

r & d

INTERBAY



**3455 THORNDYKE AVE W
SEATTLE, WA**

CBRE



15,925 SF AVAILABLE

INDUSTRIAL BY NATURE

The R&D Interbay building was created with you in mind. Located in the heart of Interbay between Queen Anne & Magnolia and connected to South Lake Union Fremont, & Ballard, our newest neighbors include the WNBA Seattle Storm. The R&D Building is multi-tenant with approximately 30,000 SF designed for people in modern industry.

After nearly a decade with no new availability, we have options ranging from $\pm 2,000$ SF to $\pm 8,600$ SF. Natural light and ventilation together with solar electricity capacity and modular steel construction systems produce an efficient environmental footprint and economical operations, to accommodate new industrial, innovation, production and forward-thinking uses.



5,000 LB
Capacity Elevator



Natural Light
& Ventilation



Symmetric Gigabit
Fiber Optic



Solar Electricity
Capability



1200 Amps,
480 Volt
3 Phase Power



Modular Steel
Construction,
Quality Finishes

FLOOR PLAN

LEVEL 1

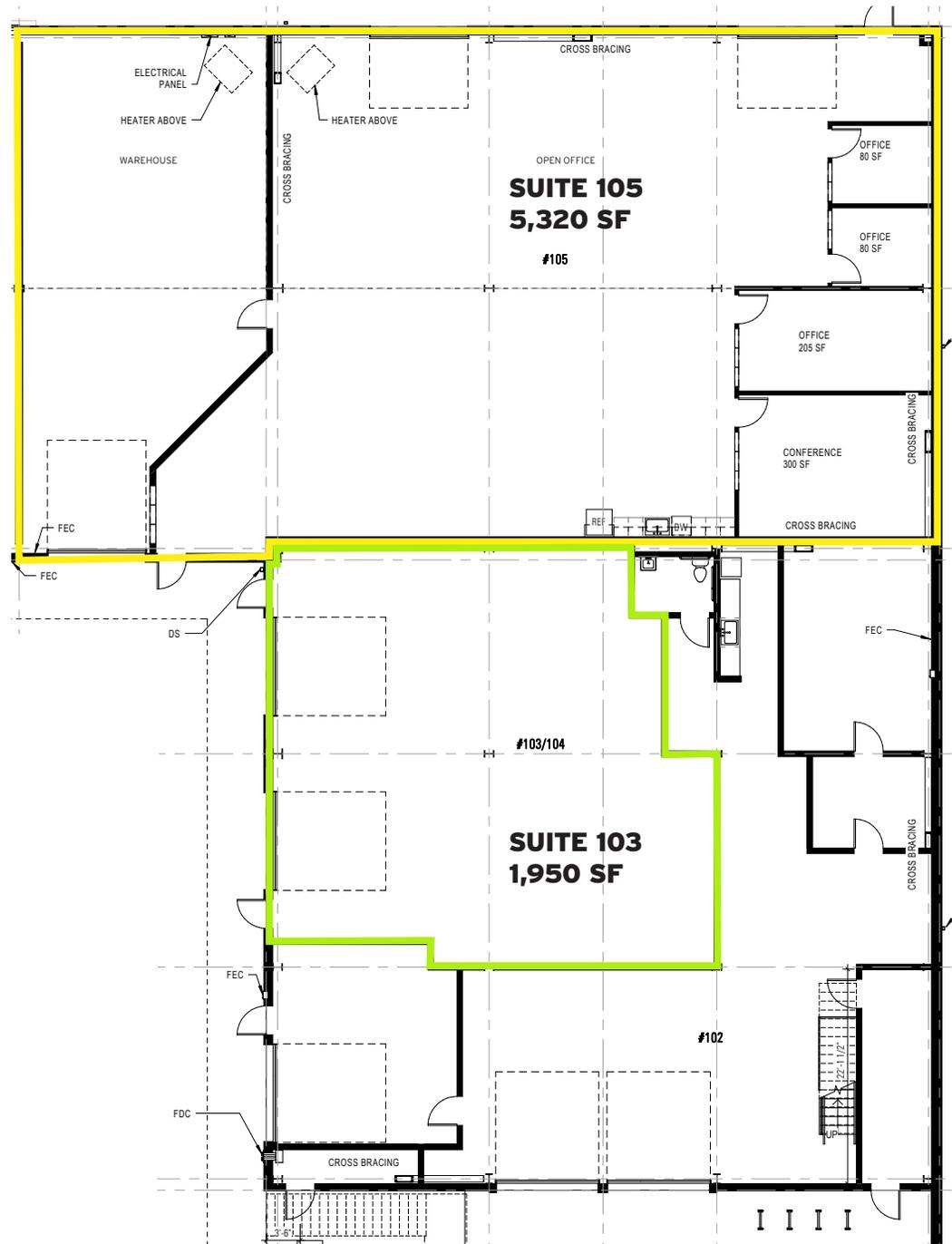
**UP TO 7,270 RSF
AVAILABLE**

Suite 105: 5,320 RSF

- + Creative Flex/Office and Storage Space
- + 3 Private Offices, Conference Room and Kitchenette
- + Abundant Natural Light
- + 20' Ceiling
- + 1 Aluminum/Glass Roll-Up Door
- + Utilities Separately Metered
- + Common Restrooms (M/W)

Suite 103: 1,950 RSF

- + Incredibly Rare Small Flex/Industrial Space
- + 20' Ceiling
- + 2 Aluminum/Glass Roll-Up Doors
- + Full HVAC
- + Office BTS
- + Utilities Separately Metered
- + Common Restrooms (M/W)



FLOOR PLAN

LEVEL 2

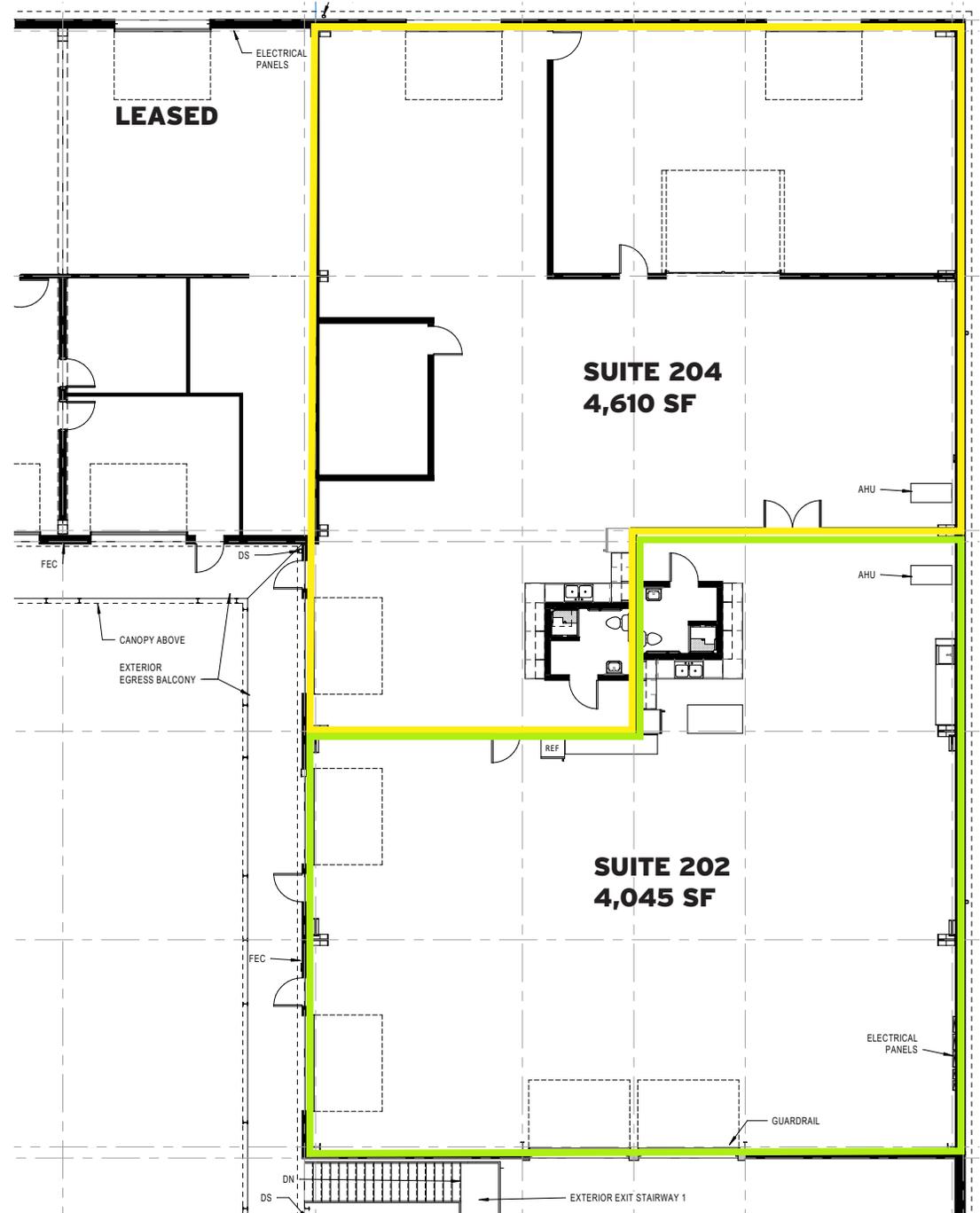
UP TO 8,655 RSF AVAILABLE

Suite 204: 4,610 RSF

- + 20'+ Ceiling
- + Column-Free Space
- + 1 Aluminum/Glass Roll-Up Door
- + Full HVAC
- + Restrooms with Showers

Suite 202: 4,045 RSF

- + 20'+ Ceiling
- + Column-Free Space
- + 2 Aluminum/Glass Roll-Up Doors
- + Full HVAC
- + Restrooms with Showers



NEARBY AMENITIES



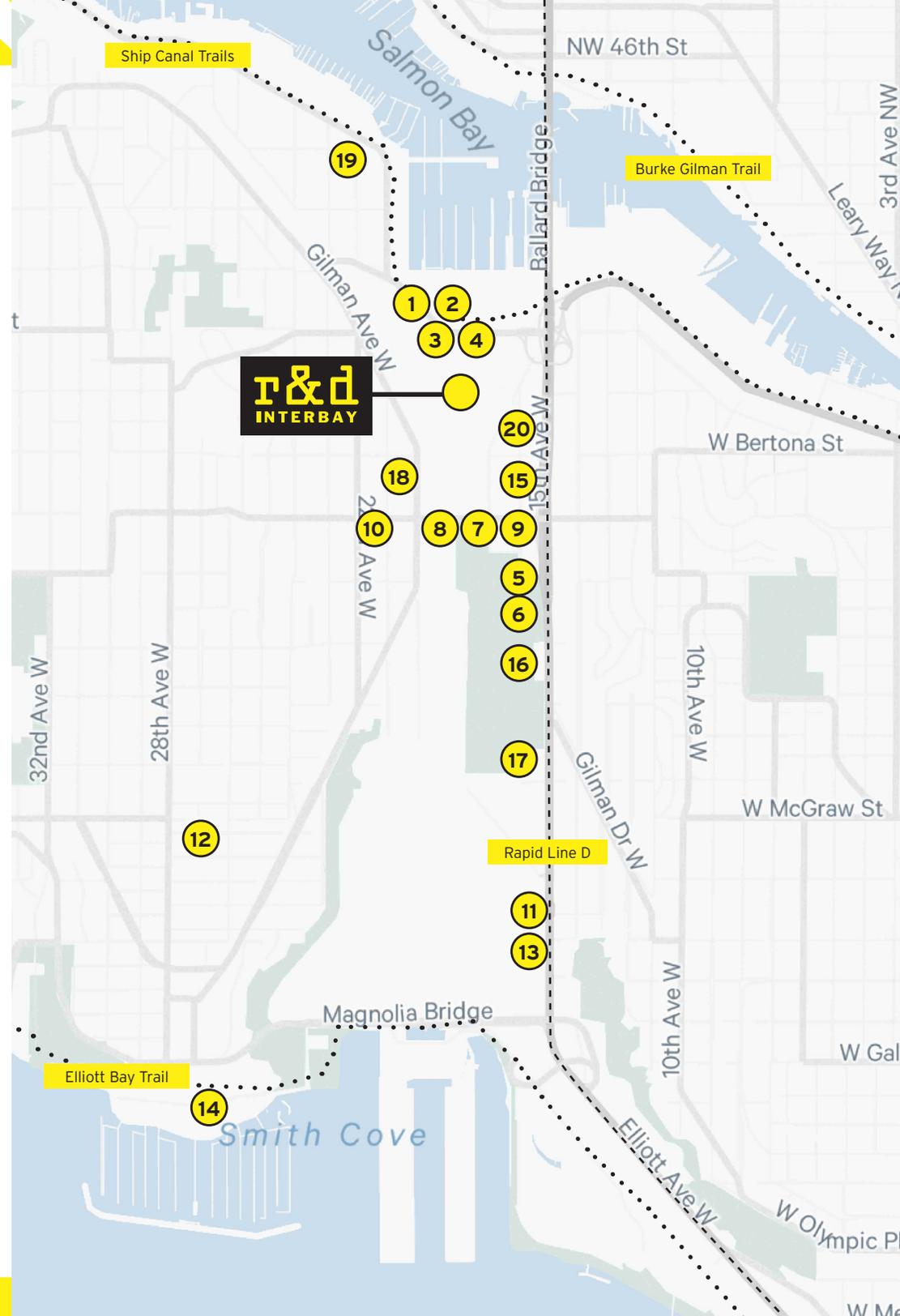
1. Chinook's at Salmon Bay
2. Bay Café
3. Highliner Public House
4. Fishermen's Green Market & Deli
5. Pandasia
6. Red Mill
7. QFC
8. Pagliacci Pizza
9. Yasuko's Teriyaki
10. Mulleady's Irish Pub
11. Whole Foods Market
12. Subway
13. Magic Dragon
14. Palisade



15. Seattle Storm WNBA
16. Interbay Athletic Complex
17. Interbay Golf Center
18. LA Fitness
19. Vertical World Seattle
20. Pickle on the Palms



- Burke-Gilman Trail
- Ship Canal Trails
- Elliott Bay Trail
- Transit Just Off the Rapid D Line



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CBRE

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