



vue
RESEARCH CENTER

+/- 229,000 SF

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

A  BioMed Realty property

VUE RESEARCH CENTER

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.

+/- 229,000 square feet

On-site parking

Fitness Center

Views of Lake Union, the Space Needle, and downtown

[OPPORTUNITY](#)

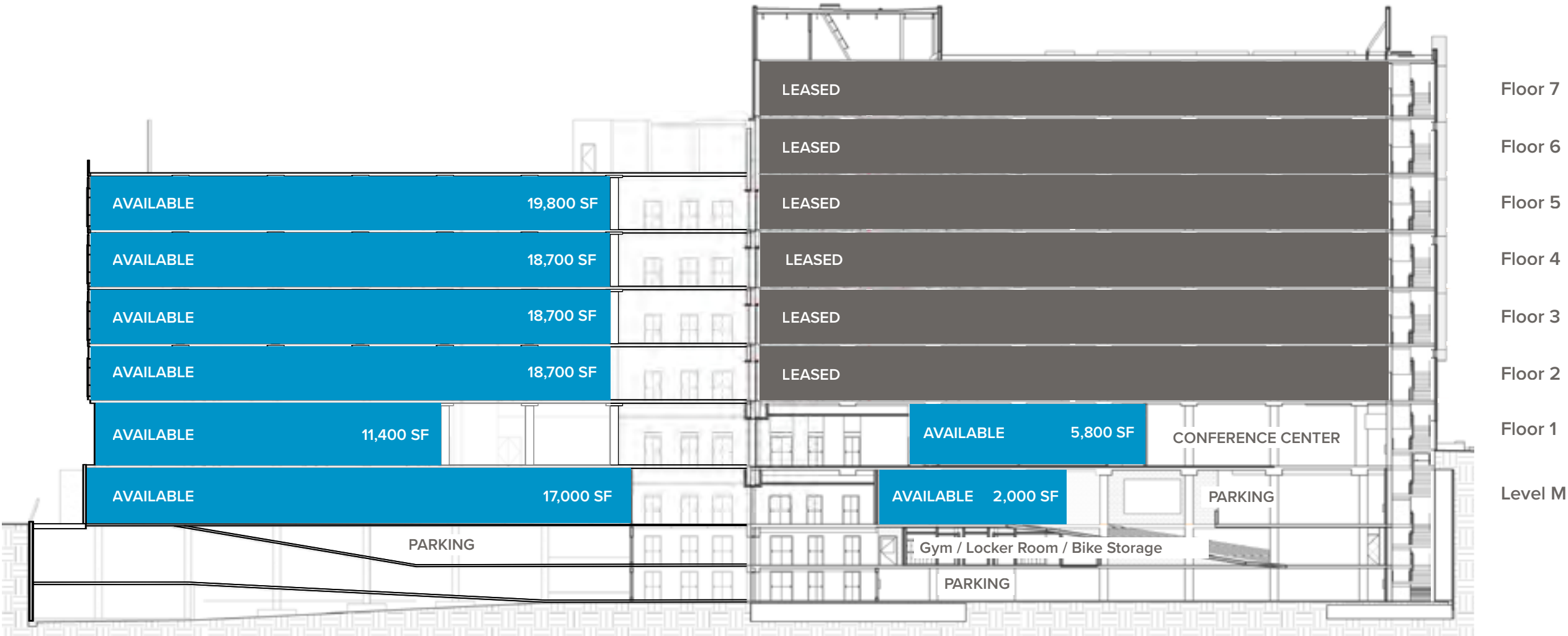
| [AVAILABILITY](#)

| [AMENITIES](#)

| [LOCATION](#)

| [ABOUT BIOMED REALTY](#)





530 Fairview
STACKING PLAN

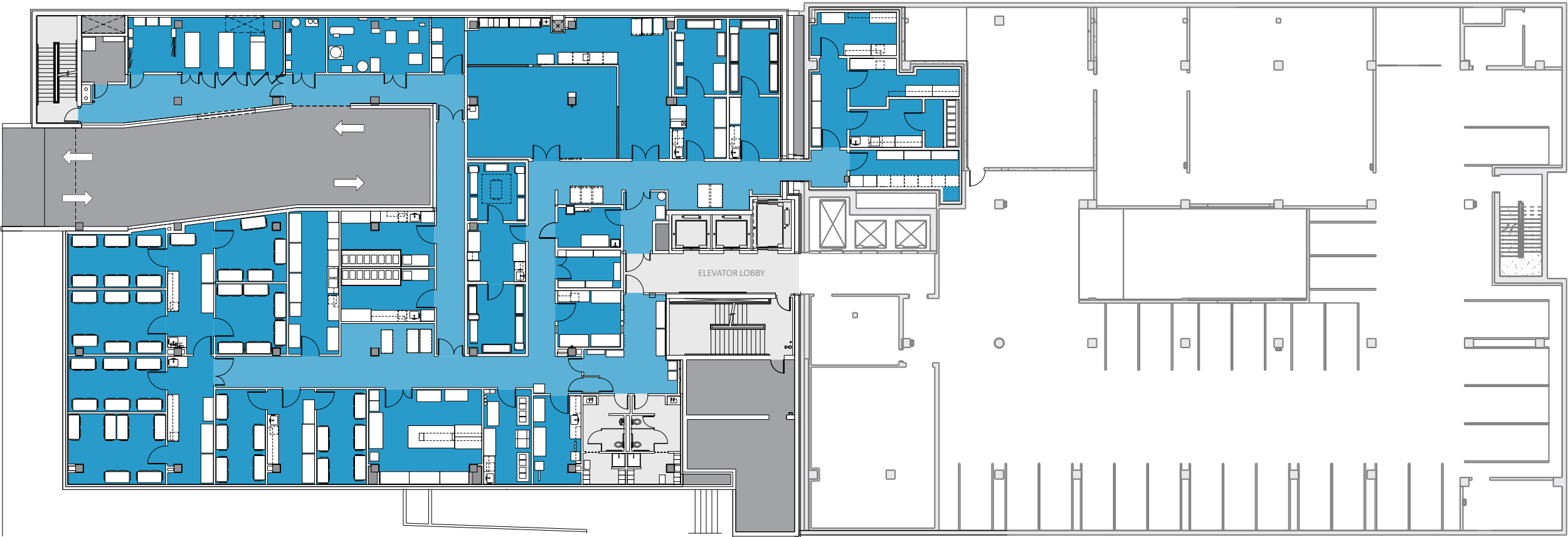
500 Fairview
STACKING PLAN

Available | 17,000 RSF

LEVEL M

530 FAIRVIEW AVE | 500 FAIRVIEW AVE

Available | 2,000 RSF



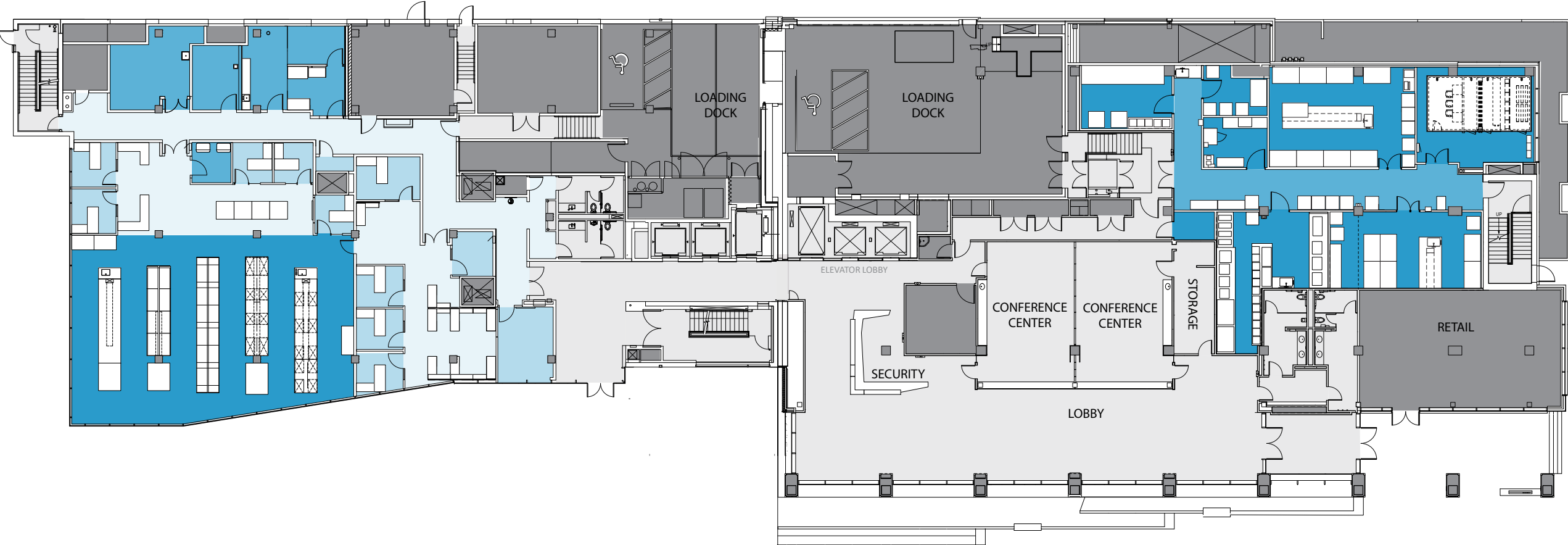
■ OFFICE ■ LAB □ LEASED

Available | 11,400 RSF

FLOOR 1

530 FAIRVIEW AVE | 500 FAIRVIEW AVE

Available | 5,800 RSF

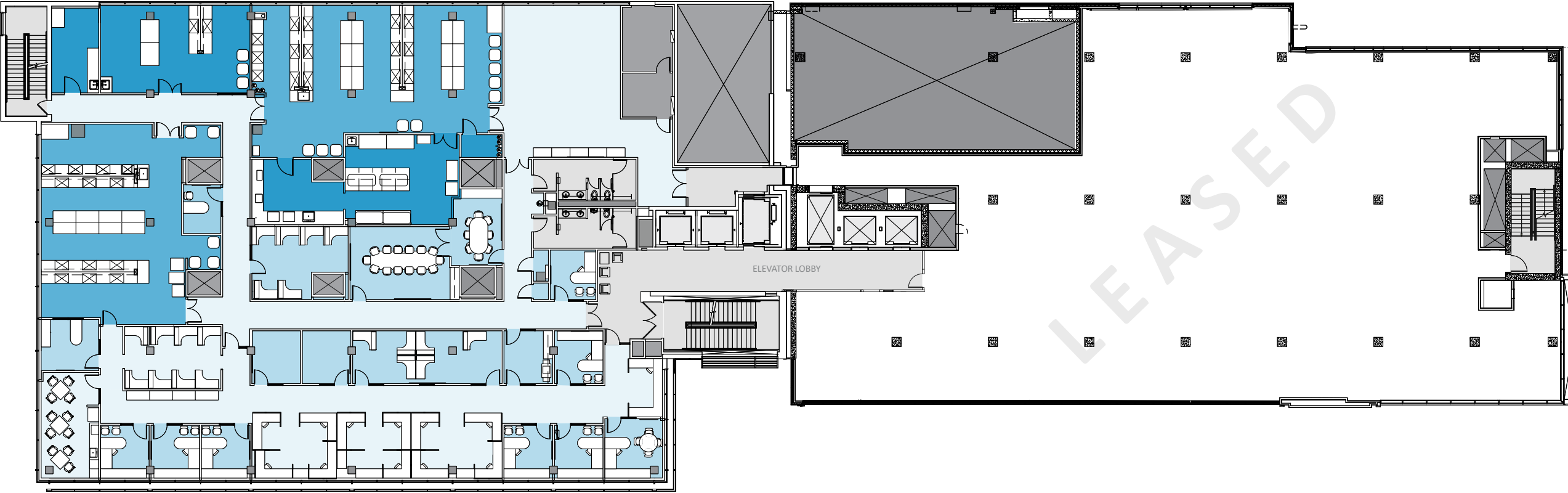


■ OFFICE ■ LAB ■ LEASED

Available | 18,700 RSF

FLOOR 2

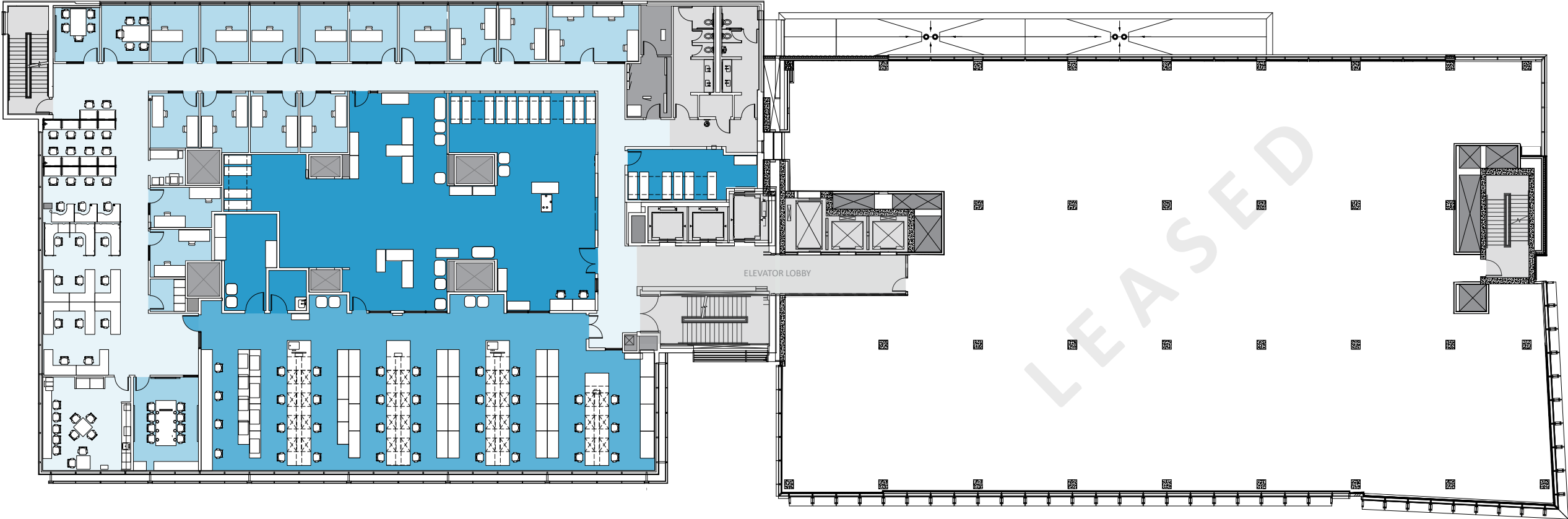
530 FAIRVIEW AVE | 500 FAIRVIEW AVE



OFFICE LAB LEASED

Available | 18,700 RSF

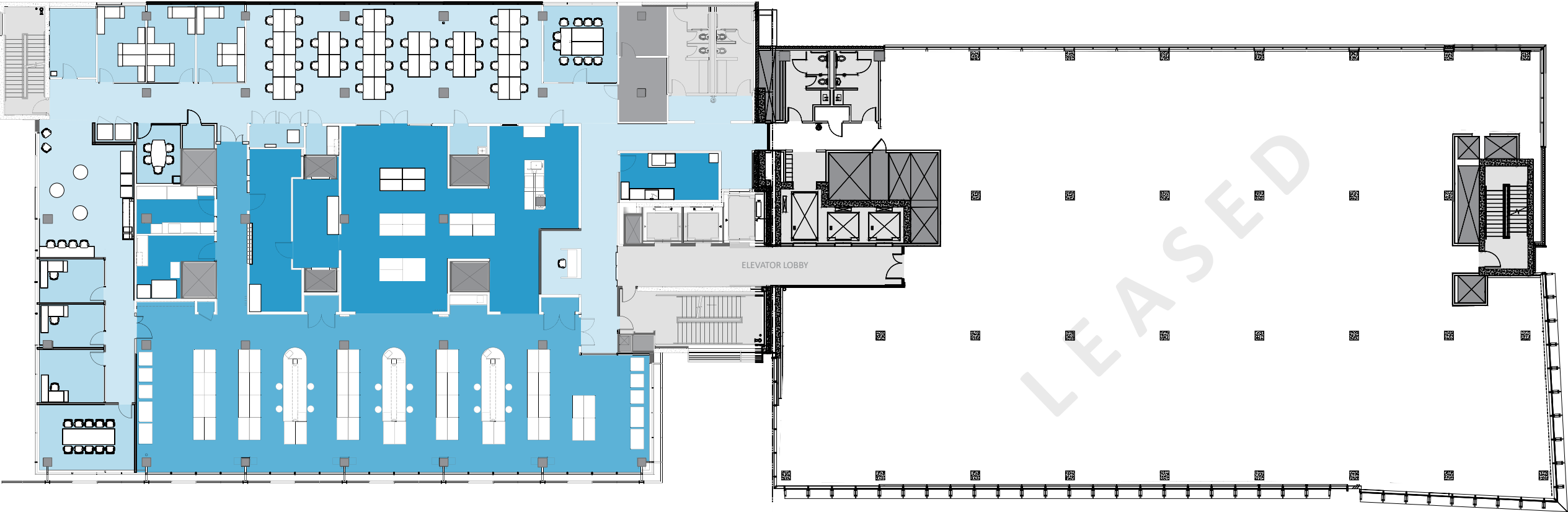
FLOOR 3



OFFICE LAB LEASED

Available | 18,700 RSF

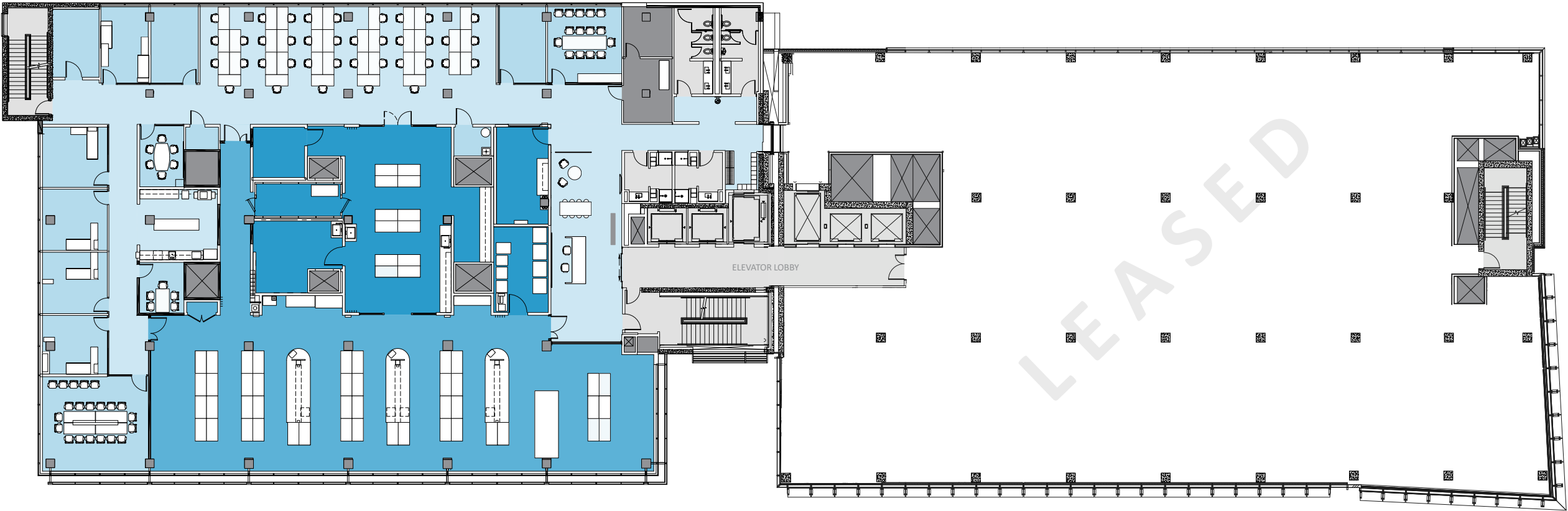
FLOOR 4
530 FAIRVIEW AVE | 500 FAIRVIEW AVE



OFFICE LAB LEASED

Available | 19,800 RSF

FLOOR 5



■ OFFICE ■ LAB □ LEASED

AMENITIES THAT INSPIRE

Single floor plates to accommodate both large and small tenants

100-person conference center

Modern fitness center

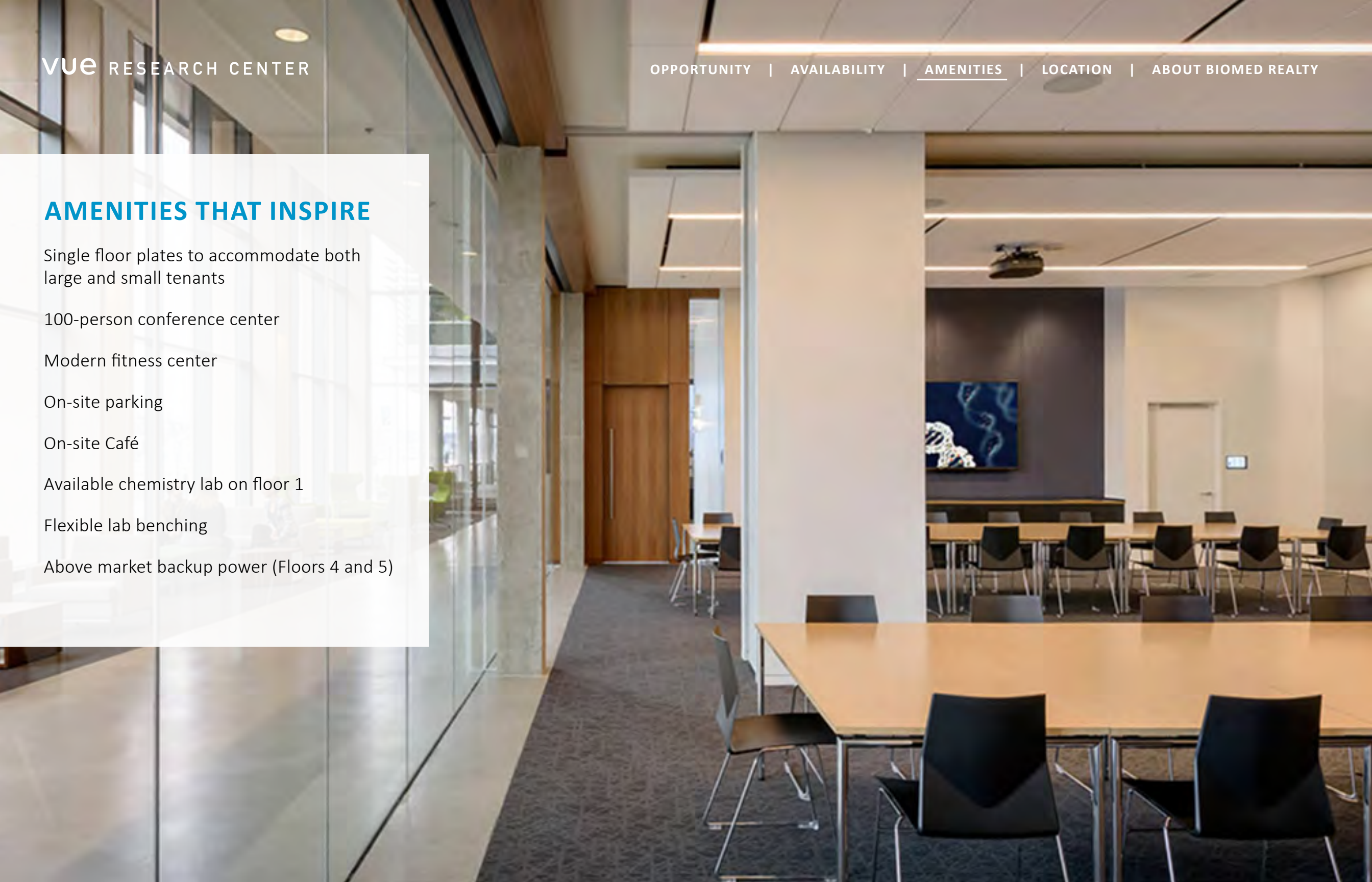
On-site parking

On-site Café

Available chemistry lab on floor 1

Flexible lab benching

Above market backup power (Floors 4 and 5)



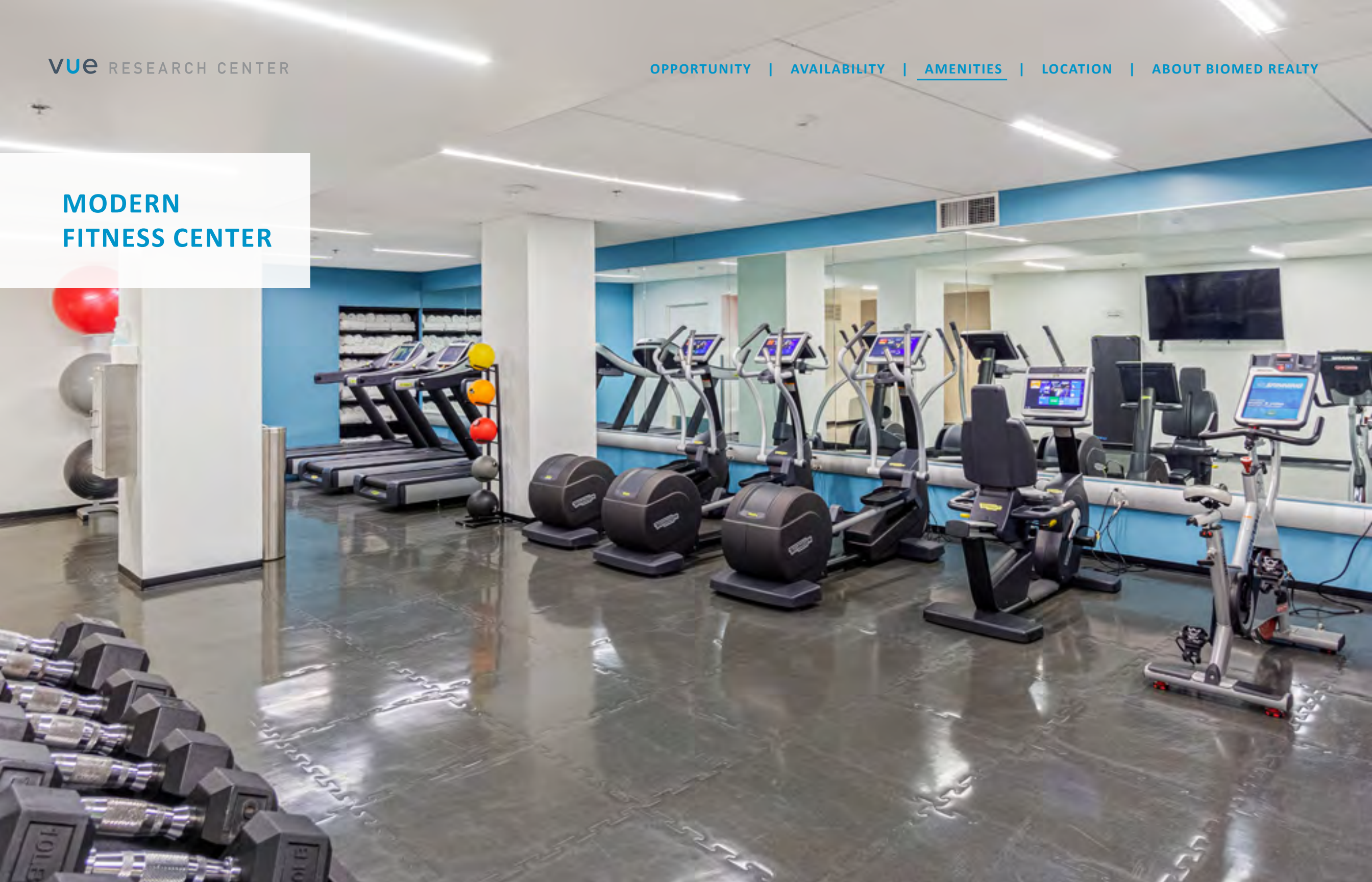
SECURE LOBBY



VIEW FROM
5TH FLOOR

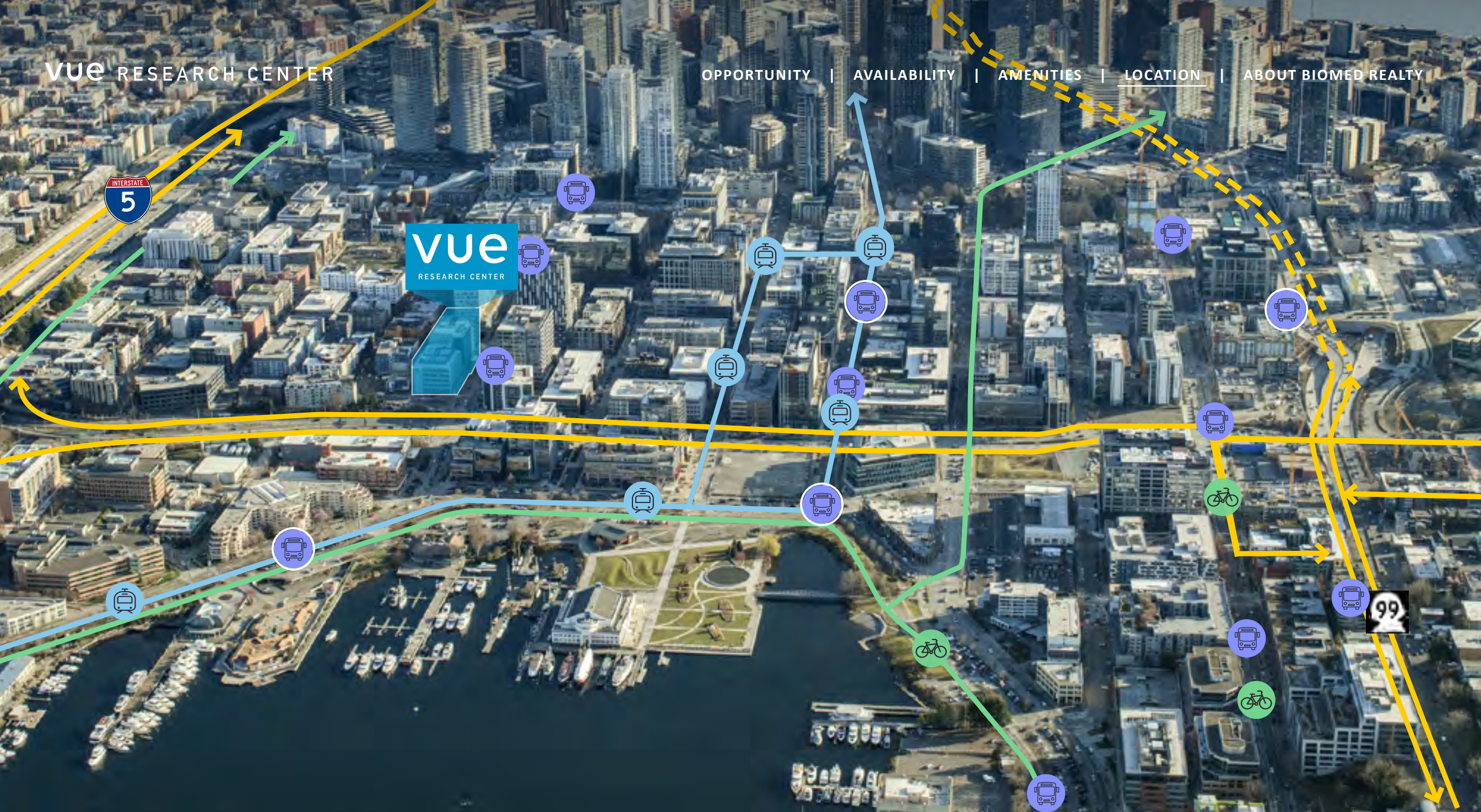


MODERN
FITNESS CENTER



VUE RESEARCH CENTER

OPPORTUNITY | AVAILABILITY | AMENITIES | LOCATION | ABOUT BIOMED REALTY



GETTING HERE

● I-5 ON/OFF RAMP

1 BLOCK

● HIGHWAY 99

0.75 MILES

● NEARBY BUS STOPS

4 STOPS

● SLU STREET CAR

2 BLOCKS

● PROTECTED BIKEWAY

2 BLOCKS

vue
RESEARCH CENTER



NEIGHBORHOOD
AMENITIES WITHIN
1 MILE



+40
RESTAURANTS



+15
SERVICES



+15
LODGING



7
BIOMED REALTY PROPERTIES



CORPORATE NEIGHBORS

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 17 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 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.

17M SF

owned and operated

26M SF

available to accommodate tenants

200+

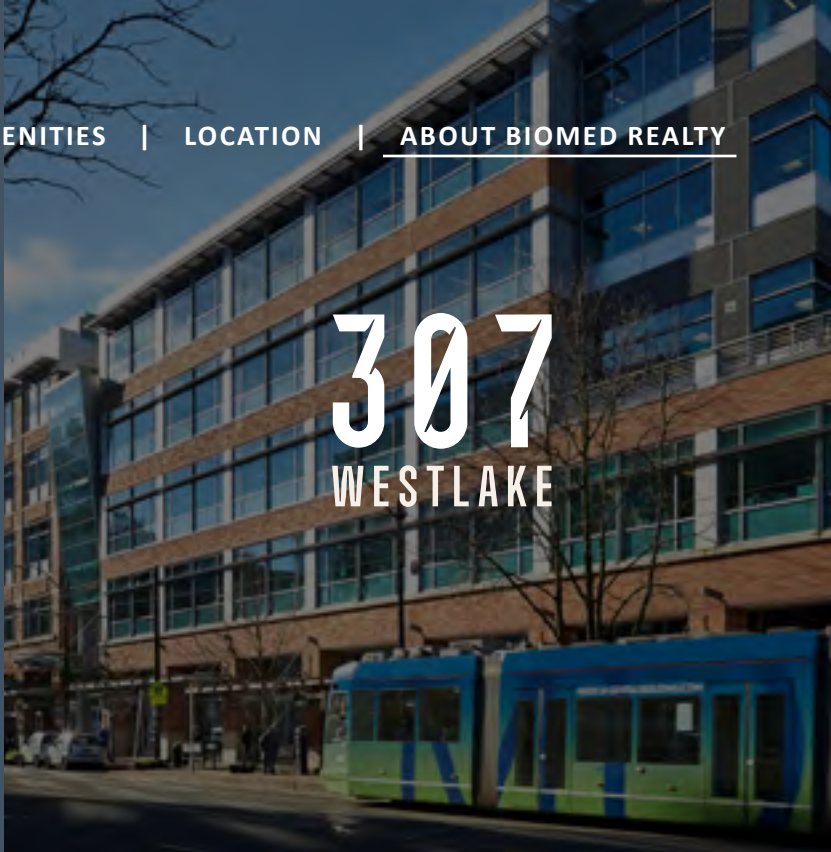
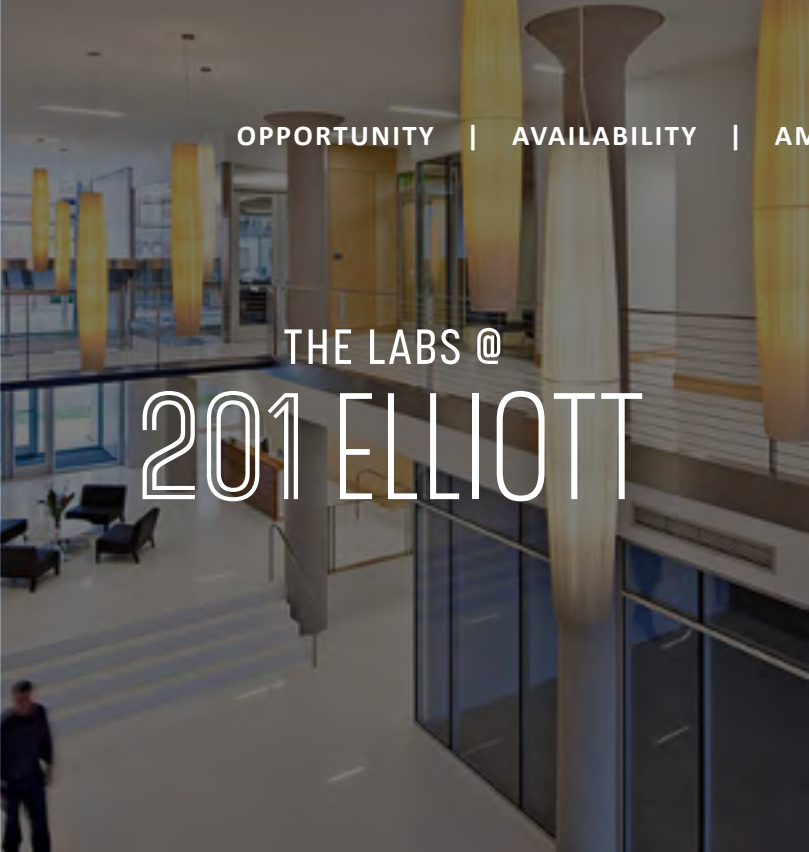
tenant partners

2M SF

of Class A properties in active construction

300+

in-house experts



vue RESEARCH CENTER

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A  BioMed Realty property