

INNOVATIVE AND EFFICIENT DESIGN | LIFE SCIENCE

Building Information | Life Science

SIX BUILDINGS TOTALING 1.26M SF

Buildings A + B: 514,190 SF (included 14,220 RSF of retail)

Building C: 230,305 SF (included 9,617 RSF of retail)

Building D + E: 378,680 SF (included 8,798 RSF of retail)

Building F: 134,775 SF (included 6,081 RSF of retail)

SKYBRIDGE connecting Buildings A & B and D & E

FLOOR PLATES **S** delivers more than twice the standard contiguous workspace on expansive rectangular floor plates ranging from 15,500–48,500 SF.

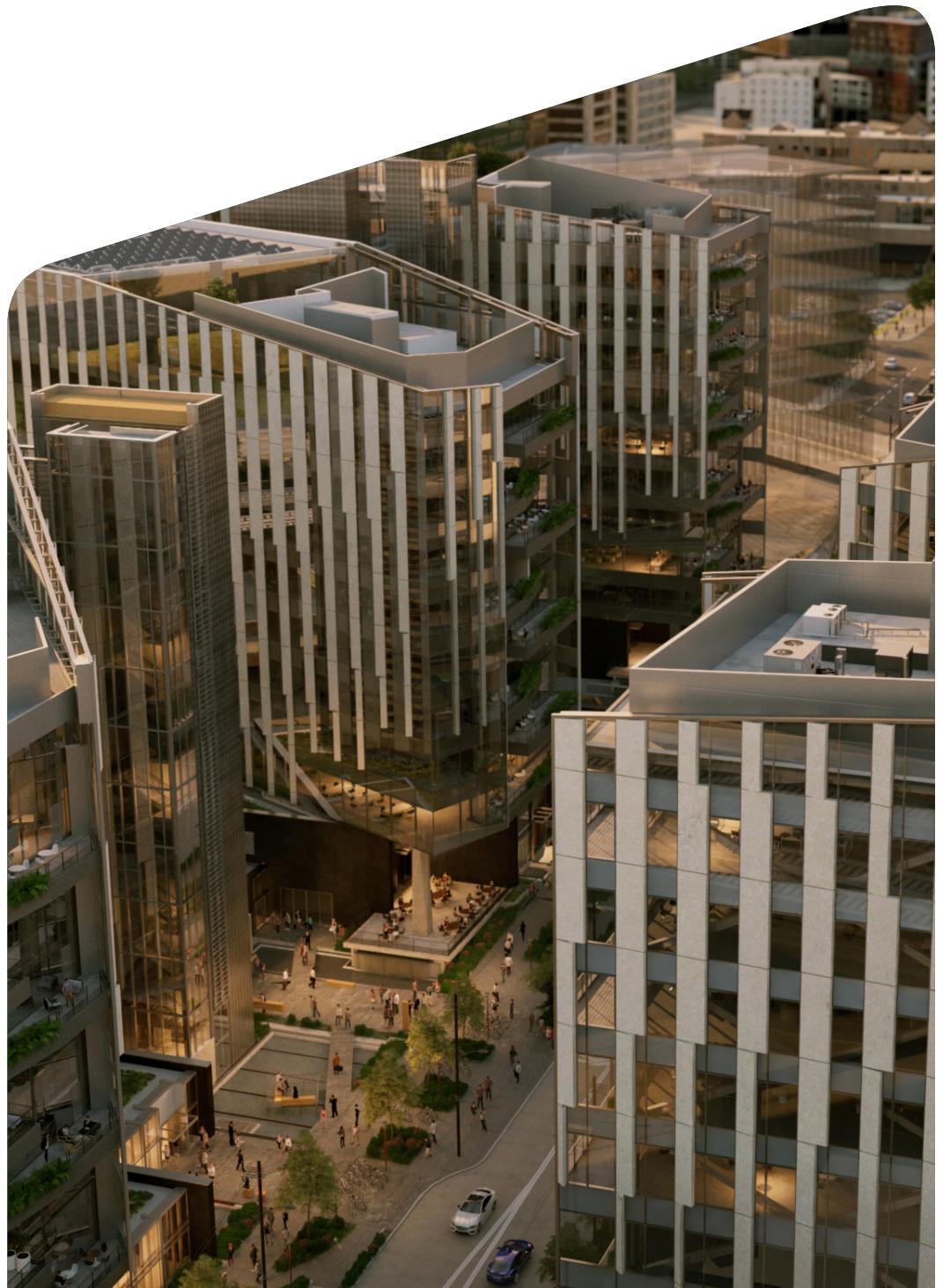
DIMENSIONS The unique building designs are 84' wide x 190'–280' in length and virtually column-free, providing 20% more visibility across the floor and maximizing daylight for every employee.

SITE **S** is situated on an expansive 6.61 acre site and the development can be phased.

CERTIFICATION (pursuing) LEED Gold, WELL Building Gold, WIREDScore Platinum, Salmon-Safe

PARKING 682 parking stalls

SIGNAGE Rare company branding opportunities via signage visible from Interstate I-5/I-90 and from the rooftop of the campus with **S** being directly in the flight path to SeaTac.



Shell and Core Specs

CONSTRUCTION TYPE 30'x40' grid, steel framing supporting a composite floor system.

CLEAR HEIGHT With 14'-6" floor to floor on standard floors the clear height from finished floor to the underside of the structural slab is 13'-11".

FLOOR LOADS The load capacity of the structural floor is 100 lbs/SF live load and 25 lbs/SF for partitions and build-out dead load including MEP. The core area of each office floor, as specified by the architect, has a live load capacity of 100 lbs/SF (non-reducible).

VIBRATION CRITERIA 8000 MIPS with ability to reduce to 4000 MIPS adjacent to cores and select areas.

ELECTRICAL A total estimated electrical capacity available to Tenants at the bus duct of 14.44 watt/USF total which includes 1.44 W/USF for lighting, 10.0 W/USF for receptacles and misc. equipment and 3.0 W/USF for mechanical.

TENANT BACKUP POWER 8 W/USF for tenant use capacity with generator rooms and infrastructure provided by Landlord to support a tenant-provided generators. Landlord will provide a backup generator for S&C life-safety requirements per code.

ROOF Designed with optimal sustainability in mind, 30% of the roof to be covered with photovoltaic array generating 1%-2% of on-site electrical demand.

LOADING DOCKS Two loading docks will be provided on the campus on Level P1 of Building A + B and L1 of Building D + E. The Building A + B loading dock provides eight (8) truck bays and the Building D + E loading dock provides six (6) truck bays.

SECURITY Landlord will provide an electronic access control system at the parking garage entrance/exit, critical Level 1 perimeter doors including the main lobby entrance, and the passenger/service elevators. Passenger service elevators will be controlled by destination dispatch.

Tenant Amenities

RETAIL ±40,000 SF of planned ground floor retail spaces will offer employees a vast array of dining and service options on site.

OUTDOOR SPACE More than 24,000 SF of outdoor decks and 20,000 SF of roof terrace space.



PROJECT TEAM

DEVELOPER Urban Visions

ARCHITECT NBBJ