

Detailed look at South Lake Union

A key to new development, completed since 2000 or planned.

AMAZON'S FOOTPRINT

Office space
1,702,694
square feet

Retail space
95,533 square feet

Compared with:

958,690
square feet

Fred Hutchinson
Cancer Research Center
Building space
(Office, research, lab)

TOTAL DEVELOPMENT IN SOUTH LAKE UNION (2000-2010)

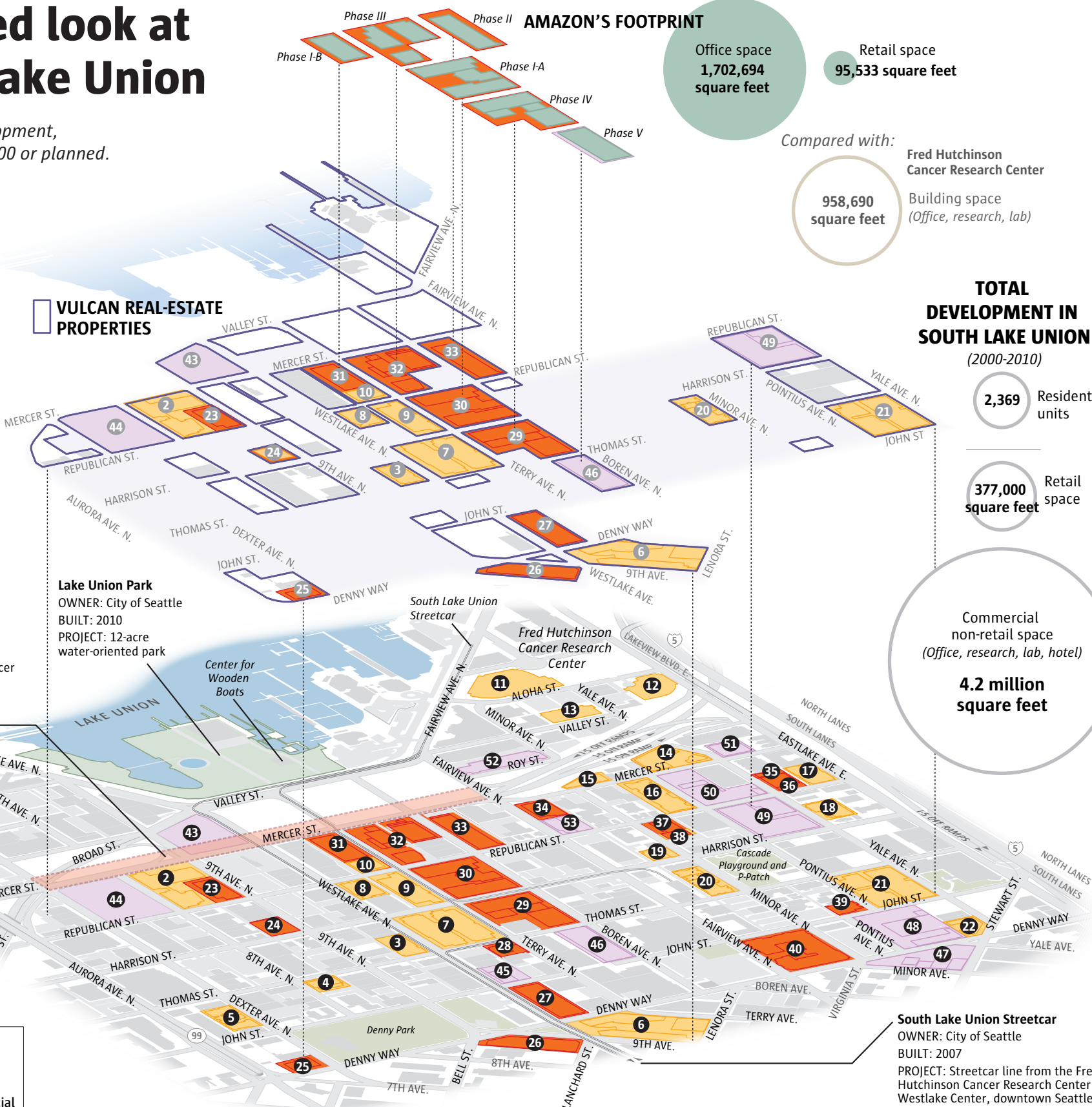
2,369 Residential units

377,000 square feet Retail space

Commercial non-retail space
(Office, research, lab, hotel)

4.2 million square feet

VULCAN REAL-ESTATE PROPERTIES



Lake Union Park
OWNER: City of Seattle
BUILT: 2010
PROJECT: 12-acre water-oriented park

Center for Wooden Boats

Mercer Corridor Phase I
OWNER: City of Seattle
EXPECTED COMPLETION: 2012
PROJECT: Convert one-way Mercer Street to two-way 6-lane boulevard. Demolition of buildings in right of way completed.

(C) Commercial
(R/M) Research/Medical
(RS) Residential
(RS/C) Residential/Commercial

South Lake Union Streetcar
OWNER: City of Seattle
BUILT: 2007
PROJECT: Streetcar line from the Fred Hutchinson Cancer Research Center to Westlake Center, downtown Seattle.

BUILT 2000-2007

- 1. Neptune Apartments (RS)**
OWNER OR DEVELOPER: Simpson Financing Limited Partnership, Denver
BUILT: 2005
PROJECT: 6-story apartment building with 222 units and retail
- 2. UW Medicine Phase I (R/M)**
Vulcan Real Estate, Seattle
2004 (renovation)
4-story office/lab/research building
- 3. SBRI Building (R/M)**
Vulcan Real Estate
2004
5-story office/research/lab building
- 4. Denny Park Apartments (RS)**
Low Income Housing Institute
2005
6-story apartment building with 50 units and retail
- 5. Holiday Inn Seattle (C)**
Hotel Concepts, Seattle
2000
7-story hotel
- 6. 2200 (RS/C)**
Vulcan Real Estate
2006
Three towers (18, 15 and 12 stories) with 261 condos, hotel and retail
- 7. Westlake Terry Building (C)**
Vulcan Real Estate
2007
6-story office building with retail
- 8. 428 Westlake (C)**
Vulcan Real Estate
2004
6-story office building with retail
- 9. 401 Terry Avenue N. Building (R/M)**
Vulcan Real Estate
2004
4-story office/research/lab building
- 10. Rosen Building (R/M)**
Schnitzer West and Vulcan Real Estate
2000 (renovation)
3-story office/research/lab building
- 11. Fred Hutchinson Cancer Research Center - Arnold Building (R/M)**
Fred Hutchinson Cancer Research Center, Seattle
2002
5-story office/research/lab building
- 12. Seattle Cancer Care Alliance Clinic (R/M)**
Seattle Cancer Care Alliance
2000
7-story office/clinic/lab building
- 13. Fred Hutchinson Cancer Research Center - Yale Building (R/M)**
Fred Hutchinson Cancer Research Center
2001
6-story office/research/lab building
- 14. 1260 Mercer (C)**
The Blume Co., Seattle
2000
4-story office building
- 15. Mercerview Apartments (RS)**
Mercerview Apartments, Seattle
2001
6-story apartment building with 67 units
- 16. AMLI 535 (RS)**
AMLI Residential, Chicago
2006
7-story apartment building with 199 units and retail
- 17. Republican Building (C)**
Weiss-Jenkins Properties, Seattle
2001
5-story office building
- 18. The Cairns (RS)**
Essex Property Trust, Palo Alto, Calif.
2005
8-story apartment building with 100 units and retail
- 19. Lakeview Apartments (RS)**
Low Income Housing Institute, Seattle
2000
5-story apartment building with 59 units
- 20. Alcione Apartments (RS)**
Vulcan Real Estate
2004
8-story apartment building with 161 units and retail
- 21. Alley 24 (RS/C)**
Vulcan Real Estate
2006
8-story complex with offices, 172 apartments and retail
- 22. David Colwell Building (RS)**
Plymouth Housing Group, Seattle
2000
6-story apartment building with 124 units and retail

COMPLETED SINCE 2008 OR UNDER CONSTRUCTION

- 23. UW Medicine Phase II (R/M)**
OWNER OR DEVELOPER: Vulcan Real Estate, Seattle
BUILT: 2008
PROJECT: Two 5-story office/lab/research buildings
- 24. Veer Lofts (RS)**
Vulcan Real Estate
2008
6-story condo building with 99 units and retail
- 25. Borealis (RS)**
Vulcan Real Estate
2008
6-story apartment building with 53 units and retail
- 26. 2201 Westlake/Enso (RS/C)**
Vulcan Real Estate
2009
19-story condo tower (Enso) with 135 units; 12-story office tower; retail
- 27. Rollin Street Flats (RS)**
Vulcan Real Estate
2009
11-story apartment building with 208 units and retail
- 28. Terry Thomas Building (C)**
Thomas & Terry Land Associates, Seattle
2008
4-story office building
- 29. Amazon Phase IV (C)**
Vulcan Real Estate
EXPECTED COMPLETION: May 2011
12-story office complex with retail and renovated historic building
- 30. Amazon Phase I-A (C)**
Schnitzer West and Vulcan Real Estate
2010
6-story office complex with retail and renovated historic building
- 31. Amazon Phase I-B (C)**
Schnitzer West and Vulcan Real Estate
2010
5-story office building with retail
- 32. Amazon Phase III (C)**
Vulcan Real Estate
EXPECTED COMPLETION: March 2011
5-story office complex with retail
- 33. Amazon Phase II (C)**
Vulcan Real Estate
2010
5-story office building with retail
- 34. Fairview Research Center (R/M)**
Biomed Realty Trust, San Diego
2008
5-story office/lab/research building
- 35. Art Stable (RS)**
Point 32, Seattle
2010
6-story condo building with 5 units and retail
- 36. 500 Yale (C)**
Weiss-Jenkins Properties, Seattle
2010
5-story office building with retail
- 37. The Bart Harvey (RS)**
Low Income Housing Institute, Seattle
2009
6-story senior apartment building with 49 units
- 38. Canaday House (RS)**
Downtown Emergency Services Center, Seattle
2010
6-story apartment building with 83 units
- 39. SCCA House (R/M)**
Seattle Cancer Care Alliance, Seattle
2009
6-story building with 80 rooms/suites for cancer patients and their families
- 40. Mirabella (RS)**
Pacific Retirement Services, Medford, Ore.
2008
12-story retirement community with retail

IN THE PIPELINE

- 41. 901 Dexter (RS)**
OWNER OR DEVELOPER: Capstone Partners, Seattle
PROPOSAL: 7-story apartment building with 290 units and retail
START DATE: May 2011
- 42. 717 Dexter Ave. N. (The Europa) (RS)**
Europa, Seattle
7-story apartment building with 99 units and retail
START DATE: unknown
- 43. 601 Westlake (formerly William O. McKay Ford/Pacific Lincoln Mercury) (C)**
Vulcan Real Estate
6-story office complex including elements of historic auto dealerships
START DATE: unknown
- 44. UW Medicine Phase III (R/M)**
Vulcan Real Estate/ University of Washington
Three 7- and 8-story office/research/lab buildings
START DATE: Summer 2011 (first building)
- 45. 202 Westlake Ave. N. (C)**
First Western Development, Edmonds
6-story office building with retail
START DATE: unknown
- 46. Amazon Phase V (C)**
Vulcan Real Estate
12-story office building with retail
START DATE: Spring 2011
- 47. 1200 Stewart (R)**
Lexas Companies, Las Vegas
Two 41-story towers with condos, hotel and retail
START DATE: unknown
- 48. Former Greyhound garage property**
City of Seattle
City Light substation to serve South Lake Union
START DATE: unknown; site cleanup done in 2010
- 49. 420 Pontius/1265 Republican (RS)**
Vulcan Real Estate
7-story residential building with 330 units plus retail or office in renovated historic building
START DATE: unknown
- 50. Yale Campus South (RS)**
The Blume Co., Seattle
Two 6- or 7-story apartment buildings with 275 units and retail
START DATE: unknown
- 51. Yale Campus North (C)**
The Blume Co.
7-story office building with retail
START DATE: unknown
- 52. 700 Fairview Ave N. (C)**
Public Storage, Glendale, Calif.
5-story addition to mini-warehouse complex
START DATE: unknown
- 53. Fairview Research Center II (R/M)**
Biomed Realty Trust, San Diego
7-story office/lab/research building
START DATE: unknown

Sources: Vulcan Real Estate, King County Assessor, Seattle Department of Planning and Development, Individual developers

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