



C SCADIAN

at 330 YALE

SEATTLE, WASHINGTON










CBRE

Class A Life Science Facility in South Lake Union



210,771 RSF LIFE SCIENCE FACILITY IN THE HEART OF SOUTH LAKE UNION

BUILDING HIGHLIGHTS

-  Prominent Signage Opportunity Facing I-5's 180,000 Cars Per Day
-  Common Glasswash/Autoclave
-  Ideal Life Science Floorplates: 12k - 31k SF
-  Lab Spec Suites on Floors 2 & 3
-  Robust Loading Dock With Direct Access Freight Elevator
-  Outside Air Exchange: Rate Over 6.5 ACH
-  Easy Access to SCRI, Fred Hutch, UW Medicine and I-5
-  Shell and Core LEED Certified
-  Dedicated Tenant Backup Power Generator

CLASS A BUILDING AMENITIES

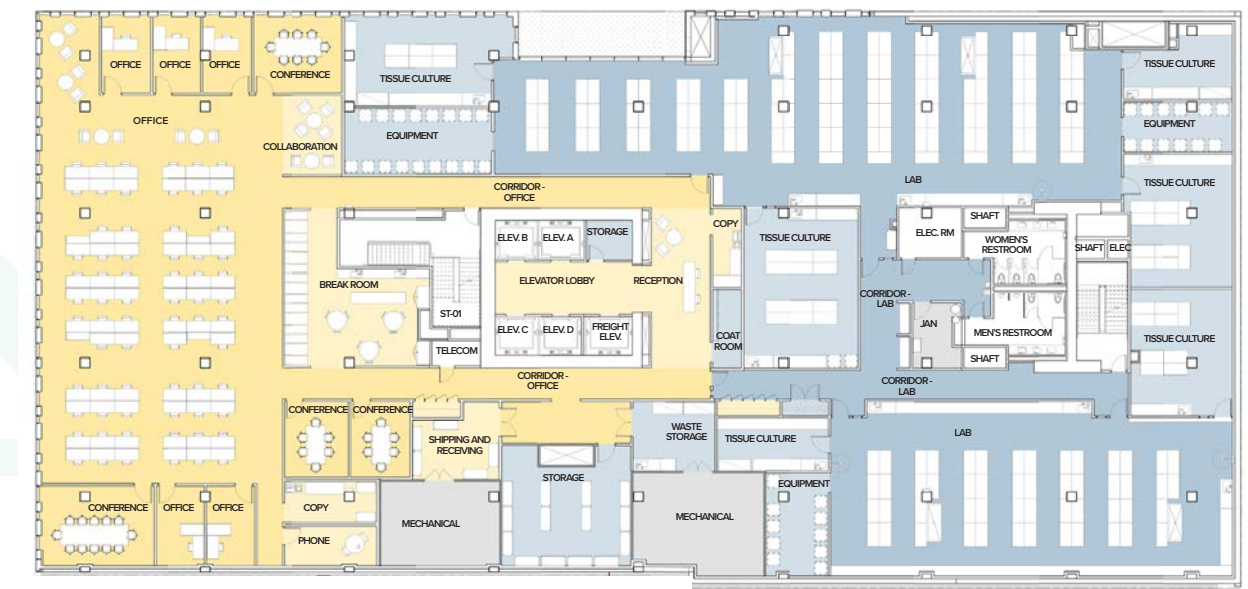
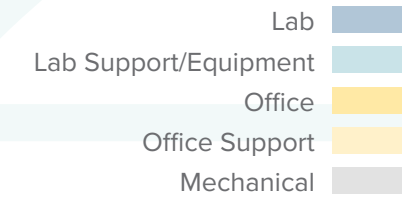
-  On-site Security
-  Bike Storage and Showers
-  Rooftop Terrace with Views of Lake Union
-  Secure Tenant & Visitor Parking
-  On-site Retail and Abundant Nearby Restaurants

FLEXIBLE FLOORPLATES AVAILABLE



SPEC SUITE

FLOORS 2 & 3
Spec Suite
31,087 - 31,567 RSF



Lab Suite Specs

LABORATORY AND OFFICE FUNCTION

- Fixed and mobile casework with metal bodies and chemical resistant counters
- Hazardous waste storage, lab storage, cylinder storage and shipping and receiving room
- Autoclave/glasswash on the first floor
- Daylit collaborative office/open space
- Kitchenette/breakroom
- Internal Building loading and support elevator to serve the floor

MECHANICAL SYSTEMS

- Lab areas will have 100% outside air, exhausted through a common exhaust system
- Lab areas are designed to a minimum of 6 Air Changes per Hour (ACH)
- Capacity for up to four (4) fume hoods per suite

PLUMBING SYSTEMS

- Lab sinks with lab hot and cold water
- One lab sink will have one (1) emergency eyewash and one (1) DI water drop, served from the building common DI water system
- One emergency shower will be at each lab suite in a central location to serve the entire suite
- Each floor will be served from the building common air and vacuum equipment

ELECTRICAL SYSTEMS

- Laboratory benches will have normal and emergency power
- Standby power will be distributed on a pro-rata basis
- Card key access will be provided through building access control system

IN THE HEART OF SEATTLE'S INNOVATION CLUSTER



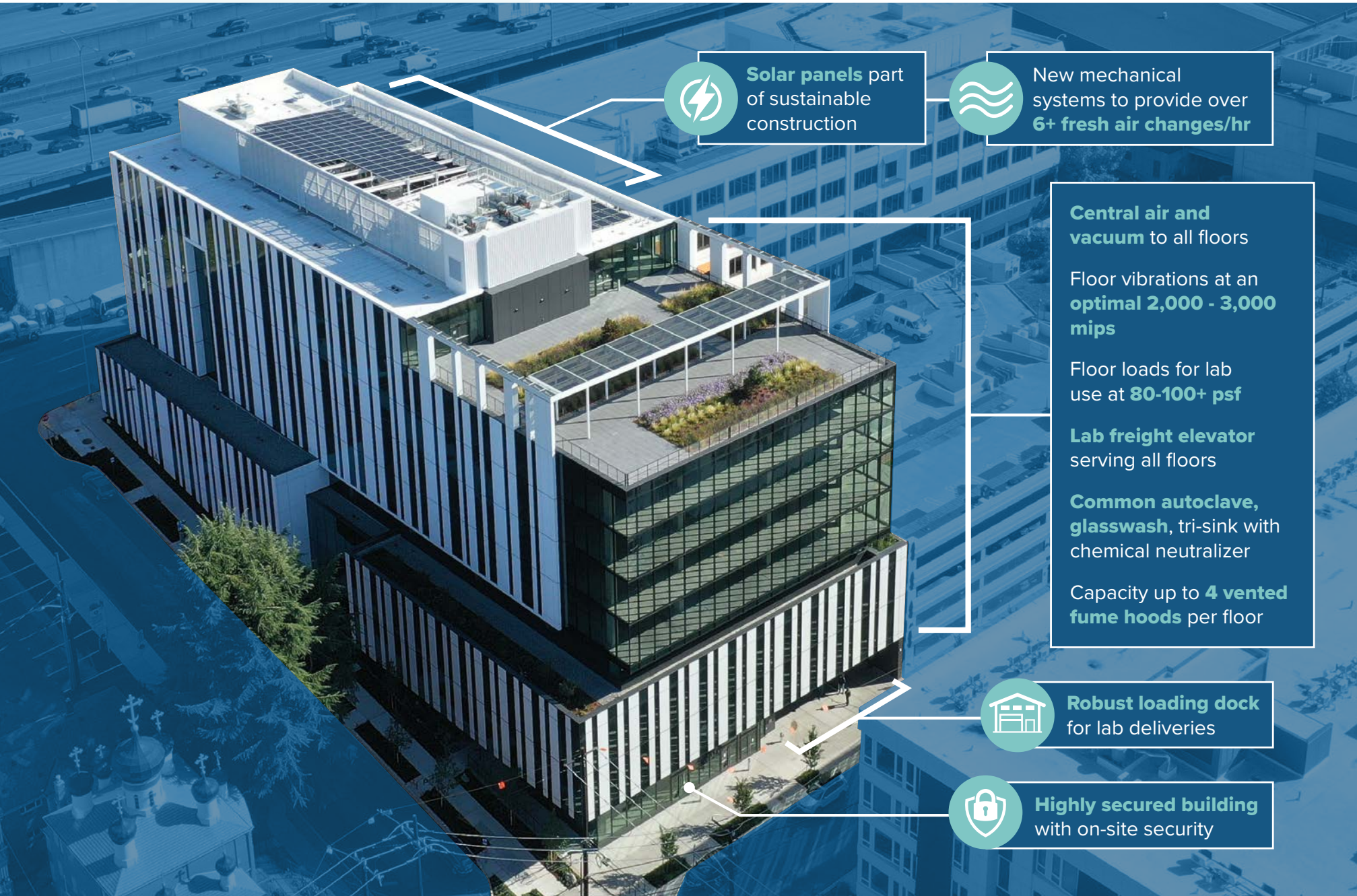
CONVENIENT ACCESS TO I-5 & RESEARCH INSTITUTIONS



Drive Times

Fred Hutch	3 mins
UW (S. Lake Union Campus)	6 mins
UW Main Campus	9 mins
Seattle Children's Research Institute—Building Cure (1920 Terry)	5 mins
Allen Institute	6 mins

CLASS A LIFE SCIENCE FACILITY Designed for Premier Life Science Research



Solar panels part of sustainable construction

New mechanical systems to provide over **6+ fresh air changes/hr**

Central air and vacuum to all floors

Floor vibrations at an optimal **2,000 - 3,000 mips**

Floor loads for lab use at **80-100+ psf**

Lab freight elevator serving all floors

Common autoclave, glasswash, tri-sink with chemical neutralizer

Capacity up to **4 vented fume hoods** per floor

Robust loading dock for lab deliveries

Highly secured building with on-site security

IN THE HEART OF RESEARCH & AMENITIES



- | RESTAURANT/BARS | COFFEE |
|-----------------------------|---------------------------------|
| 1 Café Hagen | 11 Cascade Coffee Works |
| 2 Kati Vegan Thai | 12 Local Coffee Spot - Westlake |
| 3 El Grito | 13 Café en Clair |
| 4 Cactus South Lake Union | 14 Kakao |
| 5 Thomas Street Warehouse | 15 Starbucks |
| 6 SLU Farmer's Market | 16 Caffe Torino |
| 7 Local Public Eatery | 17 Local Coffee Spot - SLU |
| 8 Republic Restaurant & Bar | |
| 9 Bar Harbor | FITNESS |
| 10 Mbar | 18 24 Hour Fitness |
| | 19 Flow Fitness |
| | 20 Pro Club |

UW Medicine
UW SCHOOL OF MEDICINE

ALLEN INSTITUTE FOR BRAIN SCIENCE

FRED HUTCH
CURES START HERE

Seattle Cancer Care Alliance
Fred Hutchinson Cancer Research Center

Seattle Children's
HOSPITAL • RESEARCH • FOUNDATION
Research Institute

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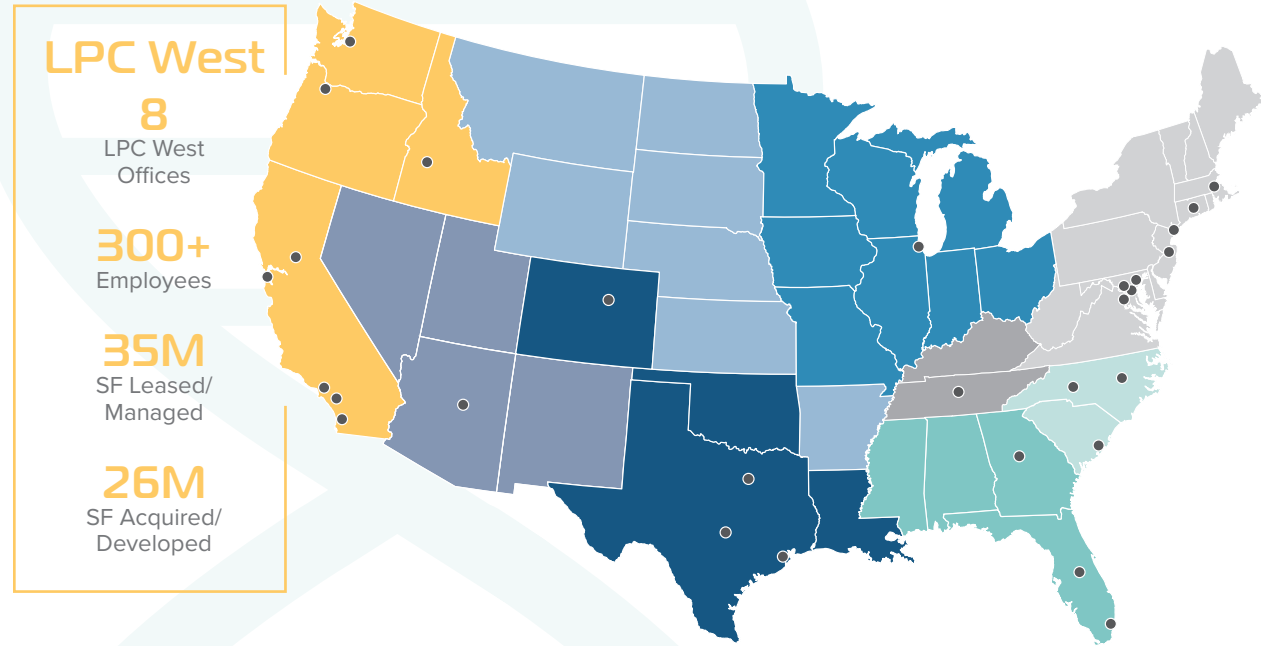
NATIONAL PRESENCE, LOCAL FOCUS

Lincoln Property Company (LPC) is one of the largest full-service real estate firms in the U.S.—and consistently ranks among the Top Managers and Top Developers of office, industrial, retail, mixed-use, and specialty properties.

Headquartered in Dallas, Texas since 1965, LPC is a privately held firm with thousands of seasoned professionals serving our clients and partners from 400+ offices across the country—providing the services and expertise needed to achieve their goals and bring their vision to life.

Lincoln Property Company (U.S.)

55+ Years of Experience
400+ U.S. Office Locations
433M SF Leased/Managed
160M SF Acquired/Developed
TOP 10 Managers & Developers



LPC West Region

LPC WEST is one of the firm's largest and most prolific operations, with a strong presence and 300+ employees across:

SOUTHERN CALIFORNIA: San Diego, Orange County, Los Angeles (HQ)

NORTHERN CALIFORNIA: San Francisco Bay Area, Sacramento

PACIFIC NORTHWEST: Portland, Boise, Seattle

Our locally based approach has helped us develop trusted relationships in each community we serve and deliver successful projects region-wide—from San Diego to Seattle.

LPC West | Select Life Science Projects

PACIFIC NW | BAY AREA | SOUTHERN CALIFORNIA



- 1. PENINSULA**
Bay Area, CA
1.16M SF
GROUND-UP
- 2. AIRPORT BLVD**
Burlingame, CA
403k SF
GROUND-UP
- 3. VENTAS**
S. San Francisco, CA
120k SF
CONVERSION - LAB
- 4. 222 FIFTH**
Seattle, WA
196k SF
GROUND-UP



- 5. DUMBARTON**
Fremont, CA
99k SF
CONVERSION - GMP
- 6. ARDENWOOD**
Fremont, CA
50k SF
CONVERSION - GMP
- 7. RESEARCH**
Fremont, CA
107k SF
CONVERSION - GMP
- 8. MILMONT**
Fremont, CA
68k SF
CONVERSION - GMP



- 9. HALSTEAD**
Pasadena, CA
238k SF
CONVERSION
- 10. THIBODO**
Vista, CA
75k SF
CONVERSION - GMP
- 11. APERTURE**
Del Mar, CA
630k SF
GROUND-UP
- 12. SUMMIT POINTE**
San Diego, CA
305k SF
GROUND-UP

LPC West | Life Science Platform

WEST COAST LIFE SCIENCE PORTFOLIO

The LPC West Life Science portfolio includes ground-up developments and conversions of existing product to life science labs, R&D facilities, GMP sites, and premier mixed-use campuses. The firm also provides extensive occupier services for major life science tenants.

5.45 million sq. ft. LIFE SCIENCE DEVELOPMENTS & CONVERSIONS
2.23 million sq. ft. LIFE SCIENCE PROJECTS MANAGED
1.5+ million sq. ft. LIFE SCIENCE OCCUPIER SERVICES PROJECTS

CUSTOMIZED SERVICE & SPECIALIZED EXPERTISE

LPC West supports our clients and partners with a diverse platform of services, resources, and expertise tailored to meet their needs as real estate owners, investors, lenders, and occupiers. The business lines and areas of expertise shown below represent LPC West's primary service offerings and select specialty practices—provided by our in-house professionals and subject matter experts.

INTEGRATED FULL-SERVICE PLATFORM

OWNER & FINANCIAL SERVICES	DEVELOPMENT SERVICES	OCCUPIER SOLUTIONS	SPECIALTY PRACTICES
Acquisitions & Investments	Development Management	Occupier Services	Life Science/ Biotech
Accounting & Reporting	Entitlements & Permitting	Construction & Project Management	Healthcare/ Medical
Asset Management	Infrastructure & Master Planning	Sustainability & ESG Solutions	Production Studios & eGaming
Property Management	Construction Management	Move Management	Private Client Services
Leasing/ Brokerage	Adaptive Re-use/ Conversion	Technology & Innovation	Seismic Retrofit

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