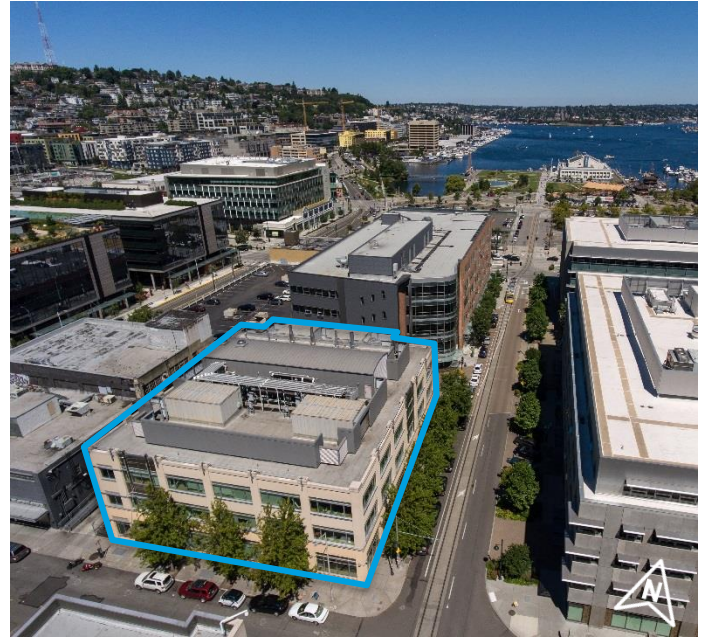


960 Republican Street, Seattle, WA 98109



Entire Lab/Office Building available in the heart of South Lake Union

AVAILABILITY

- Entire Building: 60,375 RSF, divisible

OCCUPANCY

- Mid 2018

PARKING

- 50 parking stalls in garage

DESCRIPTION

- Located in the heart of Seattle's biotech hub, views of Lake Union. Adjacent to the South Lake Union Trolley, one block from Mercer Street and two blocks from the waterfront
- Fully equipped research facility with a 60/40 lab to office ratio
- **Lab:** 10 air changes/hour, BSL2, BSL2+, cold rooms, dark rooms, biology and chemistry space, glass wash and autoclave
- **Office:** Private offices, conference rooms, large conference or classroom, kitchens on every floor, restrooms with showers
- Potential signage

TERM

- Sublease through March 30, 2025
- Longer term may be available
- Extremely strong credit Sublandlord (UW)
- Strong local owner/operator

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Kris Richey Curtis // kris@kinzer.com // 206.442.1546 or Shelley Gill // shelley@kinzer.com // 206.442.1545



ALL FLOORS

- Labs on the north and west, office space on east and south
- Biosafety cabinets, fume hoods, and built-in office furniture
- Lab Services include DI water, vacuum and gasses
- Internal stairs and freight elevator
- Power supplies for freezers/refrigerators
- Continuous backup power via electrical generator
- Highly secure with roving security guards
- Safety equipment (eye wash and showers)

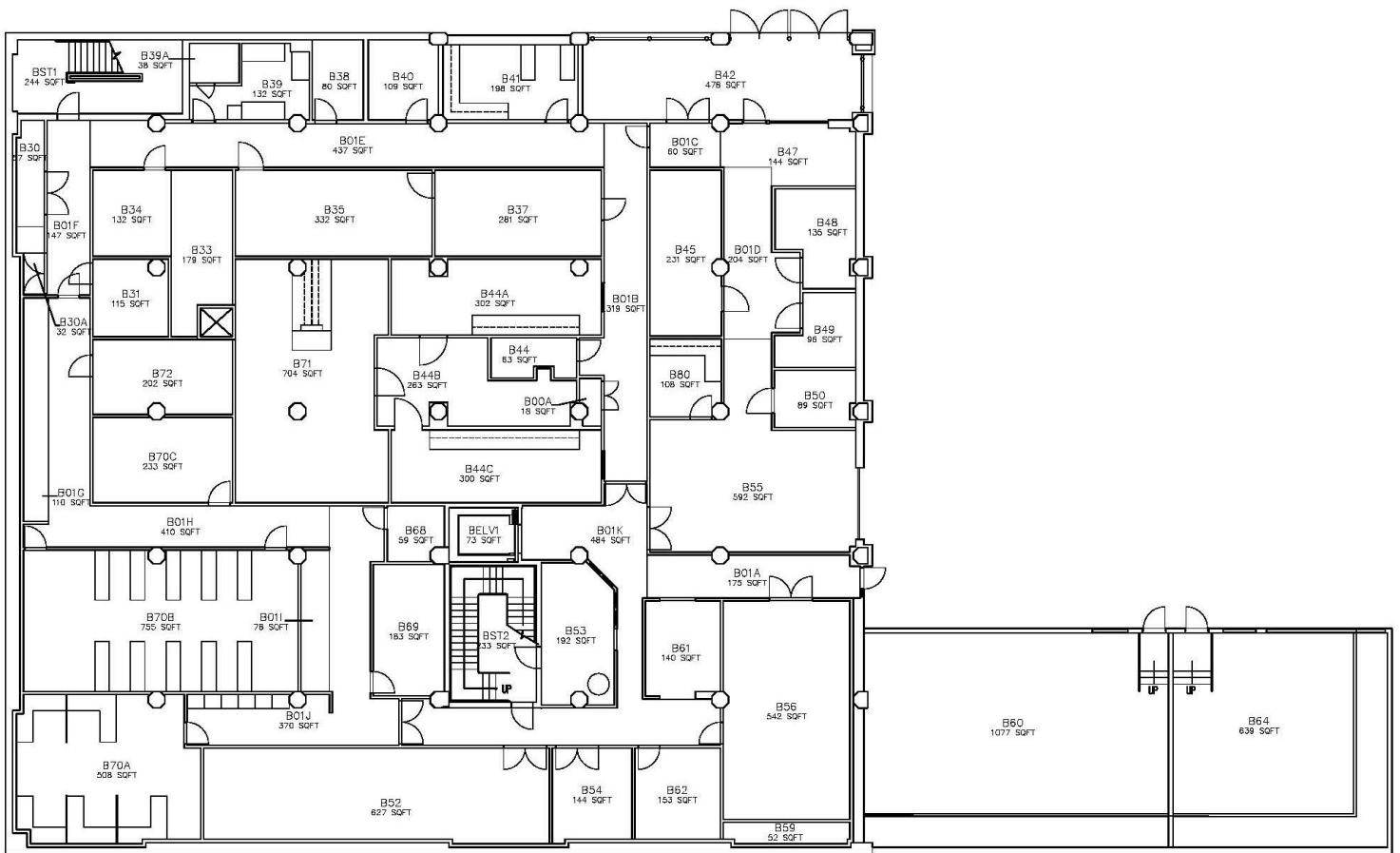


FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Kris Richey Curtis // kris@kinzer.com // 206.442.1546 or Shelley Gill // shelley@kinzer.com // 206.442.1545

960 Republican Street
Floor B1

- Labs and office
- BSL2+ lab
- Biohazard waste autoclave
- Kitchenette
- Conference and training rooms with AV and online conferencing
- Fully equipped loading dock
- Bike storage

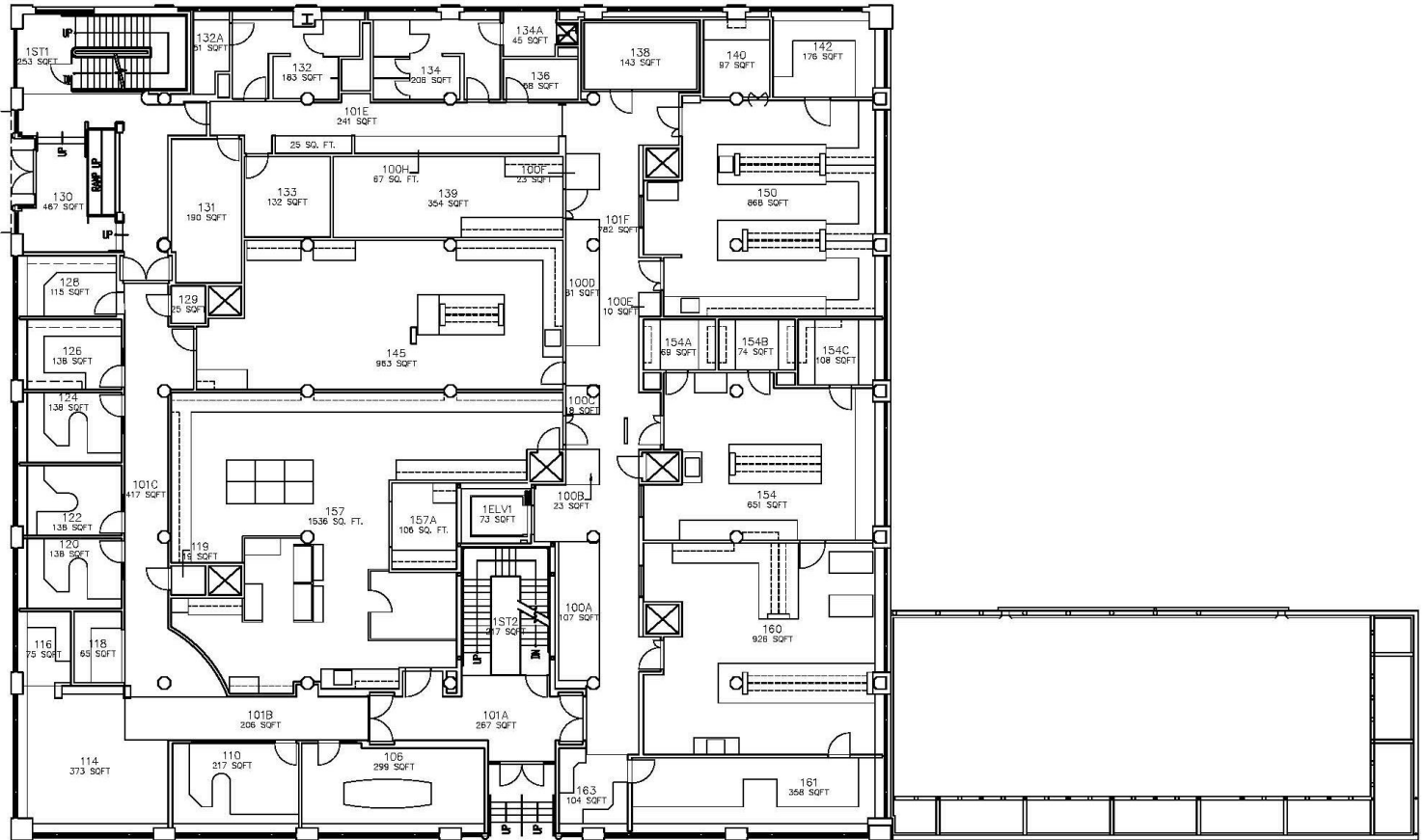


FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Kris Richey Curtis // kris@kinzer.com // 206.442.1546 or Shelley Gill // shelley@kinzer.com // 206.442.1545

960 Republican Street Floor 1

- Labs and office
- Cold room
- Kitchenette
- Conference rooms with AV and online conferencing

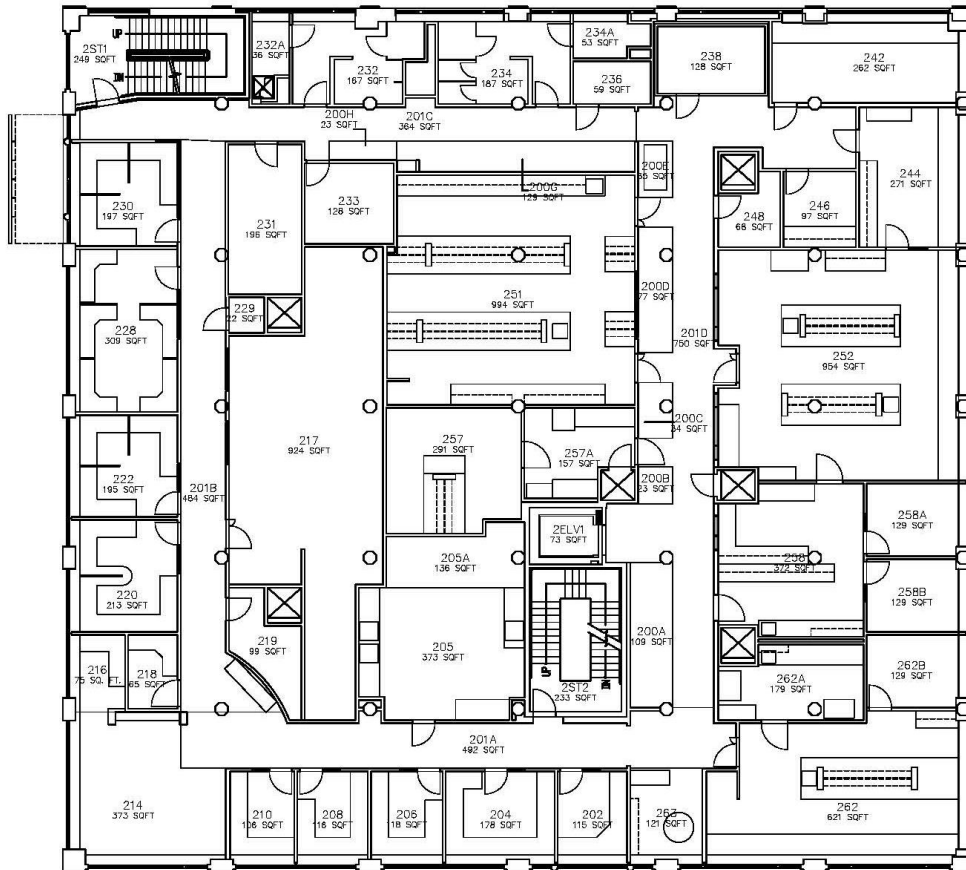


FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Kris Richey Curtis // kris@kinzer.com // 206.442.1546 or Shelley Gill // shelley@kinzer.com // 206.442.1545

960 Republican Street Floor 2

- Labs and office
- Cold room
- Biohazard waste autoclave, clean autoclave, glasswash
- Kitchenette

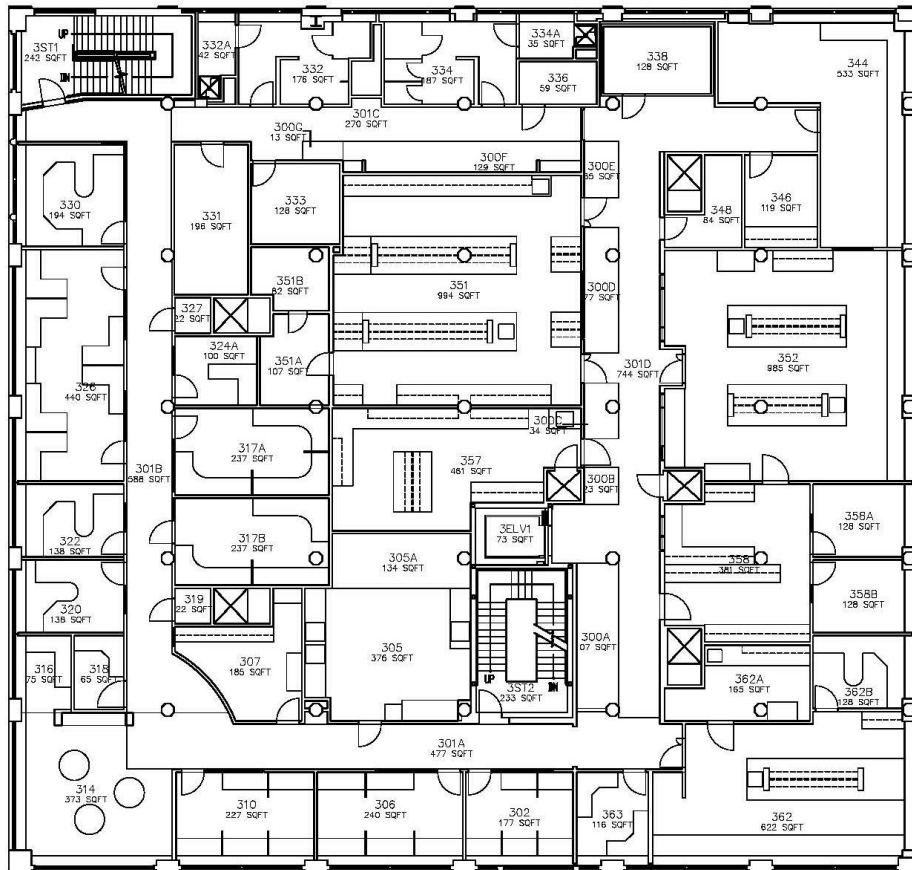


FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Kris Richey Curtis // kris@kinzer.com // 206.442.1546 or Shelley Gill // shelley@kinzer.com // 206.442.1545

960 Republican Street Floor 3

- Labs and office
- Cold room
- Clean autoclave and 2 glasswash machines
- Kitchenette



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Kris Richey Curtis // kris@kinzer.com // 206.442.1546 or Shelley Gill // shelley@kinzer.com // 206.442.1545

960 Republican Street: Building Engineering Systems Specifications

Building Square Footage		60,375
Boilers	Model and quantity	2 (two) Teledyne Larrs
	Type (gas-fired, electric, water tube, etc.)	Gas
	Year re-furbished	1999
	Capacity (kW)	3,321,000 BTU each
Chillers		
CO1	Model and quantity	Trane RTAA00704XK01A3D0BG
	Type (centrifugal, ice-making, etc.)	Rotary
	Year installed	1999
	Year re-furbished (if applicable)	NA
	Capacity (tons)	70
	VFDs installed	NO
	Refrigerant Type	R-22
	Chilled water pumps - VFDs	No
CO2 & CO3	Model and quantity	2 (Two)Trane RTAA2004XR01A3D0BG
	Type (centrifugal, ice-making, etc.)	Rotary
	Year installed	1999
	Year re-furbished (if applicable)	
	Capacity (tons)	200
	VFDs installed	NO
	Refrigerant Type	R-22
Air Hand Units	MAU 1&2 on the roof	2
	Model	Pace PF-54 PAH
	VFDs installed	YES
	Fan Motor H.P	75
	CFM	55,000 CFM each
Air Distribution System	System Description	Ceiling mounted fan HW coil
	Controls	Digital
	Type of zone control box	VAV constant volume
Lighting	Corridor lighting on occupancy sensors/time clock?	Manual switch
	Daylight zone photocell dim/switch controlled?	NO
	Battery Backup or generator-fed emergency egress lighting	Generator Fed
	Standard Lighting Type (i.e., T-8, T-12, T-5, compact fluorescent)	T-5 and T-8
	Do certain areas use T-12? If yes, which?	NO

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Kris Richey Curtis // kris@kinzer.com // 206.442.1546 or Shelley Gill // shelley@kinzer.com // 206.442.1545

960 Republican Street: Building Engineering Systems Specifications (continued)

Lighting (cont)	Stairwell lighting on occupancy sensors or LV relay control panel	No
	LED Exit signs	LED
Supplemental HVAC for server rooms	Model and Quantity	2 (Two) Liebert UH529C-AGES
Electrical Service	MCB or MLO switchboards	MCB
	CB or fused switchgear	CB
	Size of switchboards (amps)	2 (Two) 3000A
	Size of bus duct riser(s)	1200A, 800A
	ATS(s), Sizes and loads served	1 (One) Fire Life Safety
	Last date of major maintenance / shut down	Budgeted for 2017
Generator	Generator Size (kW)	750 KW
	Generator - fuel tank size and description-approved?	1000 Gallon
	Generator - number of hours run to date	331 Hours
Energy Management System	Model	Johnson Control Metasys
	Date installed	2014
Fire Alarm System	Analog type? Addressable type?	Addressable
	Level of coverage (basic code min, full coverage?)	Full Coverage
	Last date of testing/service?	June 2016
	Make & Model	Notifier
	Types of Annunciation	Horn strobes
	Types of Detection	Smoke, heat
Roof	Type of Roofing System	torch-down
	Year refurbished or recoated	1999
	Warranties?	NO
Elevators	Number of Passenger Elevators	1
	Size	6' x 8'
	Model	OTIS
	Description	Hydraulic
	Date installed	Unknown
	Modernization complete or in progress? When?	Unknown
	Number of Freight Elevators	0
	Capacity	4500 pounds
	Other Elevators? i.e., parking access, etc.	No

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Kris Richey Curtis // kris@kinzer.com // 206.442.1546 or Shelley Gill // shelley@kinzer.com // 206.442.1545