



ALLOY INNOVATION CENTER

AT NORTH CREEK

11804 - 18916
NORTH CREEK PKWY
BOTHELL, WA



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 located in the burgeoning Bothell WA Life Science Market. The region's Life Science and Biotechnology industry is anchored by Seattle Genetics, Juno Therapeutics, Adaptive Biotechnologies, Lundbeck, 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
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BUILDING 1 - 18912 NORTH CREEK PARKWAY

200 	5,500 RSF OFFICE	NOW
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208	4,042 RSF OFFICE	4/1/22
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BUILDING 4 - 18702 NORTH CREEK PARKWAY

100	14,348 RSF LAB	NOW
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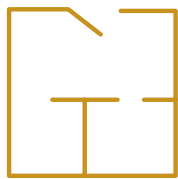
110	14,996 RSF LAB	10/1/21
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Note: Suites 100/110 may be combined to create 29,344 RSF full floor lab, available 10/1/21. Building 4 sq. ft. approximate, subject to change.





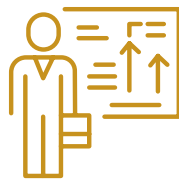
PROJECT HIGHLIGHTS



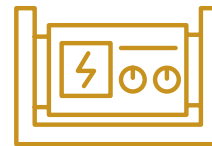
**LAB SPEC SUITES
DELIVER Q4 2021**



**ENHANCED BUILDING
SYSTEMS READY TO
ACCOMMODATE LAB USE**



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



**BACKUP
GENERATORS
AVAILABLE**



ALLOY INNOVATION CENTER

AT NORTH CREEK

FACT SHEET

CAMPUS SIZE	205,298 RSF
LAND AREA	13.52 acres
2021 ESTIMATED OPEX	Building 1: \$8.84/RSF Building 4: \$7.85/RSF
PARKING	3.13/1,000 free surface parking
CEILING HEIGHT	Building 4: 13' 10" floor-to-floor height (1st floor)
LOADING	Dock-high and grade-level loading
HVAC	The buildings are provided with conditioned air by multiple gas-fired roof top packaged units and split systems with roof top mounted condensing units.
GENERATOR	Building 4: 750 KW generator
SPRINKLERS	All buildings are equipped with a sprinkler system, smoke sensors and 24hour monitored fire alarms. Sprinklers utilize a wet automatic fire suppression system.
COMMUNICATION / FIBER	Level 3, Comcast and Frontier Communications; Fiber Available
ELEVATORS	Buildings 1 and 4 each contain one (1) Dover hydraulic low rise elevator. The interior cab finishes were upgraded in 2013.
ELECTRICAL	Building 4: 1,600 amp service with 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

Building 4 sq. ft. being confirmed by architect.



ALLOY INNOVATION CENTER AT NORTH CREEK

BUILDING

1

FLOOR PLAN

SUITE 200

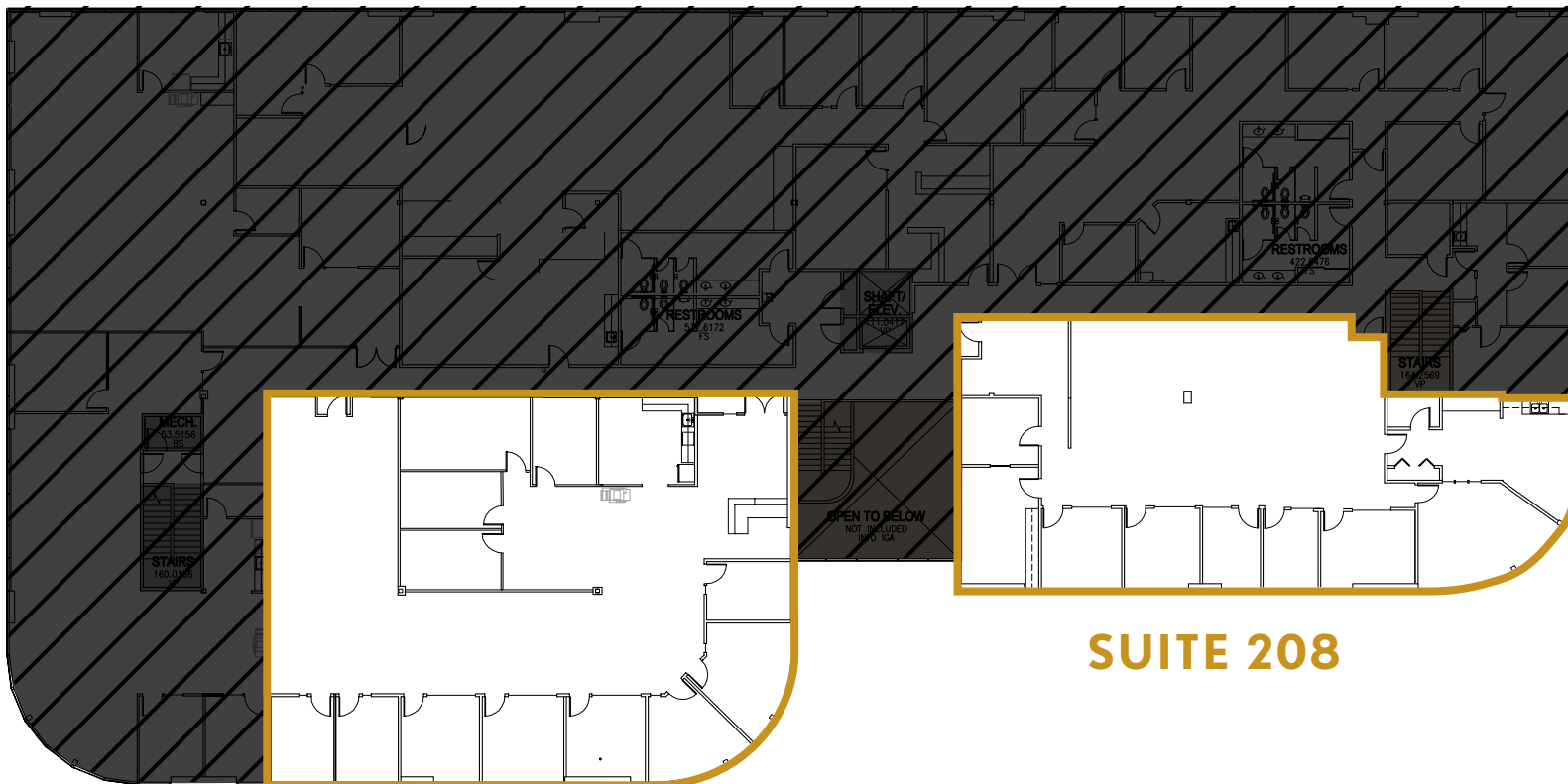
5,500 RSF

AVAILABLE NOW

SUITE 208

4,042 RSF

AVAILABLE 4/1/22



SUITE 200

[▶ VIEW MATTERPORT](#)

SUITE 208





ALLOY INNOVATION CENTER AT NORTH CREEK

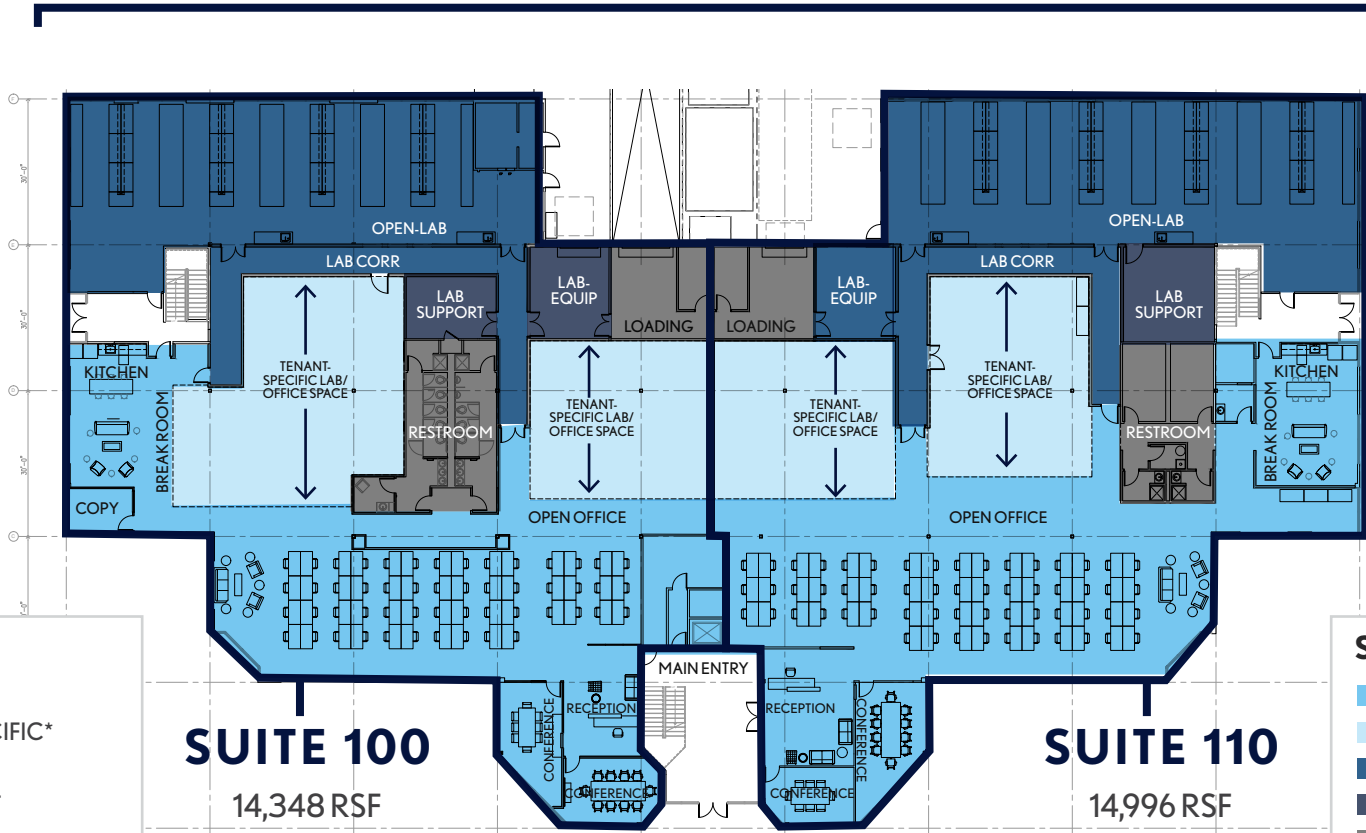
BUILDING

4

ENTIRE FLOOR

29,344 RSF

CONCEPTUAL PLAN FLOOR 1 | SUITE 100 & 110



SUITE 100

- OFFICE
- TENANT-SPECIFIC*
- LAB
- LAB SUPPORT
- SUPPORT

SUITE 100

14,348 RSF

Available Now

SUITE 110

- OFFICE
- TENANT-SPECIFIC*
- LAB
- LAB SUPPORT
- SUPPORT

SUITE 110

14,996 RSF

Available 10/1/2021

* BUILDING SYSTEMS WILL SUPPORT LAB, LAB SUPPORT OR OFFICE

* BUILDING SYSTEMS WILL SUPPORT LAB, LAB SUPPORT OR OFFICE





Landbeck  SONIC CONCEPTS
charles river  Athira PHARMA

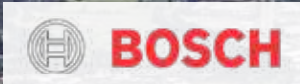
BELLEVUE

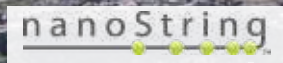




KIRKLAND

 ALLOY INNOVATION CENTER
AT NORTH CREEK





UW BOTHELL







