

FOR IMMEDIATE RELEASE

Second Phase of UW Medicine Research Complex Opens in South Lake Union

Two new buildings totaling 256,000 SF will be home to nearly 950 researchers and employees

Newly formed UW Medicine research centers of excellence will be co-locating in building

SEATTLE —June 3, 2008—Vulcan Inc. and UW Medicine today announced the completion of the second phase of UW Medicine’s research hub in Seattle’s fast-growing South Lake Union neighborhood.

Located on the south and west block at 815 Mercer Street surrounded by 8th Avenue North, Republican Street, 9th Avenue North and Mercer Street, the second phase includes a 170,000-square-foot laboratory building as well as an 86,000-square-foot office building. The project brings nearly 950 UW Medicine scientists and employees to the new buildings.

“The completion of this second phase of UW Medicine’s new lab building allows us to consolidate some critically important research activities in a new state-of-the-art facility,” said Dr. Paul Ramsey, CEO of UW Medicine, Executive Vice President for Medical Affairs and Dean of the School of Medicine. “This type of collaborative research environment presents tremendous opportunities for scientists across multiple disciplines.”

“South Lake Union is home to a growing number of world-class institutions that are leading breakthrough discoveries to improve global health,” said Ada M. Healey, vice president of real estate for Vulcan. “UW Medicine’s presence in South Lake Union further contributes to this vibrant research community and builds upon the collaborative efforts of these scientific leaders in the neighborhood.”

To help foster greater synergies and collaboration among researchers, several UW Medicine research groups are co-locating for the first time in the Phase II laboratory building, many of which represent new UW centers for life sciences research excellence. These research groups include the Institute for Stem Cell and Regenerative Medicine, the Center for Lung Biology, the Diabetes & Obesity Center of Excellence, and a proposed Mitochondria and Metabolism Center run by the Department of Anesthesiology.

Each of the centers will benefit greatly from being in a single location, allowing researchers in each center to work better together and to collaborate more easily with colleagues in neighboring centers. The Diabetes and Obesity Center, for instance, will bring together scientists from several departments and disciplines under one roof to study the mechanisms of diabetes, obesity, and metabolic disorders, and tackle the complex question of how those conditions may affect vascular disease. Those researchers will, in turn, also be able to collaborate with colleagues in the new Mitochondria and Metabolism Center or the Center for Cardiovascular Biology in the adjacent UW Medicine Phase I building.

Similarly, the Institute for Stem Cell and Regenerative Medicine labs in the Phase II building will unite regenerative medicine researchers from the main UW campus with their colleagues already in the Phase I building, and will give the UW community new facilities for advanced molecular and cellular imaging, high-throughput genetic and pharmaceutical screening, and culturing of human embryonic and adult stem cells.

“UW Medicine’s expansion in South Lake Union is a great step forward for our region,” said Jack Faris, president of the Washington Biotechnology and Biomedical Association. “It will help launch new companies, create new jobs, and contribute to better health for people across Washington and around the world.”

UW Medicine already has a presence in South Lake Union – the first phase of UW’s research hub is located on the north end of the block along Mercer Street, which opened in January 2005 to nearly 300 UW researchers and employees. The UW also has a presence at the Rosen Building on Republican Street and Terry Avenue North and at the Seattle Cancer Care Alliance at 825 Eastlake Avenue East.

These facilities currently house about 400 researchers focused on cutting-edge research in microbiology, biomarkers, biologic imaging, cancer vaccines, heart regeneration, inflammation and proteomics. This research activity will be extended, particularly in the area of regenerative medicine, which grows and organizes UW Medicine’s strength in developmental biology, therapeutic delivery systems, neurobiology, genetics and aging linking them more closely with specific diseases, including Parkinson’s and Alzheimer’s, diabetes, hearing loss, strokes, heart regeneration, liver diseases, bone and joint regeneration and repair.

UW Medicine also has an option for a third phase in the South Lake Union area that totals up to 365,000 square feet of biomedical research laboratories and office facilities on the adjacent west block bordered by Mercer Street, Republican Street, Dexter Avenue and 8th Avenue. Master planning for the Phase III site will begin this summer. UW Medicine’s new research hub in South Lake Union could total about 800,000 square feet upon completion of all phases.

The UW Medicine Phase II building is designed as a sustainable, eco-friendly facility that provides a healthier environment for employees. The buildings are designed to earn the equivalent of LEED certification due to its many sustainable, high-performance features including the use of “chilled beams” as a highly efficient radiant cooling system that reduces energy costs, lighting control systems and significant natural day-lighting in laboratory areas, exterior sun shades to limit solar gain and reduce energy use, commuter showers and bike storage lockers, and low VOC materials to optimize indoor air quality.

The UW Medicine Phase II project team includes:

- Developer: Vulcan Inc.
- Architect: Perkins+Will
- General Contractor: Sellen Construction
- Structural Engineer: Magnusson Klemencic Associates
- Electrical & Mechanical Engineer: Affiliated Engineers NW
- Civil Engineer: Coughlin Porter Lundeen
- Landscape Architect: Gustafson Guthrie Nichol

About Vulcan Real Estate

Vulcan Real Estate directs all real estate activities for Vulcan Inc., a Paul G. Allen company. The company’s experienced, talented team of real estate professionals offers a full range of development services from site selection to build-to-suit construction. Its real estate model is based on quality, sustainable development that builds new value across the entire community. To date, Vulcan has delivered nearly 2 million square feet in 11 new office, biotech, residential and mixed-use projects in South Lake Union, bringing Vulcan’s entire real estate portfolio to 2.9 million square feet. The company has nearly 2.5 million square feet currently under construction and/or planned for delivery through 2011. For more information, visit www.vulcanrealestate.com.

About UW Medicine

UW Medicine owns and/or operates Harborview Medical Center, UW Medical Center, UW Medicine Neighborhood Clinics, the UW School of Medicine and is a member of the Seattle Cancer Care Alliance.

UW Medicine has major academic and service affiliations with Children’s Hospital and Regional Medical Center, the Fred Hutchinson Cancer Research Center, and the Veteran’s Affairs Medical Centers in Seattle and Boise. Consistently among the nation’s top two recipients of federal funding for biomedical research, the School of Medicine has among its faculty five Nobel Laureates, 33 members of the National Academy of Sciences, and 31 members of the Institute of Medicine. For more information about UW Medicine, visit www.uwmedicine.org.

#

MEDIA CONTACTS:

The Fearey Group for Vulcan Inc.

Aaron Blank or Lora Lee

(206) 343-1543

aaronblank@feareygroup.com, llee@feareygroup.com

UW Medicine

Tina Mankowski

(206) 685-3841

ochs@u.washington.edu