



vue
RESEARCH CENTER

+/- 222,000 SF

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

A  BioMed Realty property

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

Vue Research Center is a modern life science campus in South Lake Union. It features open, collaborative spaces and expansive walls of glass for lake views and plenty of natural sunlight.

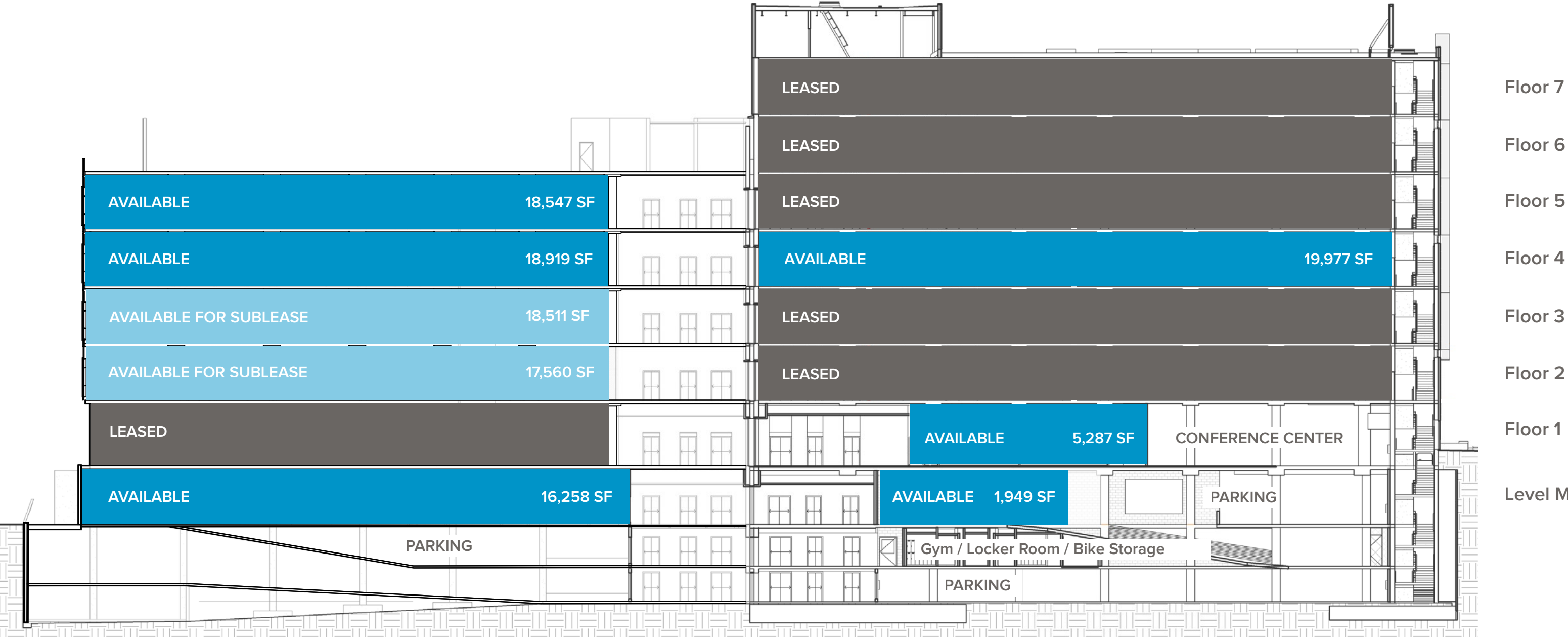
+/- 222,000 square feet

On-site parking

Fitness Center

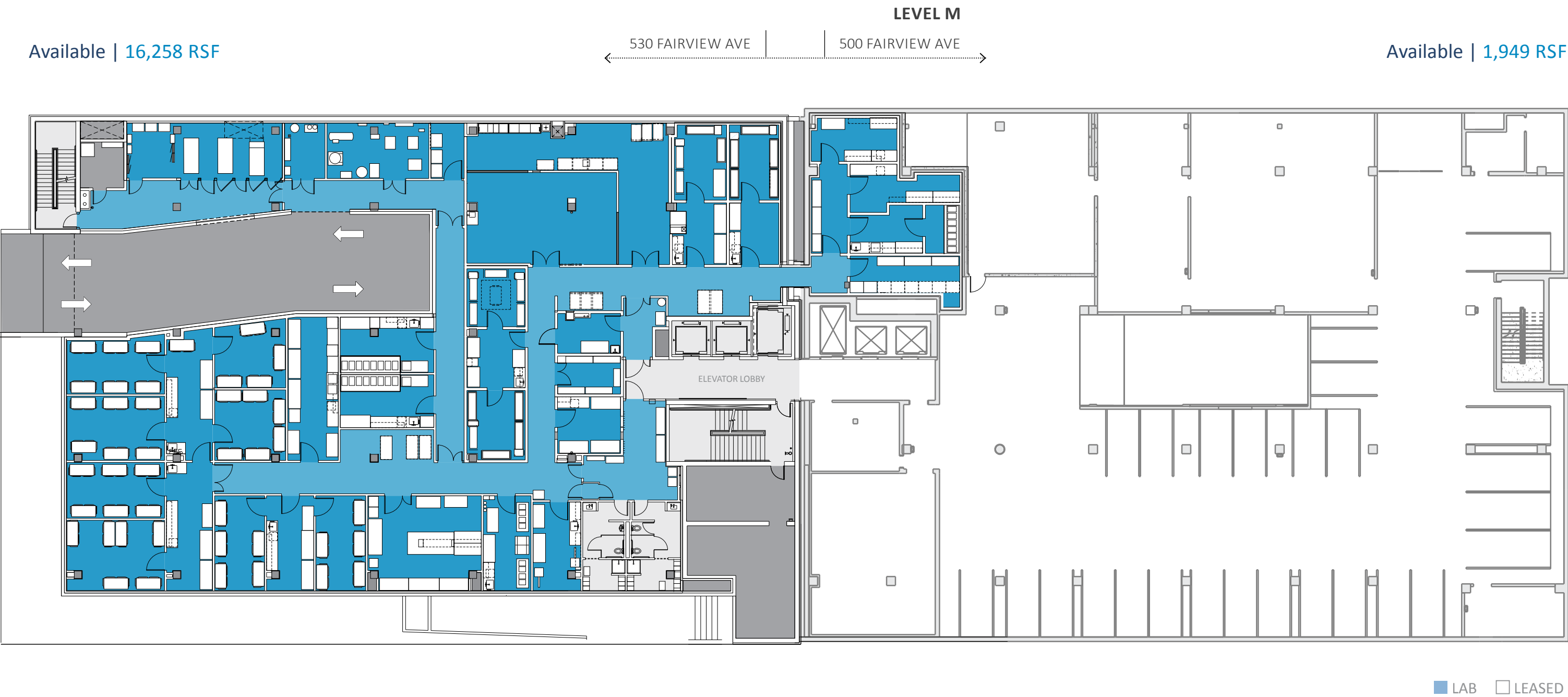
Views of Lake Union, the Space Needle, and downtown





530 Fairview
STACKING PLAN

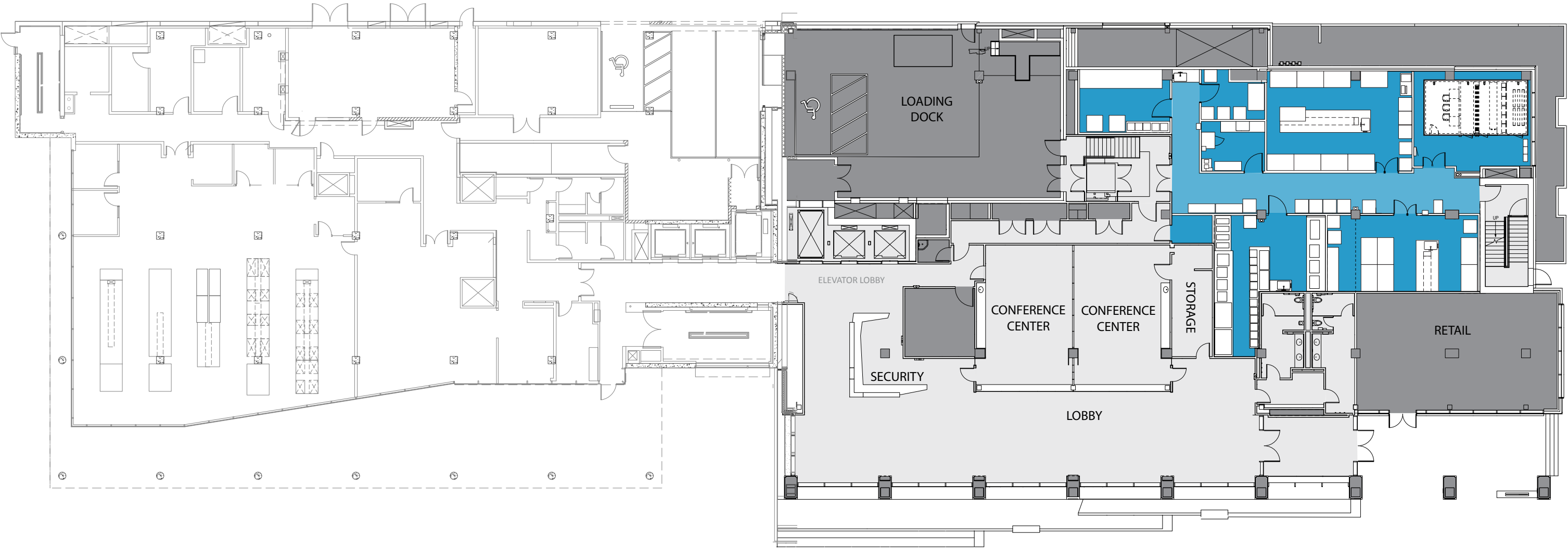
500 Fairview
STACKING PLAN



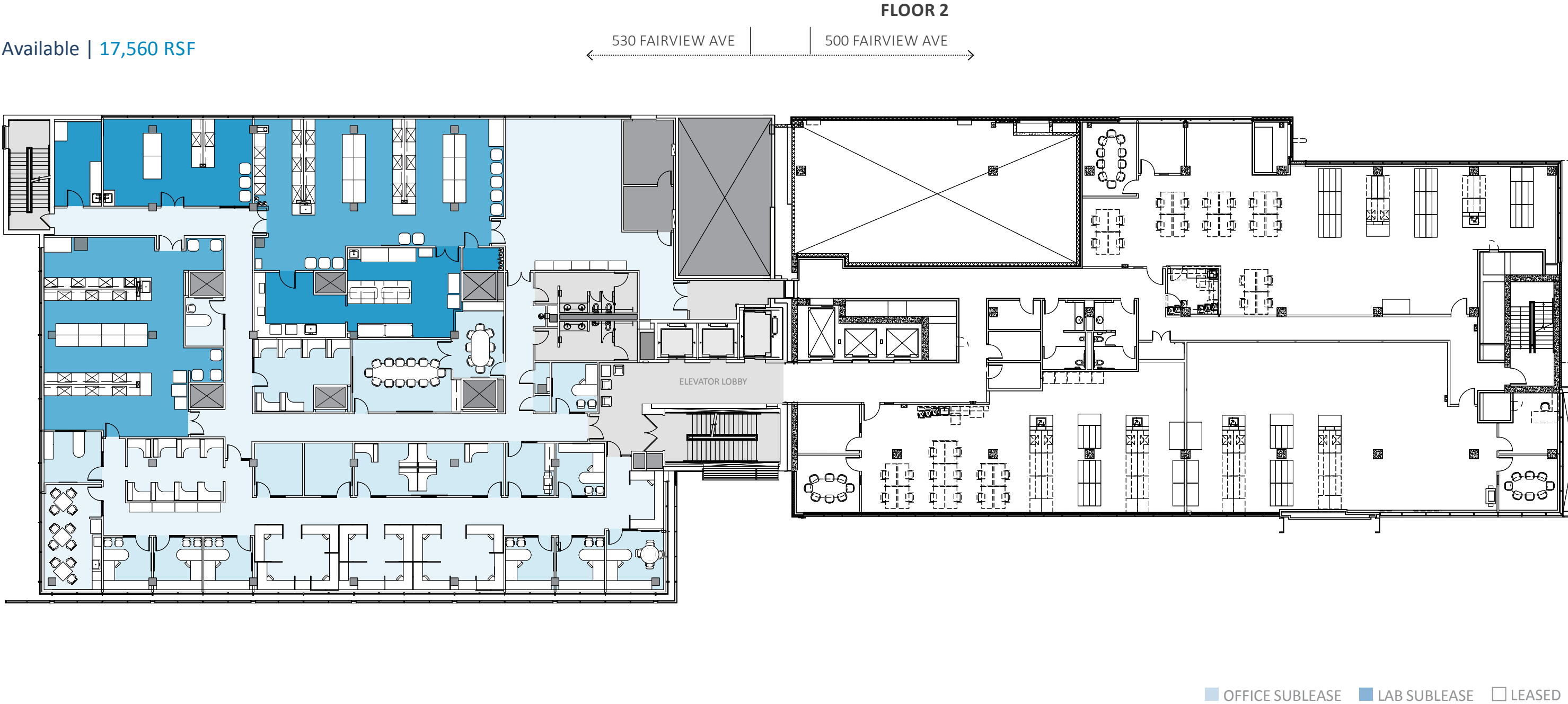
FLOOR 1

530 FAIRVIEW AVE | 500 FAIRVIEW AVE

Available | 5,287 RSF



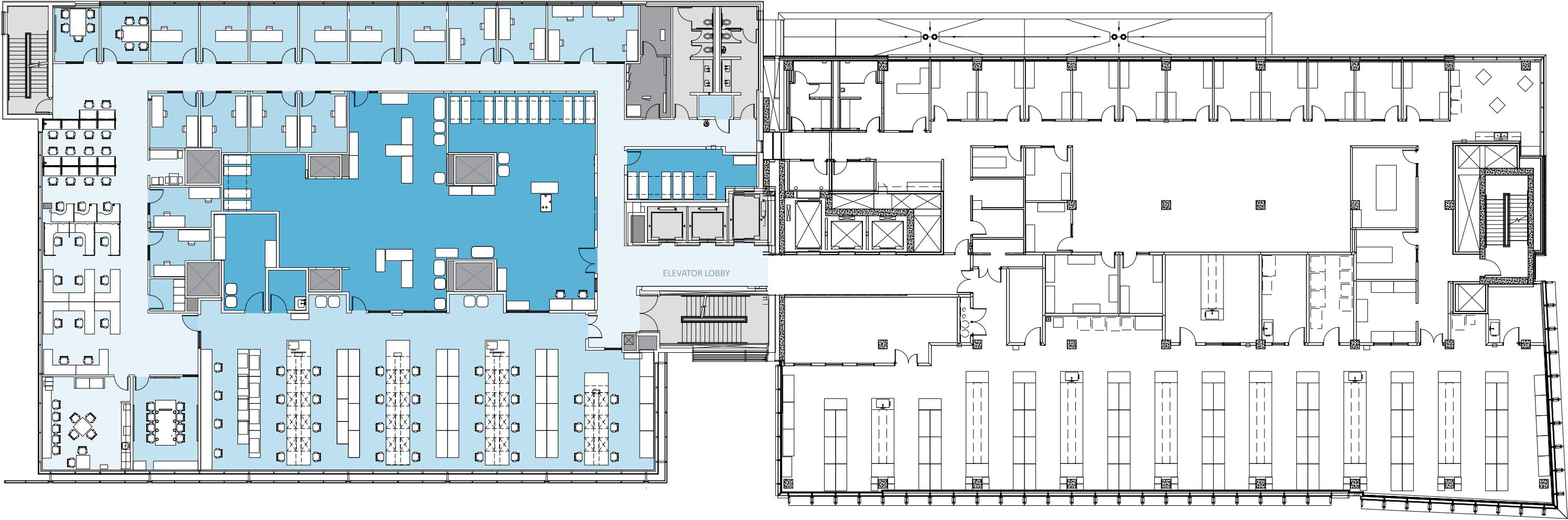
■ LAB ■ LEASED



FLOOR 3

Available | 18,511 RSF

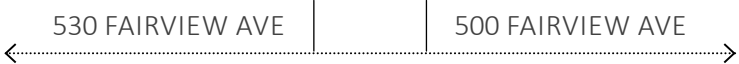
530 FAIRVIEW AVE | 500 FAIRVIEW AVE



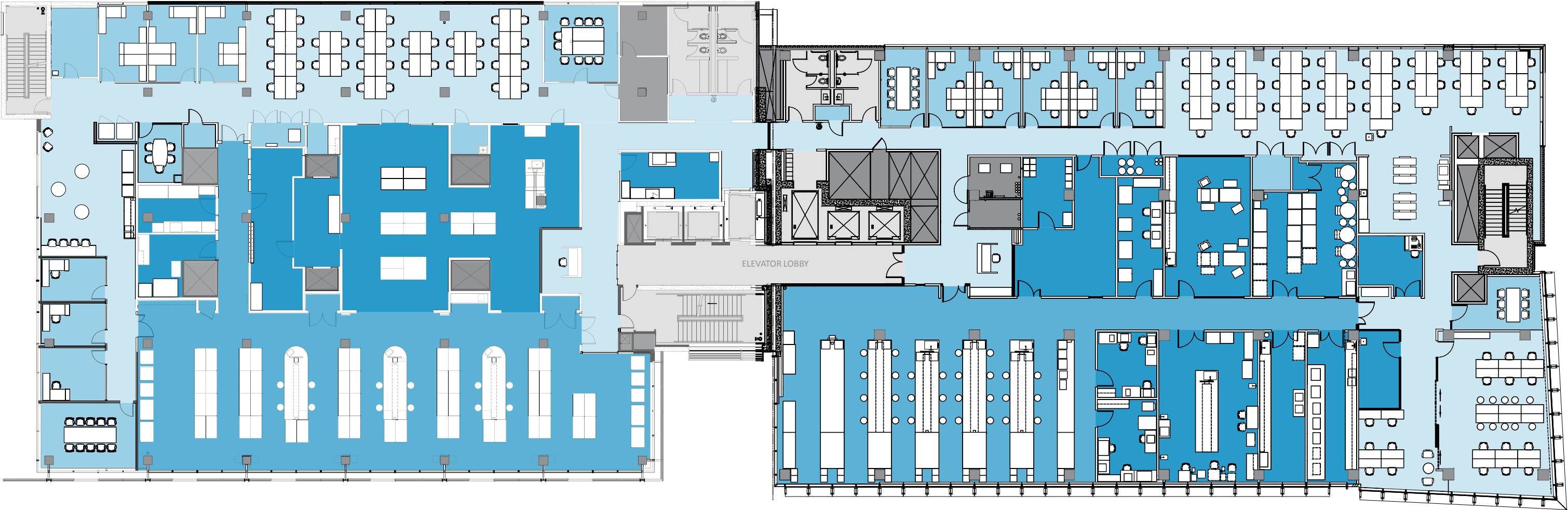
OFFICE SUBLEASE LAB SUBLEASE LEASED

FLOOR 4

Available | 18,919 RSF



Available | 19,977 RSF

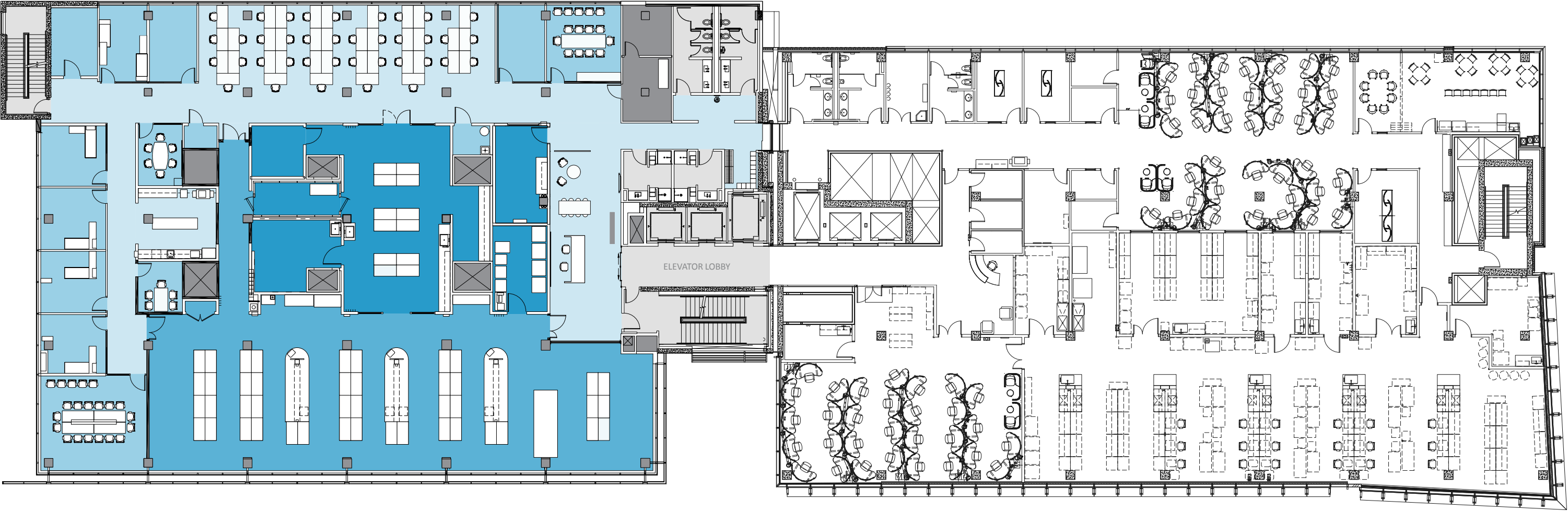


■ OFFICE ■ LAB

FLOOR 5

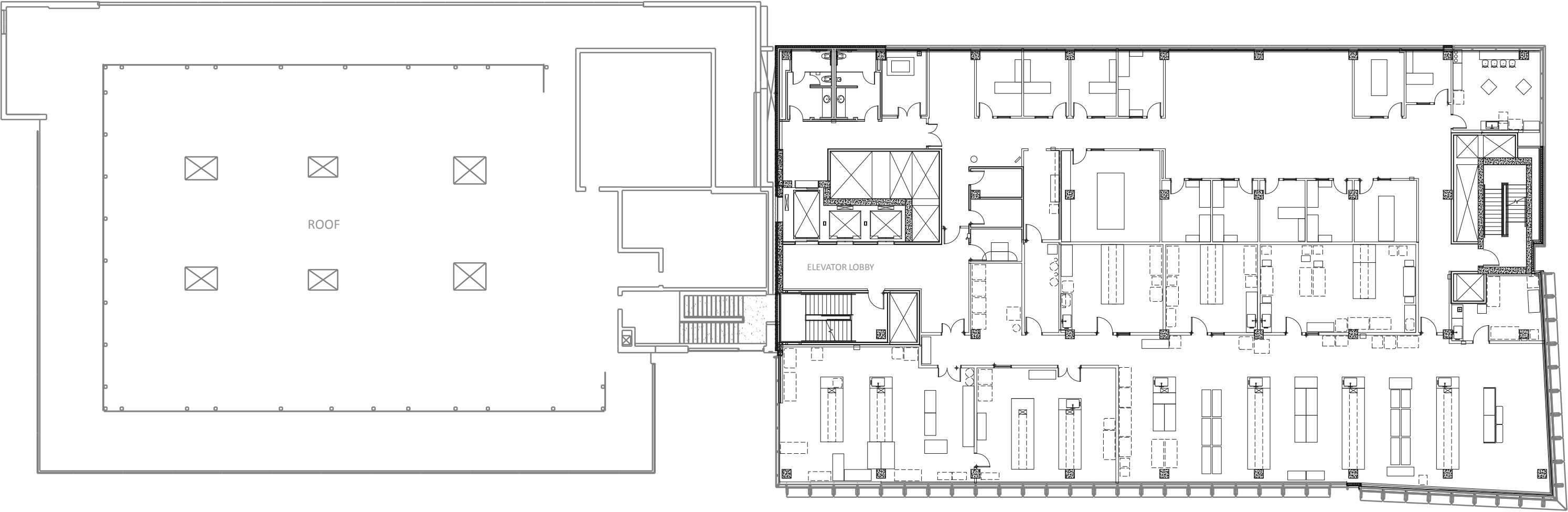
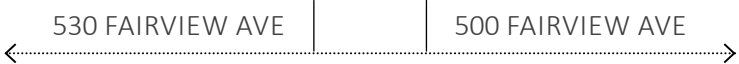
Available | 18,547 RSF

530 FAIRVIEW AVE | 500 FAIRVIEW AVE



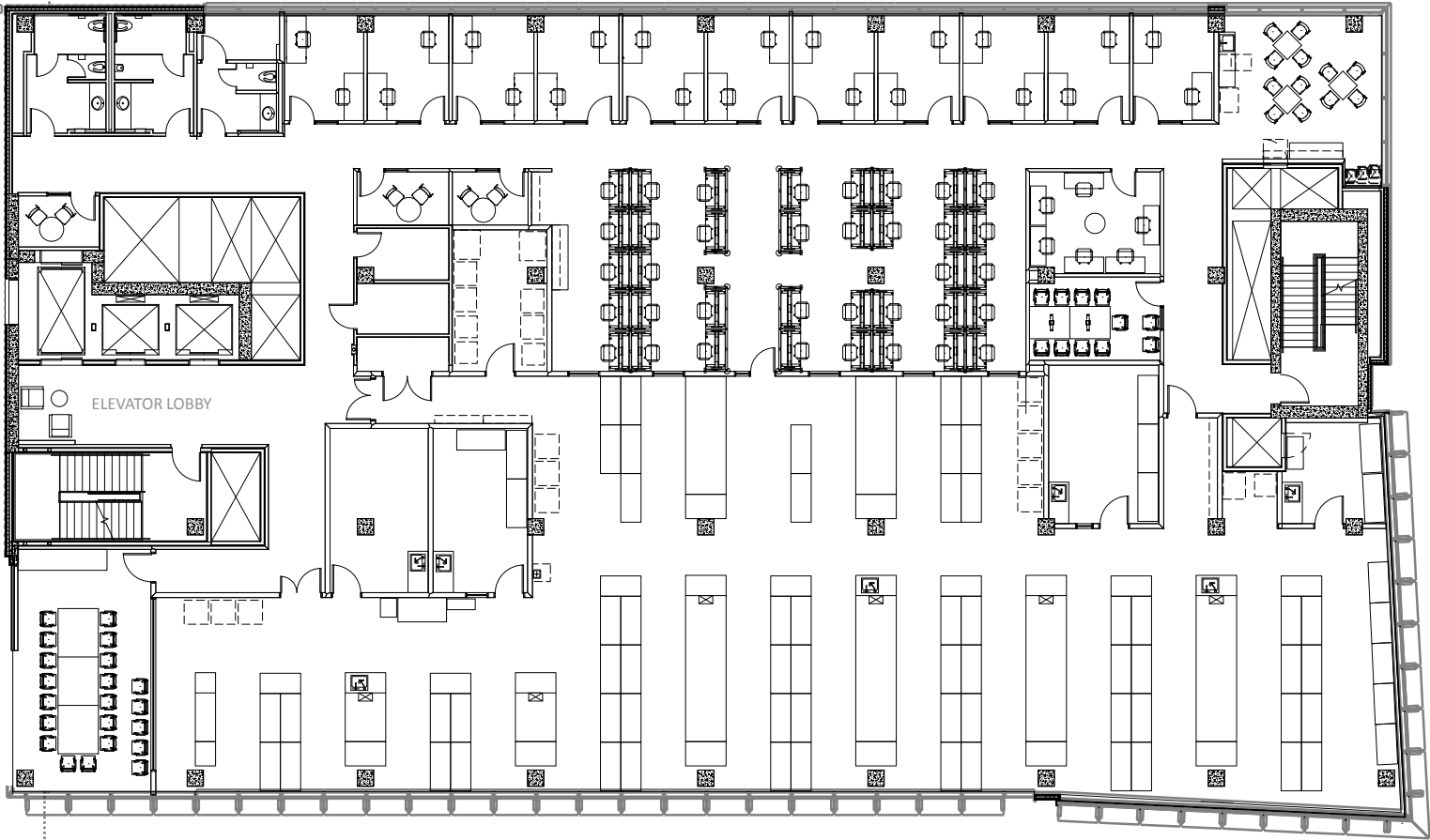
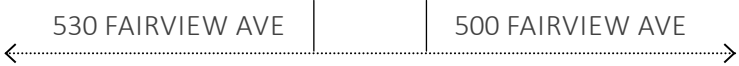
OFFICE LAB LEASED

FLOOR 6



□ LEASED

FLOOR 7



☐ LEASED

AMENITIES THAT INSPIRE

Single floor plates to accommodate both large and small tenants

100-person conference center

Modern fitness center

On-site parking

On-site Café

Available chemistry lab on floor 1

Flexible lab benching

Above market backup power Floor 4 and 5 (North)



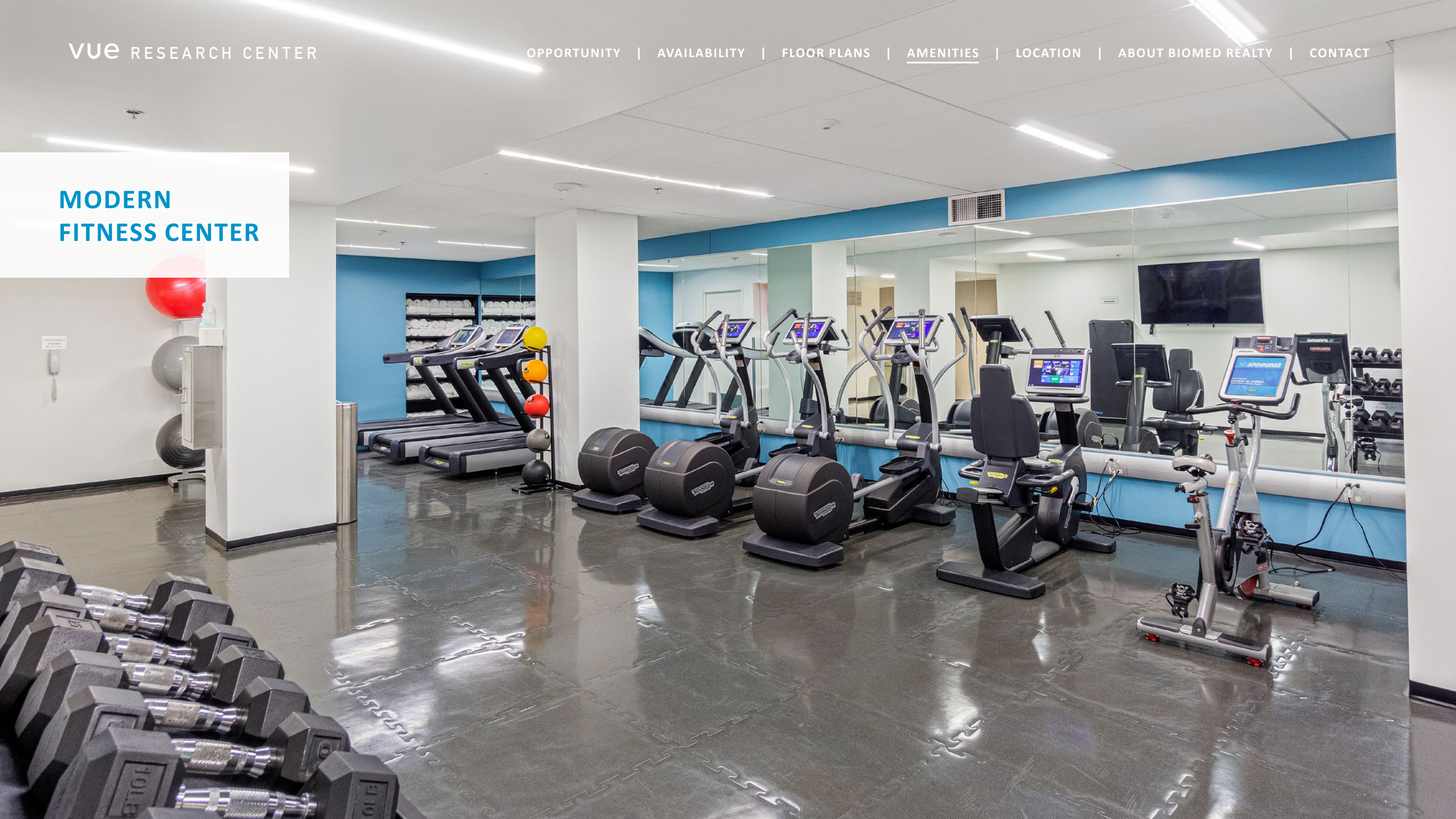
SECURE LOBBY



VIEW FROM
5TH FLOOR



MODERN FITNESS CENTER





GETTING HERE

I-5 ON/OFF RAMP
4 BLOCKS

HIGHWAY 99
.75 MILES

NEARBY BUS STOPS
5 STOPS

SLU STREET CAR
.2 MILES

LAKE UNION BIKE LOOP
.35 MILES

Freeway Access
Bike Paths
Streetcar



NEIGHBORHOOD
AMENITIES WITHIN
1 MILE



+40
RESTAURANTS



+15
SERVICES



+15
LODGING



7
BIOMED REALTY PROPERTIES



CORPORATE NEIGHBORS

VUE RESEARCH CENTER

The BioMed Realty Difference

BioMed Realty, a Blackstone Real Estate 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 16.8 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 2.7 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.

16.8M SF

owned and operated

2.7M SF

of Class A properties in active construction

28M SF

available to accommodate tenants

300+

in-house experts

250+

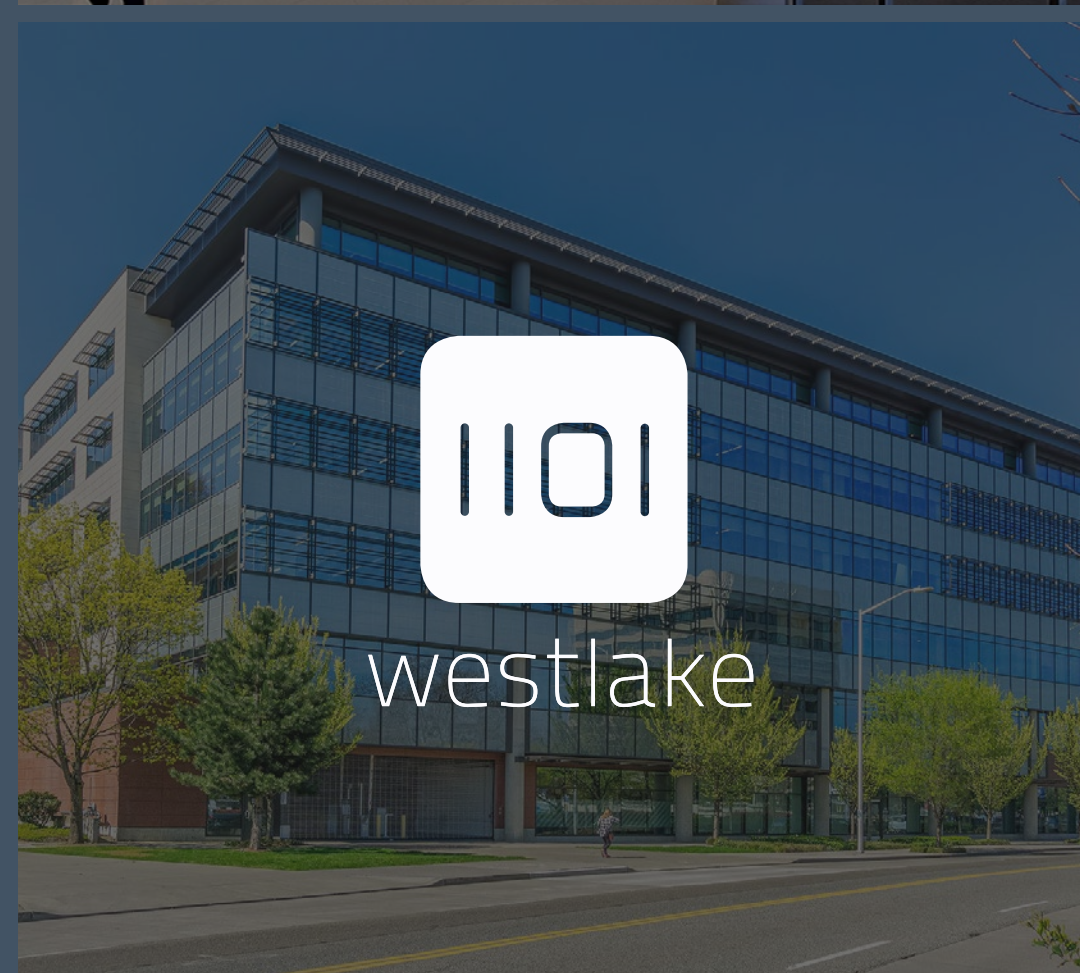
tenant partners



THE LABS @
201 ELLIOTT



307
WESTLAKE



westlake



DEXTER YARD

VUE RESEARCH CENTER

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A  BioMed Realty property