



**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

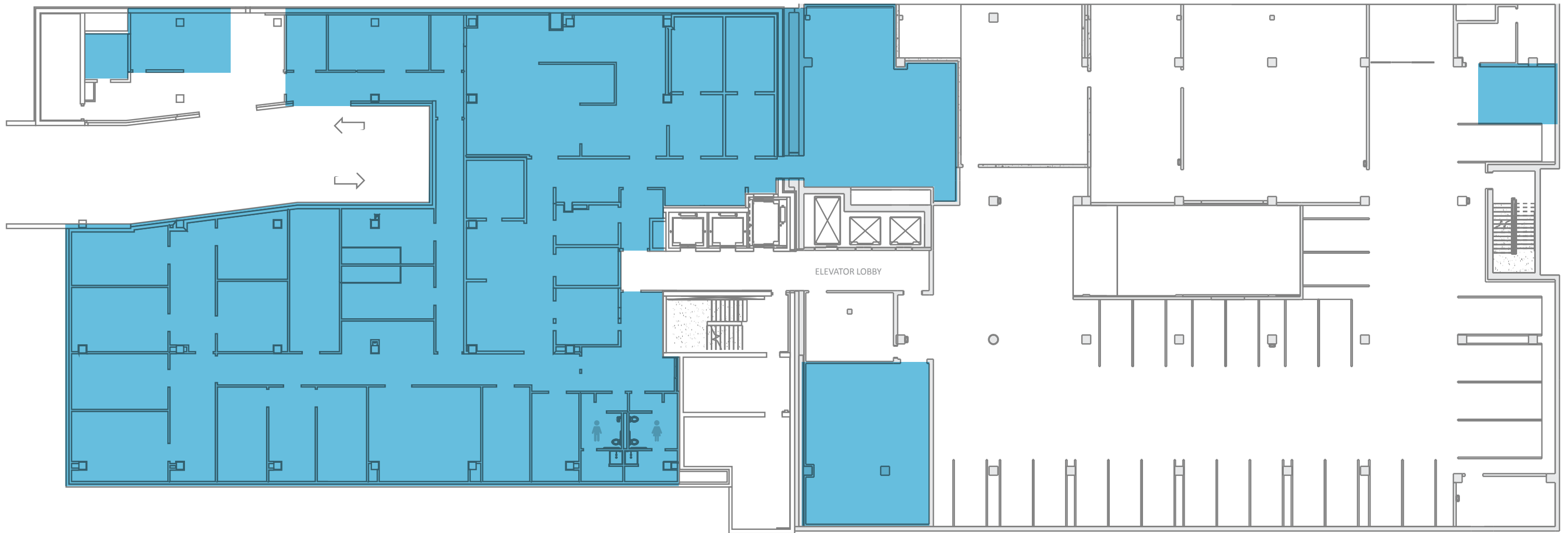
**SUITE 1010**  
Available | 5,287 RSF

**LEVEL M**  
Available | 1,949 RSF

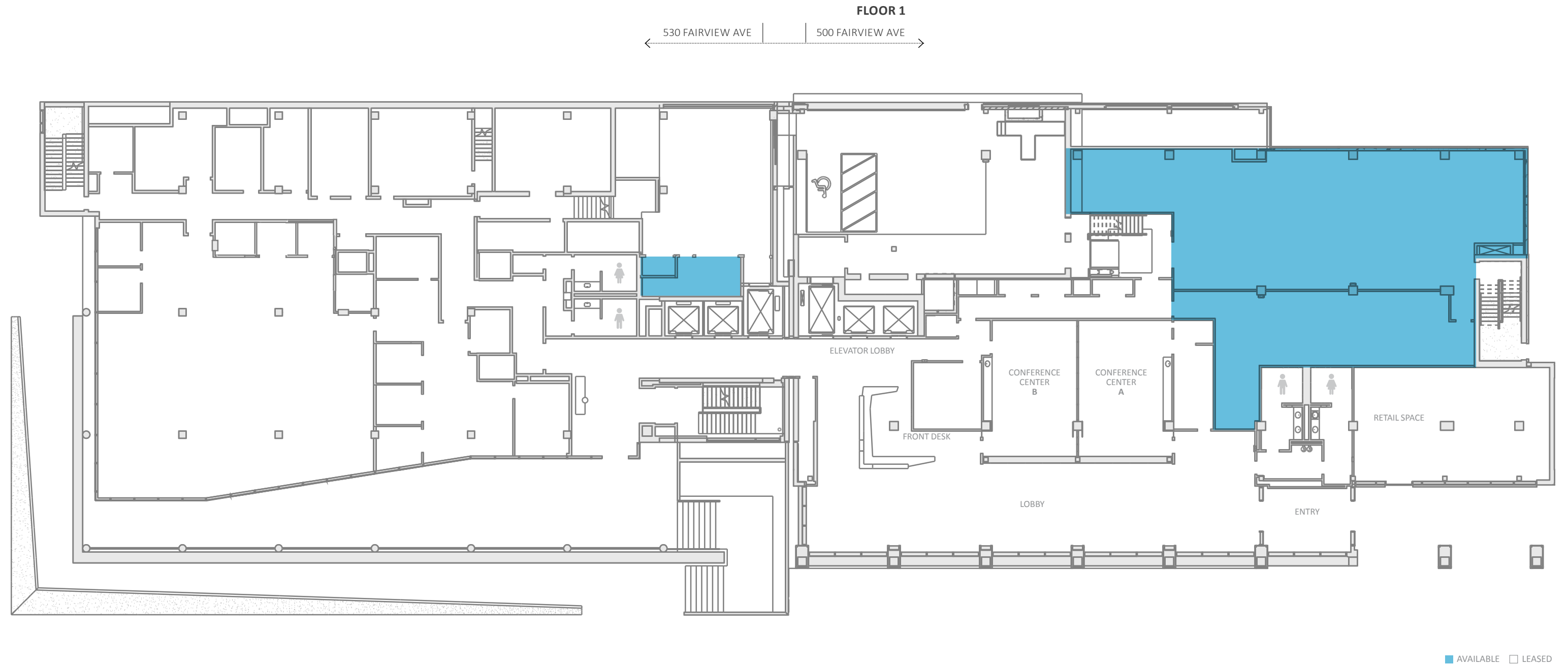
**FITNESS CENTER**

LEVEL M

530 FAIRVIEW AVE | 500 FAIRVIEW AVE

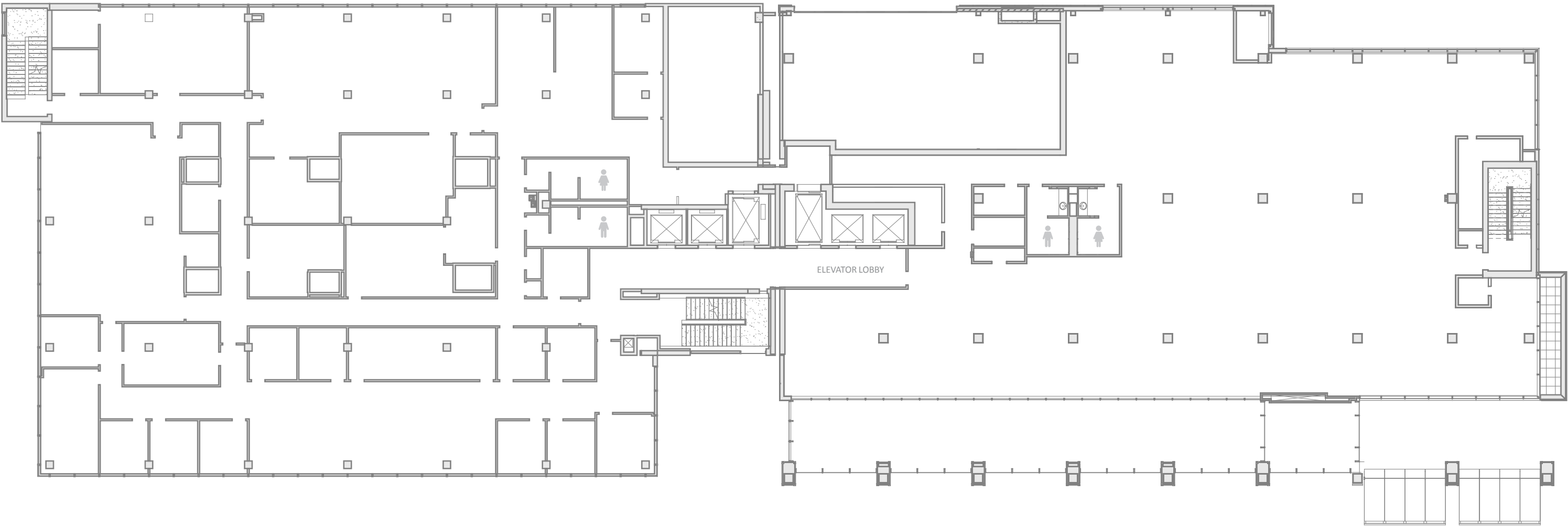


■ AVAILABLE □ LEASED



FLOOR 2

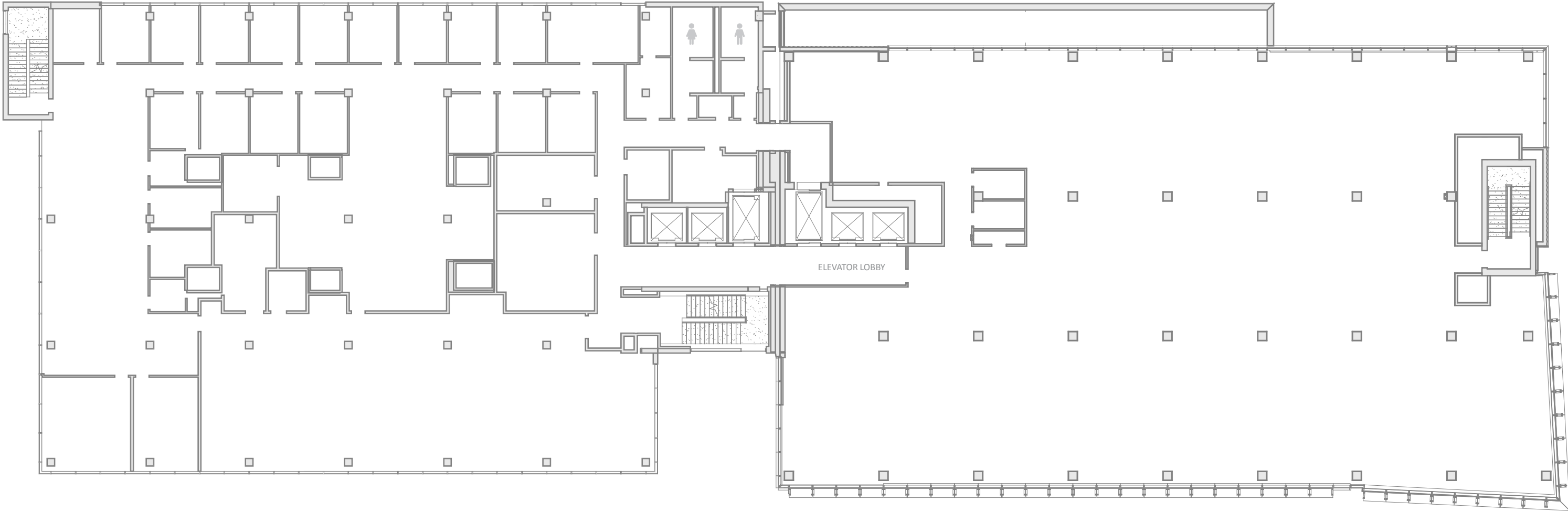
530 FAIRVIEW AVE | 500 FAIRVIEW AVE



■ AVAILABLE □ LEASED

FLOOR 3

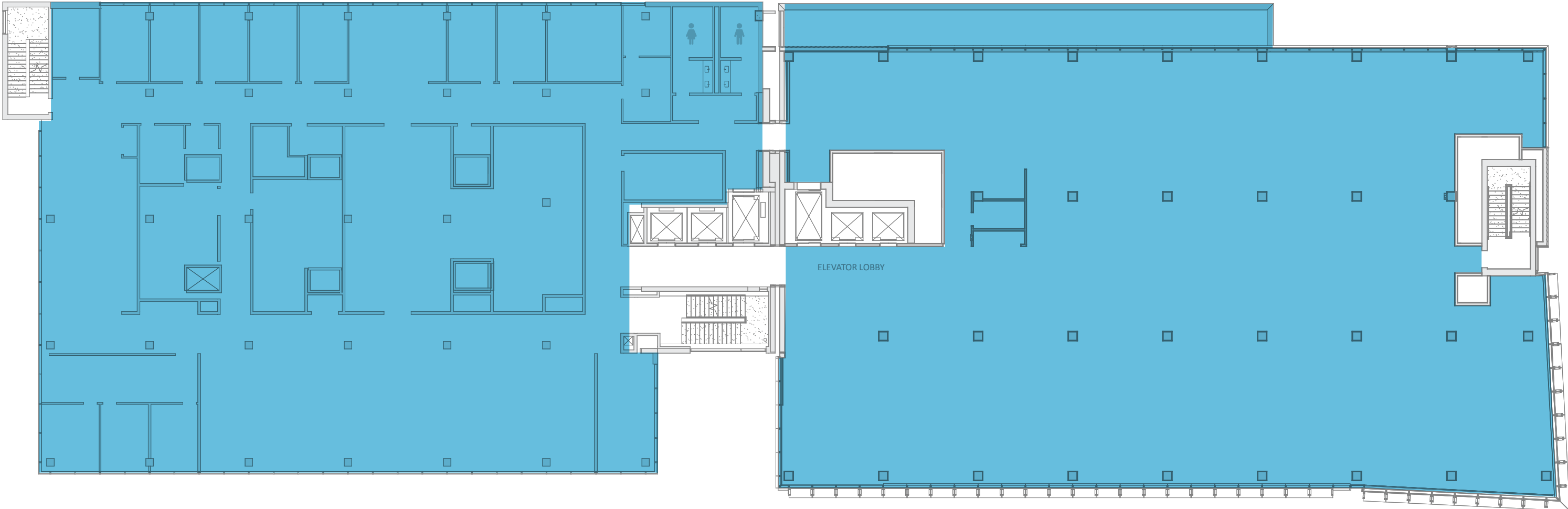
530 FAIRVIEW AVE | 500 FAIRVIEW AVE



■ AVAILABLE □ LEASED

FLOOR 4

530 FAIRVIEW AVE | 500 FAIRVIEW AVE

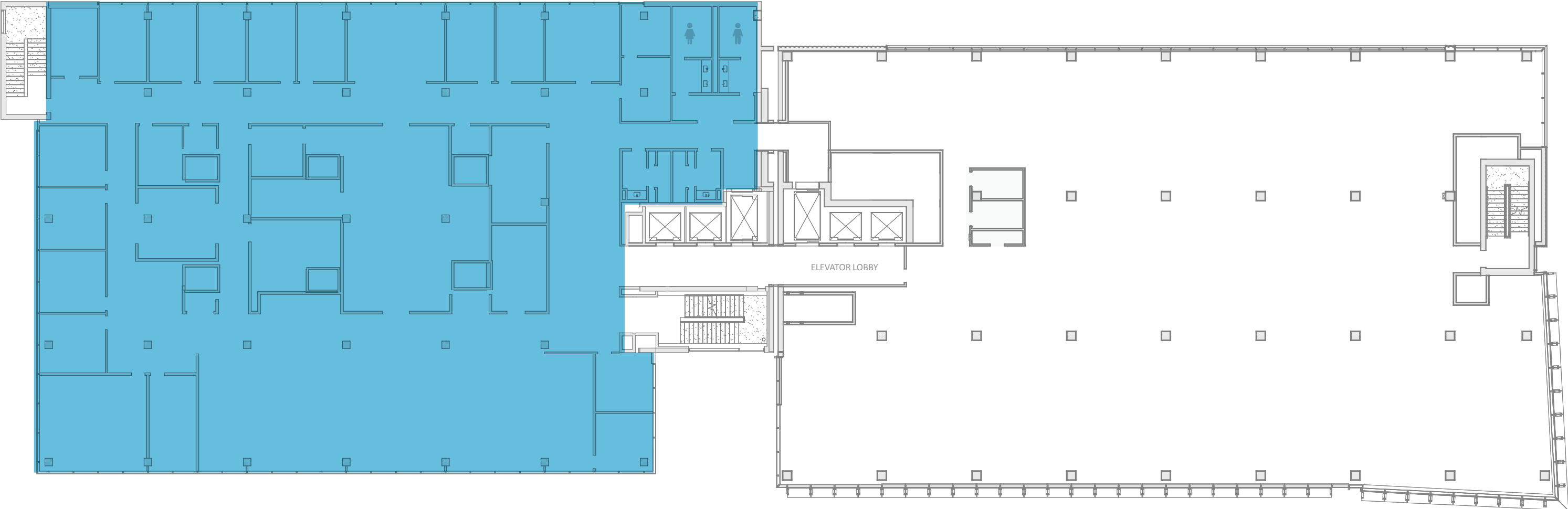


■ AVAILABLE □ LEASED



FLOOR 5

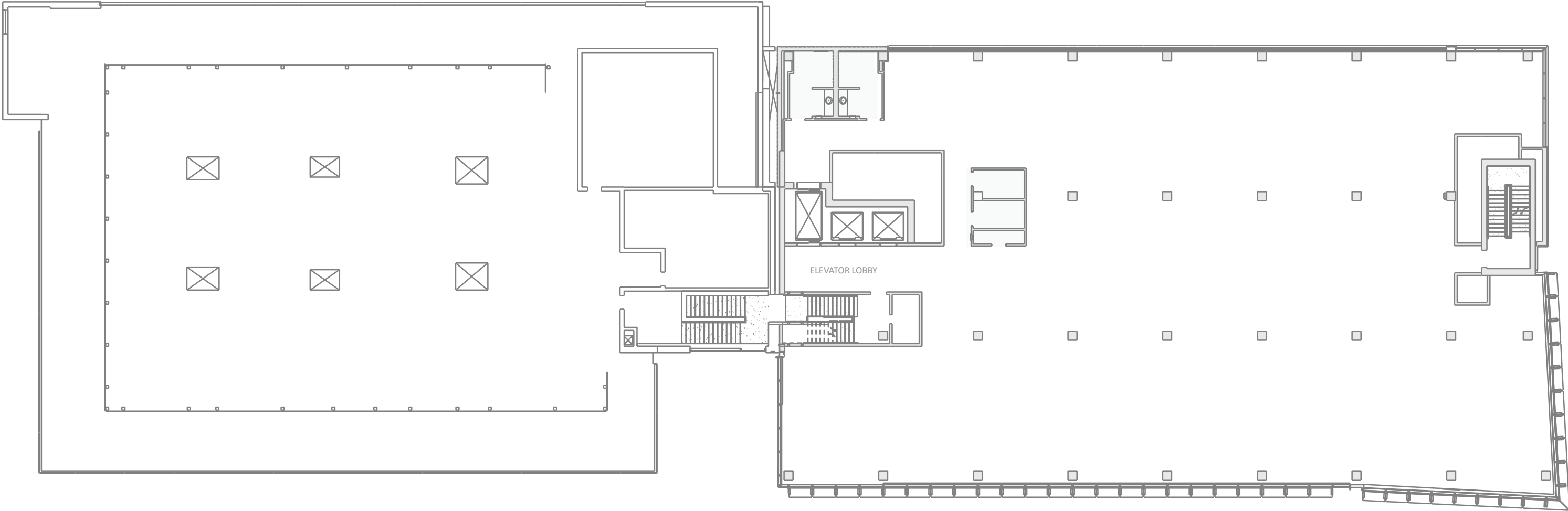
530 FAIRVIEW AVE | 500 FAIRVIEW AVE



■ AVAILABLE □ LEASED

FLOOR 6

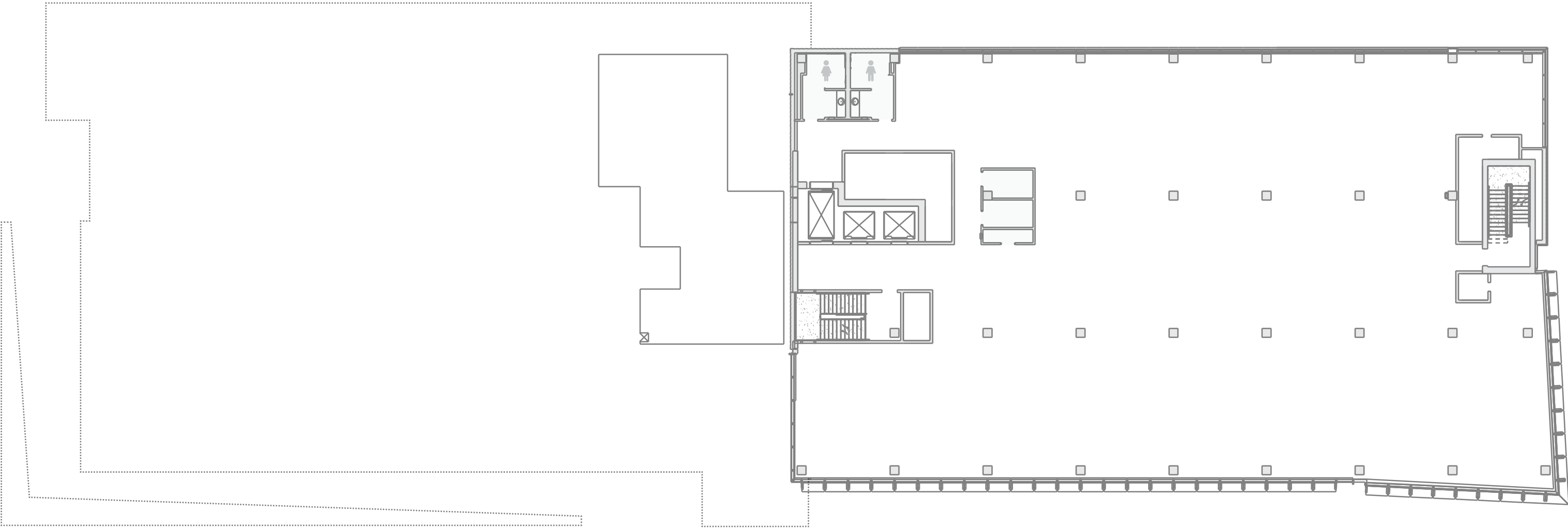
530 FAIRVIEW AVE | 500 FAIRVIEW AVE



■ AVAILABLE □ LEASED

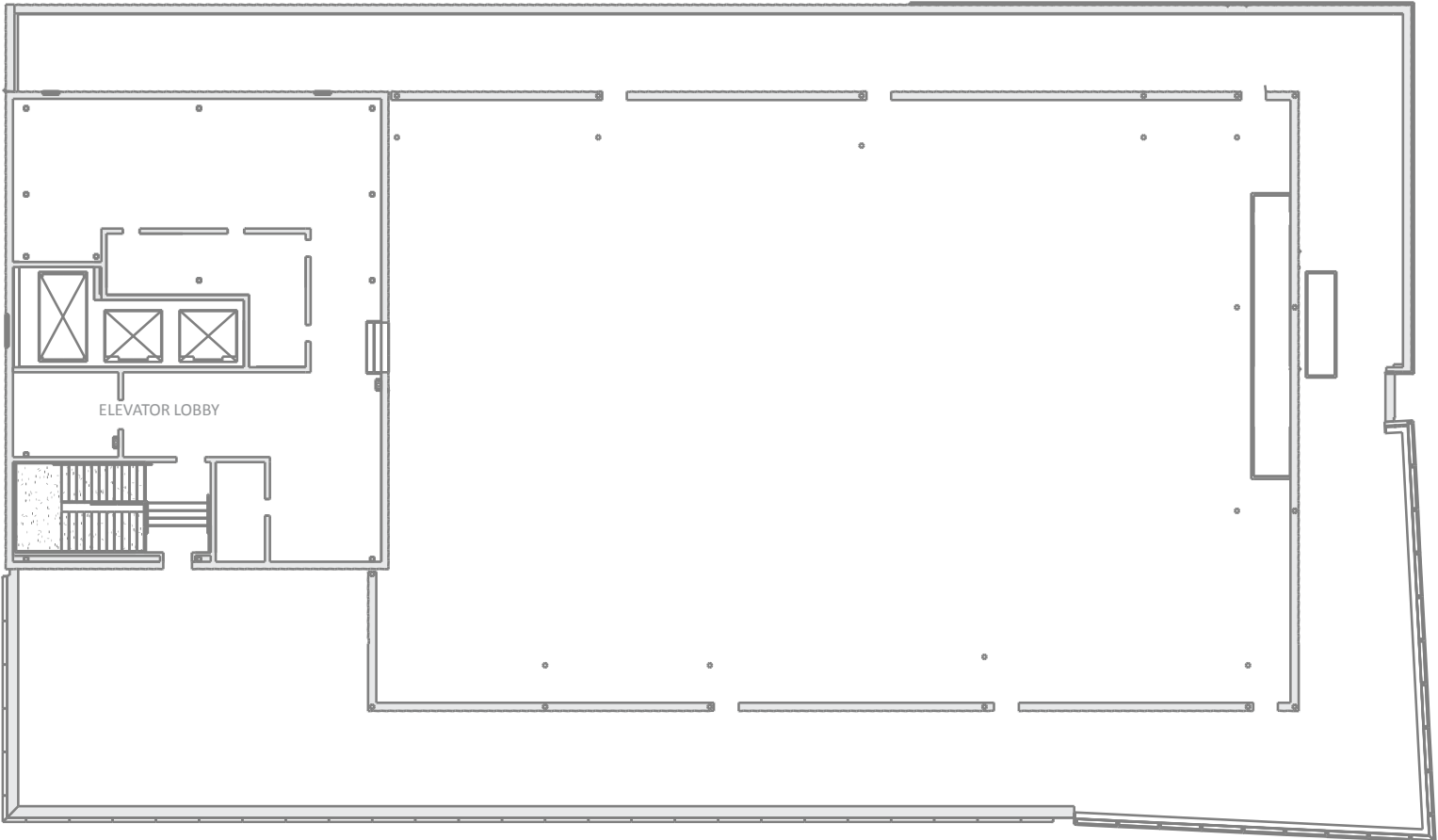
FLOOR 7

← 530 FAIRVIEW AVE | 500 FAIRVIEW AVE →



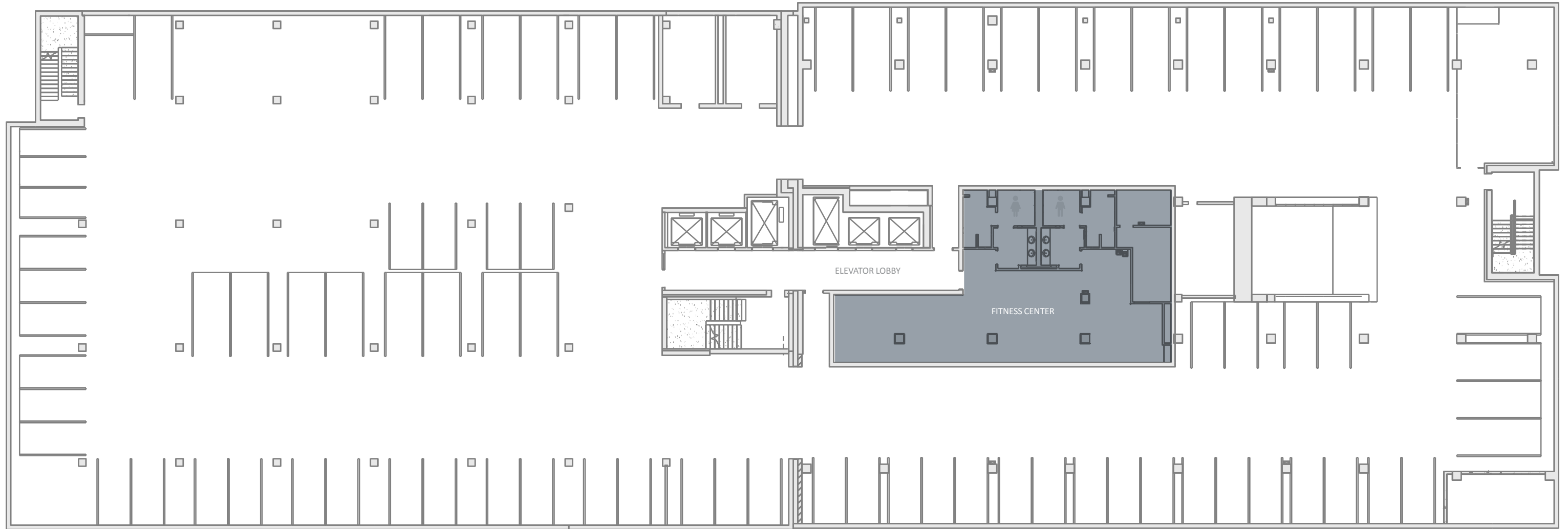
■ AVAILABLE □ LEASED

**PENTHOUSE**



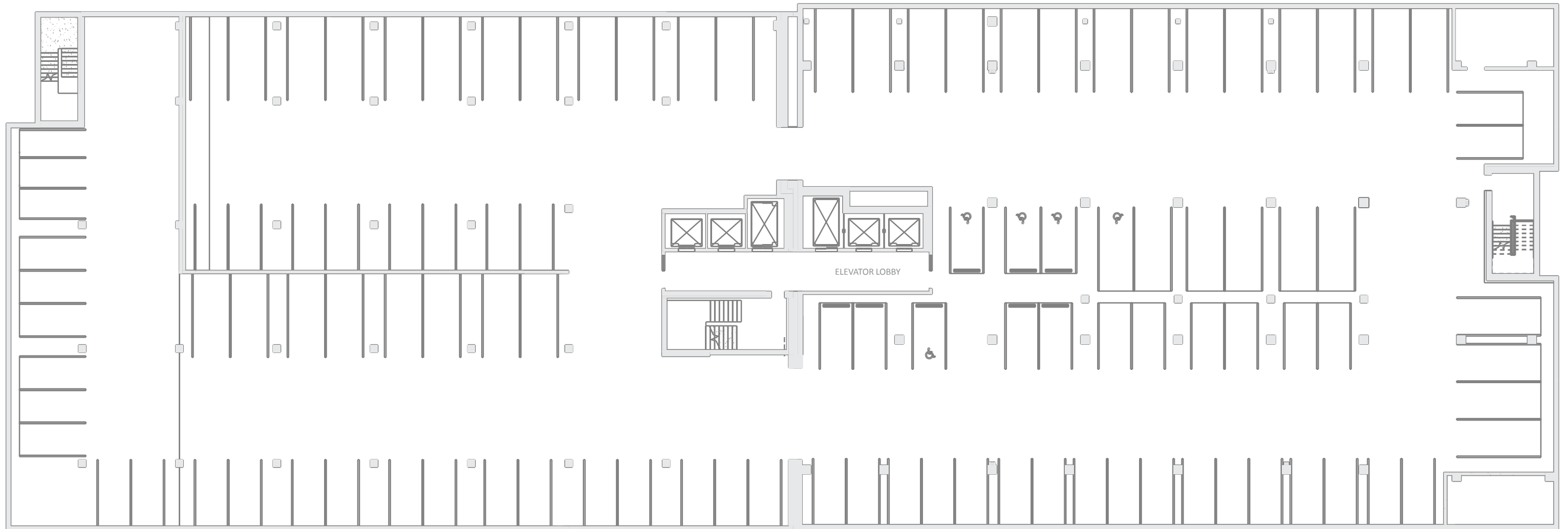
■ AVAILABLE □ LEASED

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)



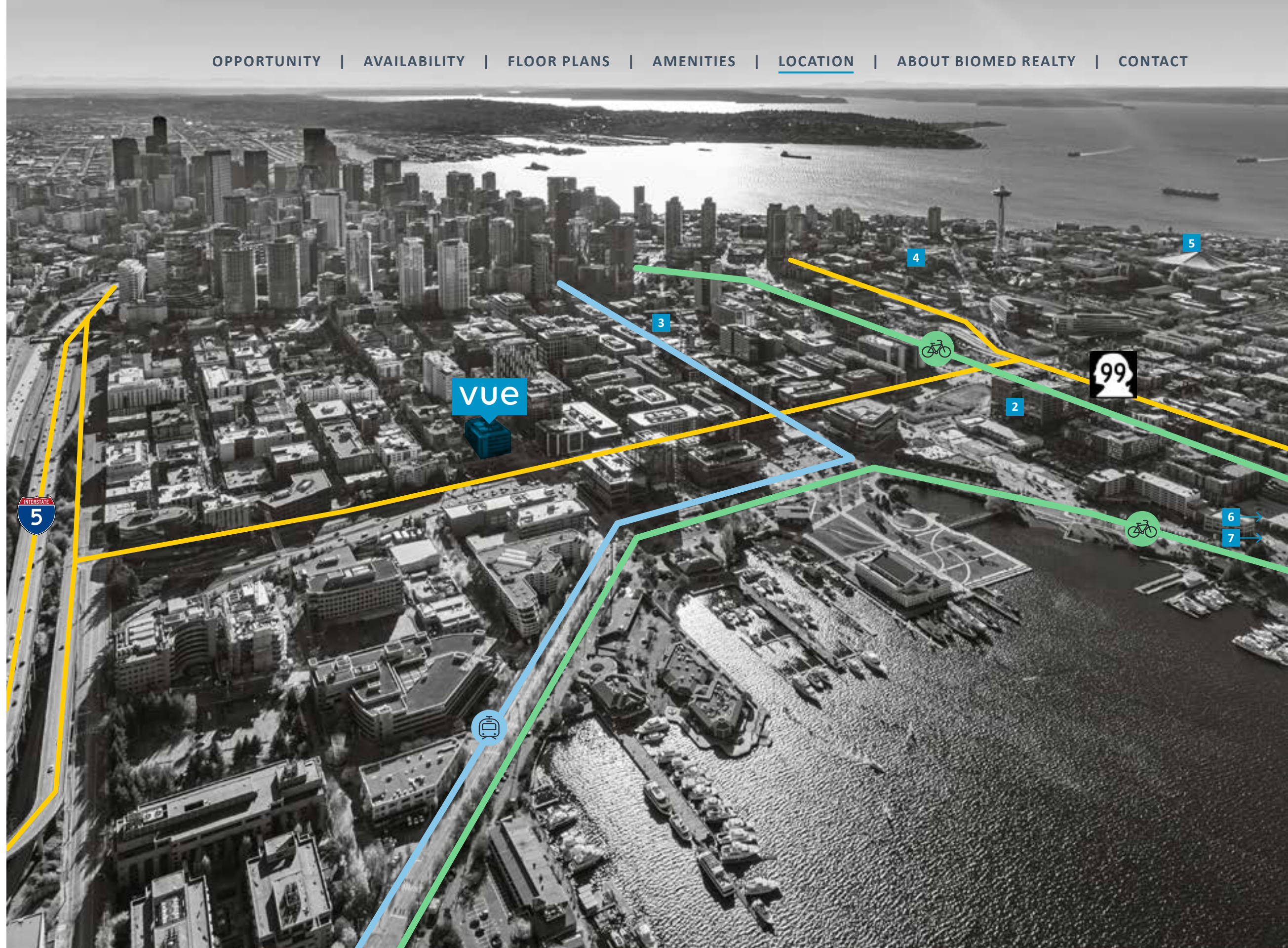
Clockwise from top: 530 Fairview Avenue facing north of Downtown Seattle, South Lake Union and Seattle's Light Rail

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**

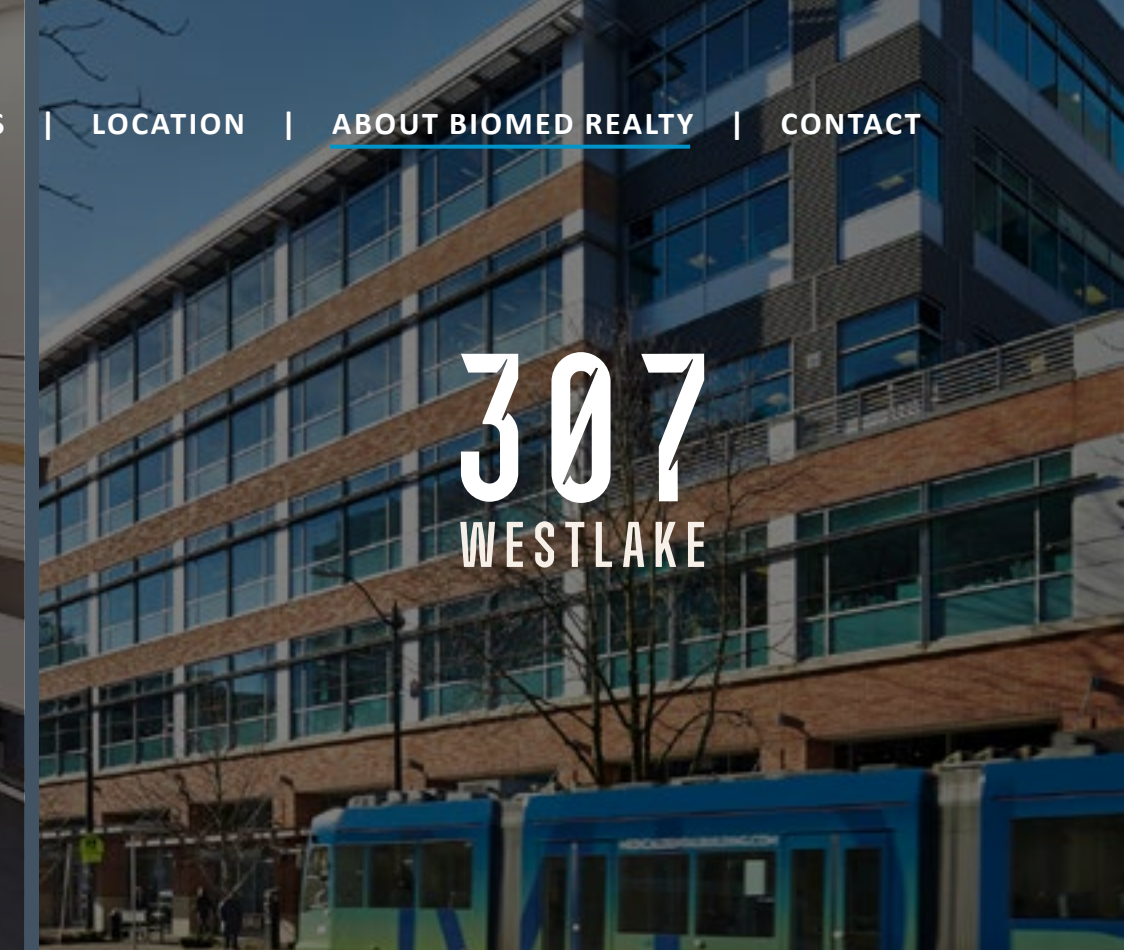
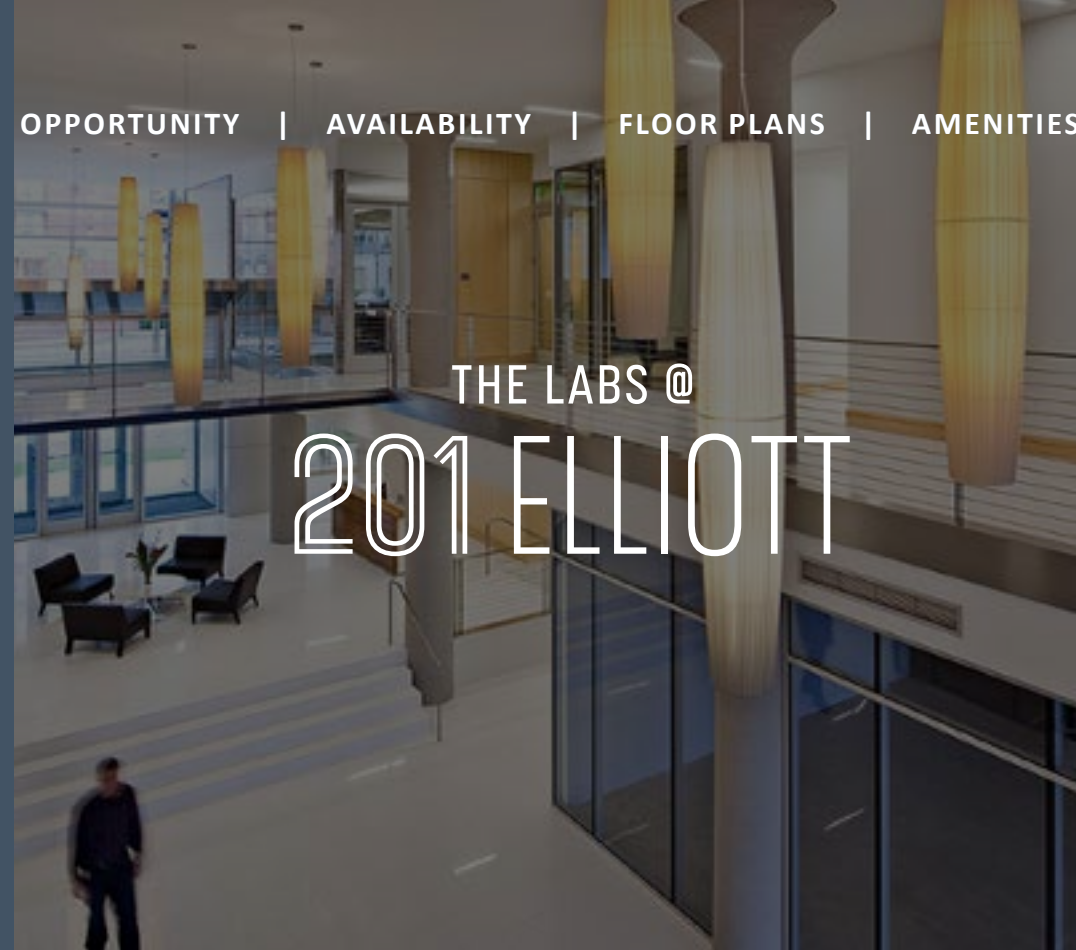
available to accommodate tenants

**300+**

in-house experts

**260+**

tenant partners



**U** Joe Gowan  
**JLL**  
t 206.607.1738  
joe.gowan@jll.com

**U** Bailey Aggen  
**JLL**  
t 206.915.1040  
bailey.aggen@jll.com

A  BioMed Realty property

