



ALLOY INNOVATION CENTER

AT NORTH CREEK

11804 - 18912
NORTH CREEK PKWY
BOTHELL, WA

23,346 SF FULL-BUILDING OPPORTUNITY



CLASS A LIFE SCIENCE CAMPUS FOSTERING WORLD-CLASS RESEARCH & INNOVATION





ALLOY INNOVATION CENTER

AT NORTH CREEK

Alloy Innovation Center at North Creek is a six-building 205,000 RSF Class A research facility owned by Alloy Properties, a national life science platform formed by TPG Real Estate Partners. Located in the burgeoning Bothell WA Life Science Market, Alloy Innovation Center is home to some of the regions most exciting life science companies, including Immunome, Charles River Labs, Athira and Lundbeck. The region's Life Science and Biotechnology industry is anchored by Seattle Genetics, Bristol Myers Squibb, Adaptive Biotechnology, AGC Biologics, Nanostring, University of Washington and the Fred Hutchison Cancer Research Center.

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.





AVAILABLE SPACE

SUITE	RSF	AVAILABILITY	CONDITION
BUILDING 1 - 18912 NORTH CREEK PARKWAY			
208	5,544 RSF OFFICE	NOW	BUILT OUT OFFICE SPACE
BUILDING 3 - 18804 NORTH CREEK PARKWAY			
Entire Building	23,346 RSF LAB	NOW	SHELL BUILDING READY FOR TI'S <u>HYPOTHETICAL LAB BUILDOUT VIRTUAL TOUR</u>





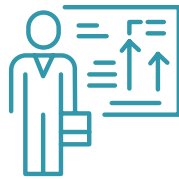
PROJECT HIGHLIGHTS



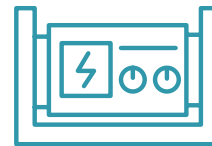
BUILDING 3
SHELL CONDITION
READY FOR TI'S



ENHANCED BUILDING
SYSTEMS READY TO
ACCOMMODATE LAB USE



ON-SITE PERSONNEL
TO SERVICE TENANTS'
DAY-TO-DAY NEEDS



NEW BACKUP
GENERATORS
ONSITE



ALLOY INNOVATION CENTER

AT NORTH CREEK

FACT SHEET

CAMPUS SIZE	205,475 RSF
LAND AREA	13.52 acres
2024 ESTIMATED OPEX	Building 1: \$12.75/RSF Building 3: \$8.65/RSF excluding janitorial and utilities
PARKING	2.8/1,000 free surface parking
CEILING HEIGHT	Building 3: 14'1" to 15'8" floor-to-floor height
LOADING	Dock-high and grade-level loading
GENERATOR	Building 3: New 125 KW generator
SPRINKLERS	All buildings are equipped with a sprinkler system, smoke sensors and 24 hour monitored fire alarms. Sprinklers utilize a wet automatic fire suppression system.
COMMUNICATION / FIBER	Level 3, Comcast and Frontier Communications; Fiber Available
ELEVATORS	Building 1 contains one (1) Dover hydraulic low rise elevator.
ELECTRICAL	Building 3: 1,000 480/277 volts
INTERIORS	The ceilings are 2x4 suspended ceiling system, light gauge steel studs, painted gypsum drywall and accent wall covering with rubber base trim in tenant space. Restroom walls are a combination of drywall and sheet vinyl floors.
FEATURES	On-site full-service deli and numerous amenities within walking distance. Premier North Creek location with excellent access to I-405 & SR-522. Exterior and interior capital improvements recently completed



ALLOY INNOVATION CENTER AT NORTH CREEK

BUILDING

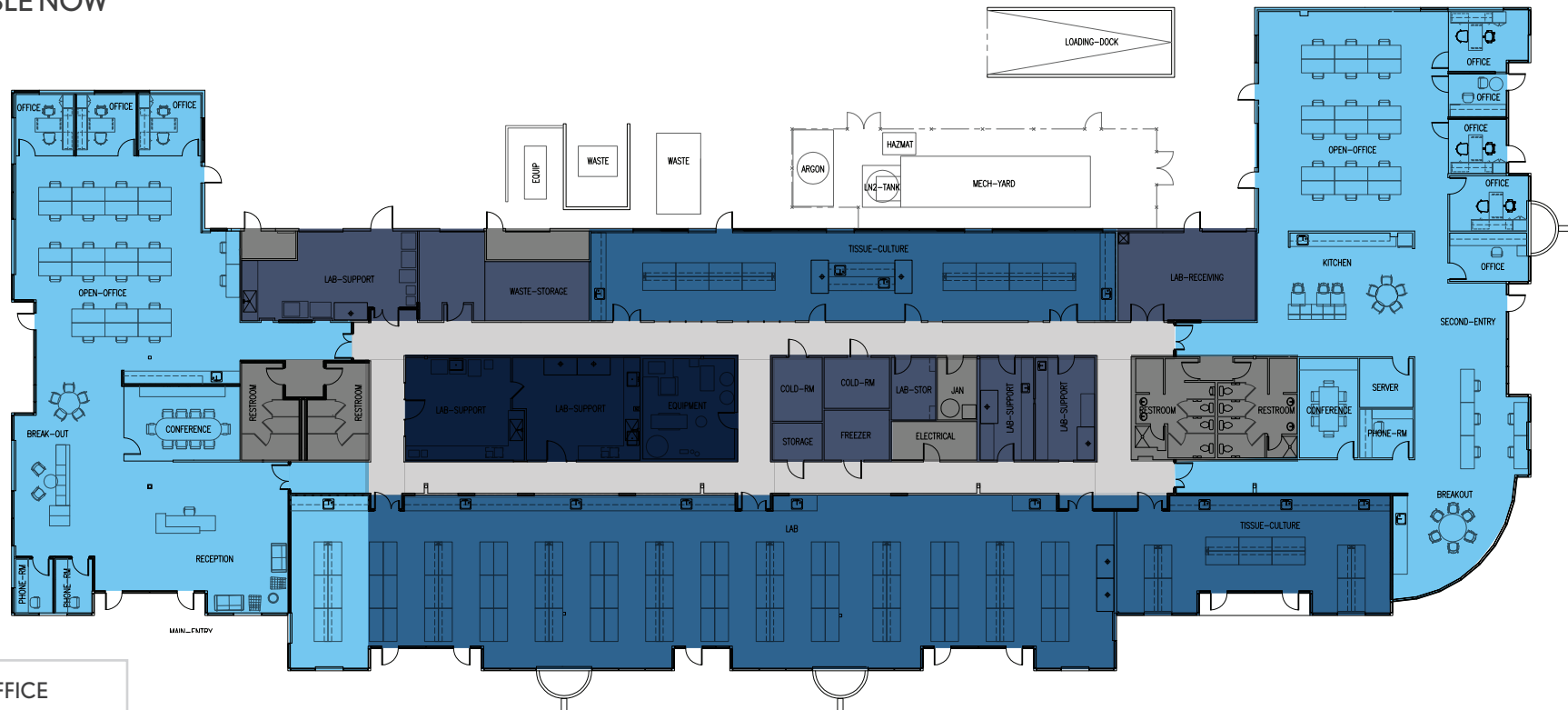
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ENTIRE FLOOR

23,346 RSF

AVAILABLE NOW

HYPOTHETICAL SPACE PLAN



- OFFICE
- LAB
- LAB SUPPORT
- SUPPORT



**HYPOTHETICAL LAB BUILDOUT
VIRTUAL TOUR**





ALLOY INNOVATION CENTER AT NORTH CREEK

BUILDING

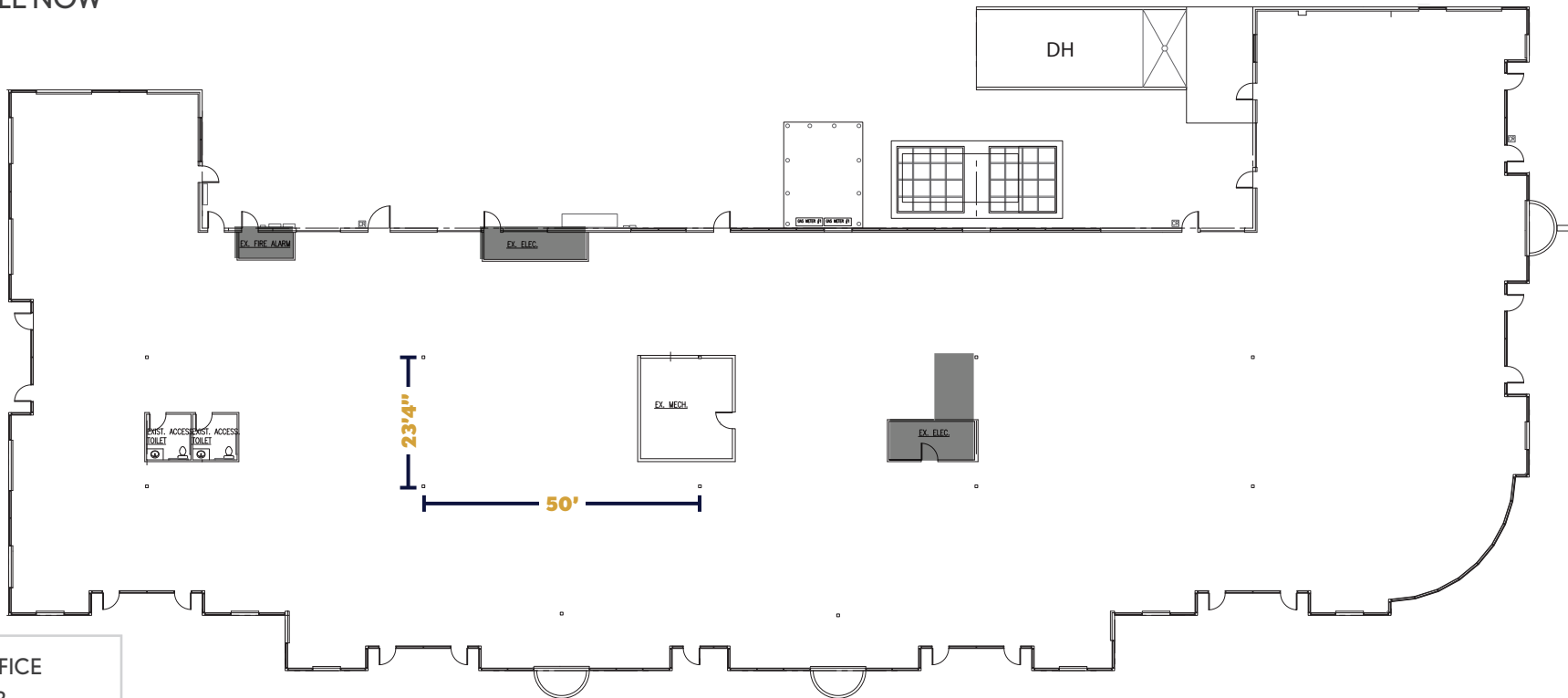
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ENTIRE FLOOR

23,346 RSF

AVAILABLE NOW

CURRENT SHELL CONDITION



- OFFICE
- LAB
- LAB SUPPORT
- SUPPORT





ALLOY INNOVATION CENTER

AT NORTH CREEK

BUILDING

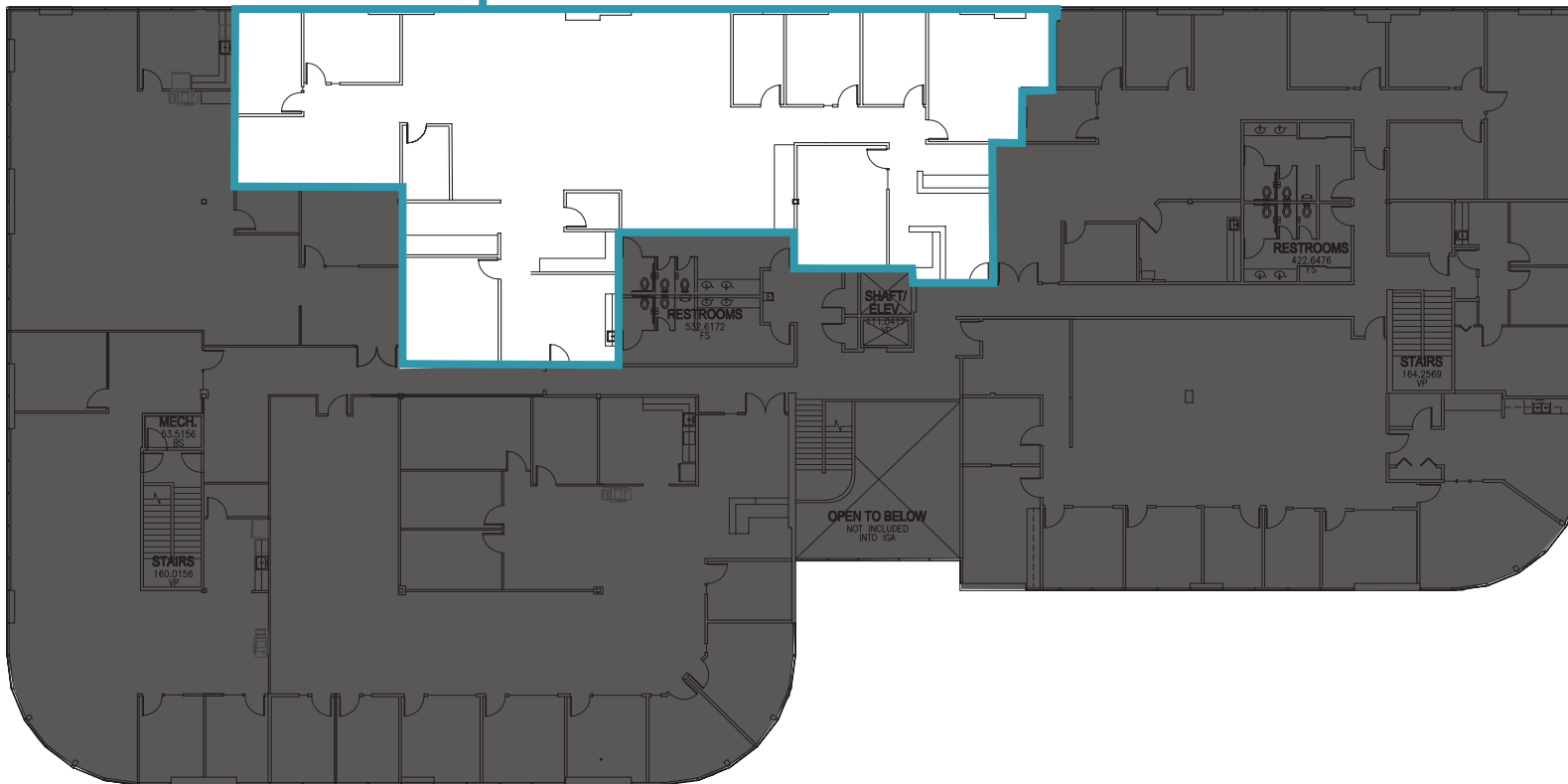
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SUITE 208

5,544 RSF

AVAILABLE NOW

OFFICE FLOOR PLANS





Lundbeck  SONIC CONCEPTS  immunome 

charles river  Athira PHARMA 

BELLEVUE

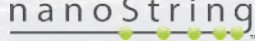




KIRKLAND

 ALLOY INNOVATION CENTER
AT NORTH CREEK

 BOSCH



UW BOTHELL

 COCRYSTAL

 VERATHON

 BIOLIFE SOLUTIONS
cell and gene therapy tools

 SonoSite

 Microsoft

 Seagen




PHILIPS

 Lyell

 ventec
LIFE SYSTEMS

 AGC Biologics

 ThermoFisher
SCIENTIFIC

 Bristol Myers Squibb



ALLOY INNOVATION CENTER

AT NORTH CREEK

The Seattle area has one of the world's largest concentrations of technology companies. Led by the world's largest and most prominent tech companies - Amazon, Microsoft, Facebook and Google - Seattle is also home to numerous home-grown startups and the location of choice for expanding Silicon Valley companies.

GREATER SEATTLE AREA STATISTICS

NO. **1**
MARKET FOR
INVESTMENT

LIFE SCIENCE FUNDING

\$3B

MOST EDUCATED
CITY IN THE US



87 PUBLIC
COMPANIES
BASED IN
THE GREATER
SEATTLE AREA



**\$120,000+ AVERAGE
HOUSEHOLD INCOME**

TENANT NETWORK



ALLOY
PROPERTIES



Alloy Properties is a national life science platform formed by TPG Real Estate Partners that focuses on investing in life sciences and innovation campuses. The platform focuses on acquiring office and R&D campuses for conversion into cutting-edge environments for life science, biotech, and innovation users. Today, Alloy has national life science experience across over 4.1M SF in all major US life science markets, including Boston, San Francisco, San Diego, Raleigh-Durham, and Seattle and has successfully leased Class “A” lab space ranging from biology to biomanufacturing use and everything in between, building a robust tenant network of early-stage to multi-billion dollar life science companies.

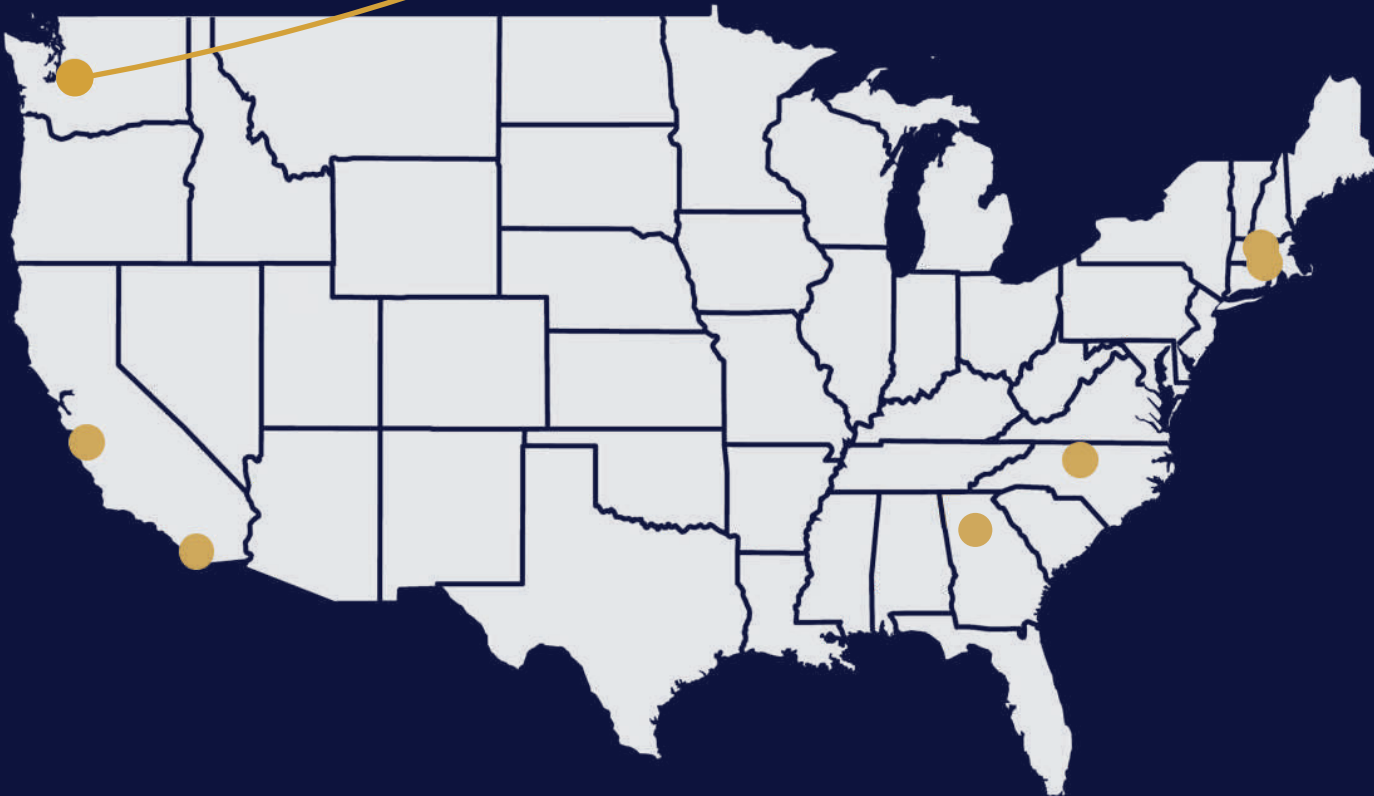
As part of the TPG ecosystem, Alloy Properties is able to leverage the unique insights of TPG’s healthcare team, which is among the largest and most experienced healthcare investment platforms globally, investing over \$21 billion in the sector to date. The Alloy team works collaboratively with TPG Healthcare to integrate tenants into a vast network of the industry’s top executives and venture capital firms. In addition, the TPG ecosystem provides companies access to Alloy’s Scientific Advisory Board, comprised of seasoned healthcare investors with over 60 years of combined experience growing life science companies.

TPG PORTFOLIO COMPANY NETWORK





ALLOY
PROPERTIES



EXPOSURE ACROSS

6

**MAJOR LIFE
SCIENCE MARKETS**

13

**CAMPUSES
IN THE U.S**

4.1M

**SF OF LIFE SCIENCE &
INNOVATION ASSETS**