

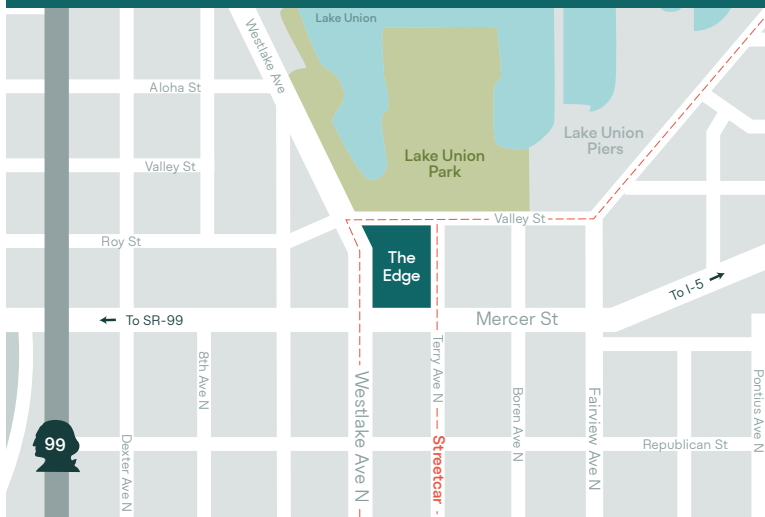


The Edge at Lake Union

Westlake & Mercer, South Lake Union

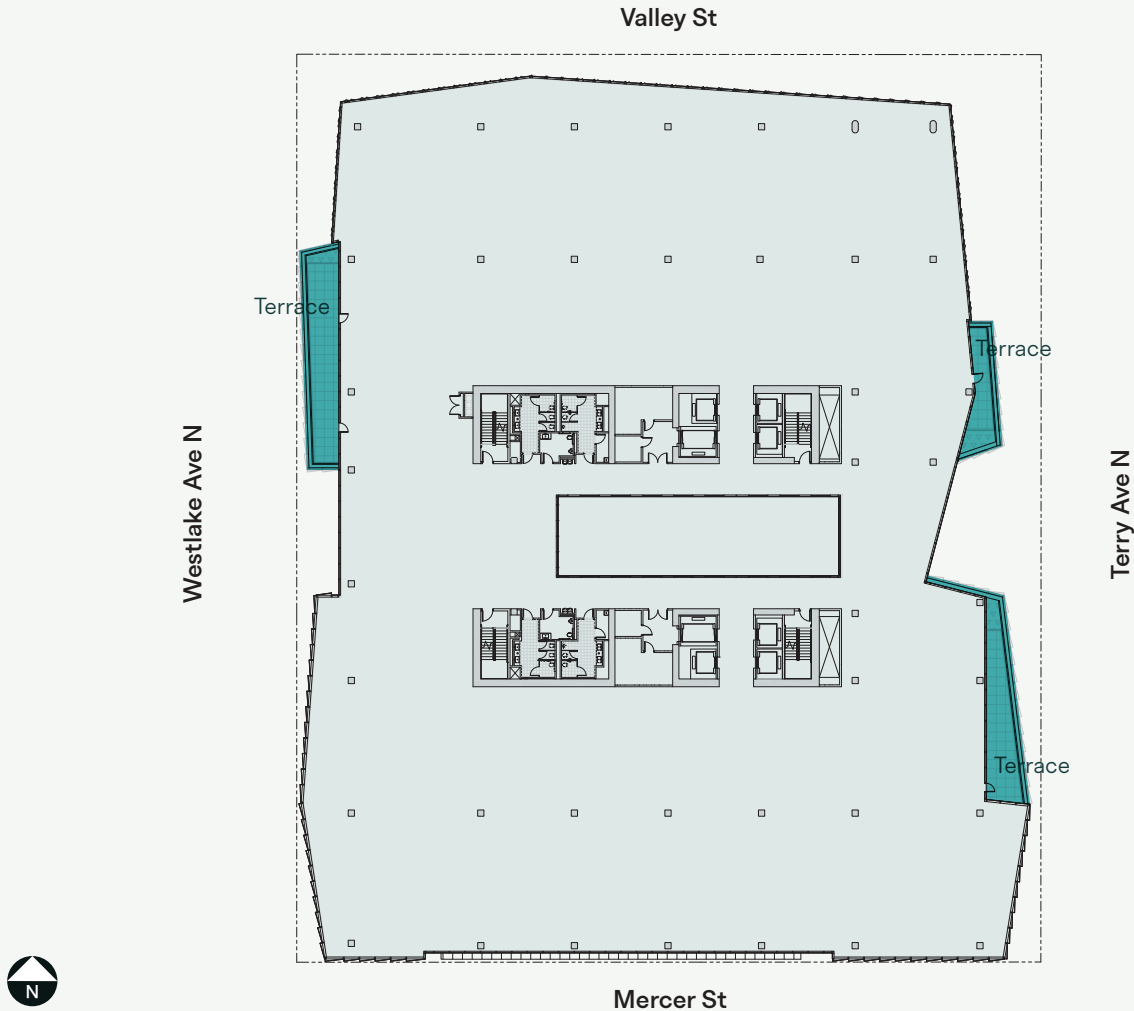
Expansive, flexible floor plates with city and Lake Union views create a collaborative launchpad for breakthrough ideas in Seattle's premier tech district.

- ▶ Early design stage allows for significant aesthetic & systems input
- ▶ Located at intersection of two major thoroughfares: Westlake & Mercer
- ▶ Offset core featuring open floor plans with average floorplates of 58,000+ SF
- ▶ Wide thru-block pedestrian connection open to the sky
- ▶ Large open plaza & extensive ground floor retail
- ▶ One block from SLU Streetcar stop



Sample Floor Plan

Floor 3



Design Status	Construction Documents
Floors	6
Lab/Office	326,000 RSF
Avg Floorplate	58,000+ RSF
Typical Flr-Flr	13'
Parking Ratio	0.95/1,000
Shell & Core Completion	Q4 2028 <i>(based on Q1 2026 lease execution)</i>
Retail Space	10,500 RSF
Amenities	Terraces on Floors 2-6 Rooftop Deck Bike Storage & Lockers



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