

Restored iconic views to position the building for the next 40 years,  
and reduced overwhelming heat and glare



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View Dynamic Glass reduces 2,000 hours of glare annually, a key pain point for tenants

Reclaimed stunning lake and city views, no blinds or shades

Tenant occupancy accelerated for two empty floors

Delivered 18% annual energy savings over single pane glass

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### Lake Union Building

- Developer: Henbart LLC
- General Contractor: Foushee & Associates
- 7 stories, 90,000 rentable sq ft
- LEED Gold EBOM, 2015 Visionary Award for Energy

## Lake Union Building, Seattle, WA

"In addition to the beautiful views and natural daylight benefits that View Dynamic Glass offers, we are delighted our work environment helps our people be more productive and excited to come to work. The high tech look and feel has been great and we experience a significant improvement in temperature inside the space, especially in the summer. We were thinking about moving out, but now we've decided to extend our lease."

**Mark Spagnola**

Owner of Portfolio Communications, a tenant of Lake Union building

"We've noticed a huge improvement in tenant comfort level. Our heating and cooling in this building was non-stop... as soon as that sun came out our AC would go on and would not stop."

**Kevin McNulty**

Metro Property Services

The Lake Union Building has an enviable location on the edge of the water in the heart of Seattle's booming tech district, blocks from Amazon headquarters and many bustling shops and restaurants. The almost 50-year-old building was experiencing glare during 50% of daylight hours. Because the building was originally clad with single pane windows, both heating in summer and cooling in winter were very inefficient. In addition, tenants struggled with "double glare" directly from the sun and reflected off the lake, leading many to keep their shades down all the time.

In order to modernize the building and compete for top tech sector tenants, Henbart, the owner, replaced the entire façade. View Dynamic Glass not only addressed the comfort issues, but also restored the stunning views of the lake and beyond by dispensing with blinds and shades, and helped

### Construction Team

**General contractor:**  
Foushee & Associates

**Glazier:**  
SGS Glass

**Sustainability:**  
Unico Properties Seattle

### Installation

**Project type:**  
Renovation from single to double pane windows

**Glass sq ft:**  
20,381

**System type:**  
Lower Level - Kawneer 451UT  
Upper Levels - Original wood framing with aluminum caps

### IGU makeup

**Overall thickness:**  
1"

**Outboard lite:**  
6mm tempered clear with i89 coating on surface #4 and EC on surface #2

**Spacer:**  
1/2" black warm edge spacer

**Inboard lite:**  
6mm tempered Clear



brand the building as high-tech and innovative. As a result of the retrofit, The Lake Union Building has achieved 18% energy savings over the original single pane glass, was awarded the 2015 Visionary Award for Energy by the Seattle 2030 District, and has received LEED Gold EBOM certification in 2017. In addition, several tenants have renewed their leases and two vacant floors have been leased.

Henbart LLC is a Seattle based real estate company that develops, owns and manages commercial and residential properties in the Pacific Northwest with the aim to add value to a neighborhood and the greater community. The company offers nearly a century of experience in the acquisition and development of real estate with the ability to hold assets long term and maintain hands-on management.