

r&d

INTERBAY

3455 Thorndyke Avenue W · Seattle, WA 98119
CREATIVE INDUSTRIAL & OFFICE

CBRE

27,700 sf Flex/Office
Delivering 4Q 2016

rndinterbay.com



A DIFFERENT KIND OF WORKPLACE



THE NEW R&D INTERBAY BUILDING

will be available fall 2016 in the heart of Interbay equal distance to the new Expedia.com headquarters and Fremont's tech center. The development will have over 27,000 rentable SF with capacity for another 3,000 SF of full height mezzanine.



This building provides carefully designed work environments for tenants needing 1,500 to 30,000 square feet.



The first floor has 18.5 foot clear height and the opportunity for mezzanines to share a high-bay environment. The second floor; with almost 70 feet of clear space is accessed by a 5,000 lb capacity heavy-duty diamond plate elevator and prominent exterior stairs.

R&D Interbay is light filled and spacious, designed to provide people with the flexibility, power and data services to accommodate new industrial, office, production, and creative uses.

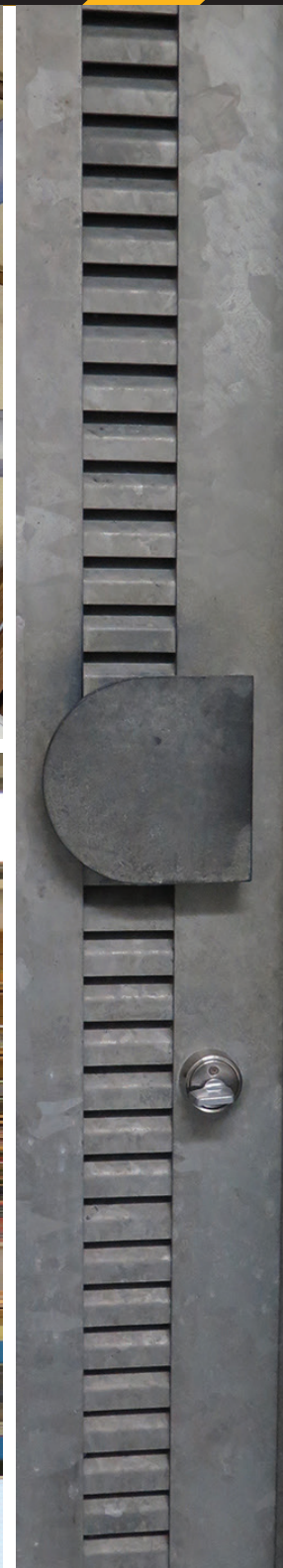


NATURAL LIGHT

and ventilation together with solar electricity capacity and modular steel construction systems produce an efficient environmental footprint and economical operations. The property is served by 1200 amps of 480 volt/3 phase and symmetric gigabit speed fiber optic data, allowing for the most ambitious enterprises.

With downtown to the south, Queen Anne & Magnolia to the east and west and Ballard/Fremont to the north, Interbay offers exceptional urban access. New housing is steps away with another 500 units planned to break ground in Interbay. The adjacent neighborhoods offer a full range of housing choices from affordable to some of the most sought after housing in the city. Rapid Ride bus service provides express service to the CBD and Ballard.

With the addition of the Expedia world headquarters, Interbay is fast becoming one of the most diverse districts in Seattle offering a healthy mix of technology, industry, invention, recreation, retail and residential opportunities. R&D Interbay provides a rugged yet sophisticated and efficient creative space to connect workers and inspire a range of workplace choices.



NUTS & BOLTS

Address	3455 Thorndyke Avenue West · Seattle, WA 98119
Available	1,300 – 27,700 RSF
Total Area	27,700 RSF
Floor Plate	±13,500 RSF
Ceiling Height	18.5 ft at 1st floor 19.0 ft at 2nd floor with 67 ft column free span
Doors	Glass roll-up doors
Elevator	Oversized heavy-duty 5,000 lb. with Diamond Plate interior
Power	1200 amps 480v / 3-phase
Data	Gigabit G-Pon fiber & Comcast Cable data
Delivery	4th Quarter 2016



PROPERTY HIGHLIGHTS



Glass roll up doors



Abundant natural light



HVAC ready and natural ventilation



18.5' height to structure



Oversized, heavy duty elevator



Excellent transit access
Multiple bus routes & RapidRide



Bike Score® of 77
Access to Ship Canal, Elliott Bay & Burke Gilman Trails



Walkable amenities:
Including QFC, Red Mill Burgers, Pagliacci, Denali Fitness
Starbucks, Fisherman's Terminal, Parks & Marinas





INTERBAY

INDUSTRIAL BY NATURE





LEGEND

- Food Options (Restaurant, Deli, Café)
- Fitness & Recreation
- Major Employers
- On-Street Bike Lane or Sharrow
- Multi-Use Trail

NEARBY AMENITIES

DINING	RECREATION	BIKE TRAILS
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- | | | |
|---|--|---|
| <ol style="list-style-type: none"> 1. Chinook's at Salmon Bay 2. Bay Café 3. Highliner Public House 4. Fishermen's Green Market & Deli 5. Pandasia 6. Red Mill 7. QFC 8. Pagliacci Pizza 9. Starbucks 10. Yasuko's Teriyaki 11. Mulleady's Irish Pub 12. Whole Foods Market 13. Subway 14. Magic Dragon 15. Palisade | <ol style="list-style-type: none"> 1. Denali Fitness 2. Interbay Athletic Complex 3. Interbay Golf Center 4. LA Fitness 5. Vertical World Seattle | <p>Burke-Gilman Trail</p> <p>Ship Canal Trails</p> <p>Elliott Bay Trail</p> |
|---|--|---|

MAJOR EMPLOYERS

- Expedia
- Holland America Line
- Big Fish Games
- F5 Networks
- Port of Seattle | Cruise Ship Terminal 91
- Fishermen's Terminal
- Seattle Pacific University

FIRST FLOOR & MEZZANINE AVAILABLE

- 1st Floor
- Mezzanine
- Leased

Suite 102

- » 4,566 total SF
(potential to add 1,575 SF Mezzanine
for a total of 6,141 SF)

Suite 106

- » 3,413 total SF
(2,166 SF footprint / 1,247 Mezzanine)



SECOND FLOOR

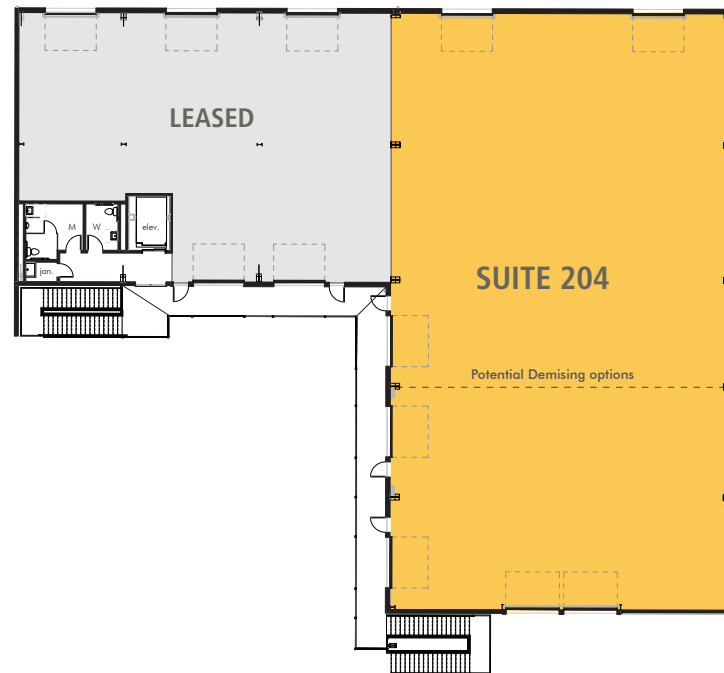
AVAILABLE

■ 2nd Floor ■ Leased

Suite 204

» 8,676 total SF

(divisible to 5,420 SF or 3,256 SF)





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