

# r&d INTERBAY

3455 Thorndyke Avenue W · Seattle, WA 98119  
**CREATIVE INDUSTRIAL & OFFICE**

**CBRE**

27,700 sf Flex/Office  
Delivering 4Q 2016

[rndinterbay.com](http://rndinterbay.com)



# A DIFFERENT KIND OF WORKPLACE

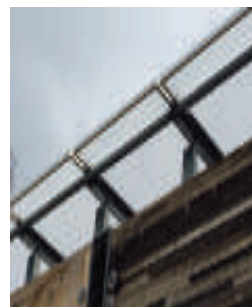


## THE NEW R&D INTERBAY BUILDING

will be available fall 2016 in the heart of Interbay equal distance to the new Expedia.com headquarters and Fremont's tech center. The development will have over 27,000 rentable SF with capacity for another 3,000 SF of full height mezzanine.

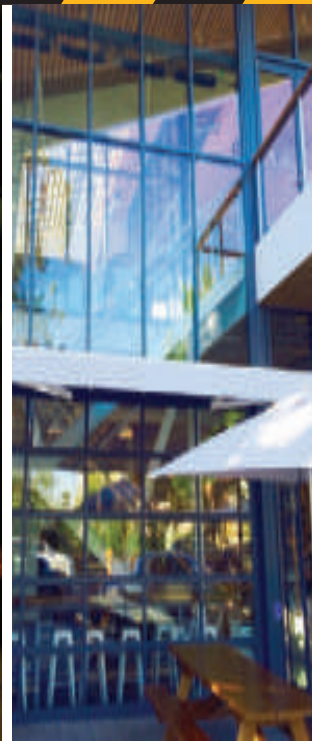


This building provides carefully designed work environments for tenants needing 1,500 to 30,000 square feet.



The first floor has 18.5 foot clear height and the opportunity for mezzanines to share a high-bay environment. The second floor, with almost 70 feet of clear space is accessed by a 5,000 lb capacity heavy-duty diamond plate elevator and prominent exterior stairs.

R&D Interbay is light filled and spacious, designed to provide people with the flexibility, power and data services to accommodate new industrial, office, production, and creative uses.



## NATURAL LIGHT

and ventilation together with solar electricity capacity and modular steel construction systems produce an efficient environmental footprint and economical operations. The property is served by 1200 amps of 480 volt/3 phase and symmetric gigabit speed fiber optic data, allowing for the most ambitious enterprises.

With downtown to the south, Queen Anne & Magnolia to the east and west and Ballard/Fremont to the north, Interbay offers exceptional urban access. New housing is steps away with another 500 units planned to break ground in Interbay. The adjacent neighborhoods offer a full range of housing choices from affordable to some of the most sought after housing in the city. Rapid Ride bus service provides express service to the CBD and Ballard.

With the addition of the Expedia world headquarters, Interbay is fast becoming one of the most diverse districts in Seattle offering a healthy mix of technology, industry, invention, recreation, retail and residential opportunities. R&D Interbay provides a rugged yet sophisticated and efficient creative space to connect workers and inspire a range of workplace choices.



## NUTS & BOLTS

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**Address** 3455 Thorndyke Avenue West · Seattle, WA 98119

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**Available** 1,300 – 27,700 RSF

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**Total Area** 27,700 RSF

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**Floor Plate** ±13,500 RSF

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**Ceiling Height** 18.5 ft at 1st floor  
19.0 ft at 2nd floor w/ih 67 ft column free span

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**Doors** Glass roll-up doors

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**Elevator** Oversized heavy-duty 5,000 lb.  
with Diamond Plate interior

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**Power** 1200 amps 480v / 3-phase

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**Data** Gigabit G-Pon fiber & Comcast Cable data

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**Delivery** 4th Quarter 2016

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## PROPERTY HIGHLIGHTS



Glass roll up doors



Abundant natural light



HVAC ready and natural ventilation



18.5' height to structure



Oversized, heavy duty elevator



Excellent transit access  
Multiple bus routes & RapidRide



Bike Score® of 77  
Access to Ship Canal, Elliott Bay & Burke Gilman Trails

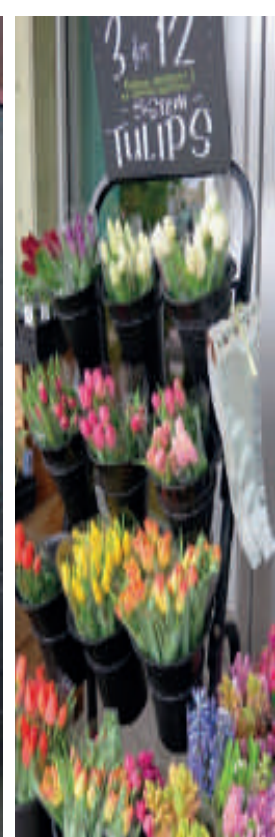
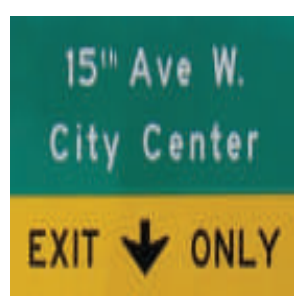


Walkable amenities:  
Including QFC, Red Mill Burgers, Pagliacci, Denali Fitness  
Starbucks, Fisherman's Terminal, Parks & Marinas



# INTERBAY

INDUSTRIAL BY NATURE





## NEARBY AMENITIES



DINING



RECREATION



BIKE TRAILS

- |                                    |                              |                    |
|------------------------------------|------------------------------|--------------------|
| 1. Chinook's at Salmon Bay         | 1. Denali Fitness            | Burke-Gilman Trail |
| 2. Bay Café                        | 2. Interbay Athletic Complex | Ship Canal Trails  |
| 3. Highliner Public House          | 3. Interbay Golf Center      | Elliott Bay Trail  |
| 4. Fishermen's Green Market & Deli | 4. LA Fitness                |                    |
| 5. Pandasia                        | 5. Vertical World Seattle    |                    |
| 6. Red Mill                        |                              |                    |
| 7. QFC                             |                              |                    |
| 8. Pagliacci Pizza                 |                              |                    |
| 9. Starbucks                       |                              |                    |
| 10. Yasuko's Teriyaki              |                              |                    |
| 11. Mulleady's Irish Pub           |                              |                    |
| 12. Whole Foods Market             |                              |                    |
| 13. Subway                         |                              |                    |
| 14. Magic Dragon                   |                              |                    |
| 15. Palisade                       |                              |                    |

## MAJOR EMPLOYERS

- Expedia
- Holland America Line
- Big Fish Games
- F5 Networks
- Port of Seattle | Cruise Ship Terminal 91
- Fishermen's Terminal
- Seattle Pacific University

### LEGEND

- Food Options (Restaurant, Deli, Café)
- Fitness & Recreation
- Major Employers
- On-Street Bike Lane or Sharrow
- Multi-Use Trail



## FIRST FLOOR & MEZZANINE AVAILABLE

### Suite 102

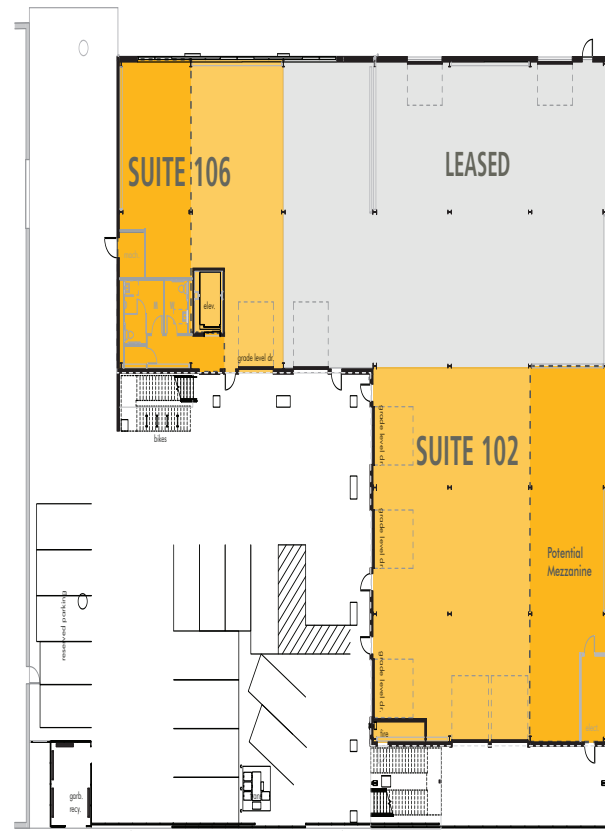
» 4,566 total SF

(potential to add 1,575 SF Mezzanine for a total of 6,141 SF)

### Suite 106

» 3,413 total SF

(2,166 SF footprint / 1,247 Mezzanine)



Available Mezzanine Leased



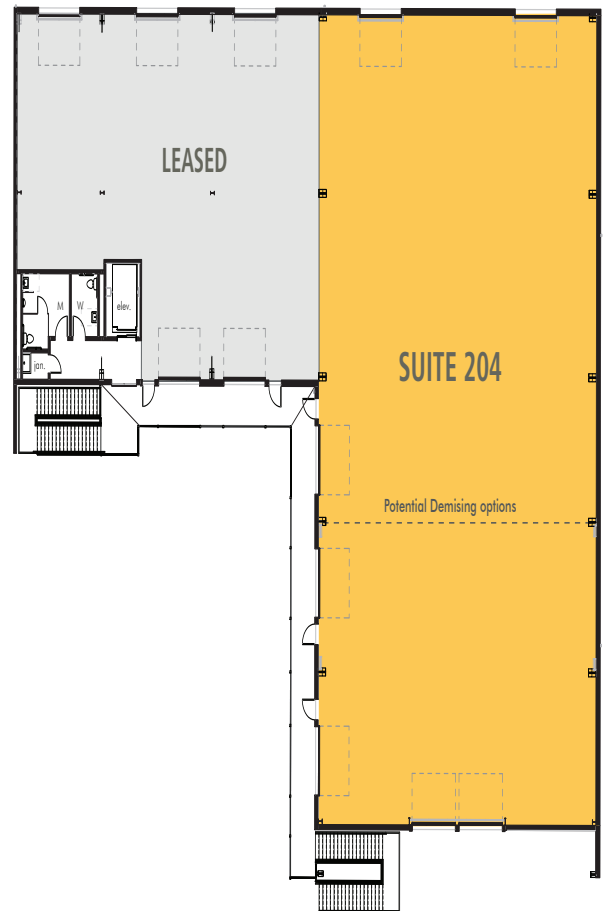
## SECOND FLOOR

AVAILABLE

### Suite 204

» 8,676 total SF

(divisible to 5,420 SF or 3,256 SF)



Available Leased



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## For more information

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## Developer:

# FREEHOLD

# CBRE

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