

THE LABS @

201 Elliott



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Located on the second floor of the Omeros Building, The Labs @ 201 Elliott are a unique concept—five laboratory modules of different sizes grouped together to promote growth, efficiency and creativity. Each module has its own lab and office space and has access to building common areas, including a brand new, two-story lobby, landscaped courtyard, fitness center and conference rooms.

Building Highlights

State of the art building systems and two-story lobby with best-in-class and market leading finishes

Rich on-site amenities, including four conference rooms, a café, and a fitness center complete with showers and lockers

Located on the Puget Sound waterfront with unobstructed, expansive views of the Olympic Mountains and Elliott Bay

Grand entryway with floor-to-ceiling glass and significant street presence

Building owned and operated by BioMed Realty, an experienced provider of real estate solutions to the life science community

Landscaped outdoor courtyard with rotating daily food truck lineup

182 stalls of surface and subterranean secured parking; 1.2/1,000 RSF parking ratio

Direct access to Myrtle Edwards Park via newly constructed bicycle and pedestrian overpass

Close proximity to the Bill & Melinda Gates Foundation, the Allen Institute for Brain Science, and UW Medicine





Laboratory Module Features

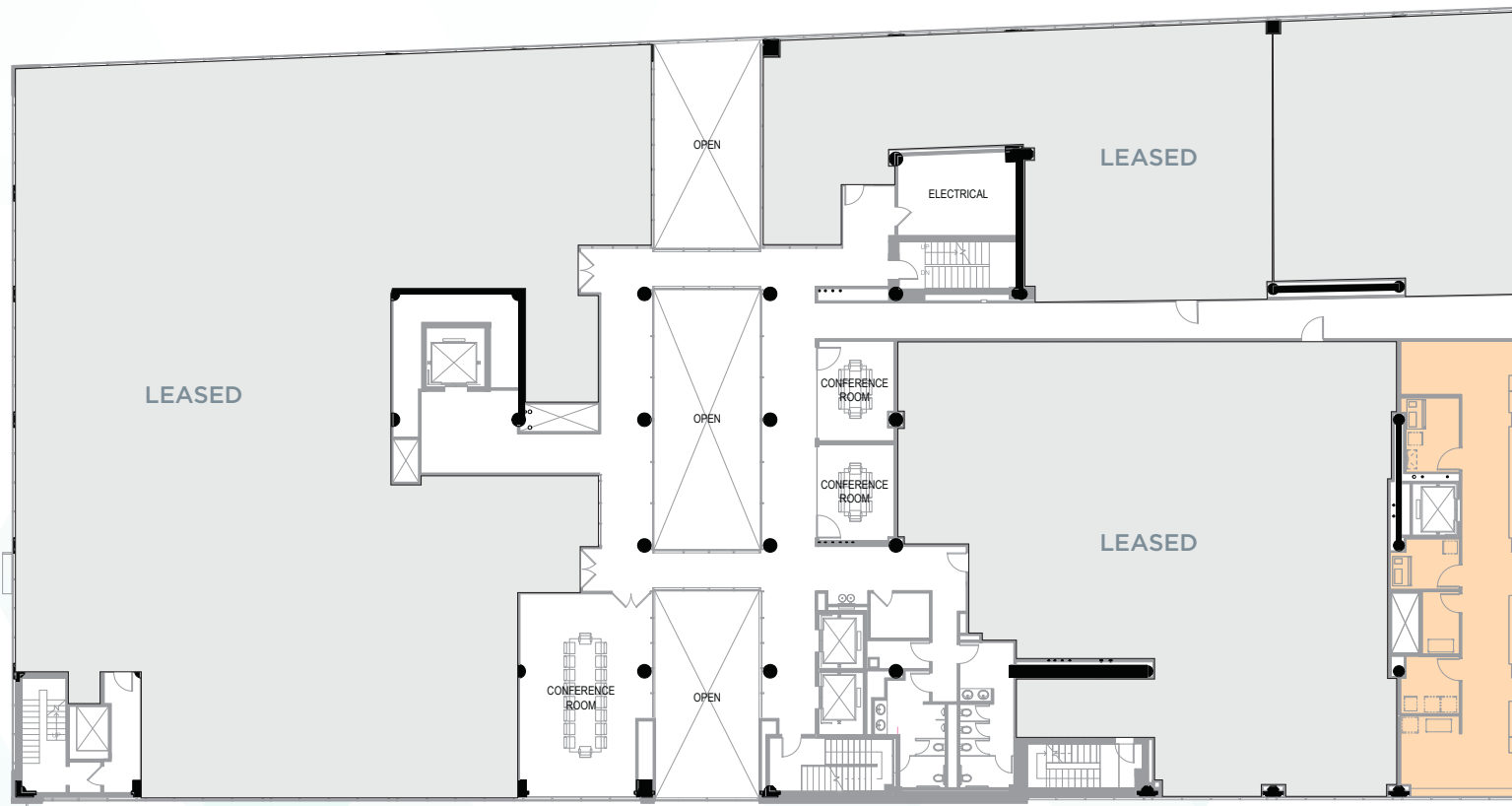
- Office/lab spaces with two access points
- Combination of fixed and mobile casework with chemical resistant counters
- Floor penetrations for all waste and vent applications
- Roof penetration and doghouse for future fume exhaust ductwork to each space; (fume exhaust hood, ductwork and fan to be provided by Tenant)
- Up to two lab sinks at lab benches with lab hot and cold water, one with emergency eyewash and DI water drop
- Emergency shower
- 9' ceilings



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Second Floor Lab Suites



Lab Suite Specs

LABORATORY CASEWORK

- A combination of both fixed and mobile casework will be provided with chemical resistant counters.
- Shelving and cabinets will be provided for storage at casework.

STRUCTURE

- Floor penetrations are installed for all waste and vent applications.
- Roof penetration and doghouse is provided for future fume exhaust ductwork to each space. Fume Exhaust hood, ductwork and fan to be provided by Tenant.
- Structure loading capacity is 150 pounds per square foot live load.

MECHANICAL SYSTEMS

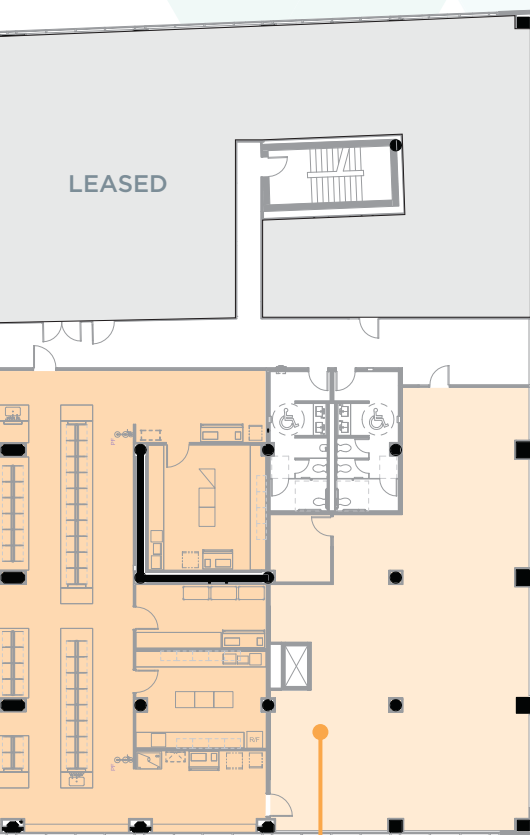
- All air serving lab areas will be 100% outside air, exhausted through a common exhaust system.
- Laboratory areas are designed based on a minimum of 8 Air Changes per Hour (ACH).
- Future pathway for ductwork to accommodate two 8' fume hoods per suite has been designed.

PLUMBING SYSTEMS

- Laboratory suites will be supplied with up to (2) lab sinks at lab benches with lab hot and cold water.
- One of these lab sinks will be provided with (1) emergency eyewash and (1) DI water drop, served from the building common DI water system
- One emergency shower shall be provided at each laboratory suite in a central location to serve the entire suite.
- Each bench will be provided with at least (2) each laboratory air and laboratory vacuum outlets, served from the building common air and vacuum equipment. Utilities will be supplied via gas/vac outlets at the fixed wall/bench or at a utility panel quick-connection above mobile casework.
- Rough-in for (1) future specialty lab gas distribution system (at least 2 outlets per bench) will be provided above the ceiling. Future outlets/quick-connections and manifold to be provided by tenant.

ELECTRICAL SYSTEMS

- Power distribution shall be isolated by panels at each suite.
 - Laboratory benches shall be provided with 120V normal and emergency power. 208V and 480V dedicated power is available at panels (Tenant to install as needed).
 - Available standby power shall be approximately 45kw distributed on a pro-rata basis between all four North suites.
 - Card key access shall be provided through building access control system. Two access points will be provided to each suite.
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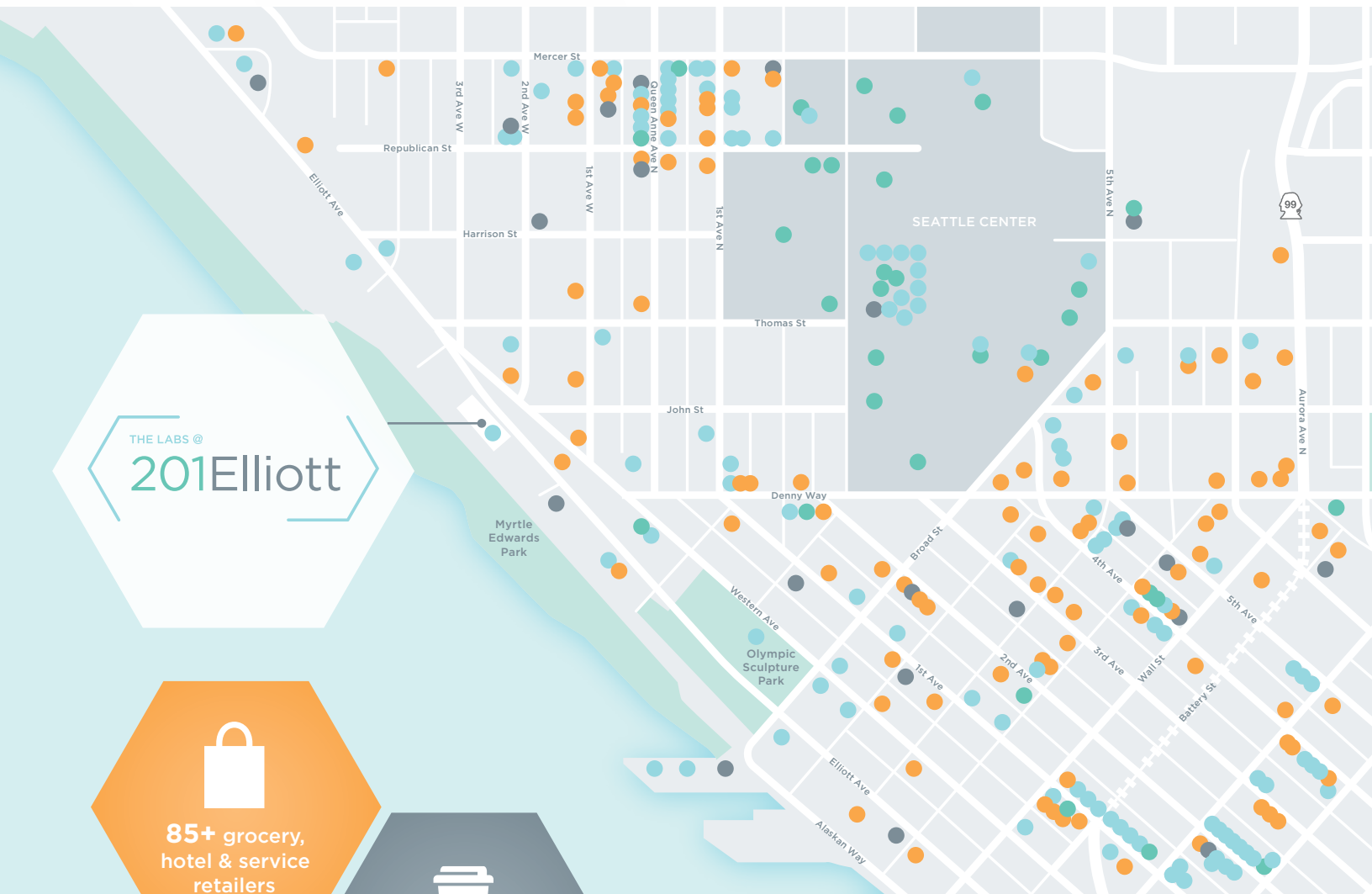


Suite 280
10,034 RSF

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Nearby Amenities



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85+ grocery,
hotel & service
retailers



20+ coffee shops
& espresso bars



100+ restaurants,
cafés, bakeries
& bars



30+ shops &
entertainment
venues



Location Highlights



Great transit: 10+
bus lines within
.25 miles



Direct access to
beach, parks
and trails



Excellent
bike lanes



Rotating daily food
truck lineup



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201 ELLIOTT AVENUE WEST, SEATTLE, WASHINGTON 98119

For more information, please contact:

PAUL CARR

Senior Vice President
+1 206 292 6005
paul.carr@cbre.com

STEVEN PEROVICH

Senior Vice President
+1 206 292 6059
steven.perovich@cbre.com

MARCUS YAMAMOTO

First Vice President
+1 206 292 6062
marcus.yamamoto@cbre.com



CBRE

CBRE, Inc., 1420 5th Avenue, Suite 1700, Seattle, WA 98101

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