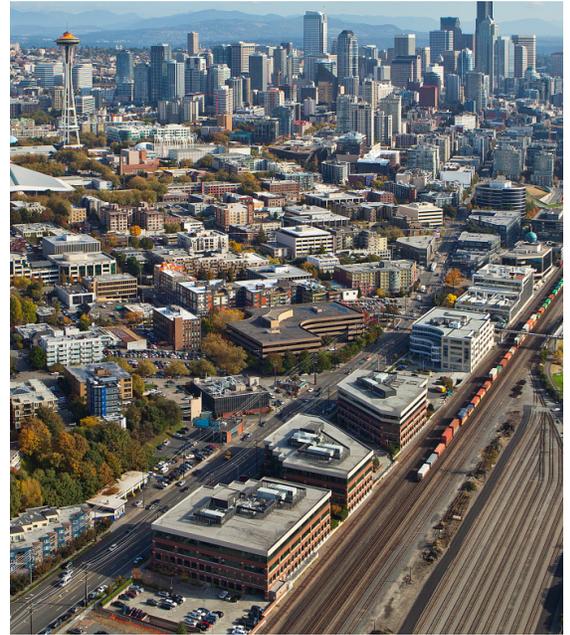


351, 401, 501 Elliott Ave W, Seattle, WA 98119



Campus setting of three buildings with high-tech buildout, close to downtown, totaling 298,962 SF

**CAMPUS FEATURES**

- Spectacular views of Elliott Bay & the Olympic Mountains
- Adjacent to Elliott Bay bike trail & Myrtle Edwards Park
- ±900 feet of frontage along Elliott Avenue West
- On-site property management office
- Single-level secured underground garage
- Easy access via West Harrison Street cul-de-sac, signalized intersection
- Bike racks throughout parking garage
- Parking ratio of 1.9/1,000 SF
- Generous surface visitor parking
- Includes 11,800+ SF of Data/Lab space

**BUILDING FEATURES (ALL BUILDINGS)**

- Kitchen/pantry on every floor
- Tenant conference center and spacious meeting rooms
- On-site locker room/showers
- Dedicated/secure loading dock
- Buildings constructed in 2000
- Space available August 2019
- Sublease term through end of July 2022

**351 ELLIOTT BUILDING**

- 104,086 SF // 5 stories // 21,000 SF floorplates
- 2,700 SF deli/cafe suite with kitchen
- 15' floor-to-floor height on 1st and 5th Floors

**401 ELLIOTT BUILDING**

- 84,765 SF\* // 4 stories // 21,000 SF floorplates
- Outdoor patio area connecting to 501 Elliott Building
- 15' floor-to-floor height on all four floors

**501 ELLIOTT BUILDING**

- 110,111 SF // 4 stories // 27,500 SF floorplates
- Outdoor patio area connecting to 401 Elliott Building
- 15' floor-to-floor height on all four floors

**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:****Shelley Gill** // 206.442.1545 // shelley@kinzer.com**Adam Brenneman** // 206.452.1560 // adam@kinzer.com

**BUILDING IMAGES**



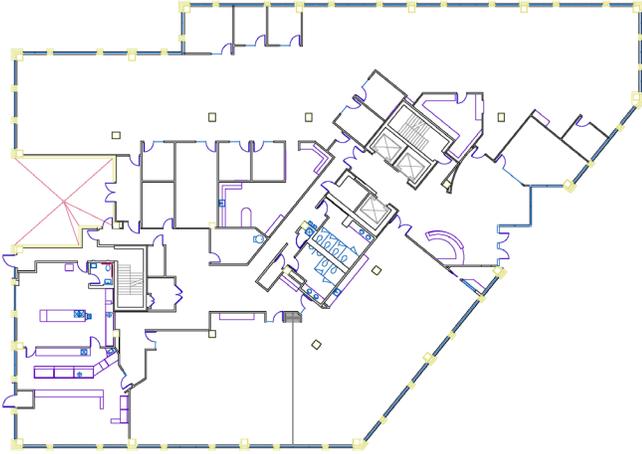
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All information contained herein is from sources deemed reliable; however no representation or warranty is made to the accuracy thereof.

**351 ELLIOTT BUILDING: 104,086 SF**

FLOOR 1



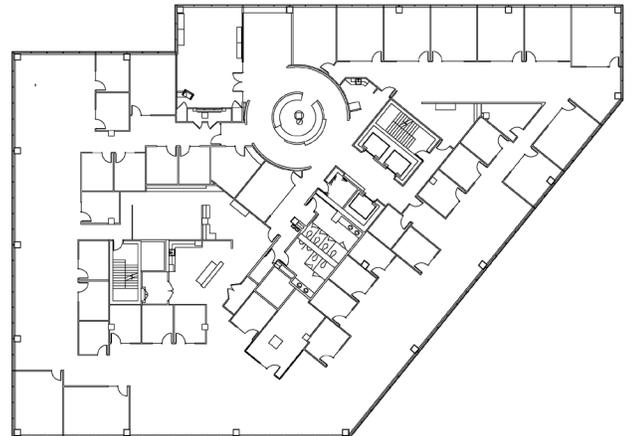
FLOOR 4



FLOOR 2



FLOOR 5



FLOOR 3



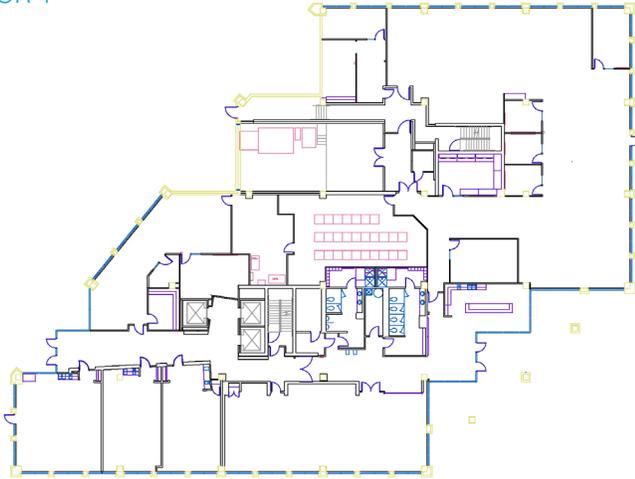
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**401 ELLIOTT BUILDING:** 84,765 SF

FLOOR 1



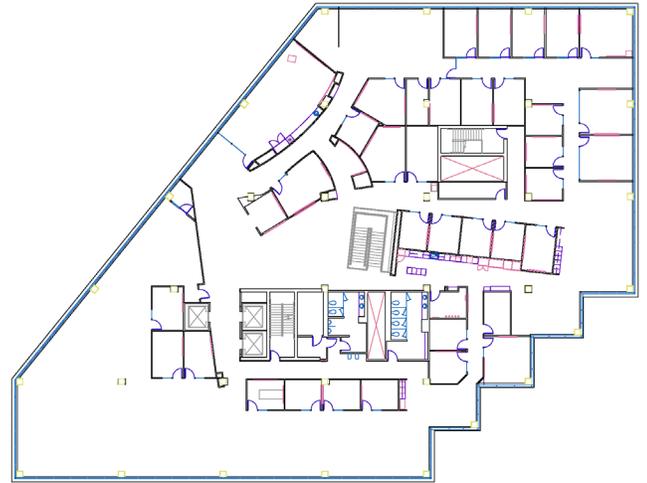
FLOOR 3



FLOOR 2



FLOOR 4

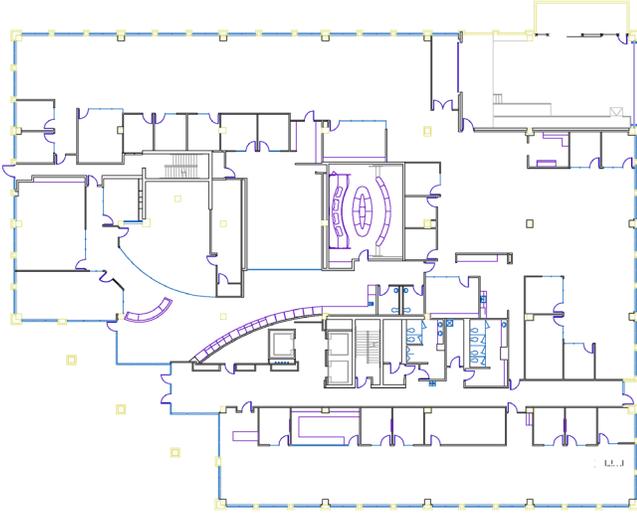


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**501 ELLIOTT BUILDING: 110,111 SF**

FLOOR 1



FLOOR 3



FLOOR 2



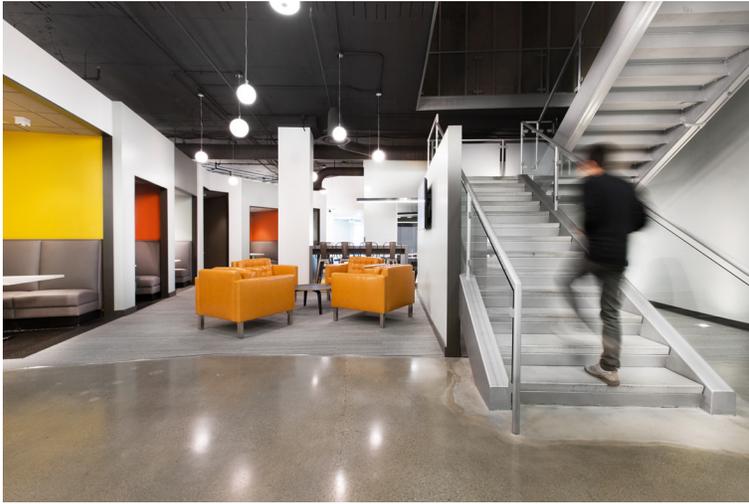
FLOOR 4



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**INTERIOR IMAGES OF BUILDINGS**



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**BUILDING DETAILS**

**351 Elliott Building**

<b>Data Lab SF</b>	1,000 SF
<b>UPS Power - kVa</b>	150
<b>Cooling - tons</b>	12
<b>Generator - kW</b>	250
<b>Utility Feed</b>	2,500A @ 480v
<b>Emergency Power</b>	265KW generator

<b>Heating and Cooling</b>
HVAC system with two units mounted on the rooftop. Individual zone terminal boxes are “pressure independent”. HVAC cooling capacity allows 2.0 watts per SF for tenant misc equipment loads.
<b>Electrical System</b>
Service configuration of three-phase-four wire service with voltage capacity of 277/480 volts. Service capacity provides at least 15 watts per SF of useable area plus an additional 5 watts per SF to accommodate tenant’s needs.

**401 Elliott Building**

<b>Data Lab SF</b>	5,300 SF
<b>UPS Power - kVa</b>	890
<b>Cooling - tons</b>	194
<b>Generator - kW</b>	Serviced by 501
<b>Utility Feed</b>	3,000A @ 480v
<b>Emergency Power</b>	250KW generator

**501 Elliott Building**

<b>Data Lab SF</b>	5,500 SF
<b>UPS Power - kVa</b>	925
<b>Cooling - tons</b>	199
<b>Generator - kW</b>	1,000
<b>Utility Feed</b>	4,000A @ 480v
<b>Emergency Power</b>	250KW generator

<b>Heating and Cooling</b>
Rooftop mounted HVAC system with two units on 401 Elliott and three units on 501 Elliott. Individual zone terminal boxes are “pressure independent”. HVAC cooling capacity allows 5.0 watts per SF for tenant mis equipment loads.

<b>Electrical System</b>
Service configuration of three-phase-four wire service with voltage capacity of 277/480 volts. Service capacity provides at least 18 watts per SF of useable area plus an additional 8 watts per SF to accommodate tenant’s needs.

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