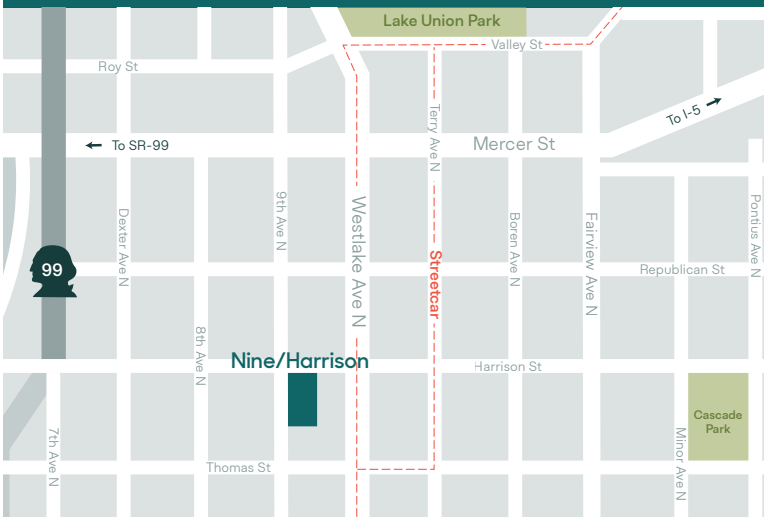




Nine/Harrison

9th & Harrison, South Lake Union

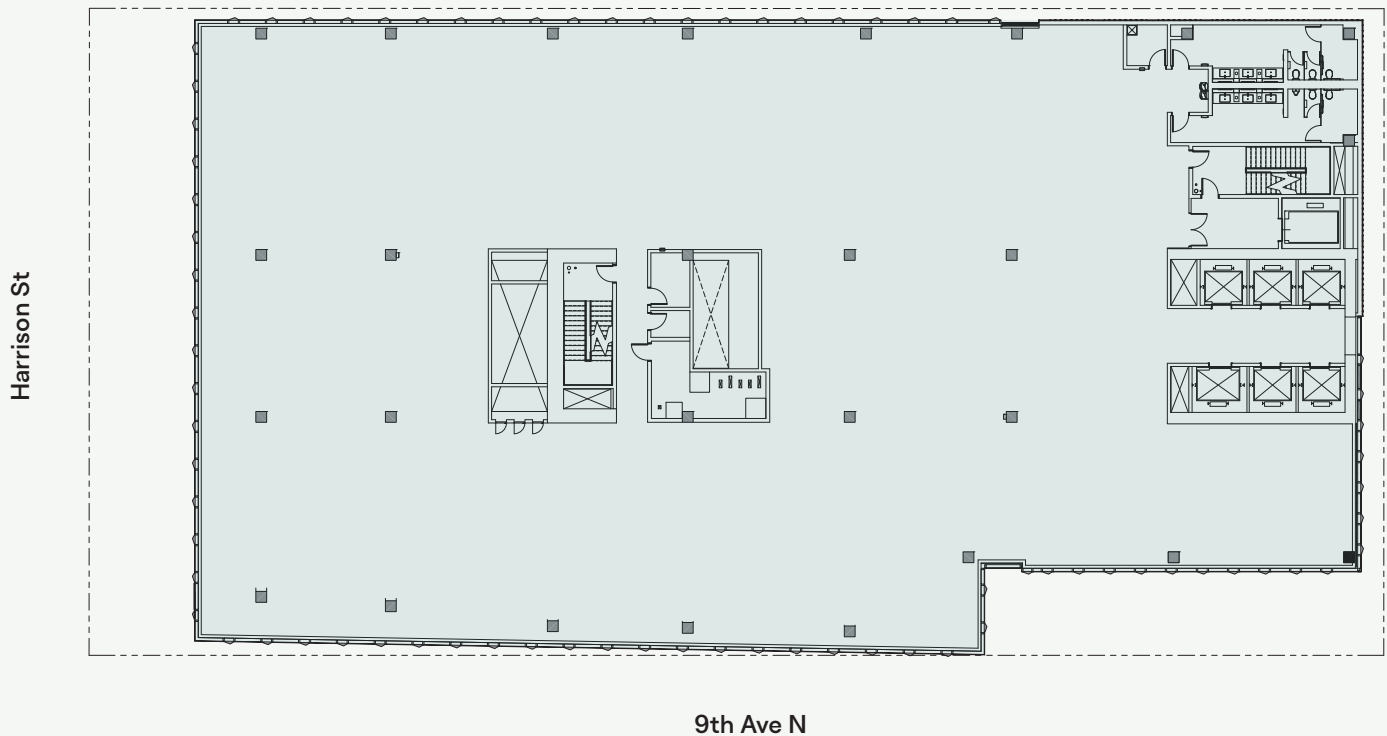


Historic character meets modern progress in this landmark-inspired tower—offering adaptable lab and office spaces designed to accelerate discovery and collaboration.

- ▶ Designed for life science tenants with additional floor-to-floor height and enhanced natural light
- ▶ Highly flexible and efficient floorplates to allow adaptation as needed
- ▶ Uniquely landmarked 2-story retail space
- ▶ Large north-facing terrace at Level 2 and additional terrace at Level 11
- ▶ Dedicated bike storage and locker rooms with direct access from street level

Sample Floor Plan

Floor 5



Address	312 9th Ave N Seattle, WA 98109
Design Status	Construction Documents
Floors	11
Lab/Office	249,000 RSF
Avg Floorplate	24,000 RSF
Typical Flr-Flr	14'
Parking Ratio	0.85/1,000
Shell & Core Completion	Q1 2029 <i>(based on Q2 2026 lease execution)</i>
Retail Space	9,800 RSF



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