



# ALLOY INNOVATION CENTER

AT NORTH CREEK

11804 - 18912  
NORTH CREEK PKWY  
BOTHELL, WA



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

**BRODERICK**  
• GROUP •



## 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.



CLASS A  
LIFE SCIENCE  
CAMPUS



## AVAILABLE SPACE

| SUITE                                         | RSF              | AVAILABILITY |
|-----------------------------------------------|------------------|--------------|
| <b>BUILDING 1 - 18912 NORTH CREEK PARKWAY</b> |                  |              |
| 201                                           | 2,775 RSF OFFICE | 8/31/2026    |
| 210                                           | 702 RSF OFFICE   | NOW          |





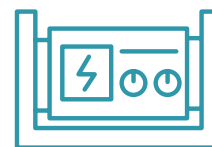
## PROJECT HIGHLIGHTS



**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                                                                                                                                                                                                            |
| PARKING               | 2.8/1,000 free surface parking                                                                                                                                                                                                     |
| LOADING               | Dock-high and grade-level loading                                                                                                                                                                                                  |
| 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.                                                                                                                                                                     |
| 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

1

## OFFICE FLOOR PLANS

### SUITE 201

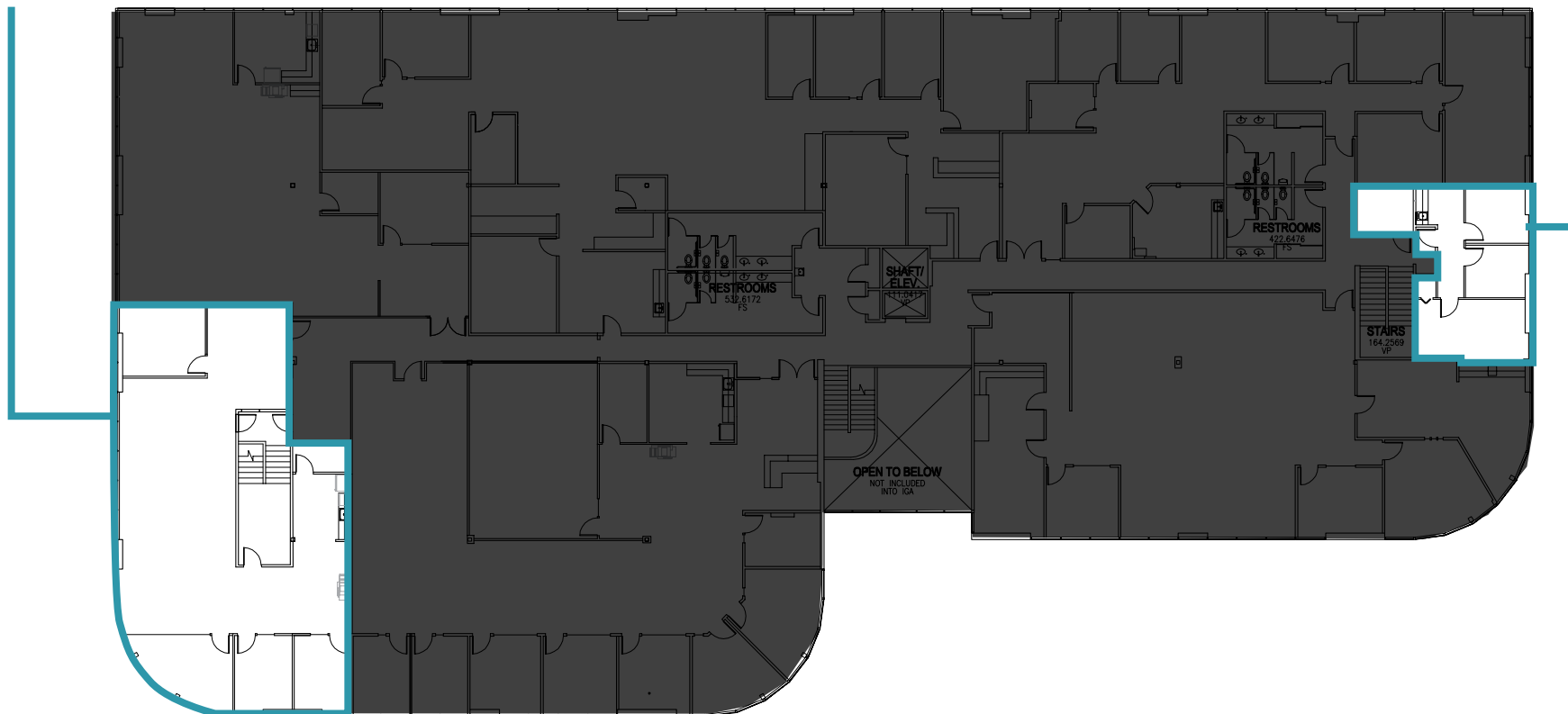
2,775 RSF

AVAILABLE 8/31/2026

### SUITE 210

702 RSF

AVAILABLE NOW





BELLEVUE

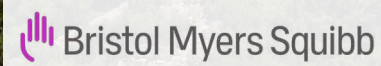
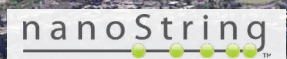
KIRKLAND



UW BOTHELL



PHILIPS





# 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

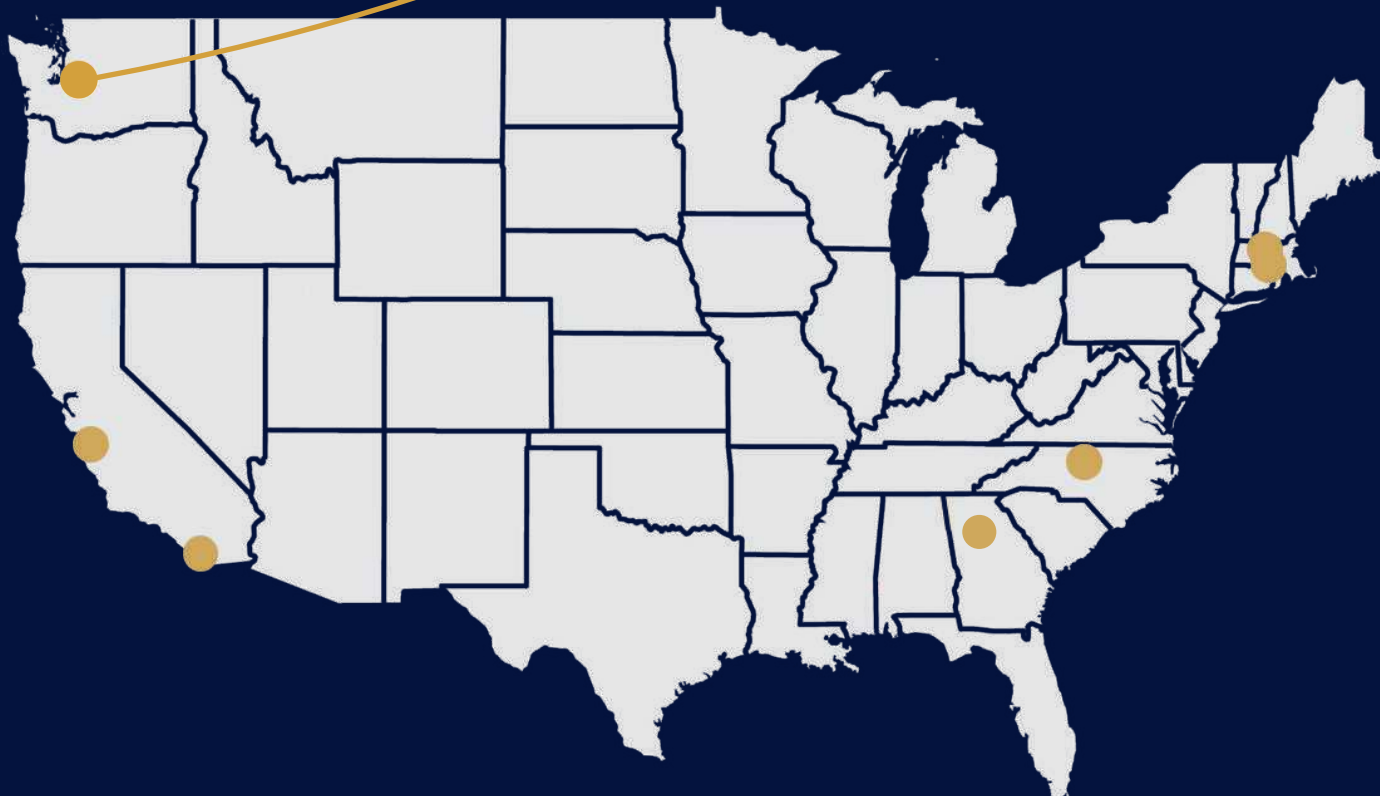


Alloy Properties is a national life science platform formed by TPG Real Estate Partners that focuses on investing in life sciences and innovation campuses. The platform focuses on acquiring office and R&D campuses for conversion into cutting-edge environments for life science, biotech, and innovation 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





EXPOSURE ACROSS

6

MAJOR LIFE  
SCIENCE MARKETS

13

CAMPUSES  
IN THE U.S

4.1M

SF OF LIFE SCIENCE &  
INNOVATION ASSETS