



307

WESTLAKE

±128,000 RSF

307 Westlake Avenue N
Seattle, WA 98109

A  BioMed Realty property

307 WESTLAKE

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Discover 307 Westlake, an innovative, multi-tenant building crafted to empower life science companies with adaptable growth opportunities. A cutting-edge Class A life science hub situated in the heart of South Lake Union's vibrant marketplace.

Exceptional building systems, inviting outdoor terraces

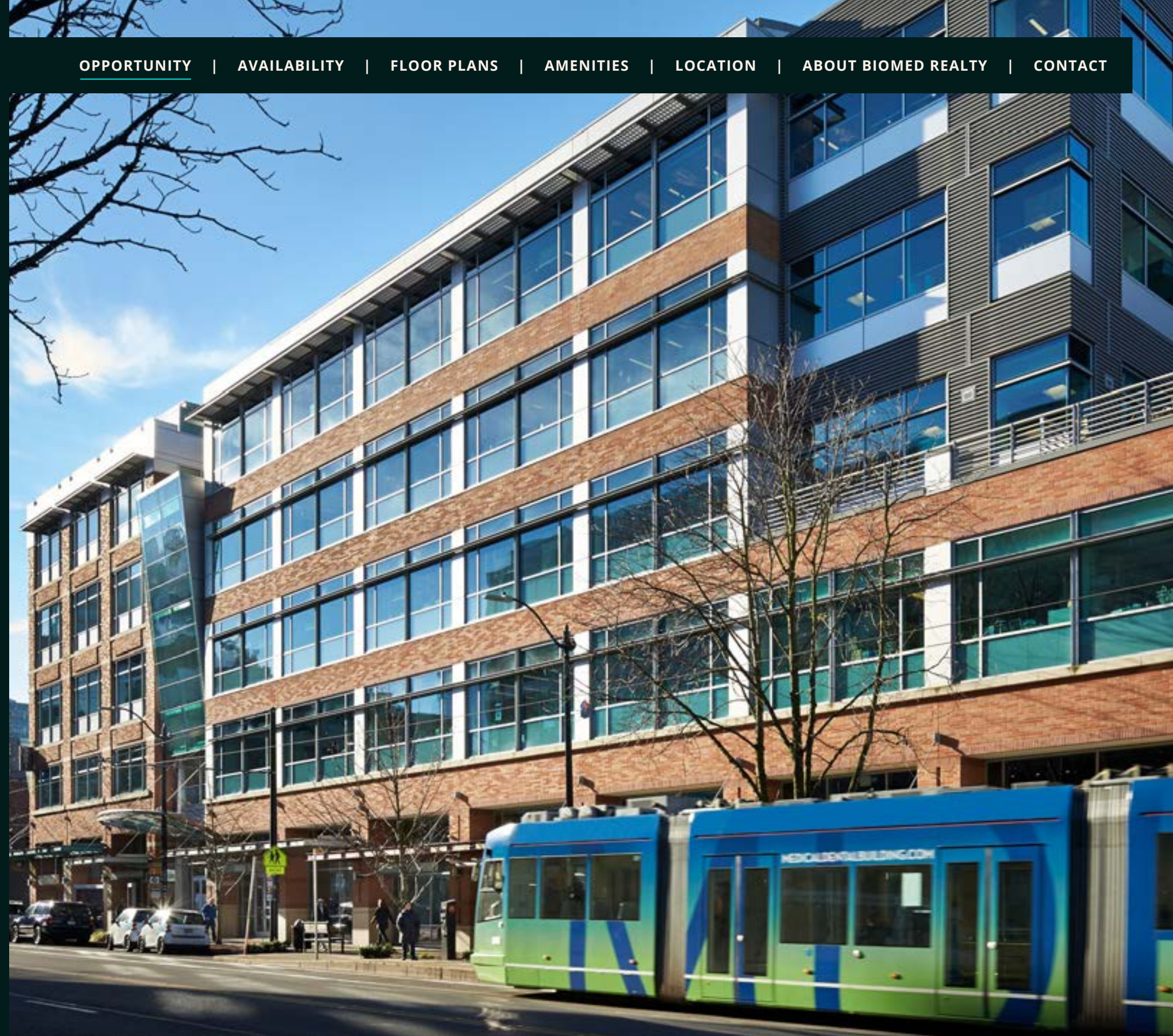
Convenient public transit access, including a well-placed streetcar stop in front of the building

±128,000 SF opportunity

5-story, Class A Lab building

Spectacular views of Lake Union and Seattle

On-site Parking



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SUITE 500

Available | ±25,000 RSF

SUITE 400

Available | ±26,000 RSF

SUITE 300

Leased | ±26,000 RSF

SUITE 200

Available | ±28,000 RSF

SUITE 100

Available | ±12,000 RSF

**BUILDING CONFERENCE
ROOM & RETAIL**

P1: PARKING GARAGE

P2: STORAGE PARKING GARAGE

Available | ±4,000 RSF

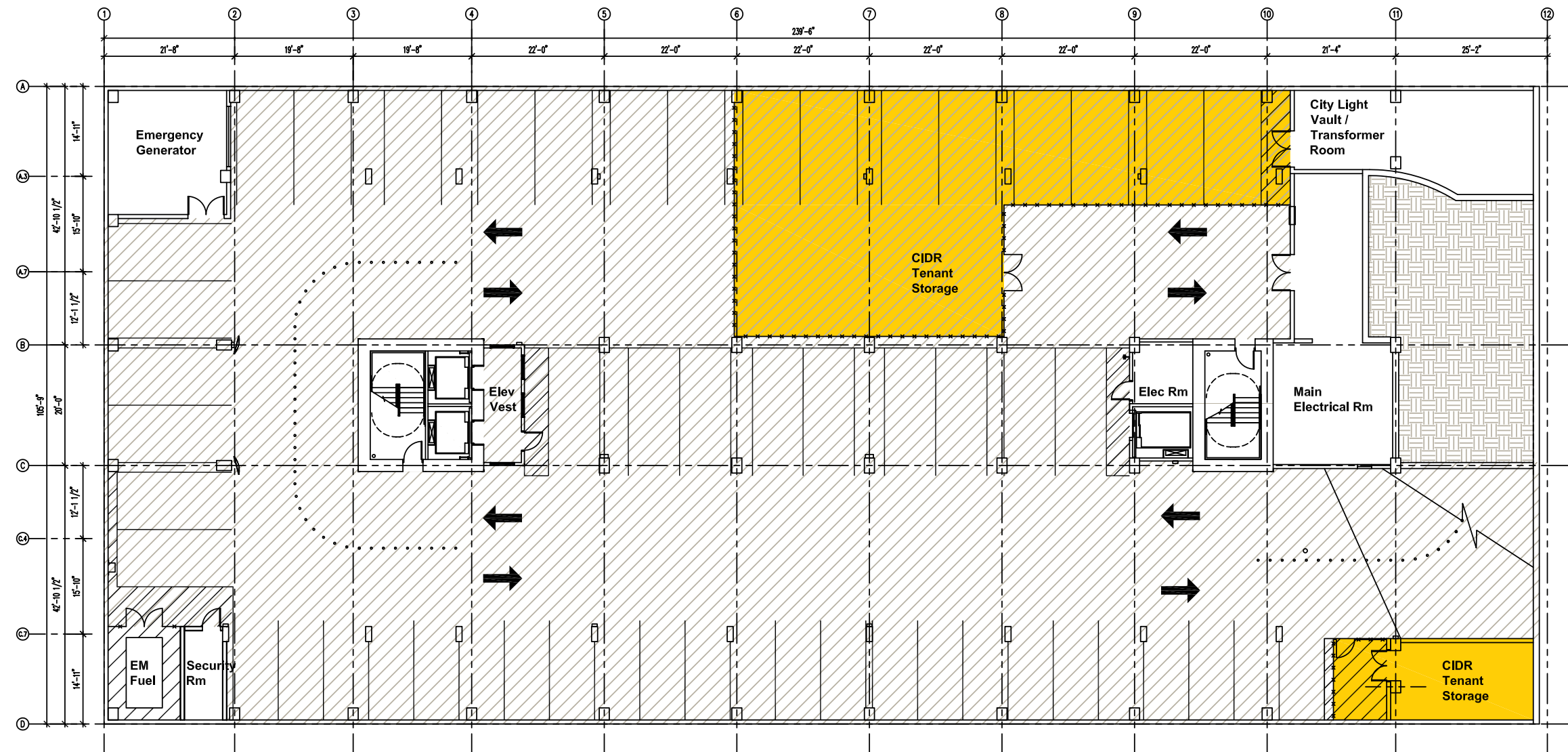


P2

STORAGE

Available | ±4,000 RSF

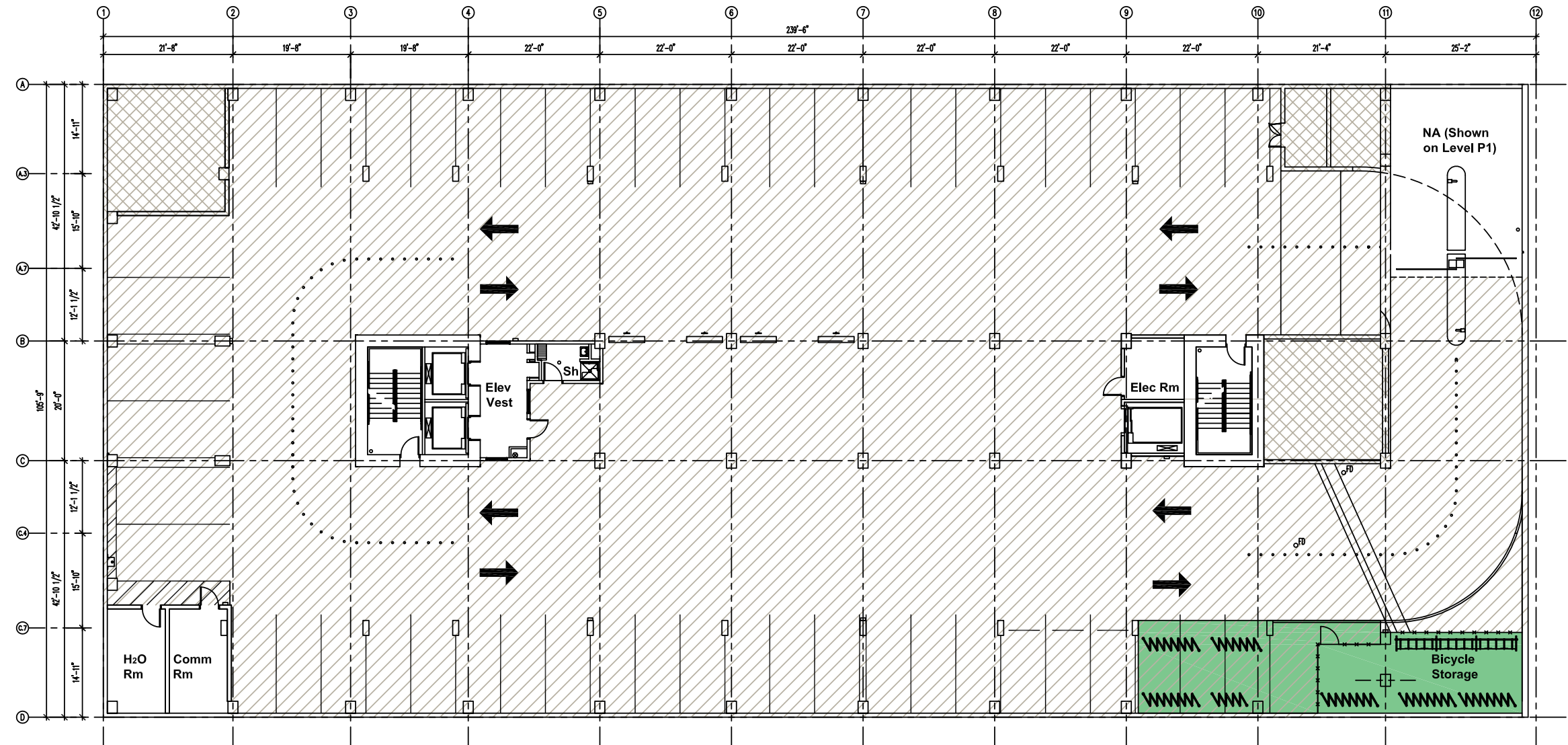
PARKING GARAGE



- Shared Tenant Amenities
- Retail Tenant
- Science Tenant
- ±4,000 SF Tenant Storage
- ±20,000 SF Parking

P1

PARKING GARAGE

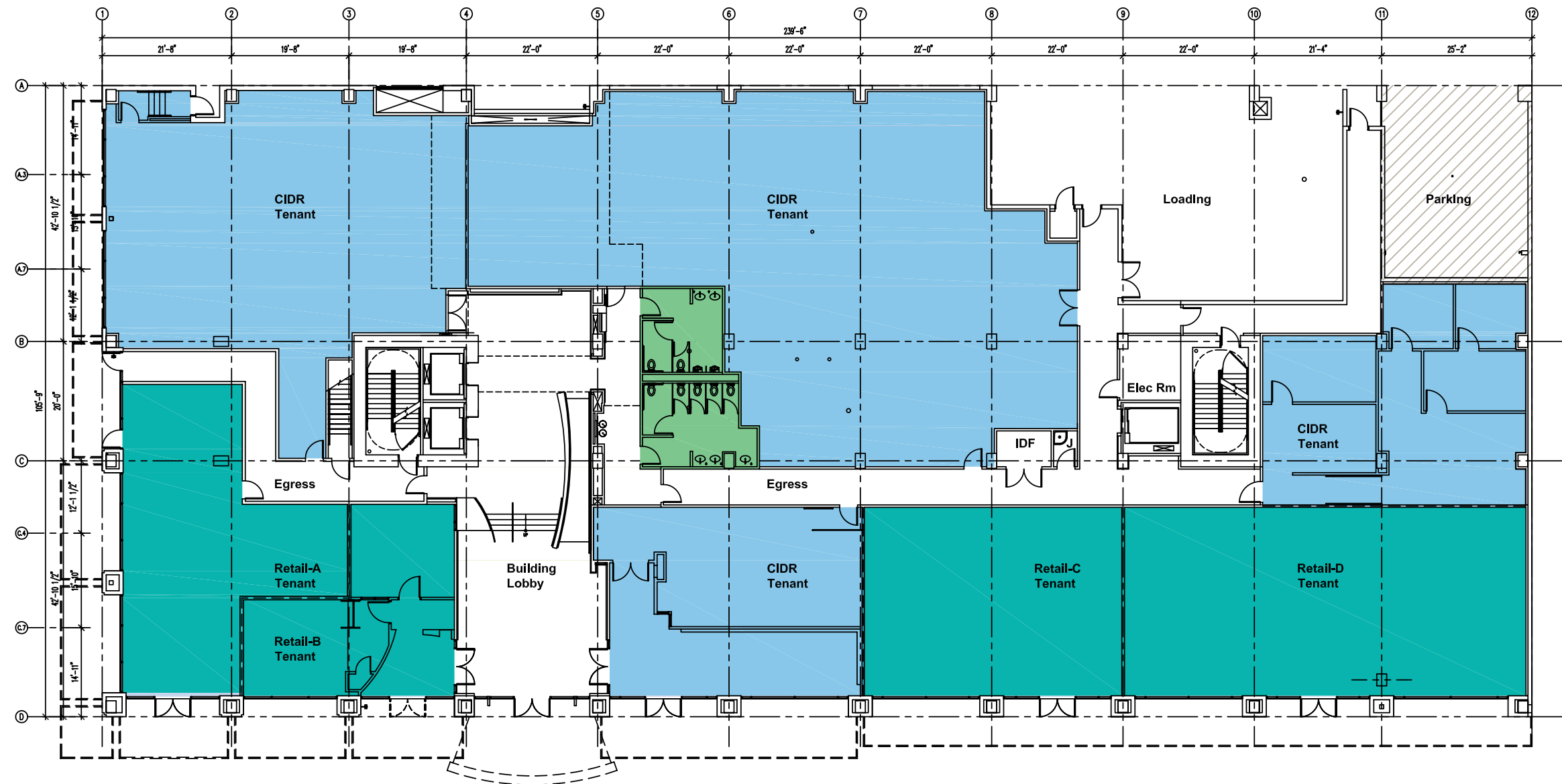


±1,000 SF Shared Tenant Amenities
 Retail Tenant
 Science Tenant
 Tenant Storage
 ±21,000 SF Parking

LEVEL 1

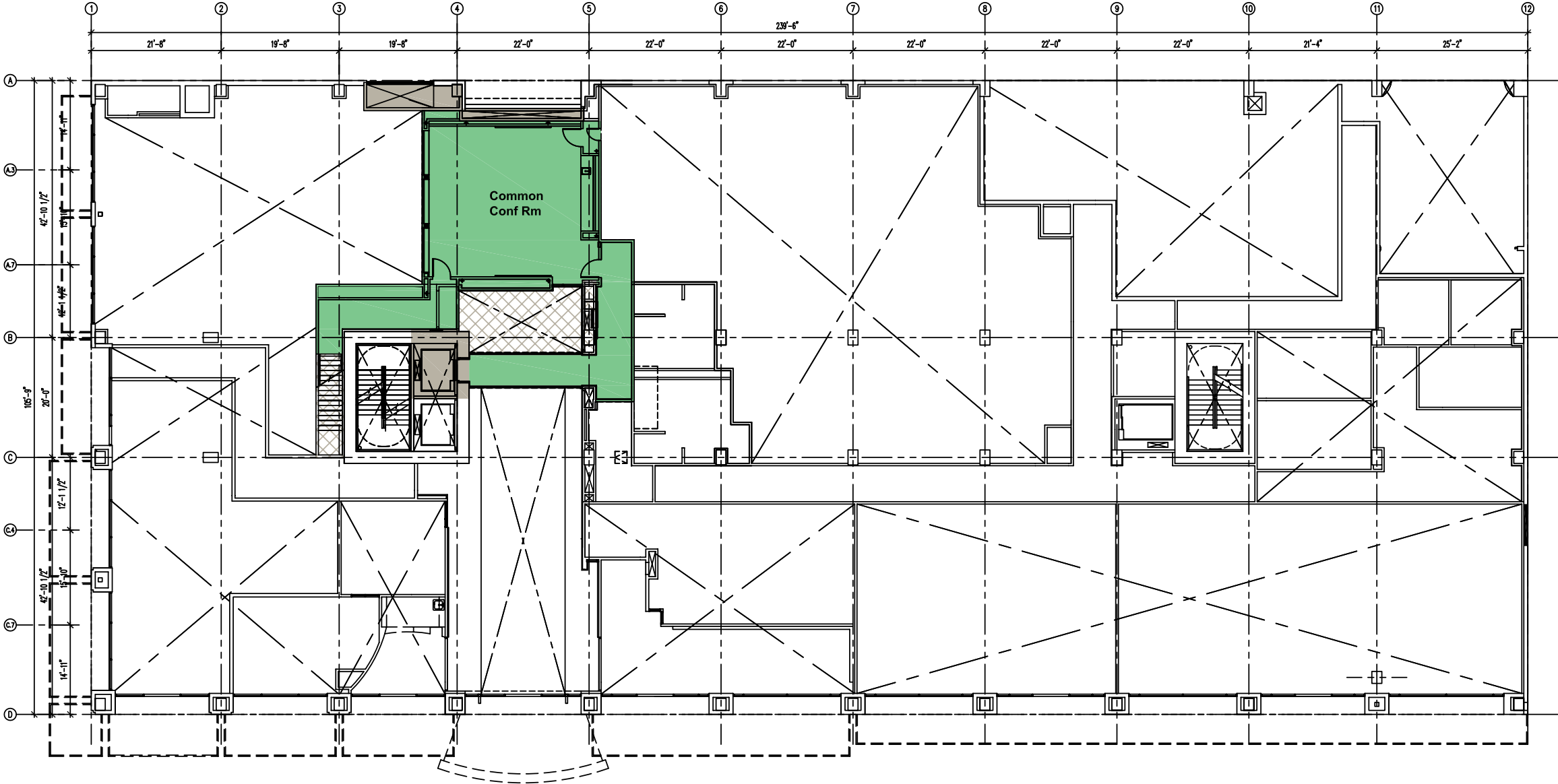
SUITE 100

Available | ±12,000 RSF



- ±600 SF Shared Tenant Amenities
- ±6,000 SF Retail Tenant
- ±10,000 SF Science Tenant
- Tenant Storage
- ±800 SF Parking

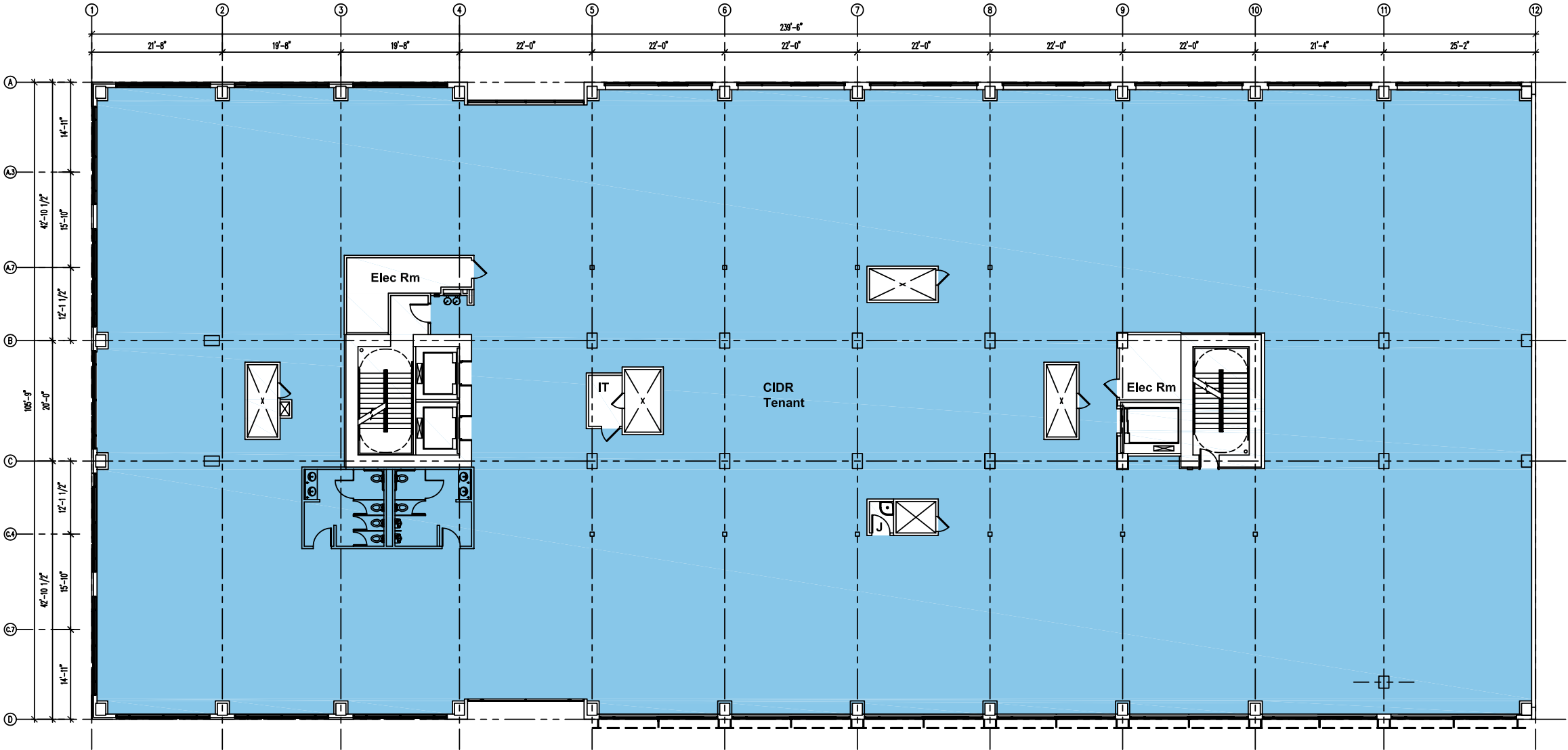
LEVEL 1M
CONFERENCE ROOM



- ±1,000 SF
- Shared Tenant Amenities
 - Retail Tenant
 - Science Tenant
 - Tenant Storage
 - Parking

LEVEL 2

SUITE 200
Available | ±28,000 RSF

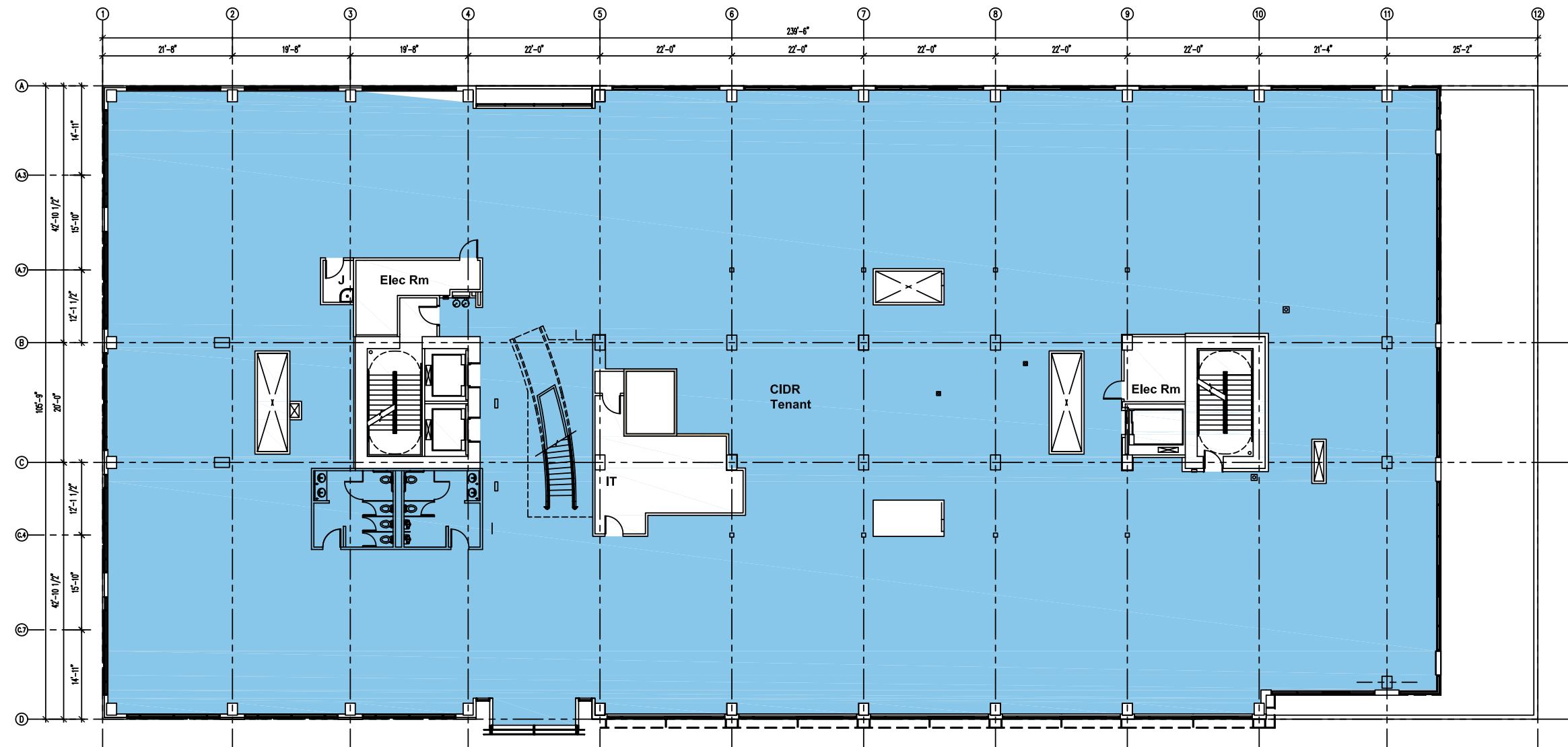


- ±23,000 SF
- Shared Tenant Amenities
- Retail Tenant
- Science Tenant
- Tenant Storage
- Parking

LEVEL 4

SUITE 400

Available | ±26,000 RSF

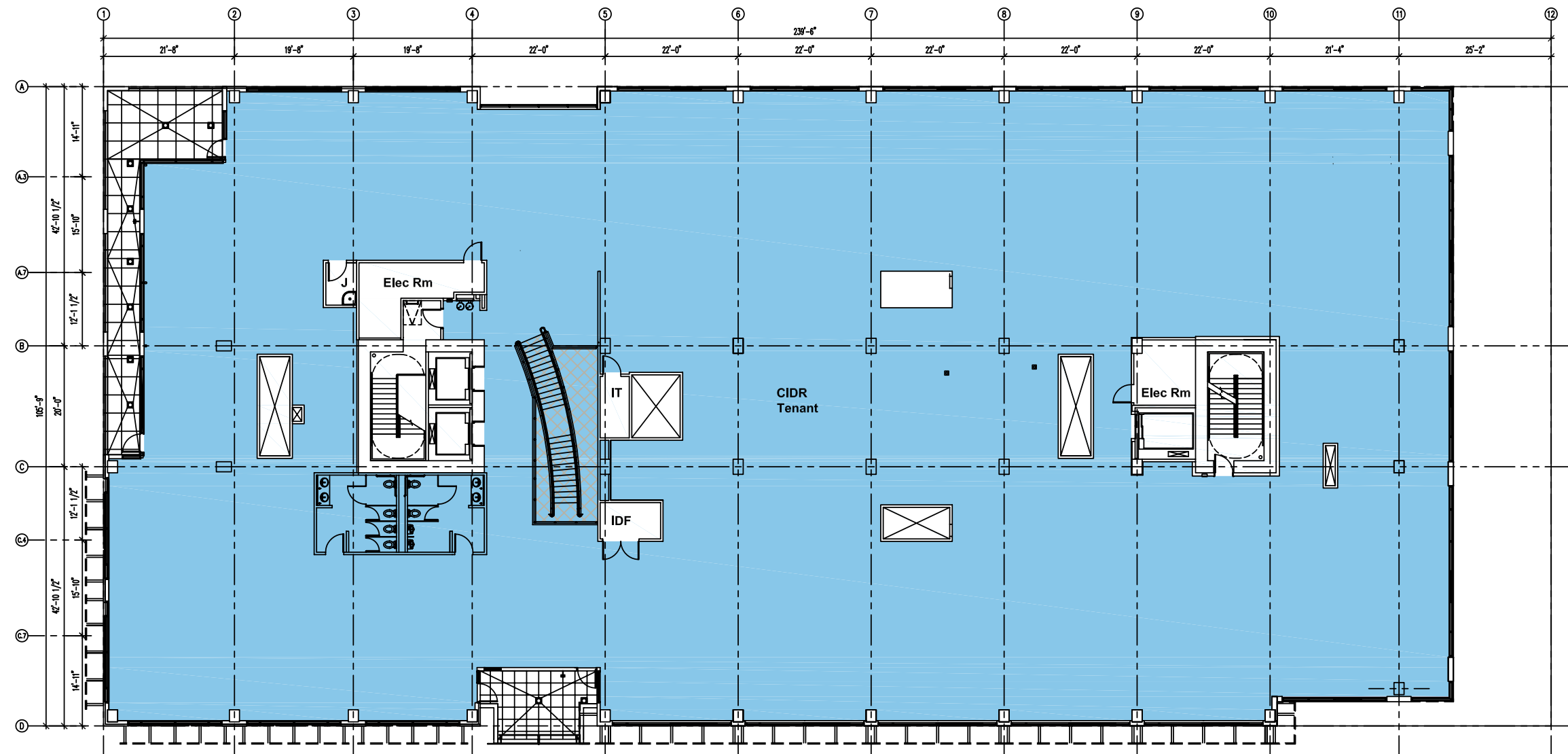


- Shared Tenant Amenities
 - Retail Tenant
 - Science Tenant
 - Tenant Storage
 - Parking
- ±21,000 SF

LEVEL 5

SUITE 500

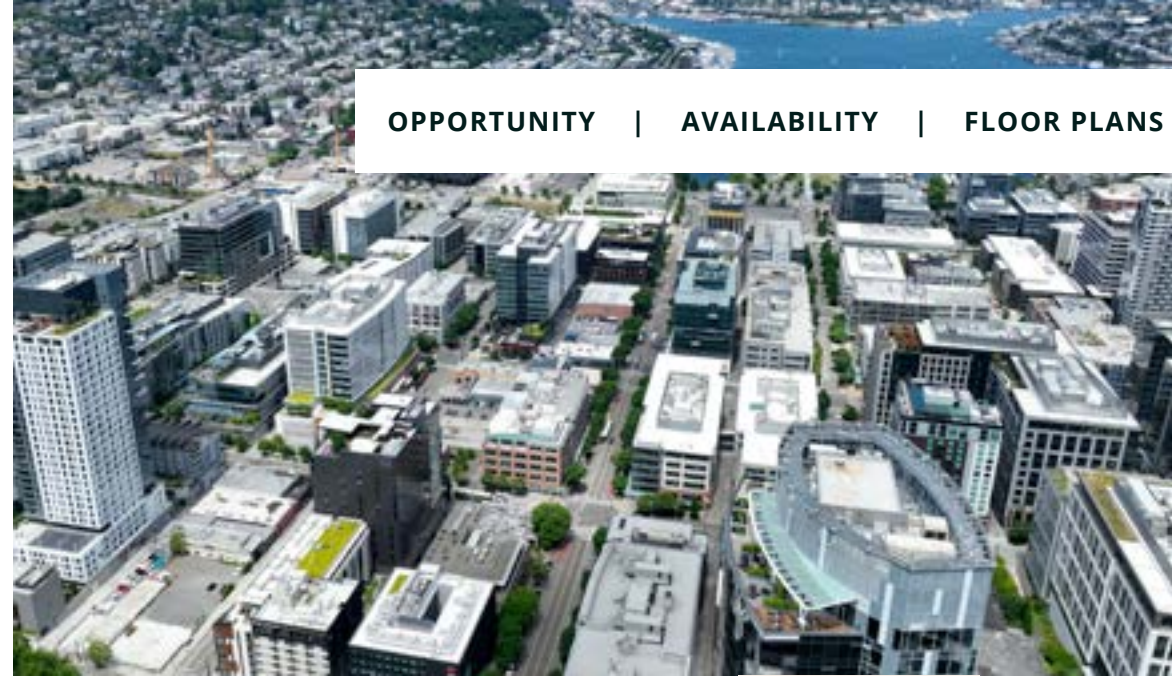
Available | ±25,000 RSF



- Shared Tenant Amenities
 - Retail Tenant
 - Science Tenant
 - Tenant Storage
 - Parking
- ±20,000 SF



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LOCAL AMENITIES

307 Westlake is ideally located in South Lake Union and within walking distance to hip restaurants, retail amenities, water activities, SLU Park, Light Rail, convenient public transportation, and Dexter Avenue bike lane.

South Lake Union's nearby open spaces frequently hold public events and markets for shopping and entertainment. Open plazas also feature performing arts, including music, acting, and artwork displays.



BUILDING AMENITIES

Single floor plates to accommodate both small and larger tenants

Conference center

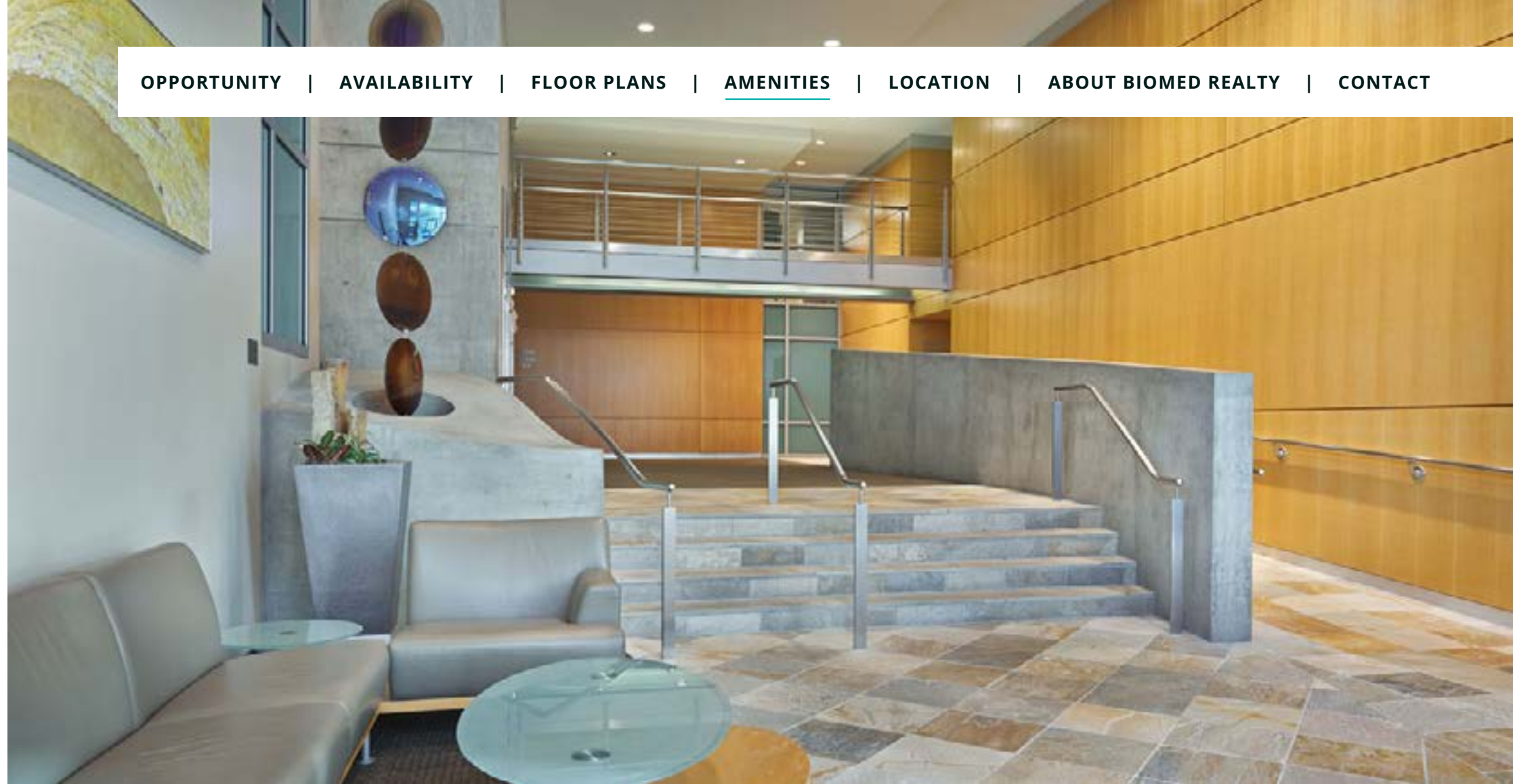
116 secure on-site below-grade parking stalls

On-site café and coffee house

Secure bike storage and shower facilities

Views of Lake Union, the Space Needle, and downtown Seattle

Two passenger elevators and one freight elevator



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Located in the South Lake Union life science market, 307 Westlake is a high-quality research building in the middle of Seattle's innovation center.

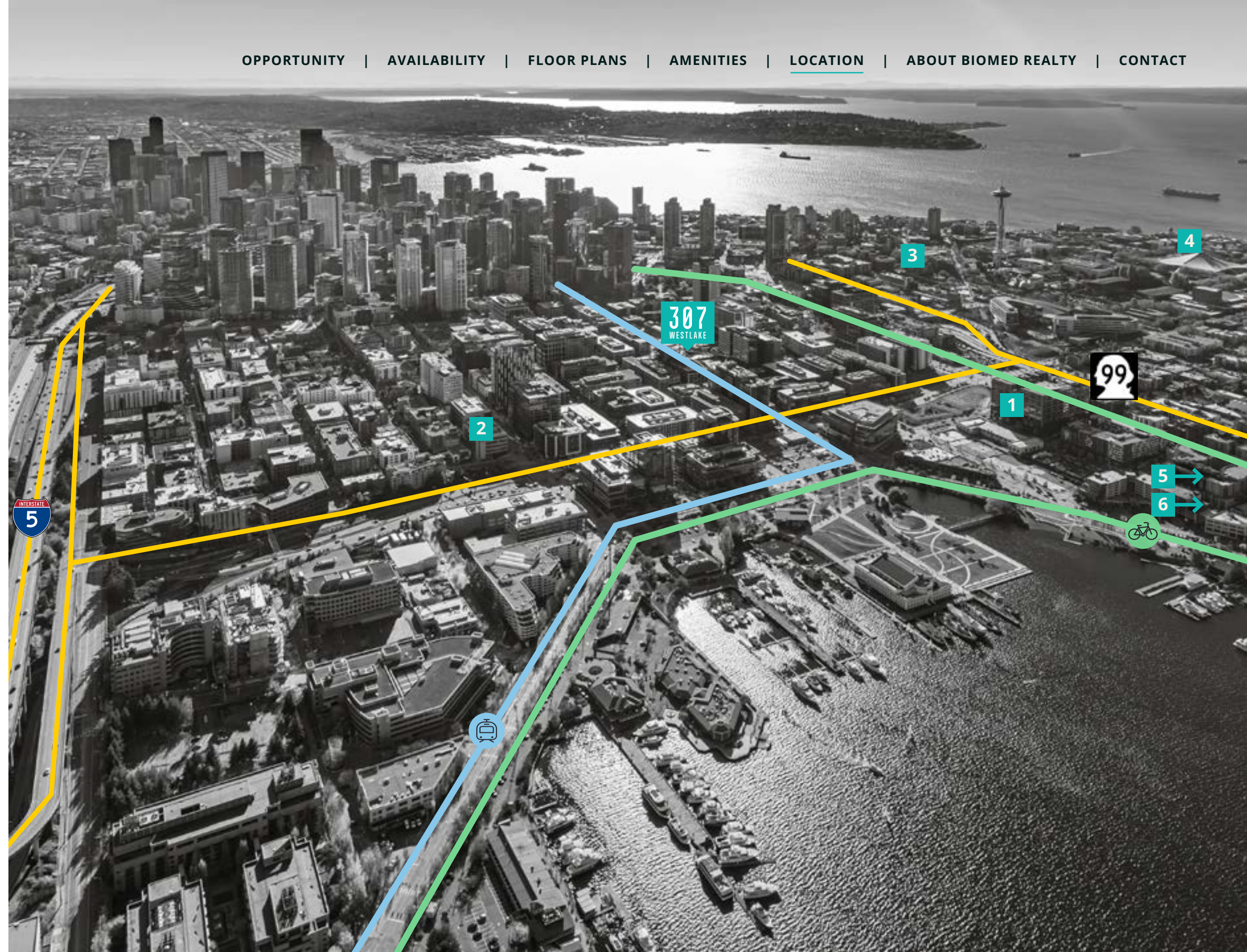
1. Dexter Yard
2. Vue Research Center
3. T6 Innovation Center
4. The Labs @ 201 Elliot
5. 1101 Westlake
6. NorthEdge

- Freeway Access
- Bike Paths
- Streetcar

TRANSPORTATION

Public transportation (Front door access to SLU Seattle Street Car line and Metro bus stops)

Freeway Access—easy access to Highway 99 and I-5 North and South



The BioMed Realty Difference

BioMed Realty, a Blackstone portfolio company, is a leading provider of real estate solutions to the life science and technology industries. BioMed owns and operates high quality life science real estate comprising 16.7 million square feet concentrated in leading innovation markets throughout the United States and United Kingdom, including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder, and Cambridge, U.K. In addition, BioMed maintains a premier development platform with 2.9 million square feet of Class A properties in active construction to meet the growing demand of the life science industry.

We are fortunate to have a world-class sponsor in Blackstone, a strong believer of long-term market fundamentals of the life science industry. Since 2016, Blackstone and BMR have been actively investing in developing, modernizing, and expanding research facilities in our core innovation markets. Blackstone's conviction means we can also provide a substantial community benefit.

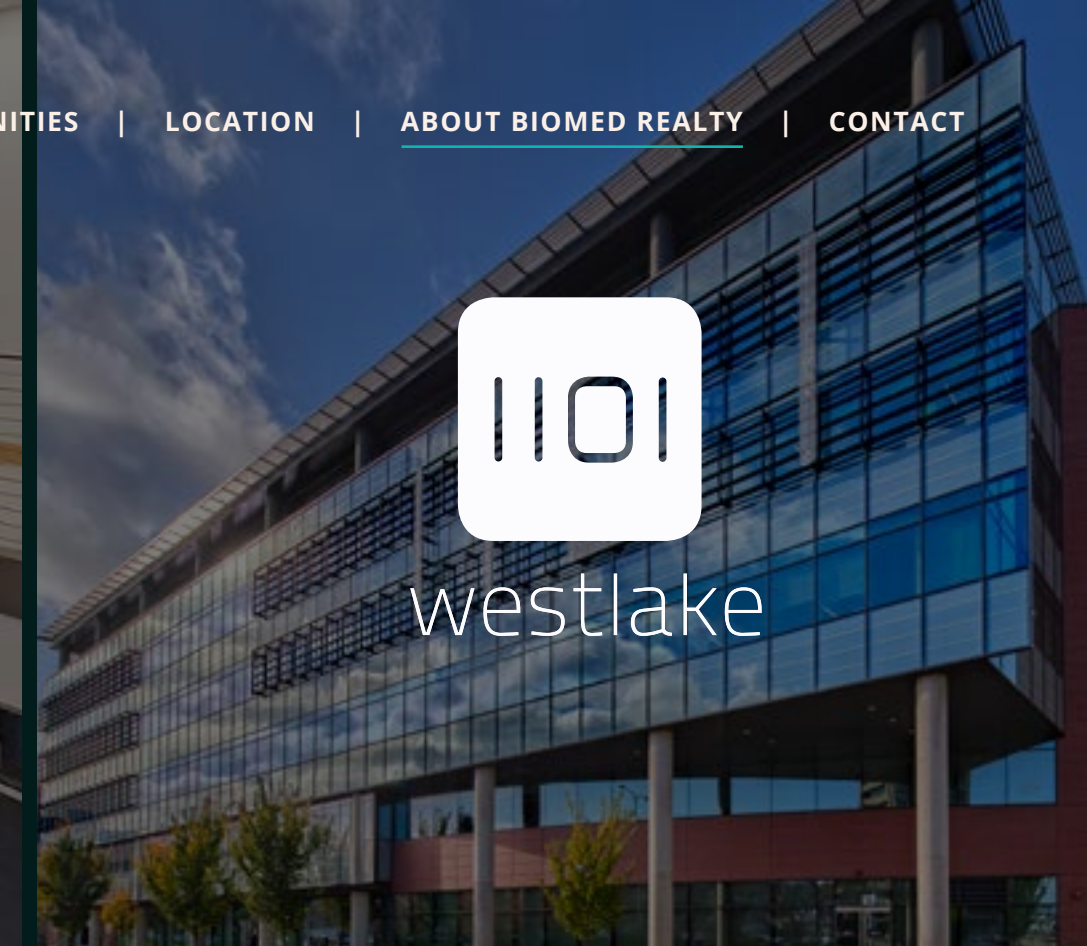
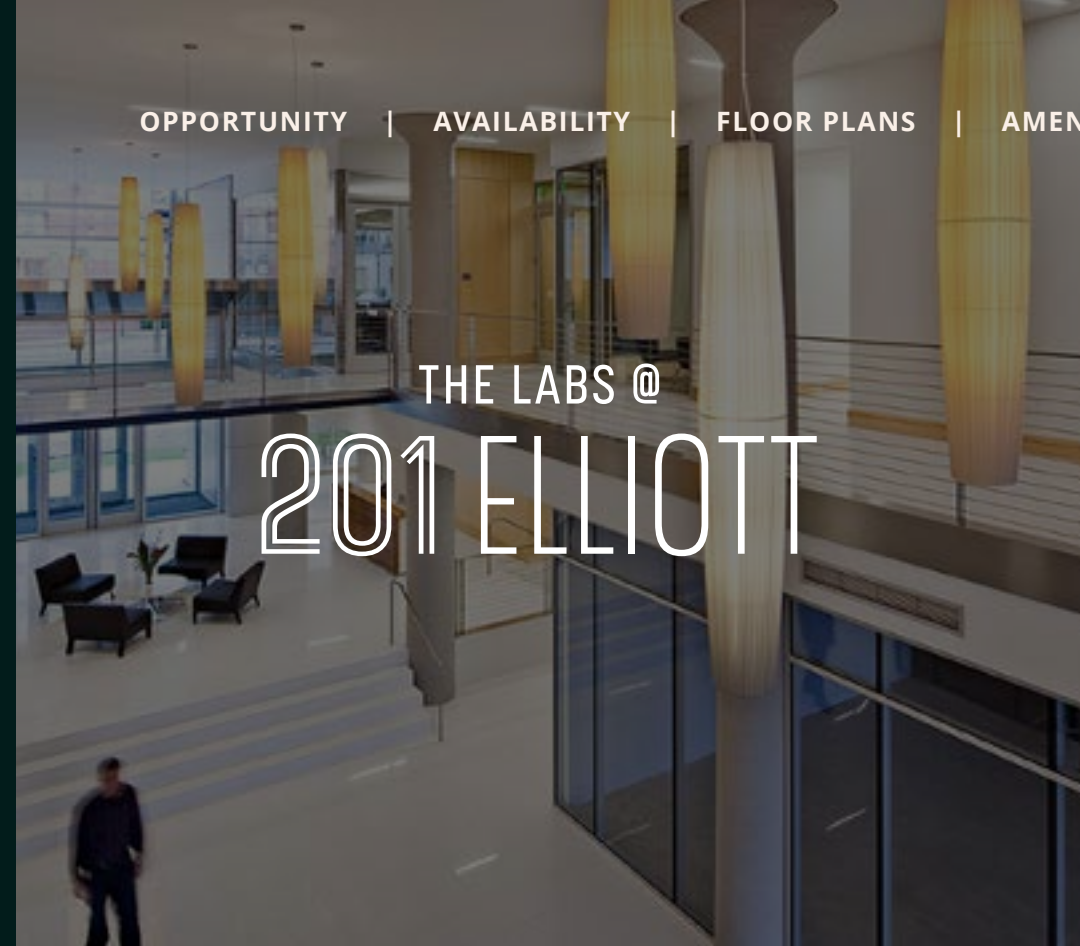
16.7M SF
concentrated

2.9M SF
of Class A

28M SF
available to
accommodate tenants

300+
in-house experts

260+
tenant partners



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A  BioMed Realty property