



vue
RESEARCH CENTER

+/- 222,000 SF

**500-530 FAIRVIEW AVENUE
SEATTLE, WA 98109**

A  BioMed Realty property

 VUE RESEARCH CENTER

Vue Research Center combines two state-of-the-art laboratory and office buildings to create an iconic landmark in South Lake Union. It features open, collaborative spaces and expansive walls of glass for lake views and plenty of natural sunlight.

Spaciousness. Productivity. Convenience. It's all in **vue**.

+/- 222,000 SF

On-site parking

Fitness center

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



530 Fairview

STACKING PLAN

SUITE 5000
Available | 18,547 RSF

SUITE 4000
Available | 18,919 RSF

SUITE 3000
Leased | 18,511 RSF

SUITE 2000
Leased | 17,560 RSF

SUITE 1000 | 1000A | 1010
Leased | 9,821 RSF

B100
Available | 16,258 RSF

P1

500 Fairview

STACKING PLAN

SUITE 7000
Leased | 19,459 RSF

SUITE 6000
Leased | 19,459 RSF

SUITE L5000
Leased | 19,830 RSF

SUITE 4000
Available | 19,977 RSF

SUITE 3000
Leased | 20,198 RSF

SUITE 2000A | 2000B | 2000C
Leased | 13,958 RSF

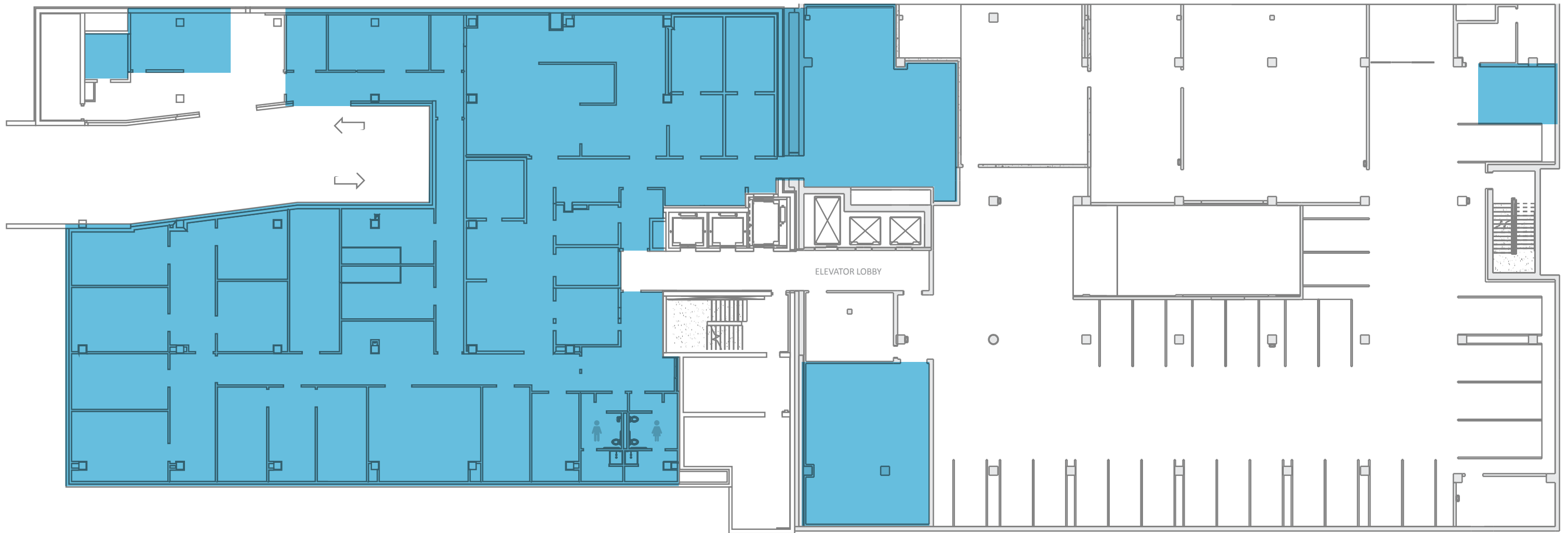
SUITE 1010
Available | 5,287 RSF

LEVEL M
Available | 1,949 RSF

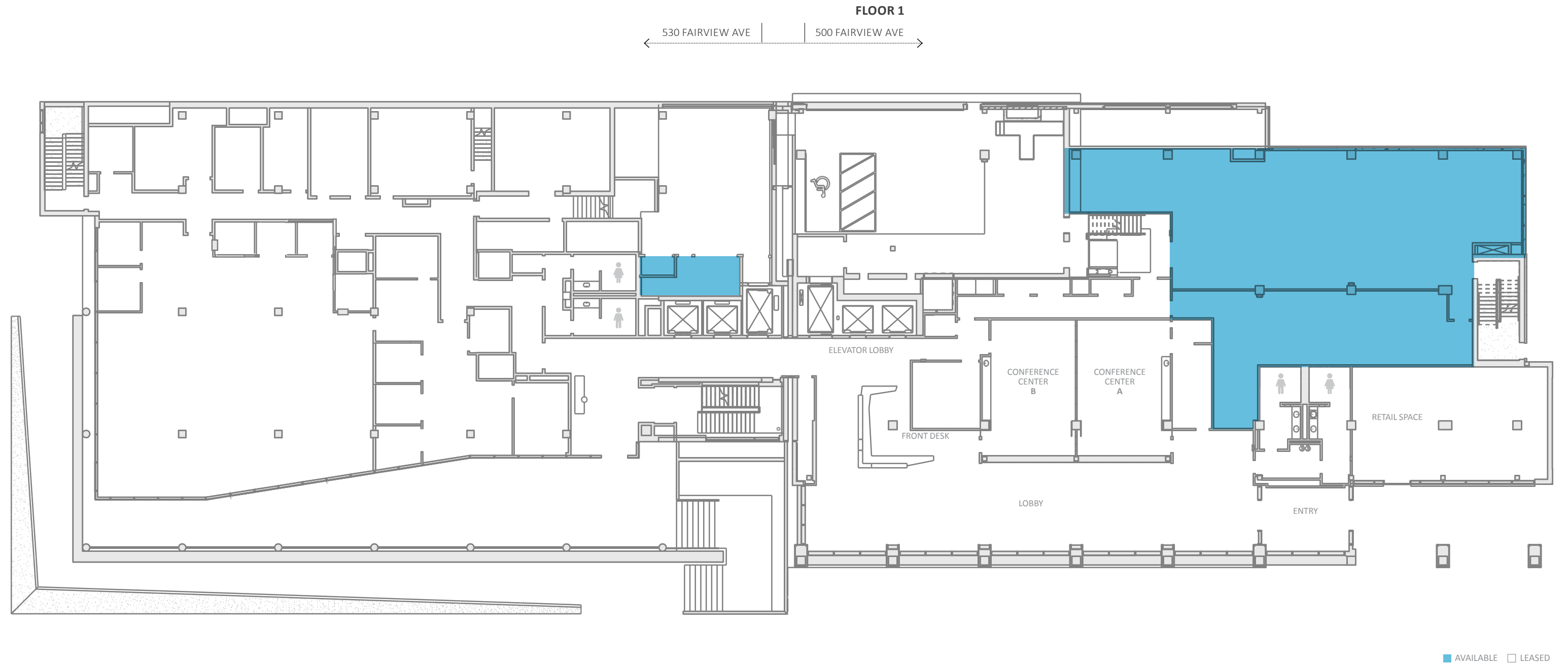
FITNESS CENTER

LEVEL M

530 FAIRVIEW AVE | 500 FAIRVIEW AVE

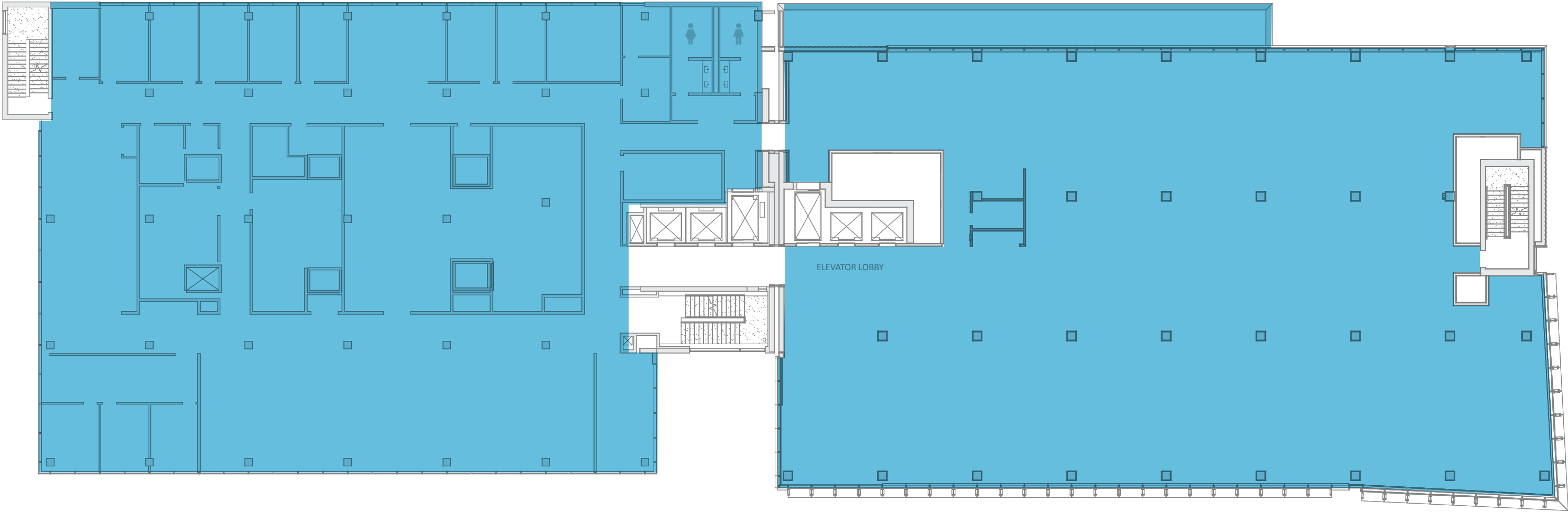


■ AVAILABLE □ LEASED



FLOOR 4

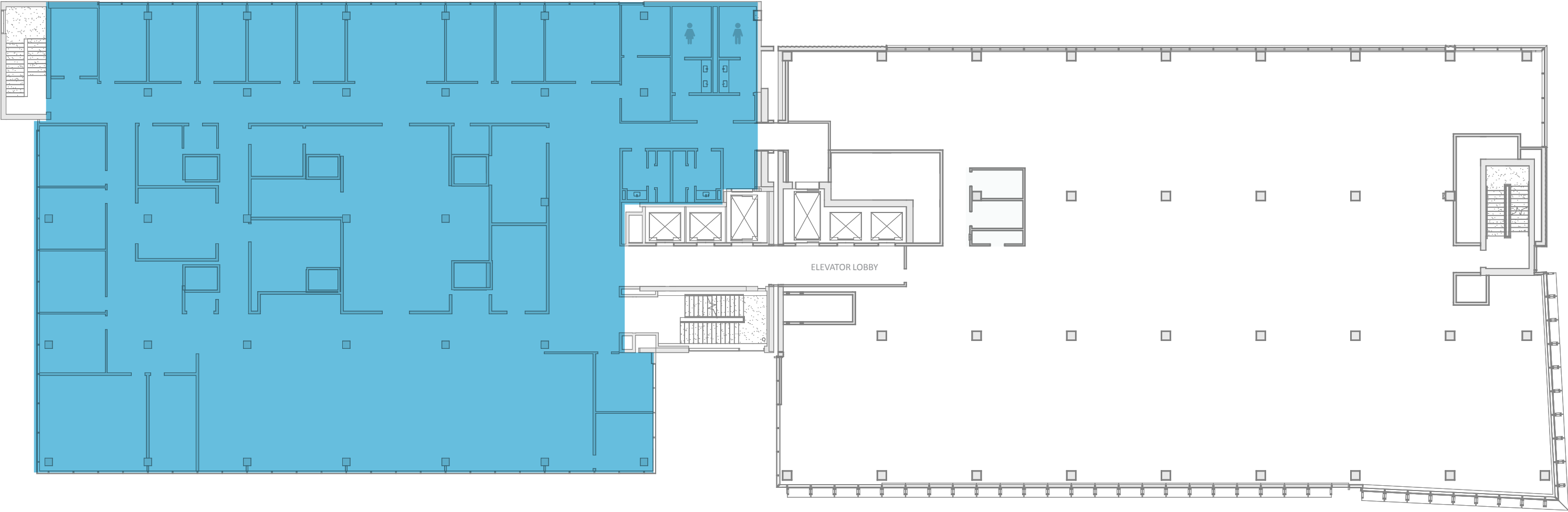
530 FAIRVIEW AVE | 500 FAIRVIEW AVE



■ AVAILABLE □ LEASED

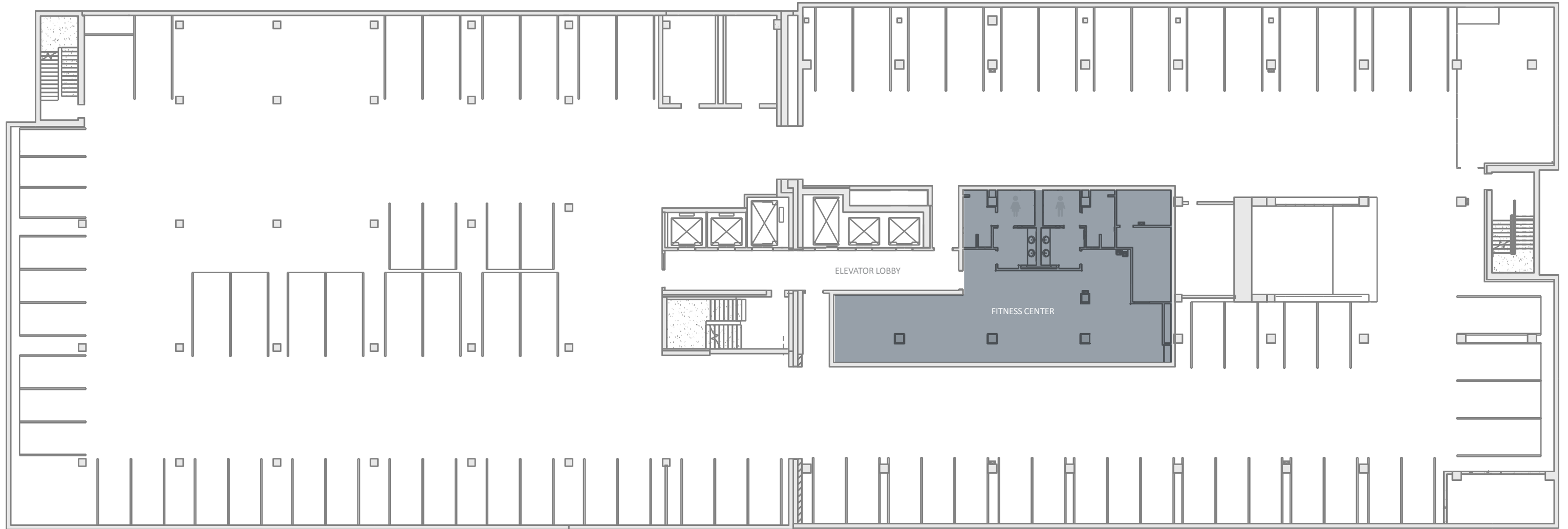
FLOOR 5

530 FAIRVIEW AVE | 500 FAIRVIEW AVE



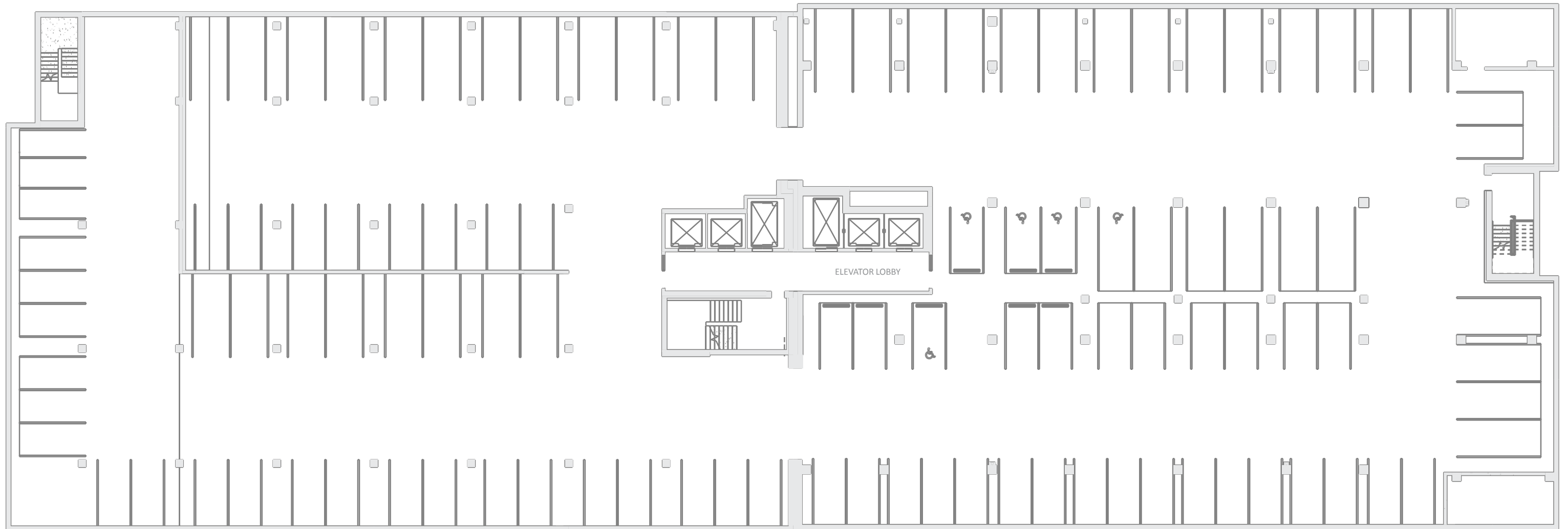
■ AVAILABLE □ LEASED

FLOOR P1
← 530 FAIRVIEW AVE | 500 FAIRVIEW AVE →



■ AVAILABLE □ LEASED

FLOOR P2
← 530 FAIRVIEW AVE | 500 FAIRVIEW AVE →



■ AVAILABLE □ LEASED



LOCAL AMENITIES

Ideally located in the center of Seattle's vibrant South Lake Union, Vue Research Center is steps away from award-winning restaurants, local parks, fitness centers, Whole Foods Market and a variety of retail shops.

TRANSPORTATION

This site allows for easy access to I-5 North and South, with convenient access to public transportation (Only two blocks from the SLU Seattle Street Car line and Metro bus stops).

BUILDING AMENITIES

Single floor plates to accommodate both small and larger tenants

100-person conference center

Modern fitness center

On-site parking

On-site café

Flexible lab benching

Above market backup power Floors 4 and 5 (530)





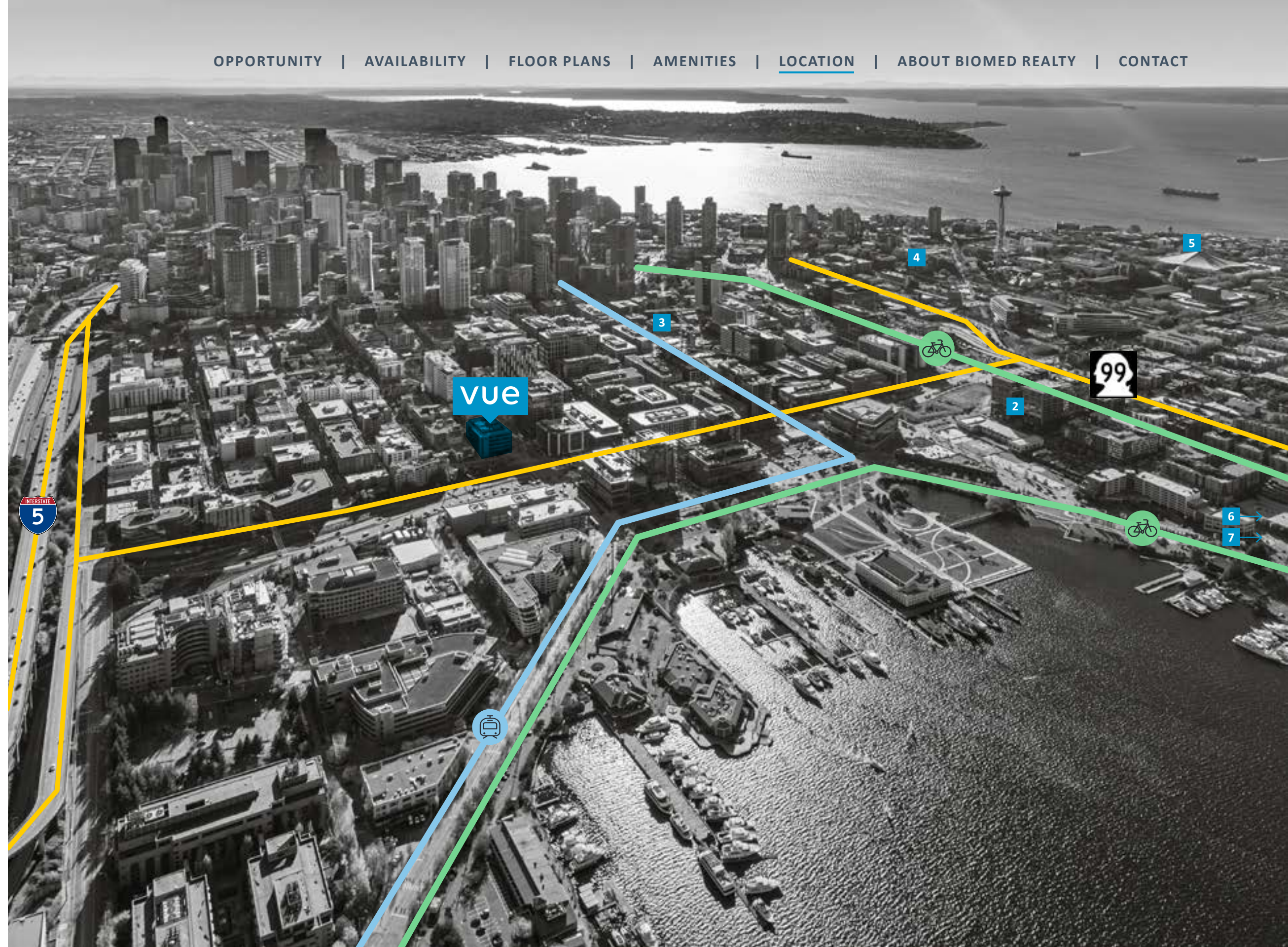
Clockwise from top: 530 Fairview Avenue facing north of Downtown Seattle, South Lake Union and Seattle's Light Rail

Introducing **vue** Research Center, located in the growing hub of Seattle's life science community.

1. VUE RESEARCH CENTER

- 2. Dexter Yard
- 3. 307 Westlake
- 4. T6 Innovation Center
- 5. The Labs @ 201 Elliot
- 6. 1101 Westlake
- 7. NorthEdge

-  Freeway Access
-  Bike Paths
-  Streetcar



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

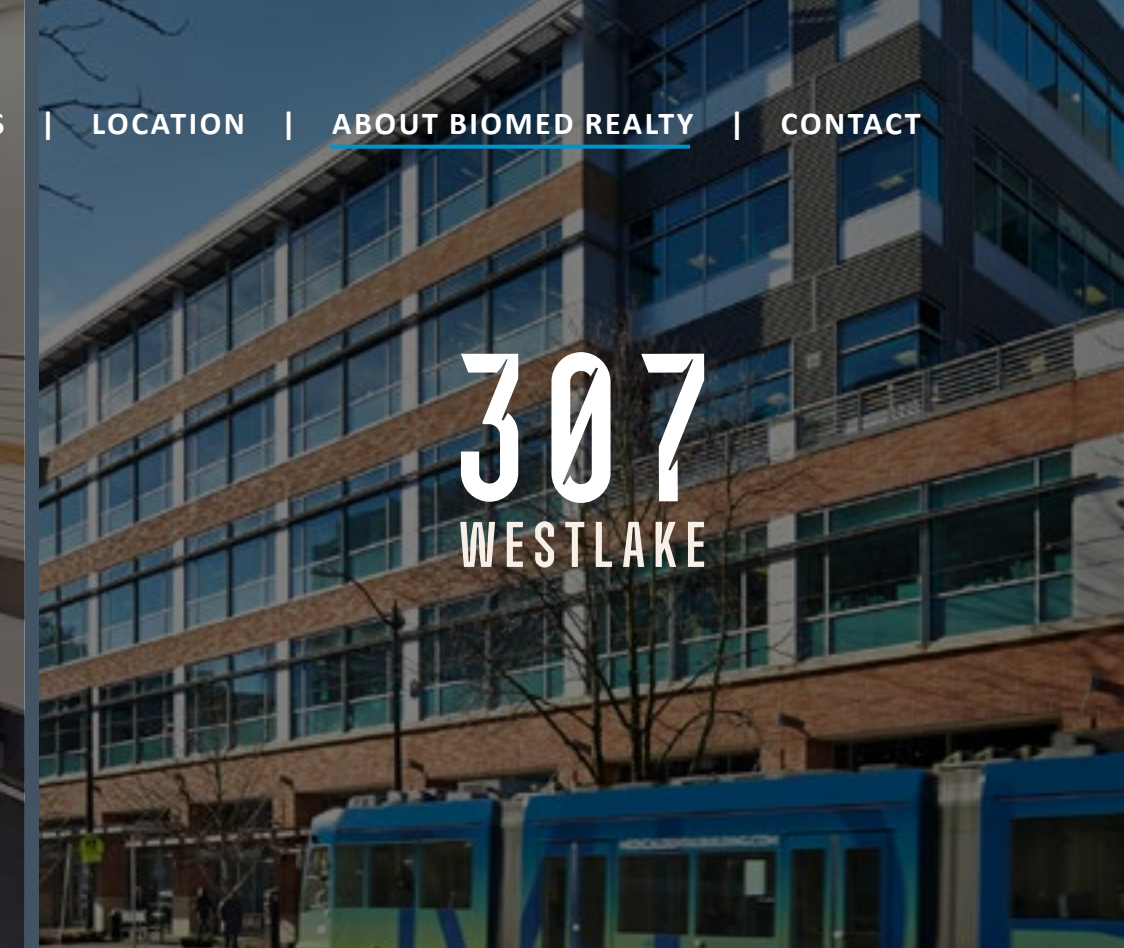
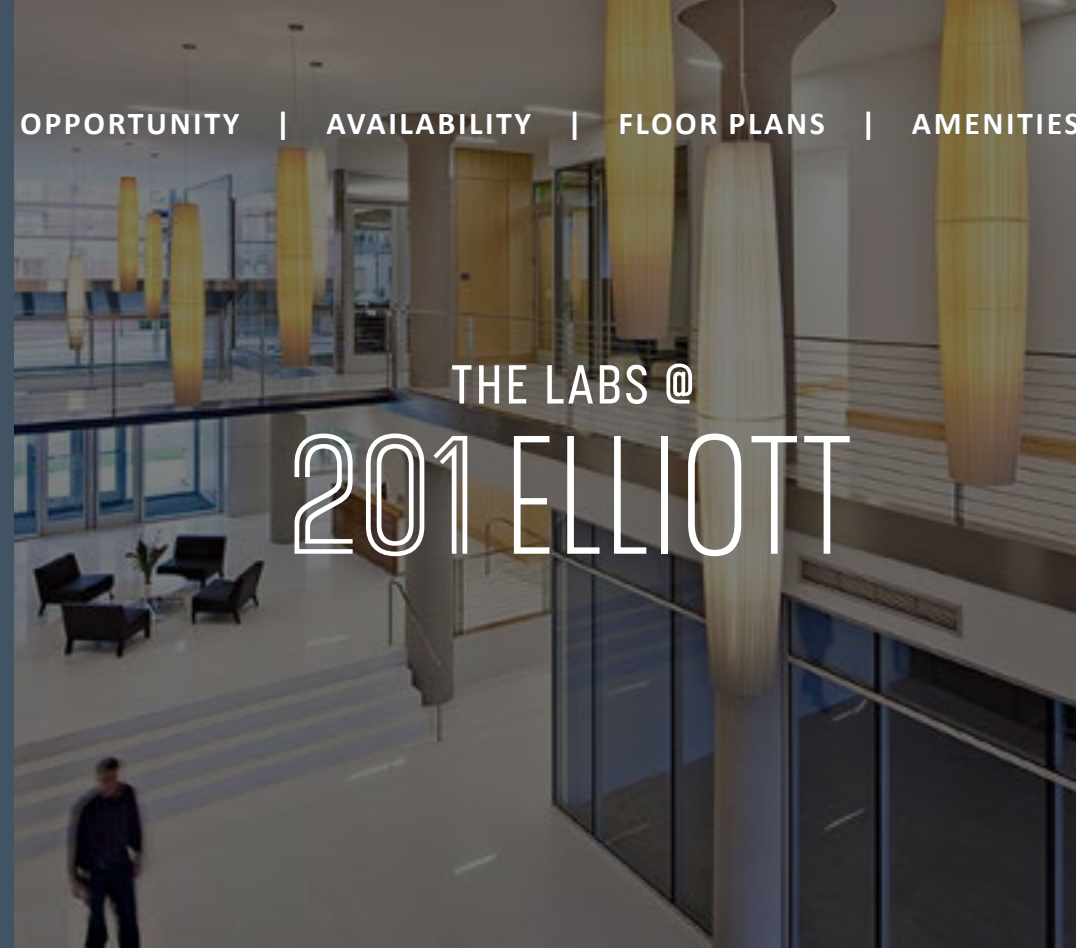
available to accommodate tenants

300+

in-house experts

260+

tenant partners



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A  BioMed Realty property

