
1916 BOREN

Office Space for Lease

1916 Boren Ave | Seattle, WA 98101

NEWMARK

Trammell Crow Company



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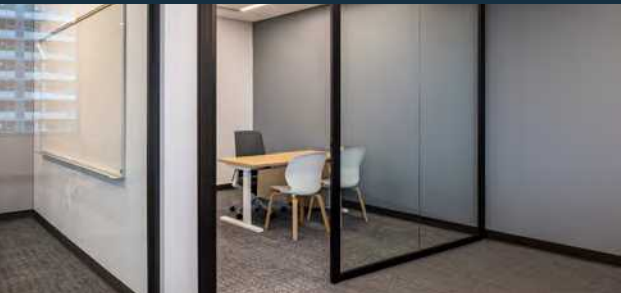
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1

Executive Summary



Modern Class AA Office with Purpose-Built Infrastructure

- Delivered in January 2025, Offering 282,741 SF of State-of-The-Art Deep Technology & Office Space
- 11-Foot-Tall Windows and 14-Foot Floor to Floor Height
- Anchored (44% of NRSF) by AA Investment Grade Credit Tenant with 14 years remaining
- LEED Gold Certified
- Electrical Capacity 1.5x the Standard Office
- Excess HVAC Capacity to Support Tech/AI R&D Operations
- Two Person Conference Rooms with View and Connected Outdoor Space
- Four-Level Subterranean Parking (226 Parking Spaces)
- Robust Three-Bay Loading Dock
- Flexible Layout - Divisible by Floor or Suites
- Two Dedicated Freight Elevators
- Exterior Louvers Location on Every Floor for Added MEP Capacity
- Available Roof Space for Tenant Equipment



100
Walk Score



100
Transit Score



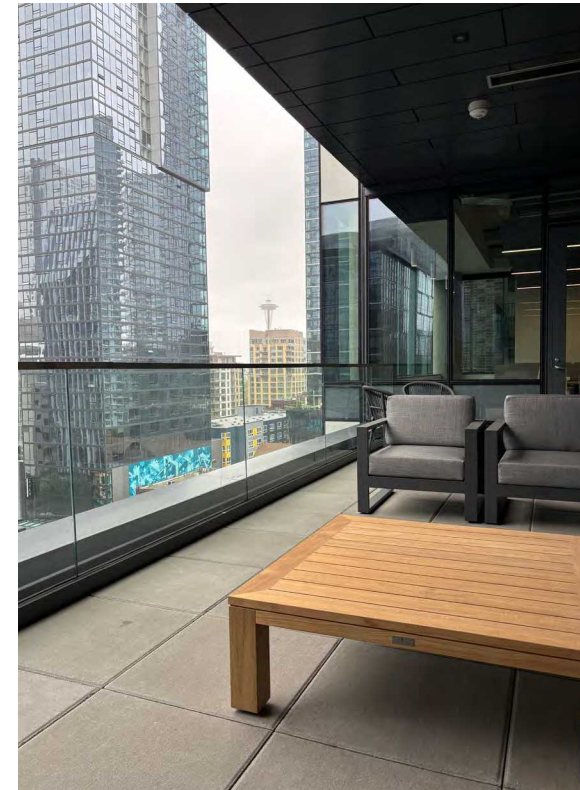
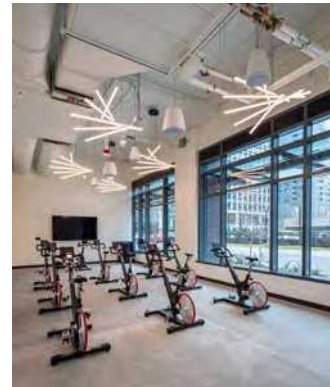
83
Bike Score



282,741 SF Across
11-Story Building

Employee Coveted Amenities

- Three Separate Rooftop Decks in Different Sizes, Covered & Heated For All Weather Use
- 2,600 SF Ground Floor Retail
- Spin Studio with Bikes and TV with Peloton Connectivity
- Spacious Fitness Center with Cardio Machines and Anabolic Lifting Machines & Weights
- Large Locker Rooms + Showers with Towel Service
- Bike Room with Fix Station
- Patios on Every Floor for Outdoor Space
- 24/7 Onsite Security
- On-Site Property Management





1916 Boren is located at the confluence of technology tenants and leading professional services/creative/financial services firms. Located near three of Seattle's densest residential neighborhoods provides excellent adjacency for employee housing. Its proximity to the retail core and newest hotels provides easy access to business and personal services. Finally, located on the core metro mass transit street, and 4-blocks from the Westlake Light Rail terminal, 1916 Boren offers an easy and convenient commute to and from the office.

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Property Overview



Property Overview

Address	1916 Boren Ave, Seattle, WA 98101
Year Built	2025
Land Area	27,969 SF
Building SF	282,741 SF
Number of Floors	11
Building Area	<ul style="list-style-type: none"> • Floor 2 - 29,104 SF • Floors 3-6 (SCRI) - 124,512 SF • Floor 7 (built out spec) - 30,601 SF • Floor 8 - 31,096 SF • Floor 9 - 31,096 SF • Floor 10 - 31,096 SF • Subtotal Office/Lab - 277,506 SF • Tenant Storage - 1,911 SF • Management Office - 707 SF • SW Retail Suite - 2,617 SF • Subtotal Storage / Retail - 5,235 SF • Total - 282,741 SF
Amenities	<ul style="list-style-type: none"> • Outdoor patios on every floor • Cycling studio and Gym with locker rooms • A rooftop amenities space with terrace, 2 conference centers, meeting rooms, and banquet area
Access & Frontage	Boren Ave, Stewart St, and Virginia St, major arterials. Alleyway to the northeast provides parking garage and loading dock access
Zoning	DMC 240'/290'-440' Downtown Mixed Commercial
Construction	Reinforced concrete
HVAC	Specialized HVAC system with dedicated ventilation systems for lab and office space with separate circulation rates
Sprinklers	Fully sprinklered
Interior Finishes & Buildout	Lobby and amenity spaces are built out with high-quality finishes typical of newly constructed A+-class office. Office interiors are typical of A-class office space including open concept office and employee break areas with finishes include drywall, glass partitions, paint, ceiling tiles, carpet, & floor tiles.
Underground Parking Garage	The property has a 4-floor subterranean parking garage typical of newly constructed A-class office buildings. At 226 stalls the parking permit ratio is about 0.96 per thousand sf. Along with parking stalls, these floors include electrical rooms, and tenant storage
Loading Docks	Large loading dock with compactors, 3 loading spaces, dock levelers and storage lockers



Purpose Built with Unmatched Class AA Office Specs

Structure

FLEXIBLE FLOOR PLAN

- 31,000 RSF floorplates
- Side mounted core maximizes floor plan flexibility and functional adjacencies
- 33' column spacing

LARGE LOADING DOCK FOR MAXIMUM EFFICIENCY

- Three (3) loading bays
- Full time dock master
- Direct access to freight elevators

PARKING

- 1.0 / 1,000 RSF Permit Ratio

MAXIMIZING NATURAL LIGHT

- 14' floor to floor height
- 11' tall exterior windows

MINIMAL WAIT TIMES FOR FREIGHT AND PASSENGER ELEVATORS

- (2) dedicated freight elevators
 - 5,000 lbs Class 3 loading capacity
- (4) passenger elevators
- Destination dispatch

ROBUST STRUCTURE TO MINIMIZE VIBRATION

- 100 lbs / SF live load
- 2,600 - 4,600 max MIPS at interior and exterior bays

Mechanical

FIRE PROTECTION

- NFPA-13 approved Ordinary Hazard Group 2
 - 0.29 gpm/SF in lab areas
 - 0.15 gpm/SF in office areas

HVAC

- 7.5+ ACH at lab areas
- 17,500 CFM / floor
- N+1 fan redundancy at each AHU
- Excess cooling capacity at every floor for specialty equipment cooling
- Exterior louvers at every floor ready to add additional cooling

Building Amenities

BUILDING AMENITIES

- Two (2) conference rooms with lecture capabilities of 60 and 86 occupants
- Fitness room, bike studio, lockers, showers and bike storage on level 1
- Private balcony on each floor

LEED GOLD CERTIFICATION

- Hydrocarbon free building systems
- Robust heat recovery to minimize energy use

ACCESSIBILITY

- 2 minute access to I-5
- 100 Walk Score® / 100 Transit Score®

Electrical

11,000 AMPS OF 480/277 VOLT 3 PHASE POWER

- 41 watts / USF (1.5x greater than typical office)

BACK-UP POWER

- (2) 1,000 KW standby diesel generators for Fire, Life Safety and tenant back-up power
- 9 watts / USF at lab areas
- 5 watts/USF at office floors

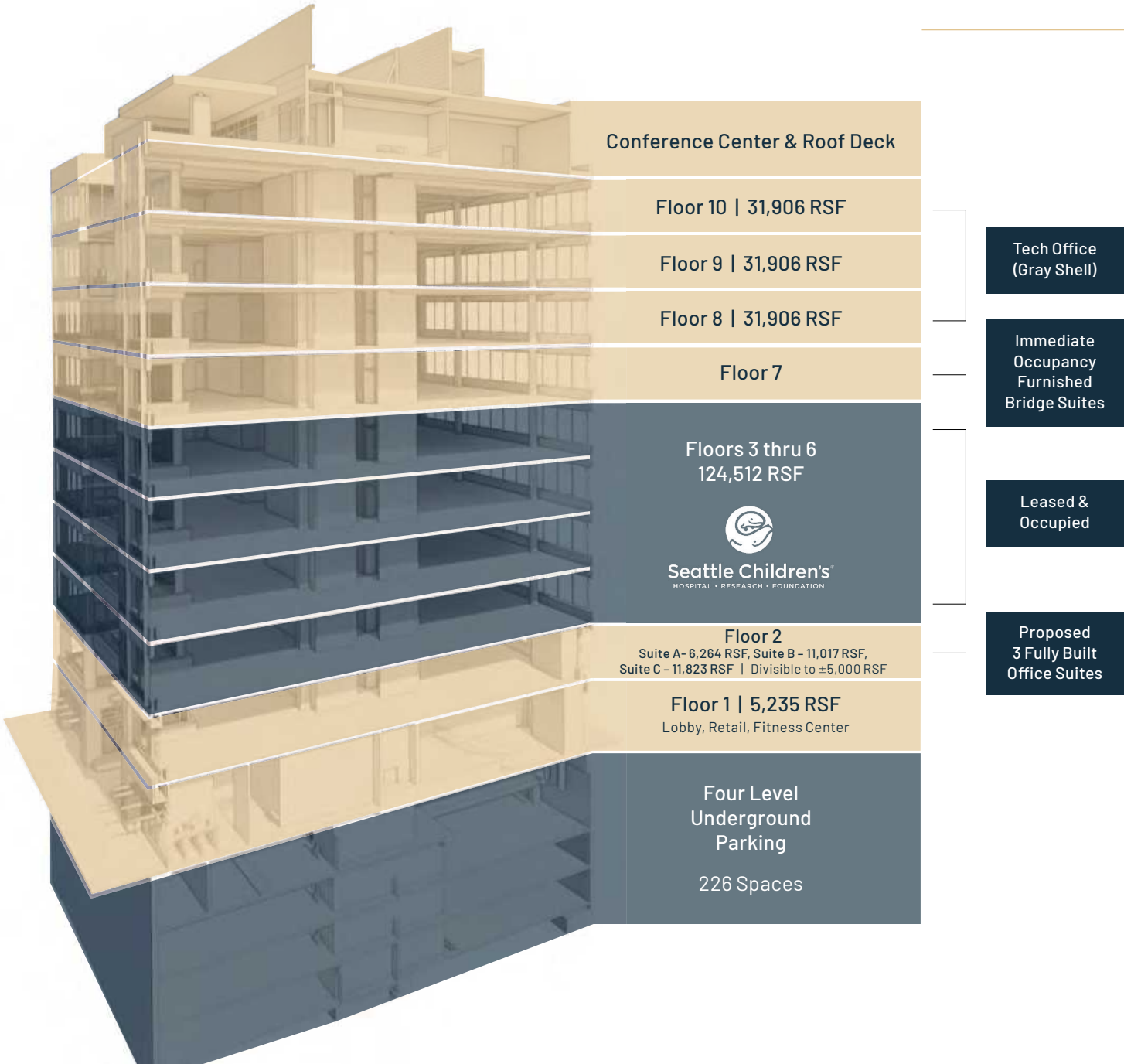
TELECOMM

- (4) 4" sleeves provided between all levels in the electrical / telecom stack for tenant use

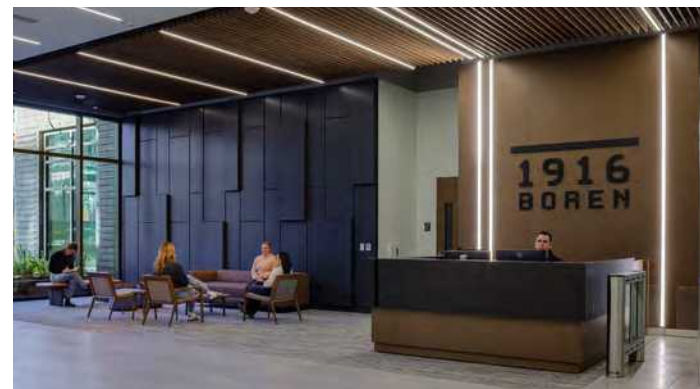
SECURITY

- 24/7 onsite security
- Concierge and dockmaster during normal business hours
- Card key access to all exterior and garage entries
- Security cameras at building entries and common areas including mechanical and electrical rooms
- Turnstyle entry system at main lobby

Stacking Plan

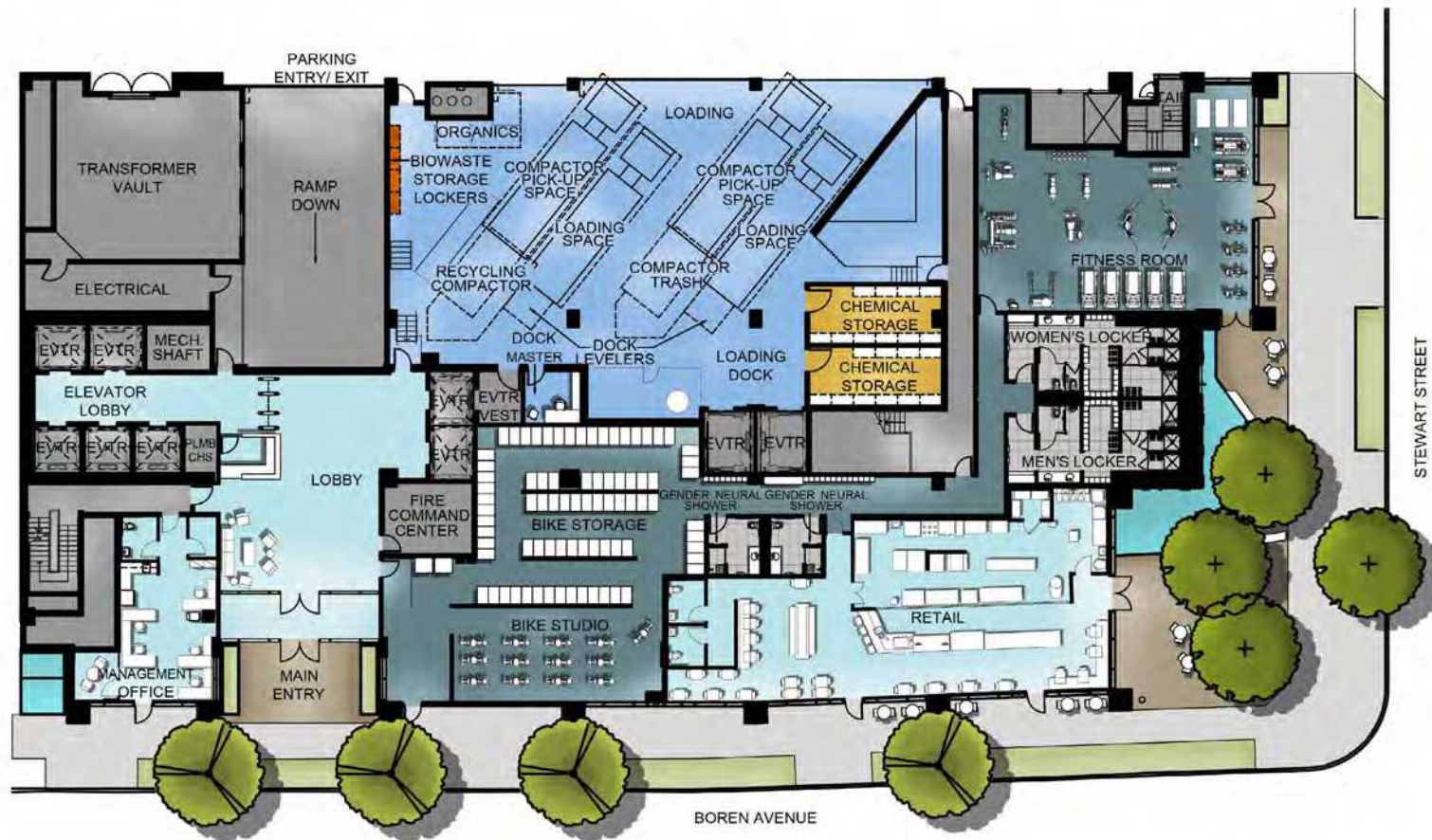


Property Photos



Floor Plan

Floor 1 | Lobby, Retail & Amenities



Floor Plan

Floor 2 | 6,264 - 11,311 RSF | Available Q3 2026 | 3 Future Spec Suites

Suite A | 6,264 RSF

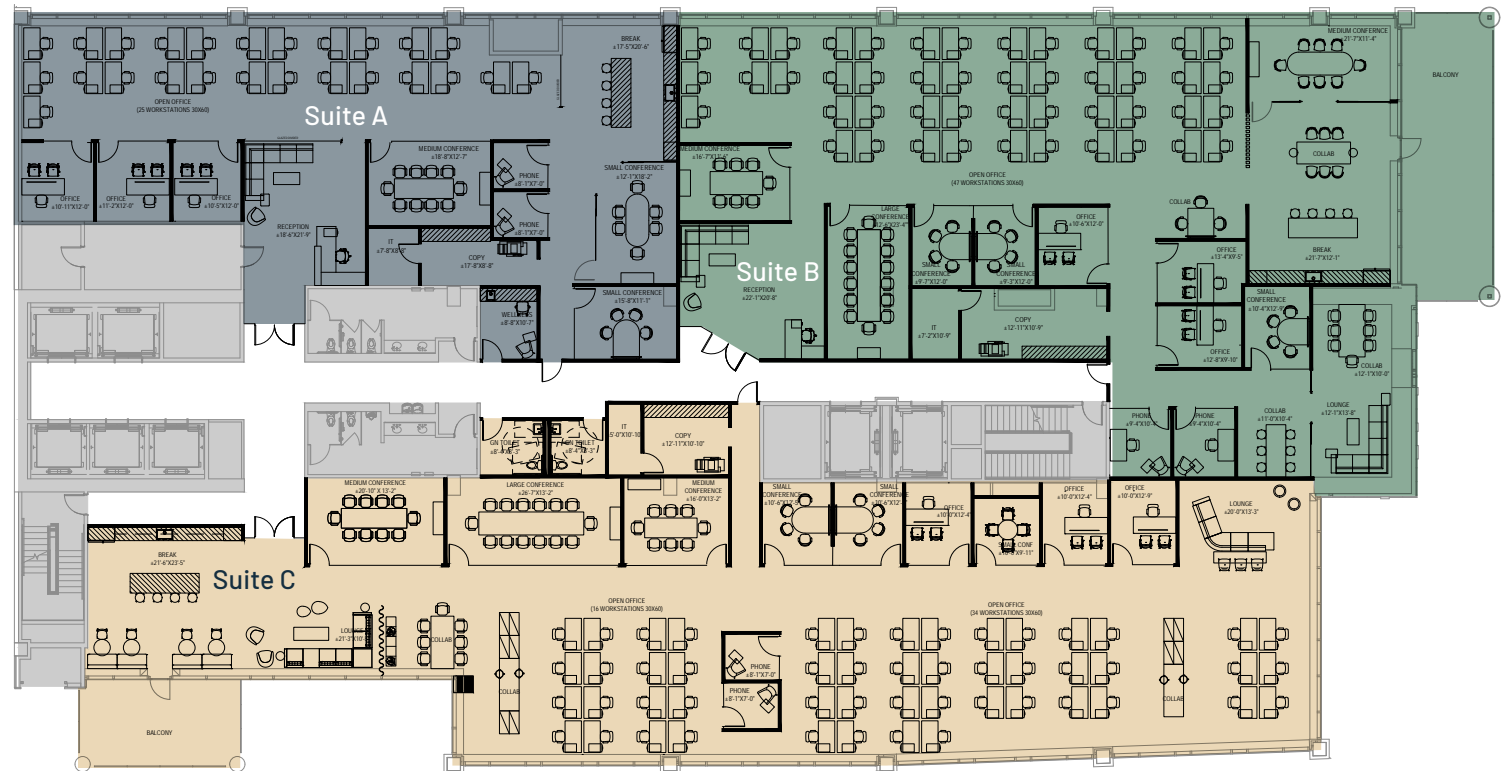
- 3 Private Office
- 25 Workstations 30x60 (28 Total)
- 2 Conference Room Small
- 1 Conference Room Medium
- 2 Phone
- 1 Reception
- 1 Break Area
- 1 IT
- 1 Copy

Suite B | 10,061 RSF

- 3 Private Office
- 47 Workstations 30x60 (50 Total)
- 5 Conference Room Small
- 1 Conference Room Medium
- 1 Conference Room Large
- 2 Phone
- 3 Collab
- 1 Lounge
- 1 Reception
- 1 Break Area
- 1 IT
- 1 Copy

Suite C | 11,311 RSF

- 3 Private Office
- 50 Workstations 30x60 (53 Total)
- 3 Conference Room Small
- 2 Conference Room Medium
- 1 Conference Room Large
- 2 Phone
- 2 Collab
- 2 Lounge
- 1 Break Area
- 1 IT
- 1 Copy



Floor 7 Bridge Suites

Tenant 1

20 Workstations
1 Private Office
1 Conference Room
1 Break Area

Tenant 2

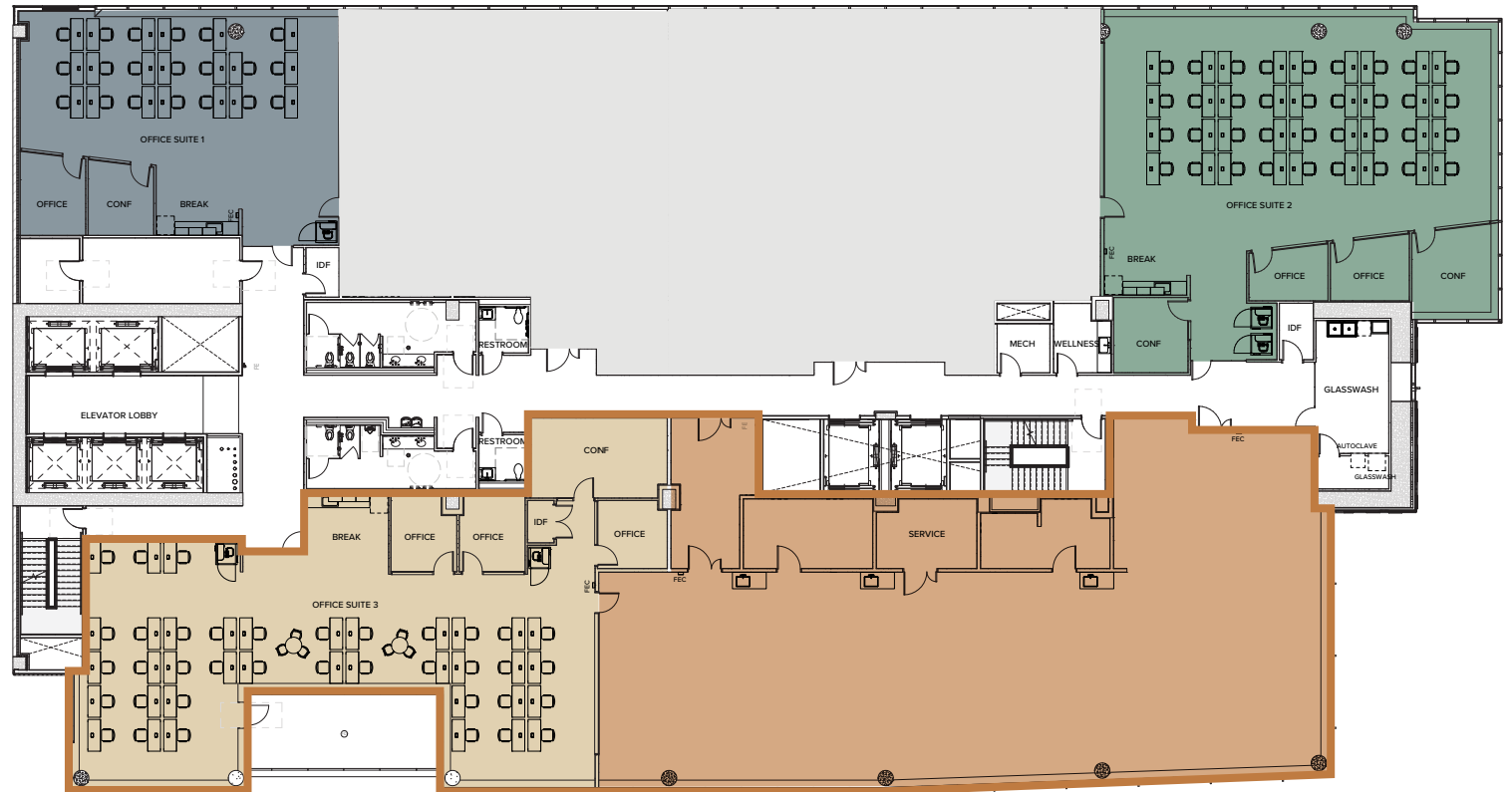
36 Workstations
2 Private Office
2 Conference Room
1 Break Area

Tenant 3

37 Workstations
3 Private Office
1 Conference Room
1 Break Area

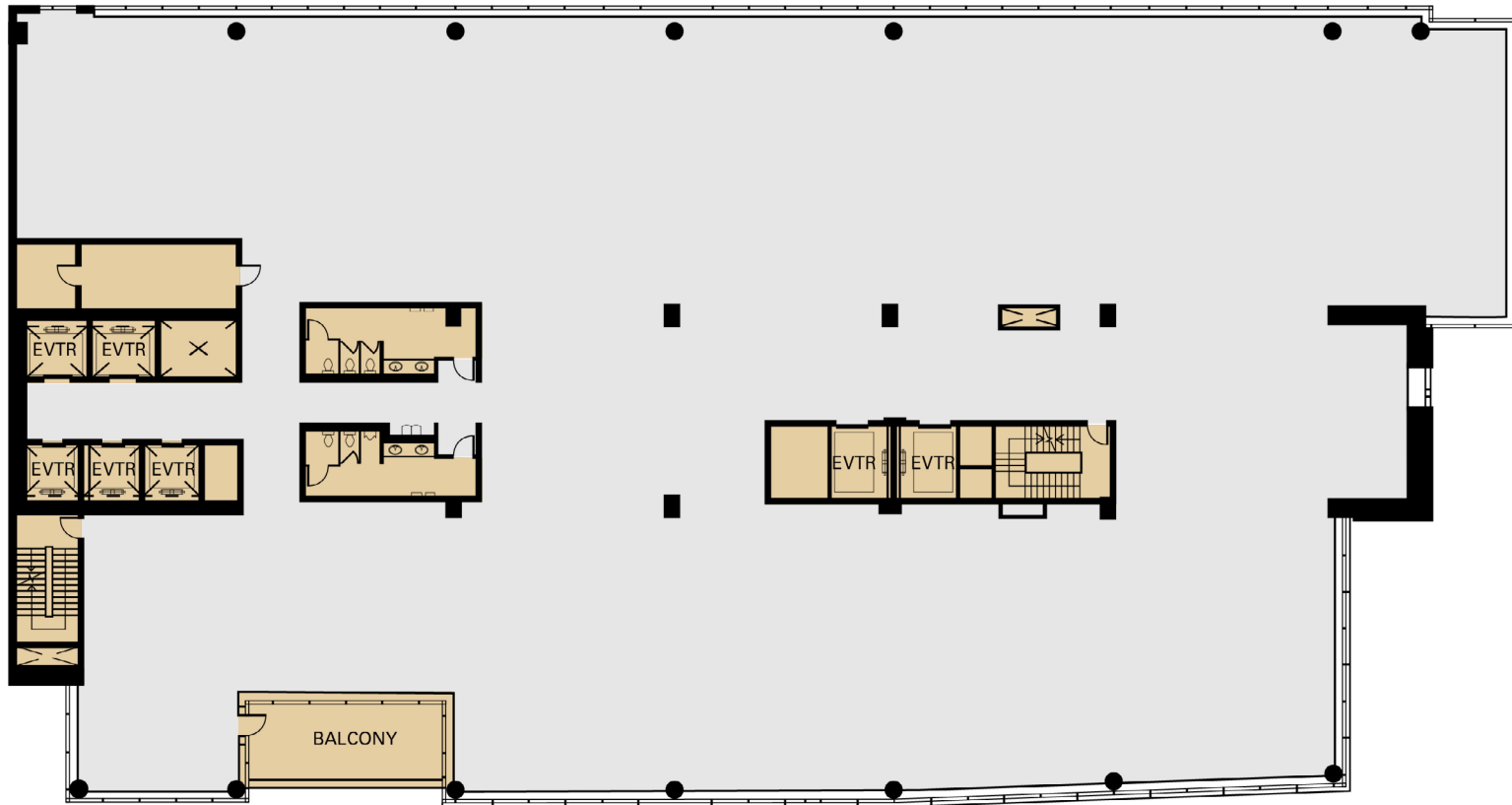
Tenant 3A

93 Workstations
3 Private Office
1 Conference Room
1 Break Area



Floor Plan

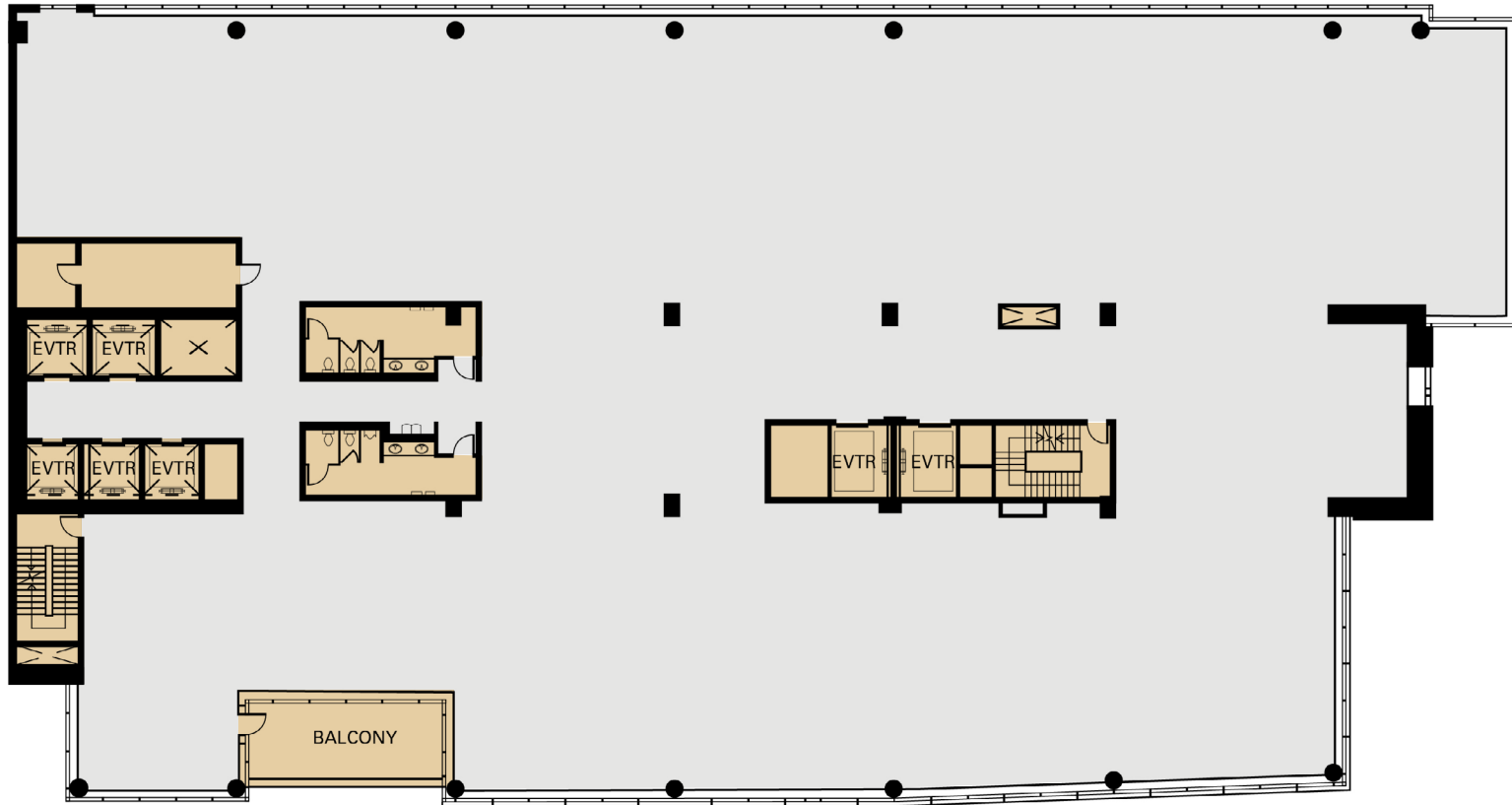
Floor 8 | 31,096 RSF | Available Now



Floors 8-10 can be combined for a total of 93,288 RSF

Floor Plan

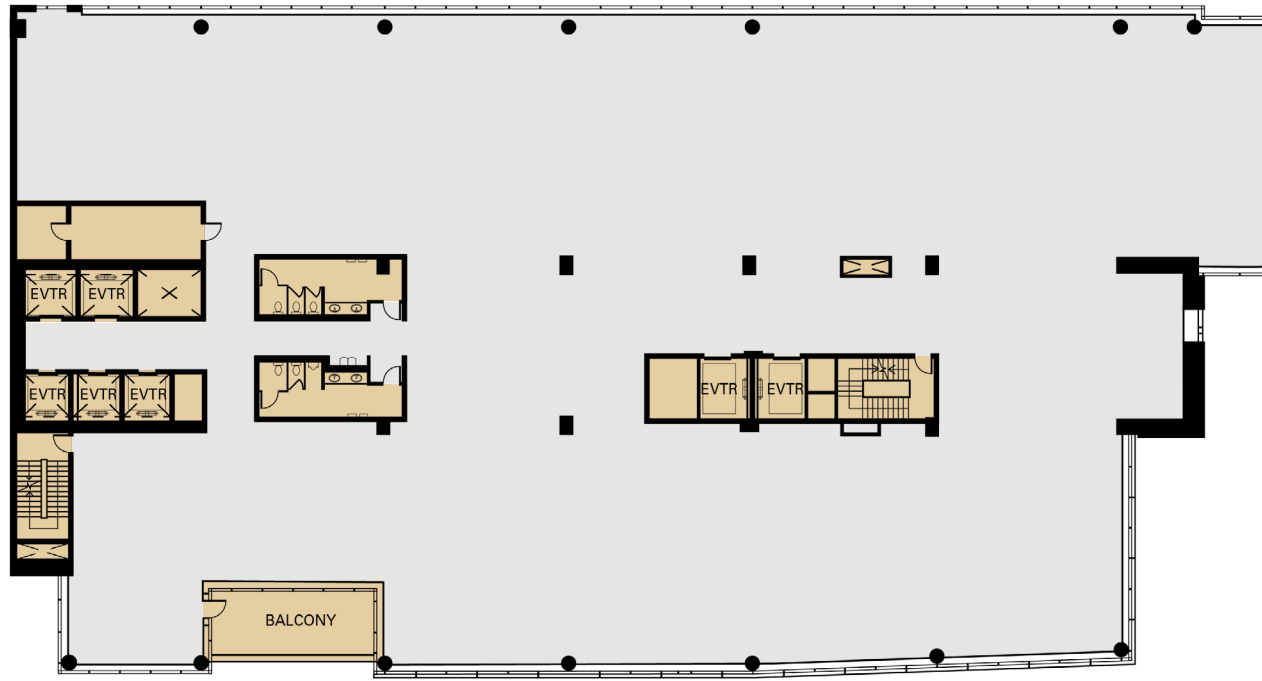
Floor 9 | 31,096 RSF | Available Now



Floors 8-10 can be combined for a total of 93,288 RSF

Floor Plan

Floor 10 | 31,096 RSF | Available Now



Floors 8-10 can be combined for a total of 93,288 RSF



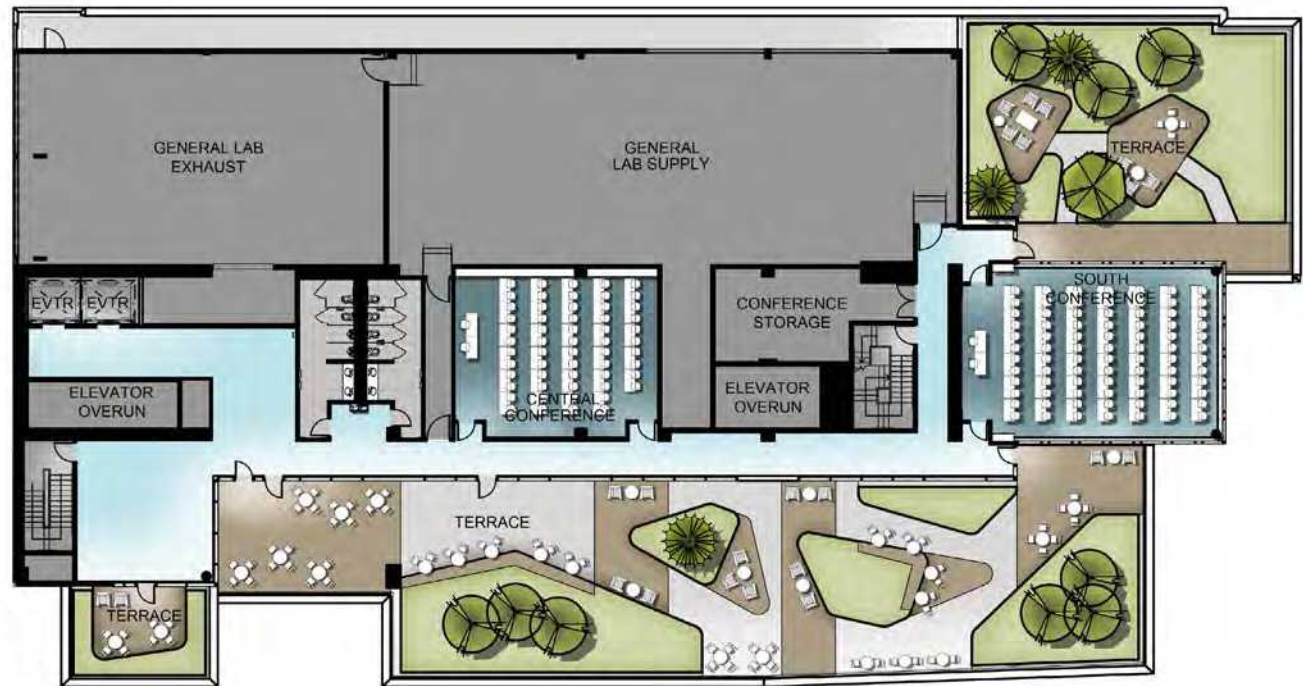
Floor 10 Sample Build-Out



Floors 8-10 can be combined for a total of 93,288 RSF

Floor Plan

Floor 11 | Roof Deck & Conference Rooms



3

Area Overview



Seamless Connectivity

Sound Transit Light Rail

Sound Transit Link Light Rail provides fast access across the region via Westlake Station (a short walk from 1916 Boren). Tenants benefit from direct connections to major employment hubs, research institutions, and the airport.

Ride Times from Westlake Station

8 MIN		University of Washington
22 MIN		Downtown Bellevue
35 MIN		Microsoft HQ (Redmond)
28 MIN		Spring District / Belred
3 MIN		Capitol Hill
38 MIN		SeaTac Airport



- Existing Link Light Rail
- East Link Extension (South Bellevue to Microsoft), Opened April 2024
- Lynnwood Link Extension, Opened August 2024
- East Link Connection, Under Construction, Opening Early 2026
- East Link Extension (Microsoft to Downtown Redmond), Opened May 2025
- Federal Way Link Extension, Under Construction, Opening 2026

Inspiring Nearby Amenities. Easy access to I-5.

Walk to countless dining options and nearby hotels, and take advantage of seamless I-5 access for easy come-and-go convenience.



5,000+ apartments
4,000 hotel rooms



100 Walk Score and
easy transit access



Nearby fitness, grocery and
50+ restaurants and Cafés



Direct Access to I-5
just two blocks away



- Food
- Coffee
- Entertainment
- Hotel
- Banks
- Grocery
- Retail
- School
- Childcare
- Fitness/Wellness
- Police
- Freeway Access



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Sponsorship & Project Team Overview

Trammell Crow Company is a leading commercial real estate developer and wholly-owned subsidiary of CBRE Group, Inc. (NYSE:CBRE), a Fortune 500 and S&P 500 company headquartered in Dallas. Founded in 1948, TCC has developed or acquired 3,000 buildings valued at \$90 billion spanning more than 700 million square feet. As of September 30, 2025, TCC had \$18.9 billion of projects in process and \$11.5 billion in its pipeline. With 550 employees throughout the United States and Europe in 26 offices, the company serves users of and investors in office, industrial/logistics, healthcare, life science, data center and mixed-use projects, as well as multifamily through its residential operating subsidiary High Street Residential. For more information visit www.TrammellCrow.com.

Washington Capital is an independent registered investment advisor founded in 1978, located in Seattle, Washington. As of September 30, 2025, Washington Capital manages over \$8.8 billion in assets, primarily for institutional investors. The firm was founded with an initial investment focus on managing stock strategies. Fixed income investment strategies followed. In 1987, they diversified their investment products with the addition of a Mortgage Income strategy. The Real Estate Equity strategy was added in 1996. Washington Capital launched its Advisory Services product in 2017 and serves as a Qualified Professional Asset Manager (QPAM) to Taft-Hartley trusts. Washington Capital is a 100% employee-owned investment advisor. Founded with the goal of representing the investment management needs of Taft-Hartley trusts, the firm offers clients a wide range of real estate, fixed income and stock strategies. As an investment manager to union trusts, the firm believes that strategy decisions must balance return opportunities with prudent risk considerations. They recognize that the capital entrusted to their management represents their clients' benefit obligations. The firm strives to provide superior risk-adjusted returns across all investment strategies. For more information visit www.wa-cap.com.

Experienced & Institutional Sponsorship

	Project Name	Project Type	RSF	Year Completed	City	Capital Partner
	First Hill Medical Pavilion	Medical Office Bldg	225,000	2015	Seattle	Trammell Crow Company Washington Capital
	Midtown21	Office Tower	365,000	2016	Seattle	TCC & MetLife Venture
	Bellevue 929	Office Tower	465,000	2018	Bellevue	TCC & Principal Venture
	1001 Office Towers	Office Tower	710,000	2021	Bellevue	TCC & MetLife Venture
	Boren Lofts	Life Science Bldg	135,000	2022	Seattle	Trammell Crow Company Washington Capital

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NEWMARK

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