

# SEQUENCE

BY ALLOY PROPERTIES



# ABOUT 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. Alloy has national life science experience across 4.1M SF in all major US life science markets, including Boston, San Francisco, San Diego, Raleigh-Durham, Atlanta 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.

## TENANT NETWORK



## TGP PORTFOLIO COMPANY NETWORK



## ABOUT ALLOY PROPERTIES

### EXPOSURE ACROSS

6

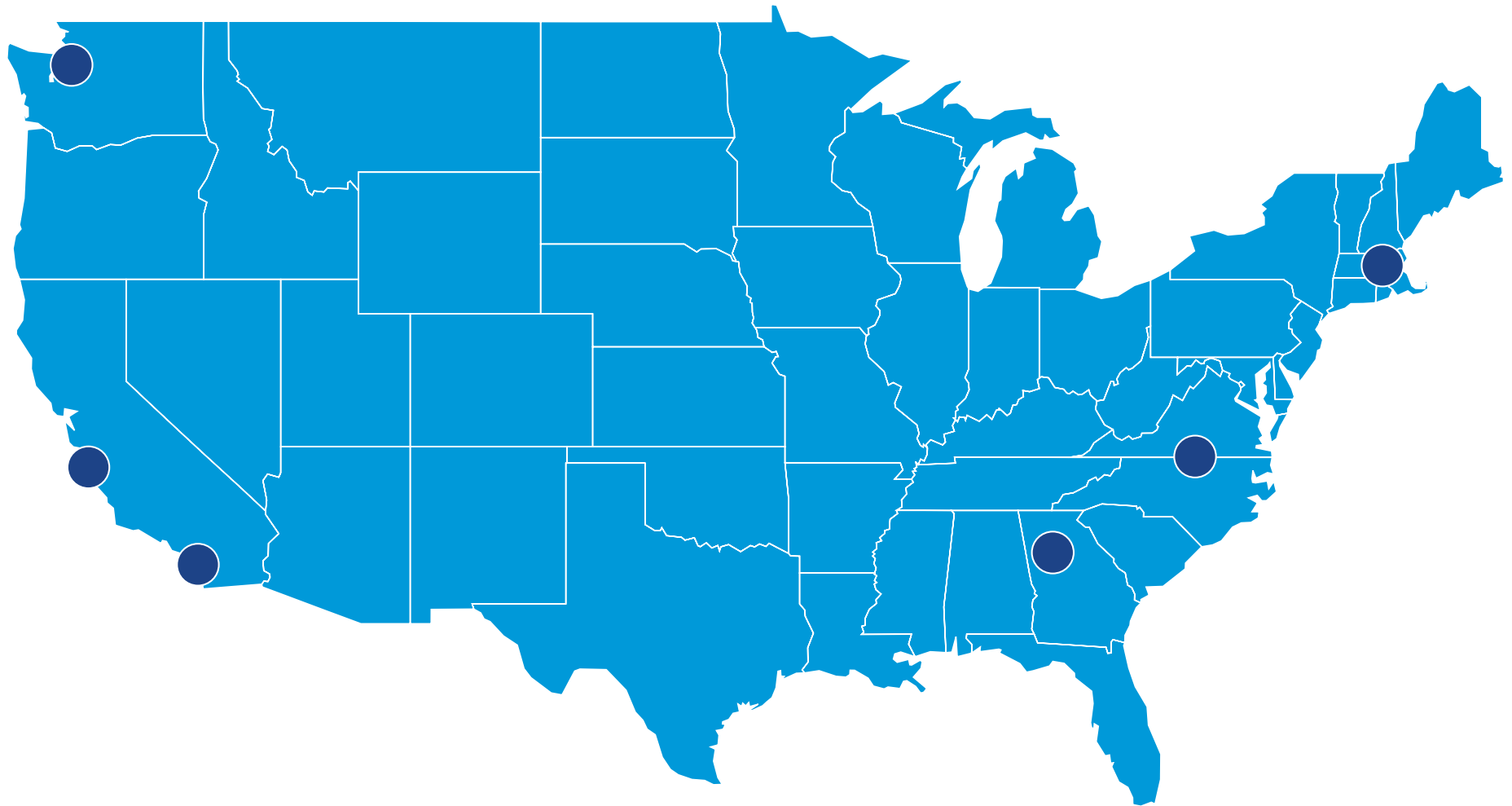
MAJOR LIFE  
SCIENCE MARKETS

4.1M

SF OF LIFE SCIENCE &  
INNOVATION ASSETS

13

CAMPUSES



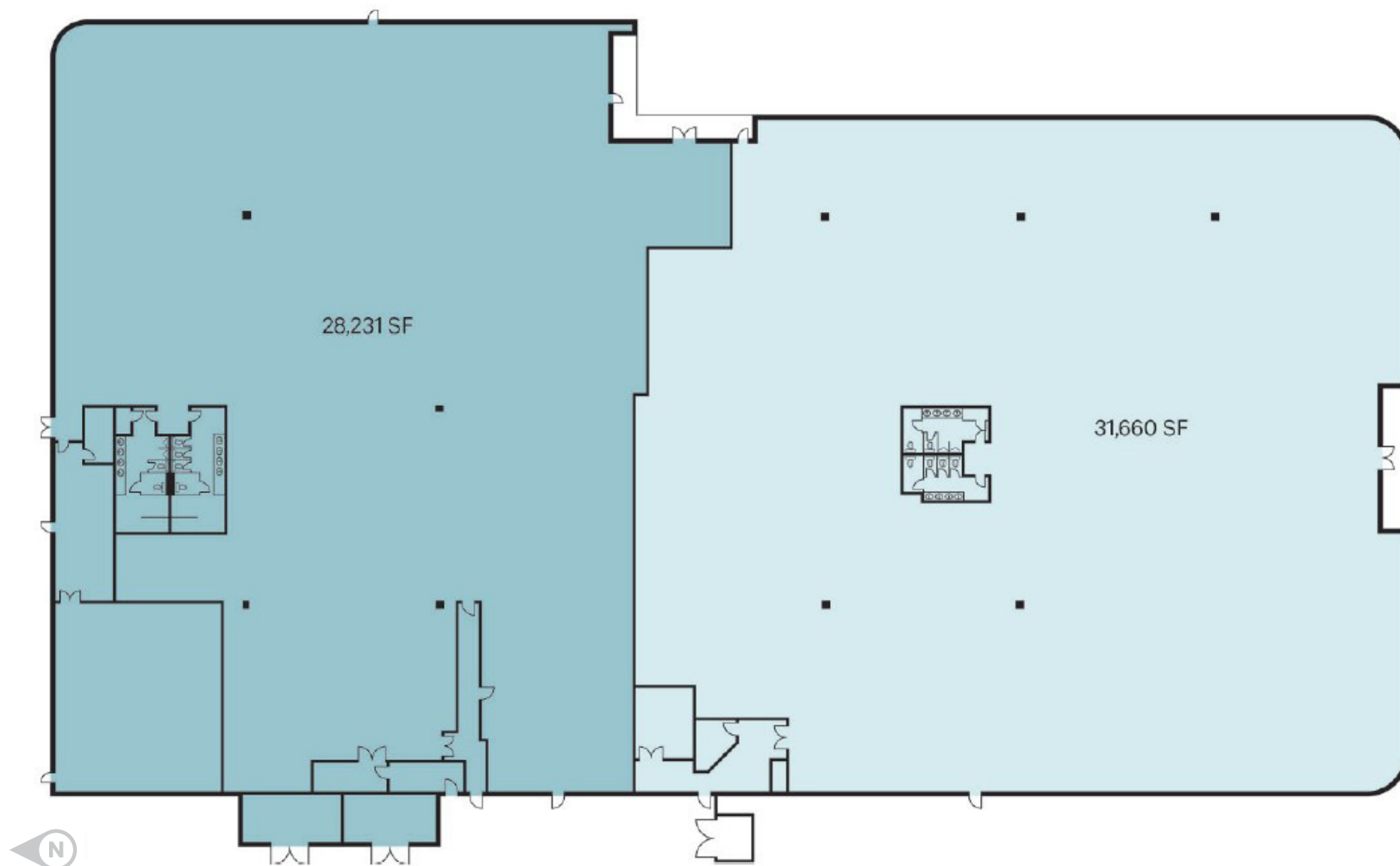


# INTERIOR PHOTOS ALLOY PROPERTIES



LAB/OFFICE  
AVAILABLE

Existing Layout

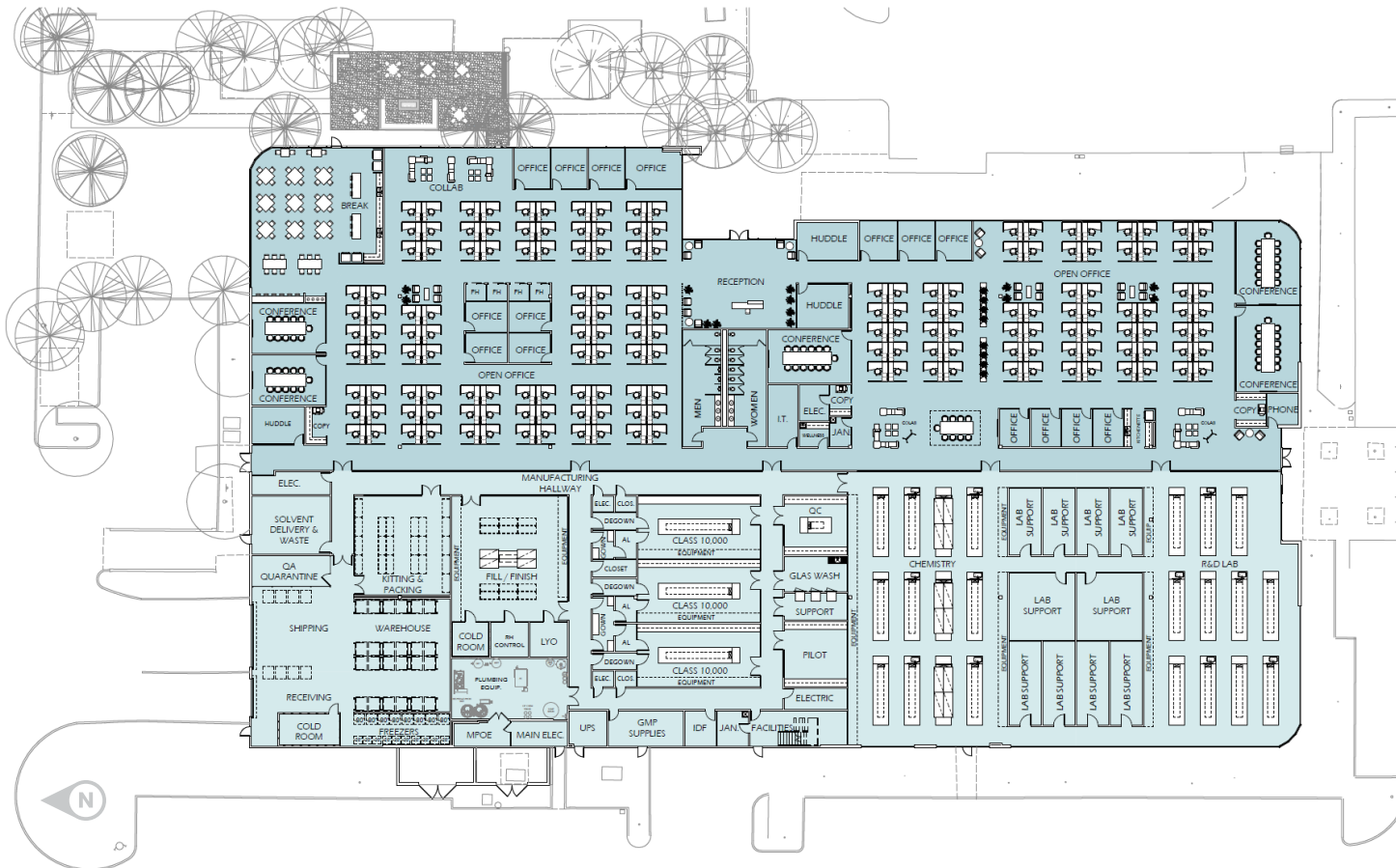




# LAB/OFFICE AVAILABLE



## Hypothetical Test Fit for a cGMP User

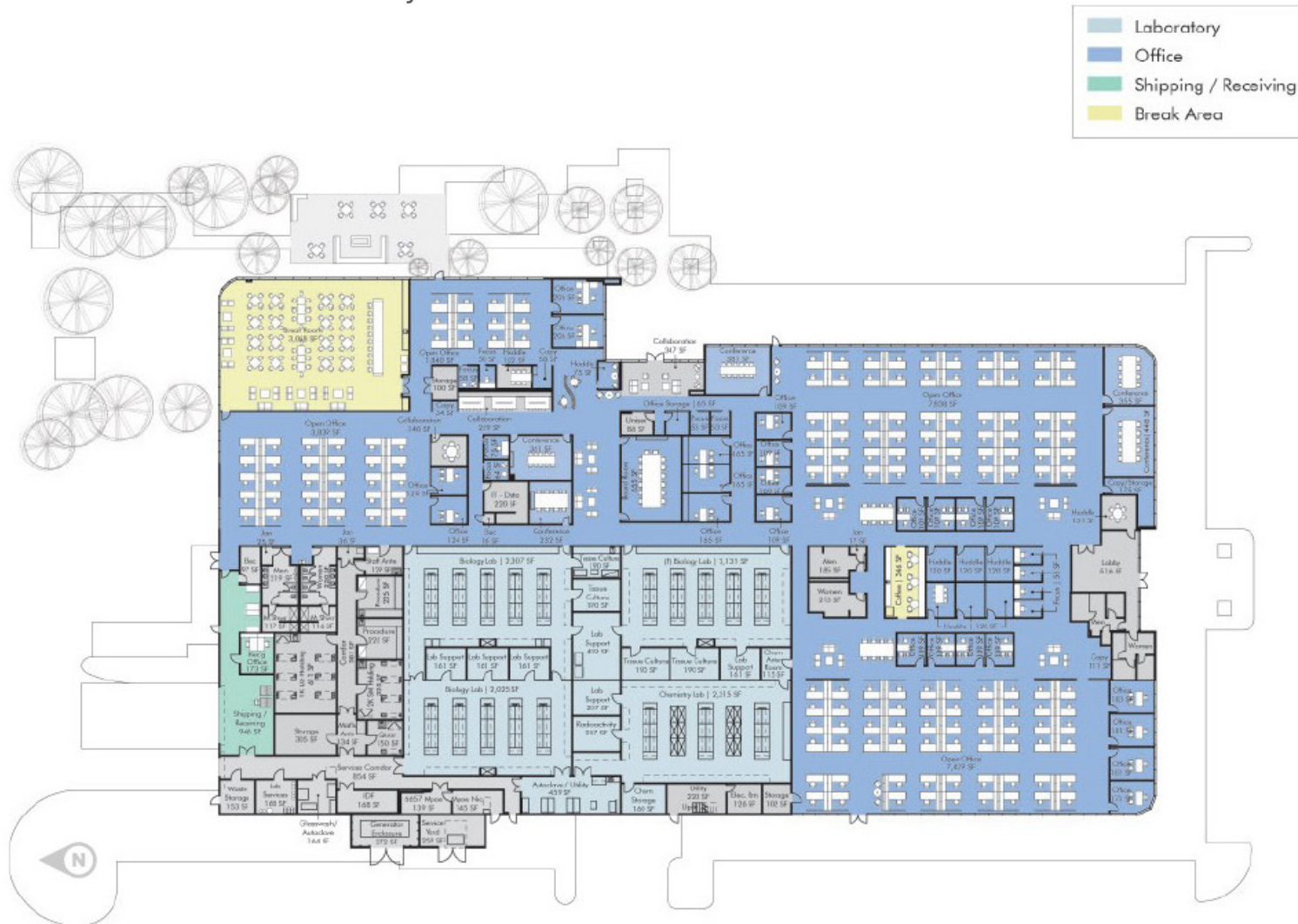


## LIFE SCIENCE WARM SHELL UPGRADES

- 59,891 RSF, Divisible to 28,231 RSF and 31,660 RSF
- 300KW emergency generator
- New private amenity area
- 4,000 amps at 277/480v
- New 75-ton air handling unit and exhaust fan
- 22-24 Foot Clear Height

# LAB/OFFICE AVAILABLE

## Alternative Hypothetical Test Fit for a Chemistry User



# SITE PLAN





# ARDENWOOD SUBMARKET

SAN FRANCISCO BAY

PACIFIC RESEARCH  
CENTER

facebook

facebook

ANASPEC

NEURALINK

Boehringer  
Ingelheim

TE  
connectivity

facebook

Johnson & Johnson

84

DUMARTON CIR

KAISER DR

PASEO PADRE PKWY

facebook

Personalis

ALEXZA  
PHARMACEUTICALS

ZOSANO  
PHARMA

novo nordisk

SEQUENCE  
BY ALLOY PROPERTIES

ardelyx

ARDENWOOD BLVD

FREMONT

NEWARK

JARVIS AVE





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