



Evergreen Bioscience Innovation Center

690 E Front Ave, Spokane, WA



Jones Lang LaSalle Americas



Welcome to the future of bioscience innovation

Guided by principles developed through extensive stakeholder collaboration, this facility is designed to catalyze growth in the regional bioscience ecosystem. It fosters innovation through collaboration, supports industry development from startup to self-sustainability, and inspires the next generation of scientists.

Connecting Minds, Advancing Science



Collaboration Commons

Central mixing chamber for innovation and mentorship



Incubators

Startup research and lab space



Flexible Event Space

Multi-functional gathering area for bioscience community



Large Group Seminar Space

Modest auditorium



Education / Training

Flexible classrooms supporting incubator and tenant activities



Service

Discreet back-of-house functions including lab cleaning and waste management



Manufacturing

Accessible suite near collaboration commons, isolated from labs



Innovation Suite

Supportive office space with computation and collaboration areas





**Located in the University District in
the heart of Downtown Spokane**



Life Science Job Growth - Last 5 years	
Spokane & Kooteni Counties	13%
WA State Average	8%
National Average	2%

Highly Engaged & Growing Life Science Community



6,200
Companies



61,700
Employees



20% of Employees
in Spokane County work
in a health related field

High Quality Talent from Major Universities and Research Universities

2 Medical schools

8 Regional universities

3 Colleges

77k Students

77,000 SF
Bioscience Innovation
Building

100 < 140
40 more Spokane medical
student graduates per year
than Seattle

Where Breakthroughs Begin



Level two

- 1.0 Administration Suite
- 2.0 Lecture / Meeting Rooms
- 3.0 Incubator / Anchor Tenants / Labs Tenants
- 4.0 Innovation / Collaboration Commons
- 5.0 Unassignable Space



Where Breakthroughs Begin



Level three

- 1.0 Lecture / Meeting Rooms
- 2.0 Incubator / Anchor Tenants / Labs Tenants
- 3.0 Innovation / Collaboration Commons
- 4.0 Unassignable Space



Where Breakthroughs Begin

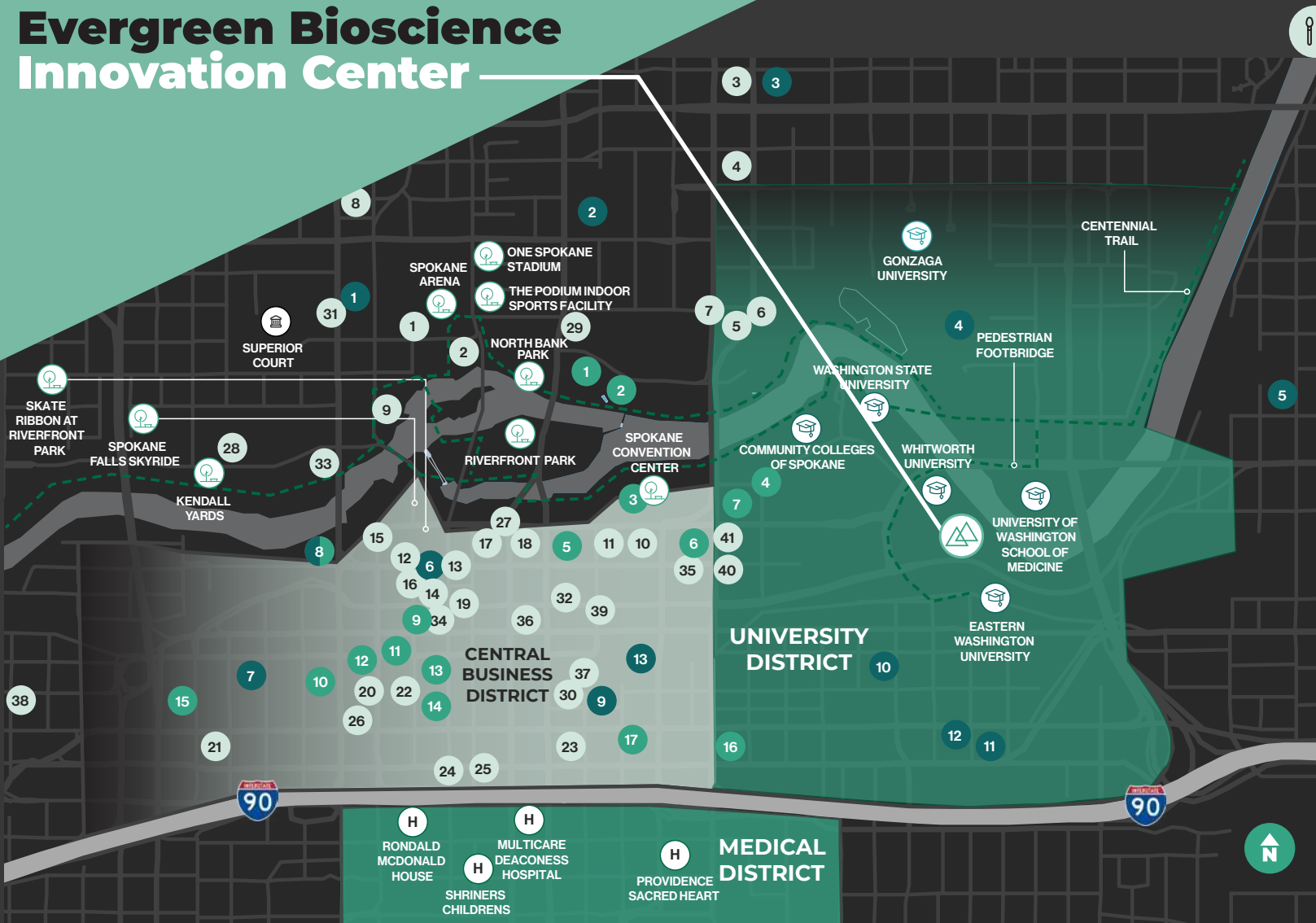


Level four

- 1.0 Incubator / Anchor Tenants / Labs Tenants
- 2.0 Innovation / Collaboration Commons
- 3.0 Unassignable Space



Evergreen Bioscience Innovation Center



DINING

1. David's Pizza
2. Flour Mill & Klinkerdagger's
3. Sonic Drive-In
4. Qdoba Mexican Eats
5. Blaze Pizza
6. Chipotle Mexican Grill
7. Wendy's
8. Taco Bell
9. Anthony's at Spokane Falls
10. Chili's Grill & Bar
11. Azteca Mexican Restaurants
12. Red Robin Gourmet Burgers
13. MOD Pizza
14. P.F. Chang's
15. Panda Express
16. The Melting Pot
17. Steelhead Bar & Grille
18. Sushi.Com
19. SUBWAY® Restaurants
20. The Old Spaghetti Factory
21. Pizza Hut
22. Steam Plant
23. Arby's
24. McDonald's
25. Wild Sage
26. Mizuna
27. Wandering Table
28. Santé
29. Inland Pacific Kitchen
30. Ruins
31. Italian Kitchen
32. My Fresh Basket
33. Bistango
34. Zola
35. Observatory
36. Hogwash
37. The Elk
38. The Onion
39. The Globe
40. Baracho



GYMS & FITNESS

- | | |
|--|------------------------------|
| 1. YMCA of the Inland Northwest Corporate Office | 7. Spokane Boxing Gym |
| 2. Lilac City Fit Body Boot Camp | 8. Spokane Club (and gym) |
| 3. CrossFit Spokane | 9. Wild Walls Climbing Gym |
| 4. Kermit M. Rudolf Fitness Center | 10. Farmgirlfit |
| 5. CrossFit Dürätus | 11. Spokane Personal Trainer |
| 6. The Spokane Club | 12. CoreFit Gym |
| | 13. The Union Yoga Studio |



HOTELS

- | | | |
|--|--|-----------------------------|
| 1. Ruby River Hotel | 7. Fairfield Inn & Suites by Marriott Spokane Downtown | 13. The Davenport Tower |
| 2. Holiday Inn Express | 8. Spokane Club (and gym) | 14. Steam Plant Hotel |
| 3. DoubleTree by Hilton Hotel | 9. The Davenport Lusso, Autograph Collection | 15. Tiki Lodge |
| 4. Courtyard by Marriott | 10. Montvale Hotel | 16. FairBridge Inn Express |
| 5. The Davenport Grand, Autograph Collection | 11. The Historic Davenport | 17. Days Inn Spokane |
| 6. Best Western Plus City Center | 12. Hotel Ruby | 18. Quality Inn |
| | | 19. Ramada Downtown Spokane |

Area Demographics

Spokane County



566,310

total population



18,820

total businesses



38.7

median age



577,147

total daytime population



0.85%

2024-2029 annual growth rate



254,724

total employees



224,095

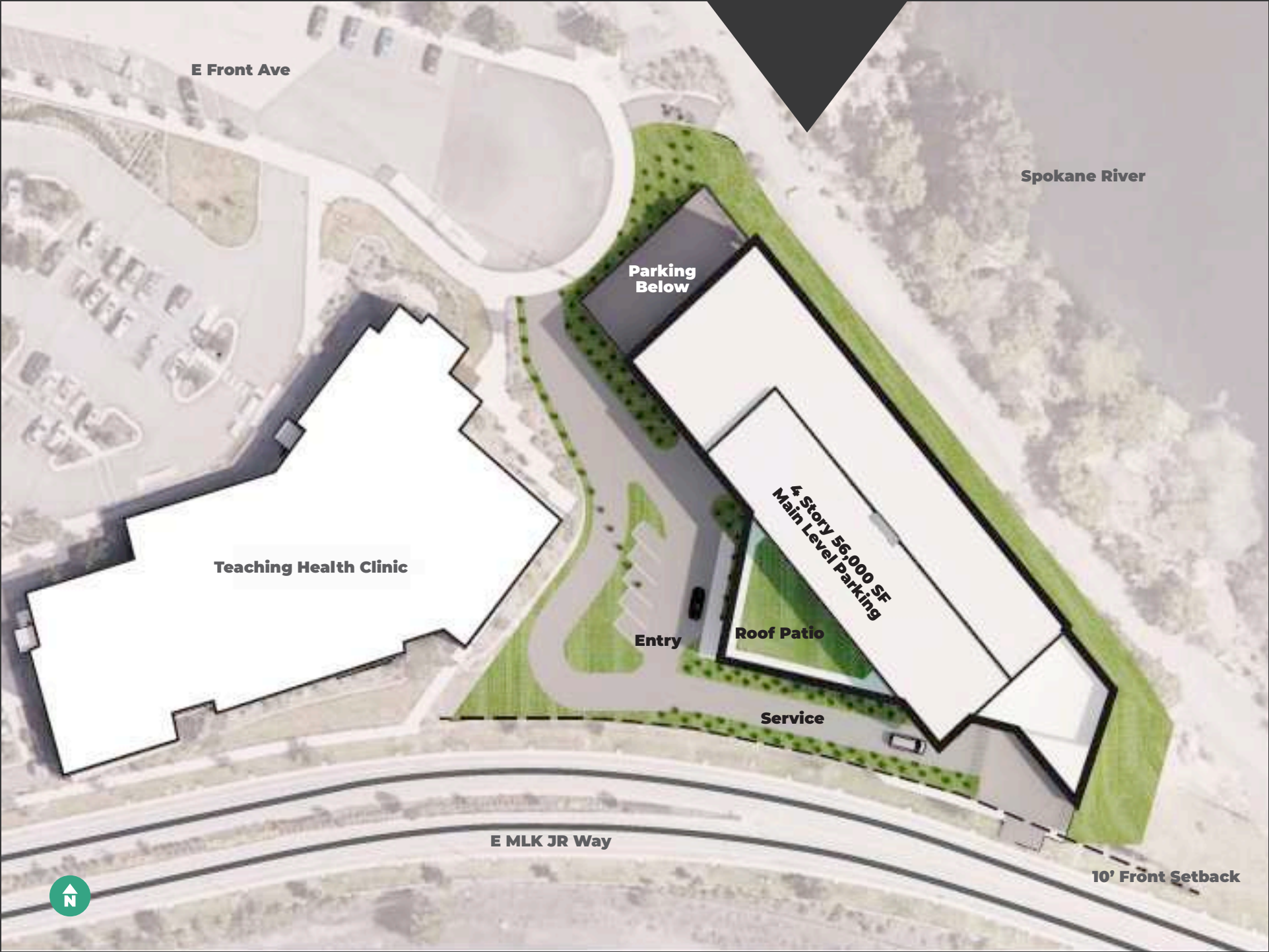
total households



\$73,494

median household income





E Front Ave

Spokane River

Parking
Below

Teaching Health Clinic

4 Story 56,000 SF
Main Level Parking

Entry

Roof Patio

Service

E MLK JR Way

10' Front Setback



Site Plan

City of Spokane

Zone:
Downtown University (DTU)

Max Height:
12 Stories

Setbacks:
(10') Front
(100') River
(15') Public Right of Way

Parking:
No Parking Required Per
(SMC 17C.230 - M1)





Evergreen Bioscience Innovation Center

690 East Front Avenue
Spokane, Washington

Owner:
Brown Properties LLC

Property Use:
Vacant Land

Architect:
ALSC

Tax Code Are
0014

Leasing:
JLL

Land Size:
1.4 Acres





EVERGREEN
BIOSCIENCE INNOVATION

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