

An aerial photograph of a dense urban area in Seattle, Washington. The image shows a mix of modern and older buildings. A specific building, outlined in a light blue line, is the focus of the advertisement. It has a prominent glass facade on one side and a more solid, multi-story structure on the other. In the background, the Space Needle is visible against a clear blue sky. The overall scene is bright and sunny, with shadows cast by the buildings.

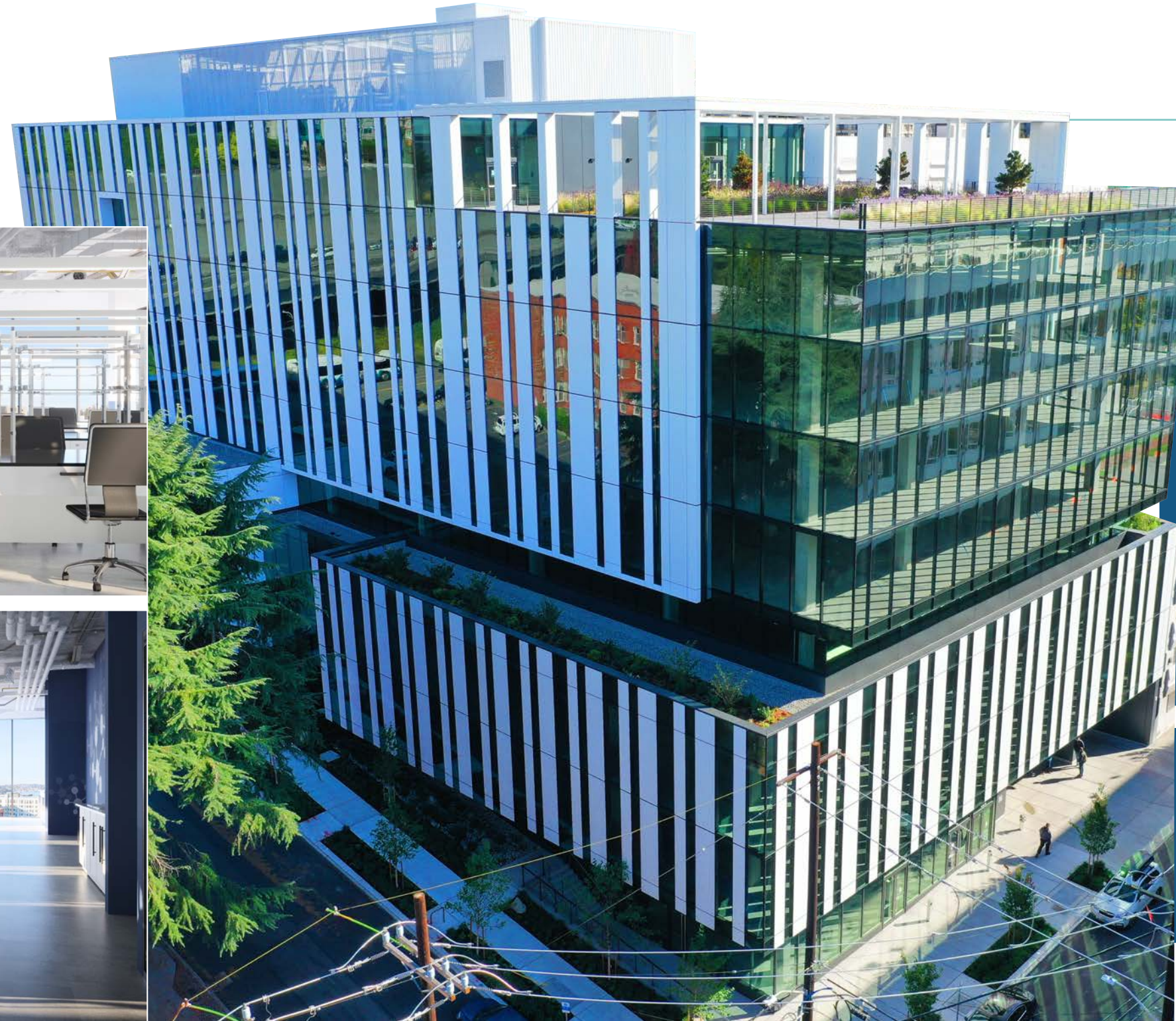
CSCADIAN

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 Floor 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

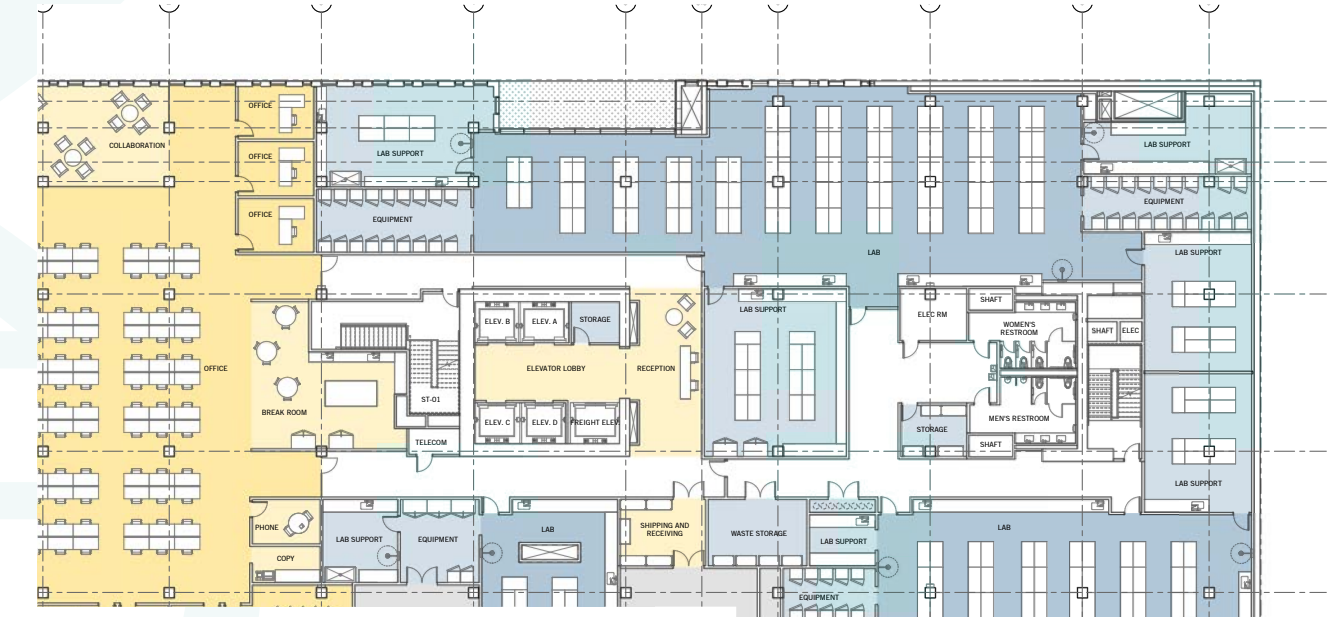
FLEXIBLE FLOORPLATES AVAILABLE



SPEC SUITE

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

- Lab
- Lab Support/Equipment
- Office
- Office Support
- Mechanical



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 (1) emergency eyewash and (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

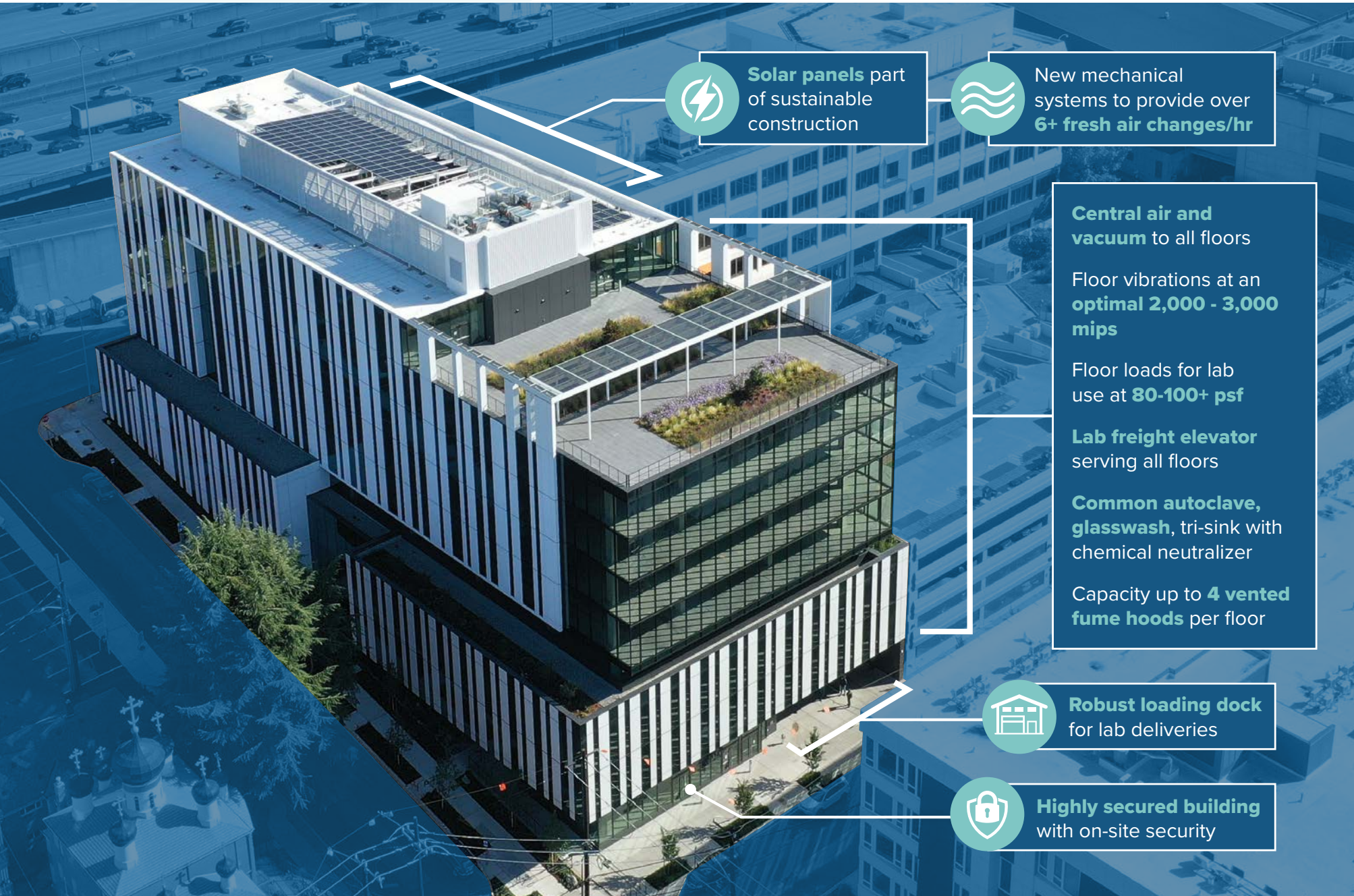
IN THE HEART OF SEATTLE'S INNOVATION CLUSTER



CONVENIENT ACCESS TO I-5 & RESEARCH INSTITUTIONS



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 |

Seattle Children's
HOSPITAL • RESEARCH • FOUNDATION
Research Institute

CASCADIAN
at YALE AVE

UW Medicine
UW SCHOOL OF MEDICINE

ALLEN INSTITUTE for BRAIN SCIENCE

FRED HUTCH
CURES START HERE

Seattle Cancer Care Alliance

C SCADIAN

at YALE AVE

SEATTLE, WASHINGTON

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