



INNOVATION CENTER

6TH & TAYLOR | SEATTLE, WA

Delivery Q4 2025
±600,000 RSF

Inspired by the past, developing towards the future

Designed for innovation, **T6** is located at the crossroads of two of Seattle's most sought-after tech and life science hubs. South Lake Union and Seattle Center have been the addresses for world leaders in pioneering technologies and life-changing discoveries. **T6** positions you at the forefront, offering next generation building design in the walkable, activated urban setting that tenants and their guests desire.

±600,000 RSF

TOTAL PROJECT SIZE

1.8 across **2**

ACRES

BUILDINGS

Amenity spaces inspire, invite, and invigorate

From the ground floor to the top floor, T6 is designed with a robust package of amenity spaces. On the north end, food and beverage spaces invite people into the block, where a fitness center, bike storage and a host of other retail spaces await. On the top floor, there is space for additional food and beverage, and an outdoor terrace offers areas for relaxation and connection for those working in the towers.



A full amenities package that includes

Flexible Conference Facility

Space for tenants to meet, both physically and virtually.

Cycling Center

A place for tuning, repair and storage.

Fitness Center

State-of-the-art workouts and training.

Health & Wellness Center

A multipurpose center for wellness classes.

Indoor/Outdoor Meeting Spaces

Considered spaces throughout to meet, gather and converse.

Secure Parking

Ample space for EV charging as well as traditional parking



At the
crossroads of
enterprise and
innovation

LEGEND

- BMR Properties
- Innovation Companies
- Amazon

25+ *within* 1
TECH & BIOTECH
COMPANIES MILE
RADIUS

T6 INNOVATION CENTER

BELLEVUE

≪ N

Lake Washington

15 MIN.
TO BELLEVUE

20 MIN.
TO I-405

30 MIN.
TO PAINE FIELD AIRPORT

10 MIN.
TO GREEN LAKE

20 MIN.
TO SEA-TAC INT'L AIRPORT

CENTRAL BUSINESS DISTRICT

SOUTH LAKE UNION

SEATTLE CENTER

LEGEND

- Freeway Access
- Bike Paths
- Streetcar

Centrally located,
easily accessible

0.2 MILES & 0.8 MILES
TO WA-99 TO I-5

South Lake Union

CENTRAL BUSINESS DISTRICT



World-class amenities
at your doorstep

Connecting people, spaces and ideas

The **T6** campus is sited on 1.8 acres that will total 556,000 square feet consisting of two 8-story elegantly curving towers, a design that reflects the curves found in the world-renowned architecture surrounding the property. The cross-block landscaped path between the buildings will act as a gateway linking the SLU and Seattle Center neighborhoods, maximize the use of natural light and multiply the views toward Seattle Center, the Puget Sound and Lake Union.



T6 is at the center of it all

T6 will be positioned where the Arts and Sciences merge, surrounded by some of the world's most influential companies and iconic locations. Just steps away from Seattle Center and in the shadow of the famous Space Needle, **T6** is surrounded by acres of outdoor park space. Seattle Center boasts Climate Pledge Arena, home of the NHL's Seattle Kraken, the MoPoP, Chihuly Museum, McCaw Opera Hall, and Seattle Repertory Theatre.

SUSTAINABILITY HIGHLIGHTS

A design
that fosters
wellness for
both tenants
and the
environment



DESIGN HIGHLIGHTS

Designed for
connections
within and
without the
buildings

9 Floors

OPEN, NATURALLY-LIT
FLOOR PLATES

15K SF

GROUND FLOOR
RETAIL & AMENITIES

Verdant

CROSS-SITE PATHWAY

Activated

STREET-LEVEL PLAZA

8 Floors

OPEN, NATURALLY-LIT
FLOOR PLATES

**Rooftop
Terrace**

FOR TENANTS

**2nd Floor
Terrace**

FOR TENANTS



FLOOR 1

Ground floor program

T6 starts from the ground floor with a highly integrated first level program that offers lab storage, freight access and seamless lobby/retail design.

- Main Building Lobby
- Amenity
- Food and Beverage
- Meeting Flex
- Office/ Tenant
- Fitness
- Building Support and Circulation



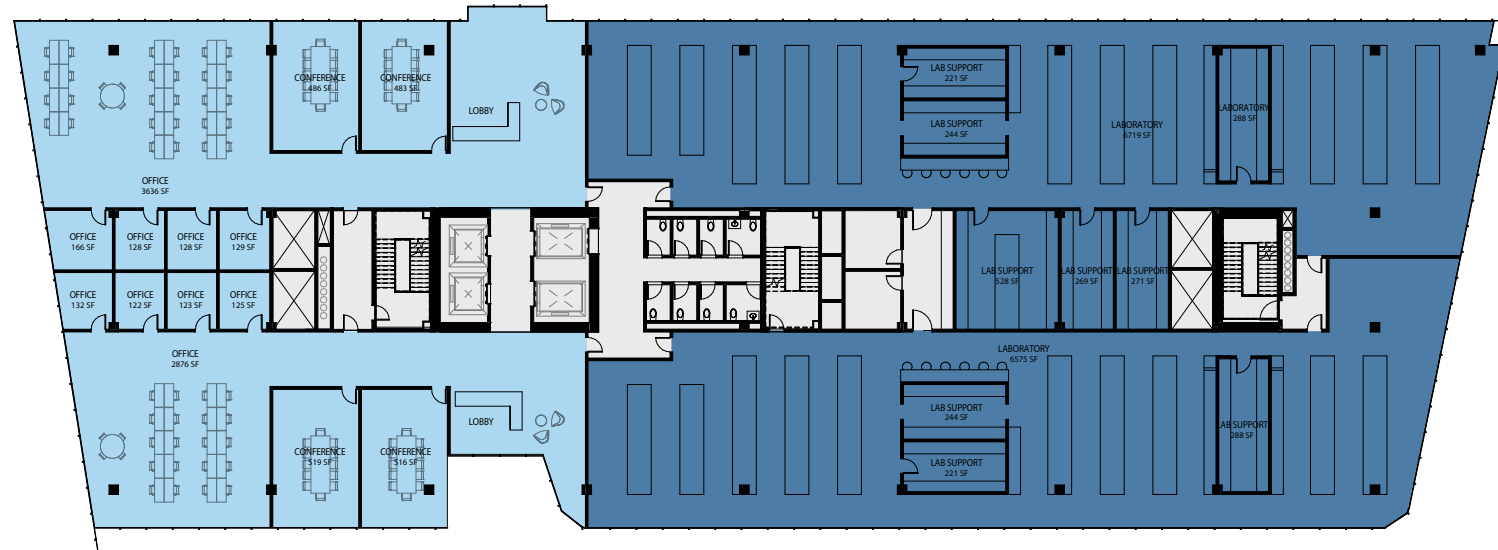
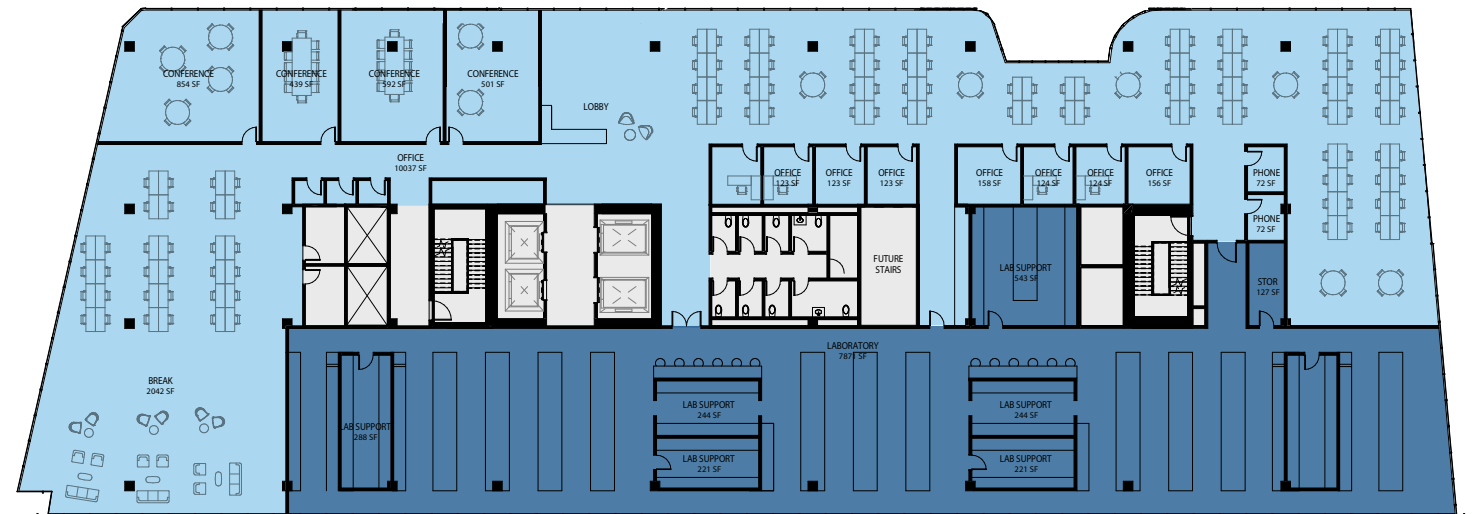
FLOORS 2-7

Designed for lab/
office

22,000 RSF

TYPICAL FLOOR PLATE

- Office/ Tenant
- Lab and Lab Support



FLOOR 8

Mixed-use top floor

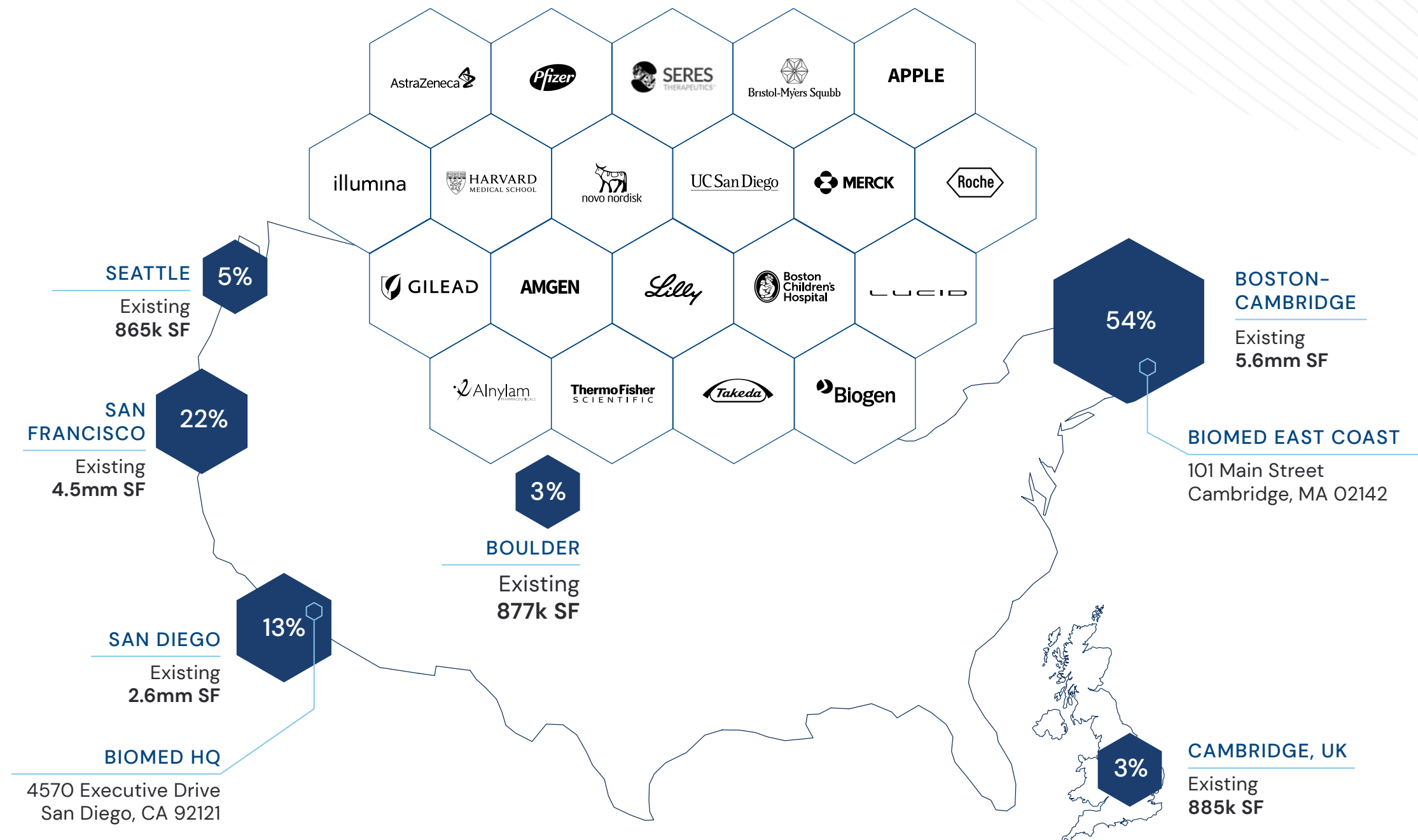
The top floor balances further office and lab space with amenity spaces that capitalize on views to the north and west.

- Food and Beverage
- Meeting Flex
- Office/ Tenant
- Lab and Lab Support
- Exterior Terrace



WHY BIOMED

BioMed Realty is a leading private provider of real estate solutions to the life science and technology industries.



THE PEOPLE THAT POWER US

290

best-in-class professionals
specializing in facilities, construction,
development, property management,
leasing and finance

275

tenant partners, including global
businesses, established biotech companies,
leading universities, premier research
institutions, start-ups and incubators

15.9M

SF of R&D real estate under ownership, in
addition to 3.8 million SF in development, plus
a future development pipeline of nearly 7.1
million SF



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