



# ALLOY INNOVATION CENTER

AT NORTH CREEK

18912  
NORTH CREEK PKWY  
BOTHELL, WA



CLASS A OFFICE BUILDING OFF NORTH CREEK PARKWAY

**BRODERICK**  
• GROUP •

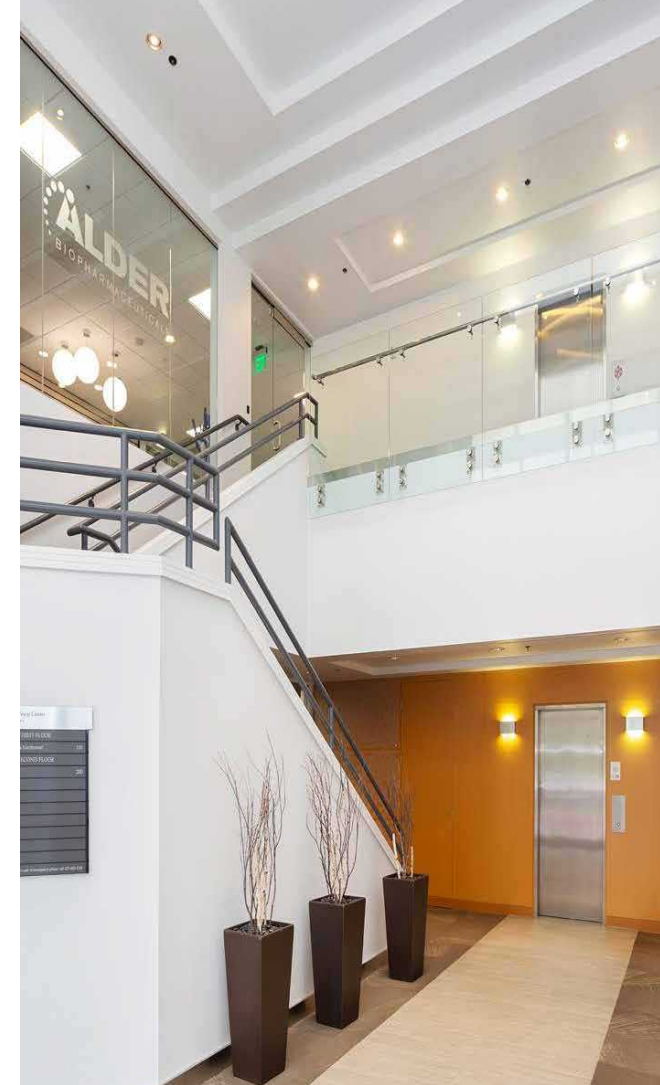
OFFICE AND  
LIFE SCIENCE  
CAMPUS



## AVAILABLE OFFICE SPACE

SUITE	RSF	AVAILABILITY
<b>BUILDING 1 - 18912 NORTH CREEK PARKWAY</b>		
104	9,847 RSF OFFICE	9/1/2026
201	2,775 RSF OFFICE	9/1/2026
211	1,860 RSF OFFICE	9/1/2026





## PROJECT HIGHLIGHTS



**ON-SITE  
DELI**



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



**NEARBY PARKS AND  
RECREATION FIELDS**





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## FACT SHEET

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**CAMPUS SIZE** 205,475 RSF

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**LAND AREA** 13.52 acres

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**2026 ESTIMATED OPEX** Building 1: \$12.00/RSF

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**PARKING** 2.8/1,000 free surface parking

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**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.

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**COMMUNICATION / FIBER** Level 3, Communications; Fiber Available

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**ELEVATORS** Building 1 contains one (1) Dover hydraulic low rise elevator.

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**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.

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**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

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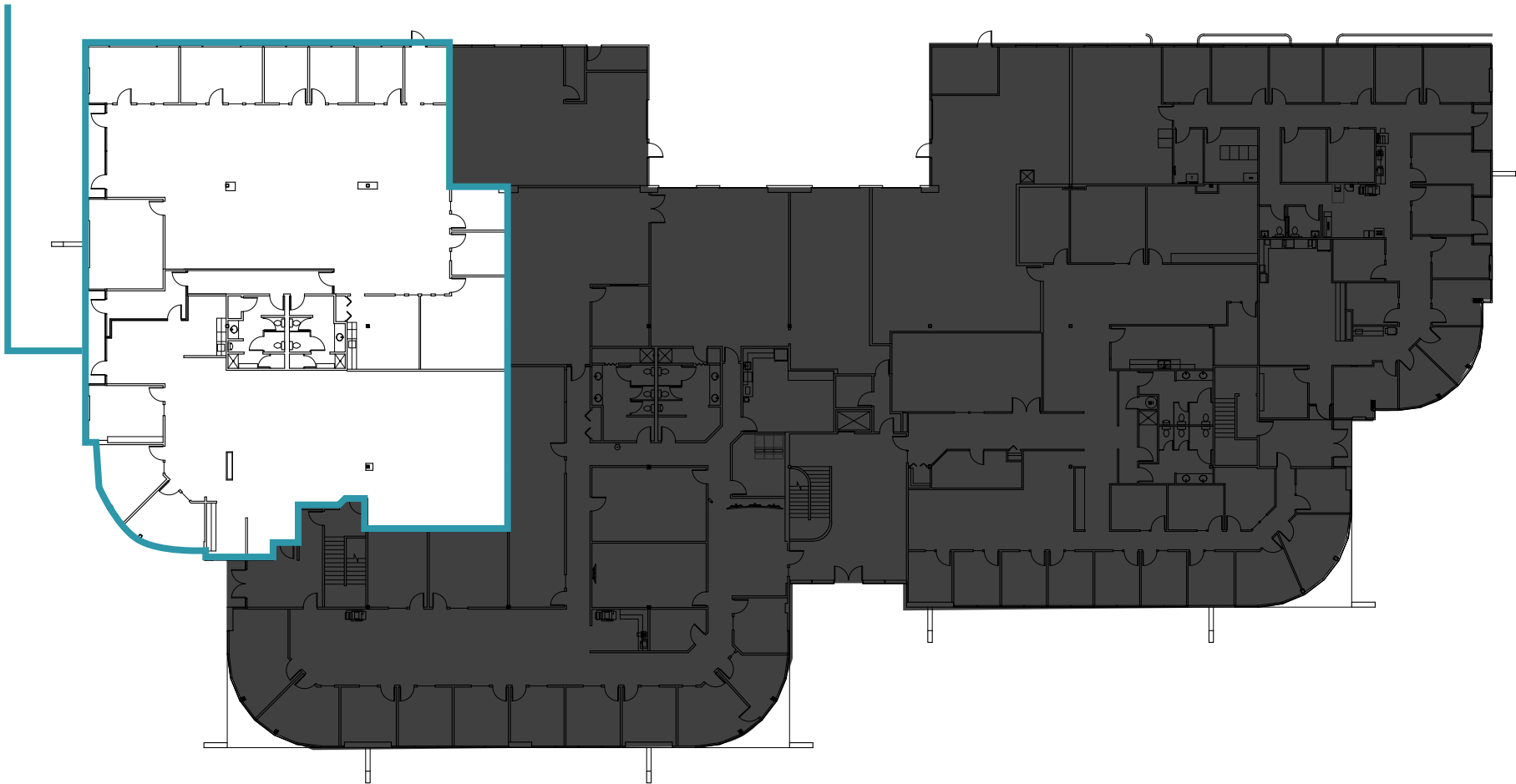
BUILDING

1

## SUITE 104

9,847 RSF

AVAILABLE 9/1/2026





# ALLOY INNOVATION CENTER AT NORTH CREEK

BUILDING

1

## OFFICE FLOOR PLANS

### SUITE 201

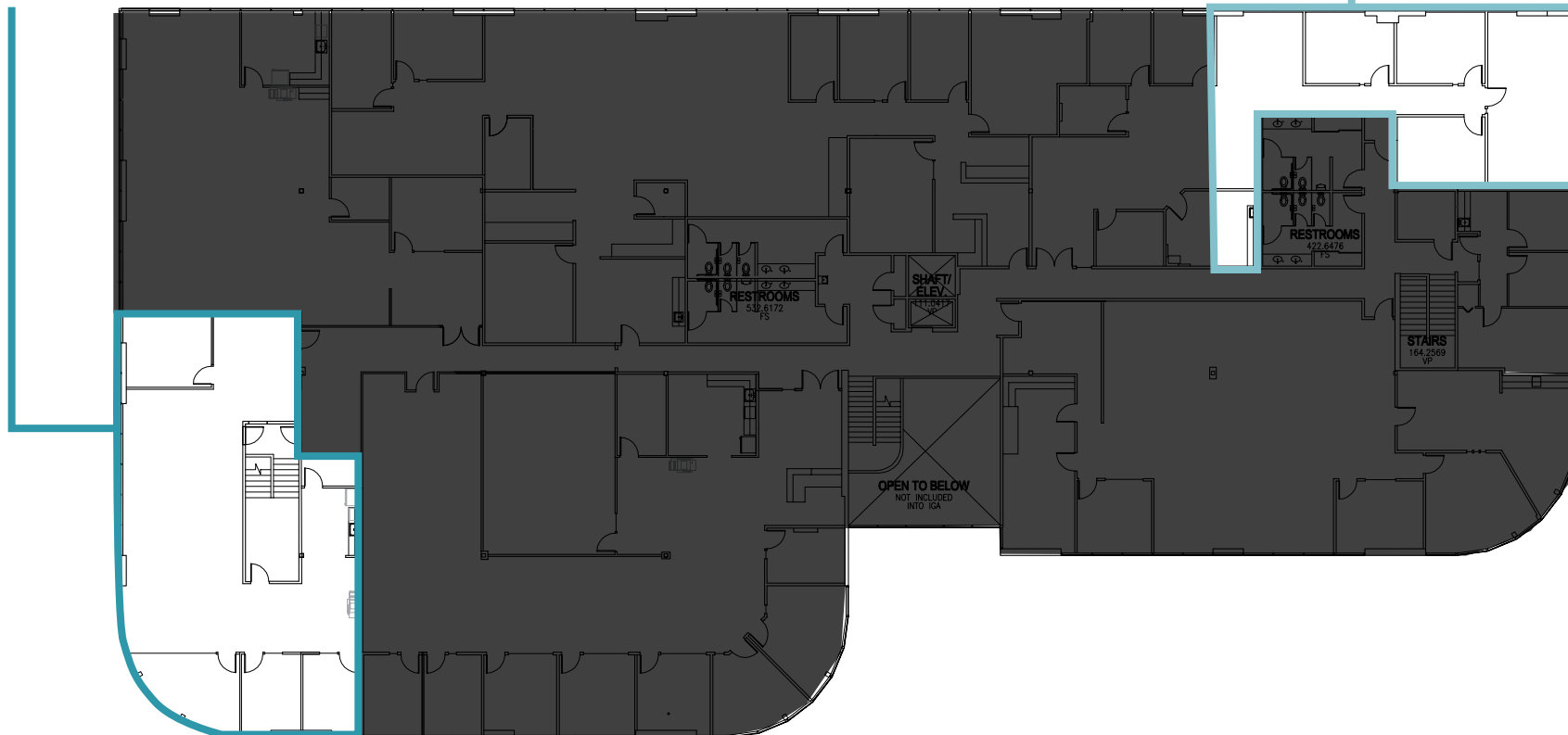
2,775 RSF

AVAILABLE 9/1/2026

### SUITE 211

1,860 RSF

AVAILABLE 9/1/2026



## 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

