILES

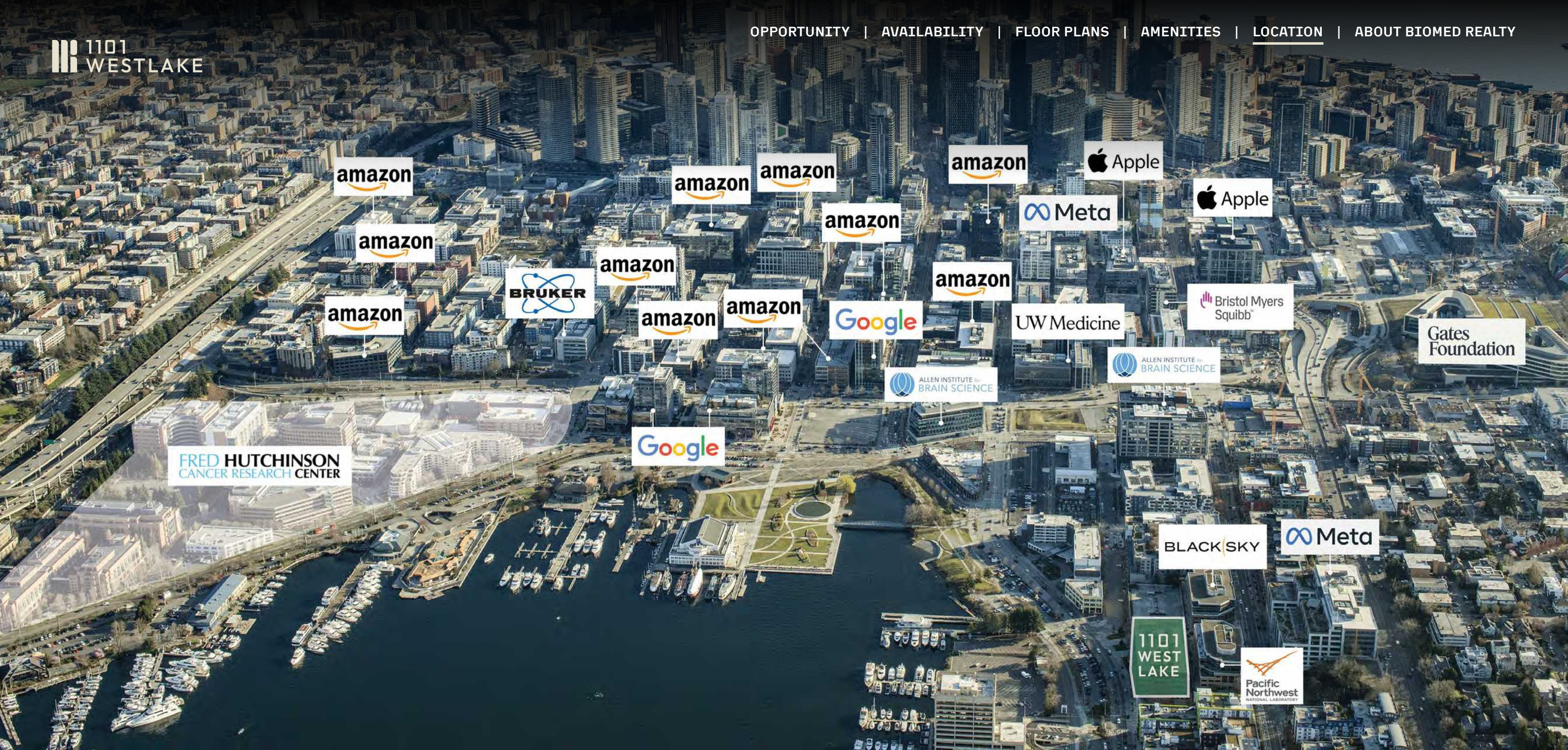
NEARBY BUS STOPS  
8 STOPS

SLU STREET CAR  
.4 MILES

LAKE UNION BIKE LOOP  
150 FEET

Freeway Access  
Bike Paths  
Streetcar  
Bus







## The BioMed Realty Difference

BioMed Realty, a Blackstone Real Estate portfolio company, is a leading provider of real estate solutions to the life science and technology industries. BioMed owns and operates high quality life science real estate comprising 16.3 million square feet concentrated in leading innovation markets throughout the United States and United Kingdom, including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder, and Cambridge, U.K. In addition, BioMed maintains a premier development platform with 2.5 million square feet of Class A properties in active construction to meet the growing demand of the life science industry.

We are fortunate to have a world-class sponsor in Blackstone, a strong believer of long-term market fundamentals of the life science industry. Since 2016, Blackstone and BMR have been actively investing in developing, modernizing, and expanding research facilities in our core innovation markets. Blackstone's conviction means we can also provide a substantial community benefit.

16.3M SF

owned and operated

2.5M SF

of Class A properties in active construction

28M SF

available to accommodate tenants

300+

in-house experts

230+

tenant partners

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201 ELLIOTT

307  
WESTLAKE

vue  
RESEARCH CENTER



DEXTER  
YARD



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A  BioMed Realty property

