

BUILT FOR THOSE

WHO CHANGE THE WORLD

1916

BOREN



DEDICATED TO BETTER TOMORROWS

Your work—your life—is to help make tomorrow better. Our job? To make sure you have the perfect place for you and your people to create the cures that will change the world.





THE PLACE TO INSPIRE WHAT'S NEXT

Welcome to 1916 Boren.

This one-of-a-kind, purpose-built space is a collaboration between well-respected developer Trammell Crow Company and best-in-class life sciences operator, CBRE.

- Purpose-built for advancing research
- Market-leading infrastructure and design
- 282,741 RSF
- 11 stories
- Located in the Boren Life Sciences Cluster





PURPOSE BUILT TO ACCELERATE YOUR BREAKTHROUGHS

There are no add-ons or afterthoughts. Just the labs and workspaces you need as well as purpose-built essentials so your cures-in-the-making will be safe and sound.



- Large loading dock with 4 bays + capacity for additional waste storage
- Uninterrupted building systems that focus on 100% uptime
- Market leading chemical storage available outside the premises
- 2 dedicated freight elevators
- 24/7 on-site security
- Common glass wash/autoclave





PEOPLE-INSPIRING FEATURES

From collaborative work and meeting spaces to employee-coveted features, 1916 Boren balances work that saves lives with living.



- Two 100-person conference rooms with view and connected outdoor space
- Common outdoor rooftop deck
- Cycling studio + fitness facility
- Large locker rooms + showers



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SCRI MAIN CAMPUS - 540,000 RSF

Seattle Children's
Research Institute

FHRC MAIN CAMPUS - 1.6M RSF

Fred Hutch
Cancer Center

UW MAIN CAMPUS - 600,000 RSF

UW Medicine

ALLEN INST. MAIN CAMPUS - 272,400 RSF

Allen Institute

BOREN LABS - 143,100 RSF

Tune Therapeutics
Genti Bio
Icosavax
Indupro

VUE RESEARCH CENTER - 224,700 RSF

Novo Nordisk
Presage
Nanostring
Mozart Therapeutics
Lyell Immunopharma

401 TERRY - 140,600 RSF

Institute for Systems
Biology

Just-Evotec Biologics

400 DEXTER - 290,100 RSF

Bristol Myers Squibb

DEXTER YARD - 220,000 RSF (Lab)

Parse Biosciences
Shape Therapeutics
Monod Bio
Outpace Bio
Allen Institute

307 WESTLAKE - 159,700 RSF

InBios
Seattle Children's
Research Institute

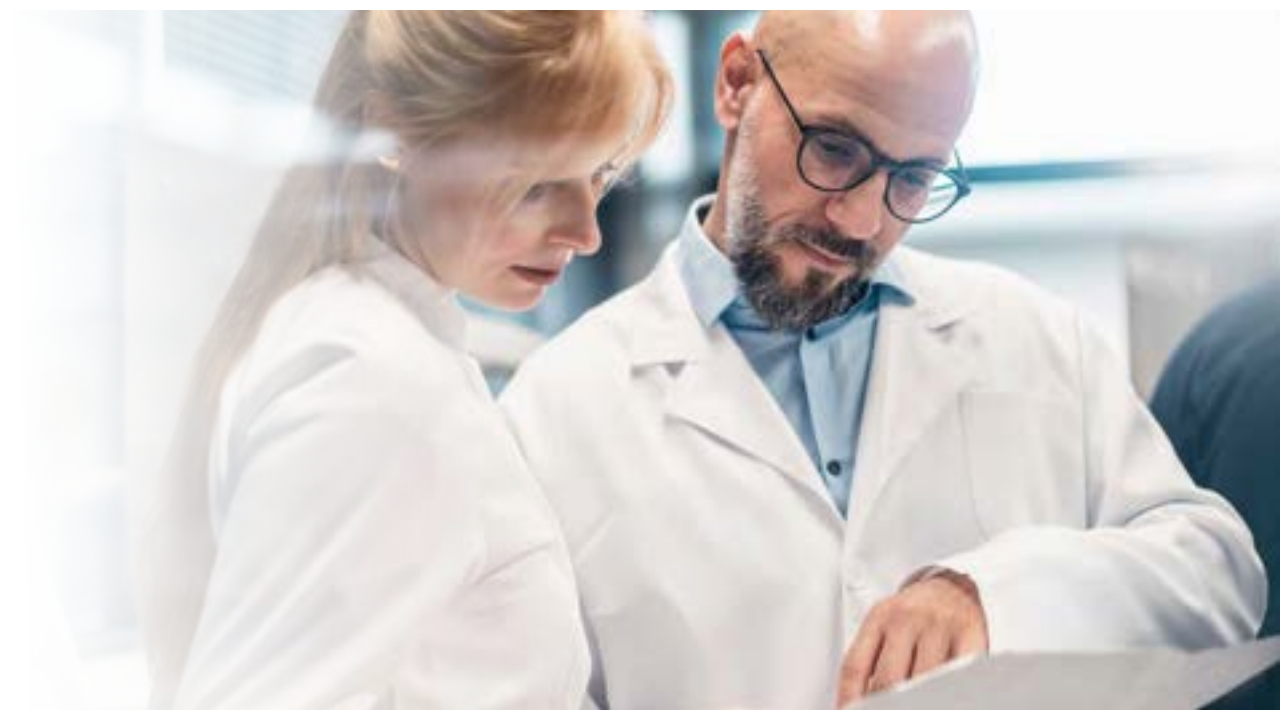
1916 BOREN - 284,000 RSF

Seattle Children's
Research Institute



AT THE HEART OF SEATTLE'S VIBRANT AND GROWING LIFE SCIENCES COMMUNITY

This life sciences hotspot is ideal for collaboration with Seattle's growing life sciences community and talent.

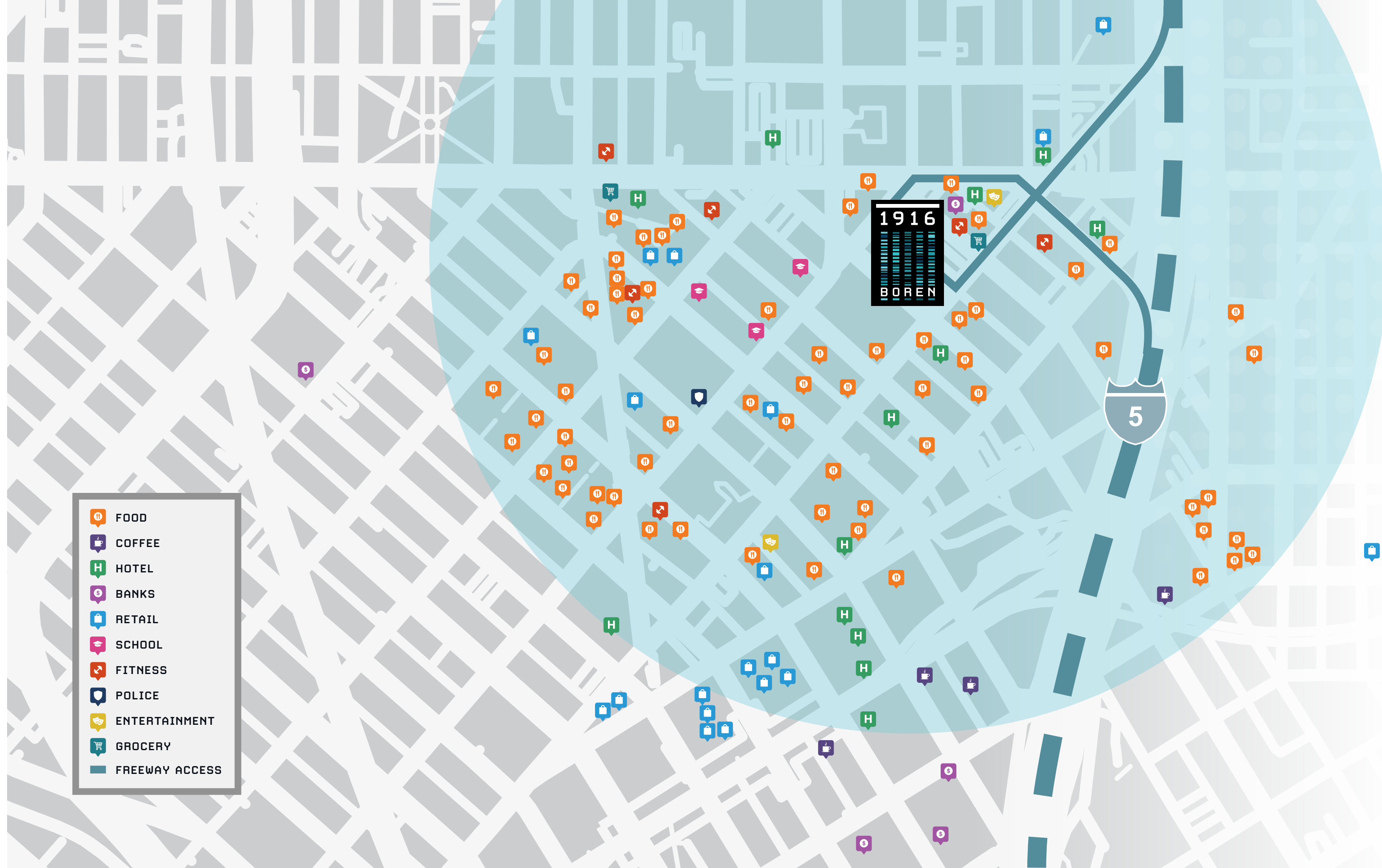


Within walking distance to premier research institutions:



UW Medicine





INSPIRING NEARBY AMENITIES. EASY ACCESS TO I-5.

Walk to dozens of area restaurants and nearby hotels. Come and go as you please thanks to easy in/out I-5 access.




5,000+
apartments
4,000
hotel rooms


100
Walk Score
and easy transit
access


Nearby fitness,
grocery and
50+ restaurants
and cafés.

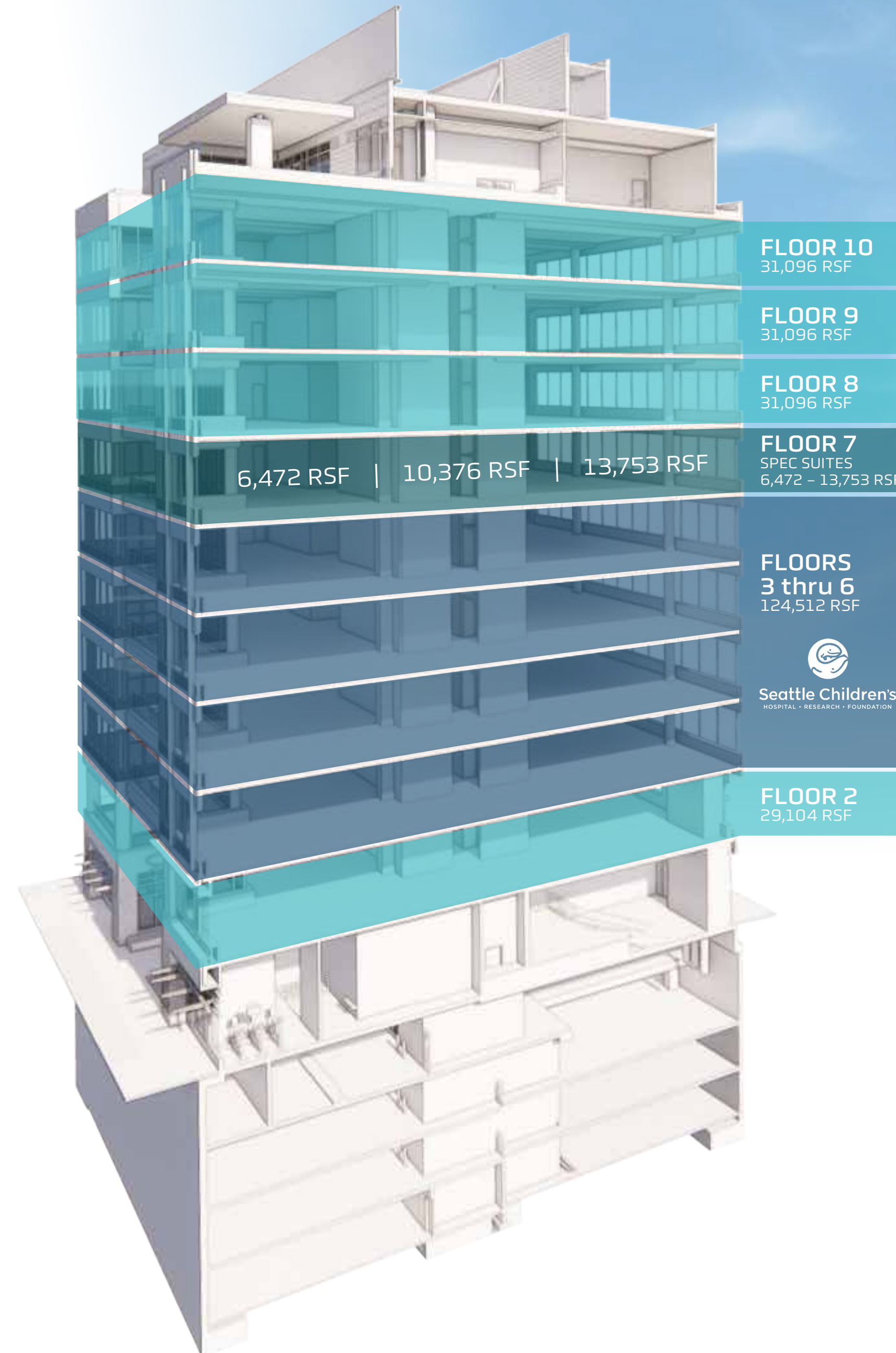

Direct access
to I-5
just two blocks
away





LIFE SCIENCES INFRASTRUCTURE AS CUTTING EDGE AS YOUR PEOPLE'S IDEAS.

Groundbreaking ideas can thrive thanks to eleven stories of unmatched flexibility—from loading docks to floorplans to rooftop spaces for sharing ideas.



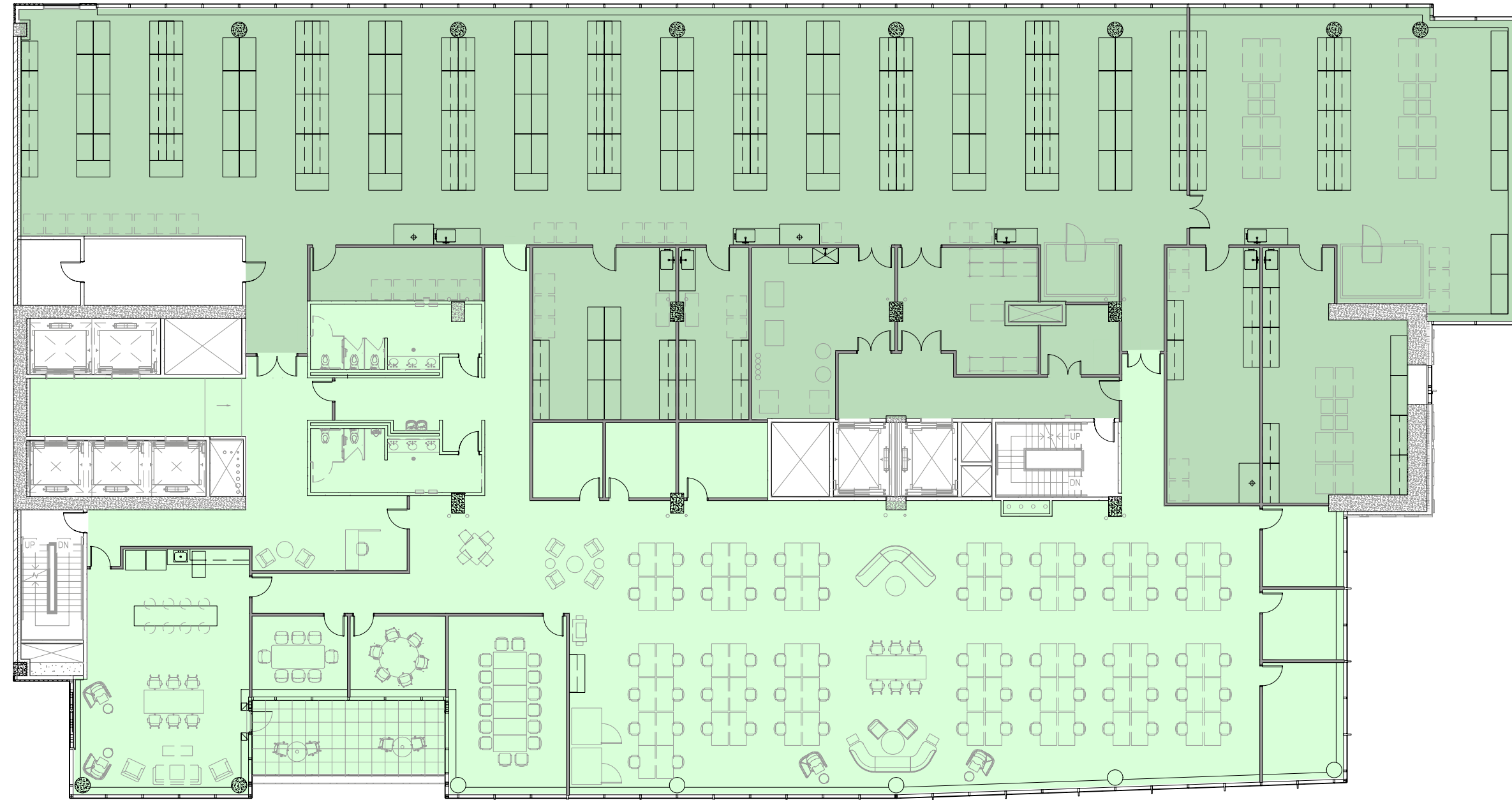
- Available roof space for tenant mechanical equipment
- Rooftop deck and two 100-person conference rooms
- Accommodate 1-4 tenants per floor
- 11-foot tall windows and 14-foot floor to floor height
- Outdoor patios on every floor
- Exterior louver locations on every floor for future HVAC needs
- Large 4-bay loading dock with adjacent market-leading chemical storage
- 1 per 1,000 parking ratio



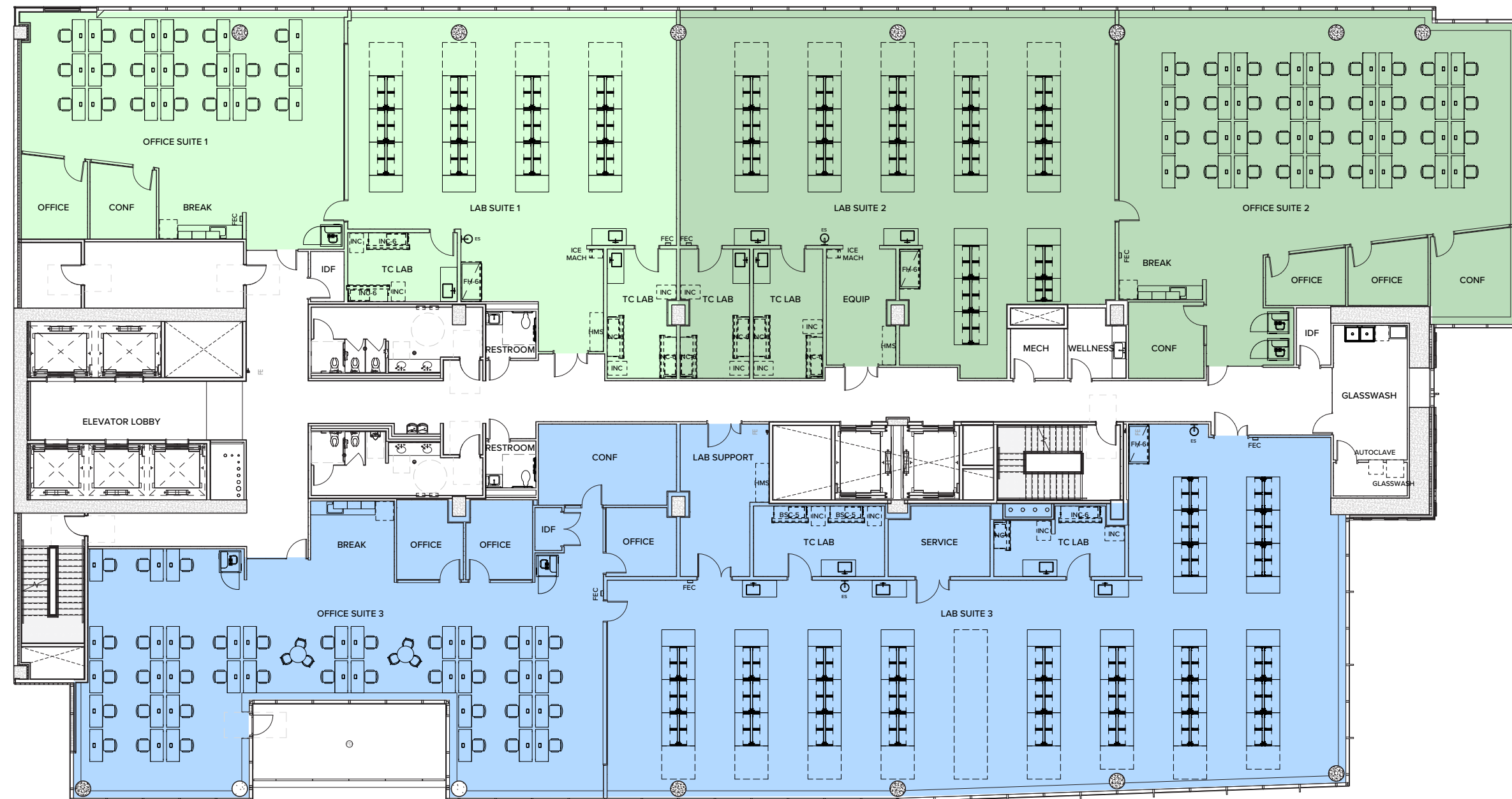
FLEXIBLE WORK SPACES

No matter what size you are, your dreams for tomorrow are big. Realize your potential in the space you need— from a multi-tenant floor to a multi-floor tenant.

**SINGLE TENANT
TEST FIT**
31,096 RSF



FLOOR 7 SPEC SUITE
■ Tenant 1: 6,472 RSF
■ Tenant 2: 10,376 RSF
■ Tenant 3: 13,753 RSF





**TRAMMEL CROW
COMPANY, WASHINGTON
CAPITAL AND CBRE:
A UNION OF BEST-IN-
CLASS DEVELOPMENT,
TENANT FOCUSED
OPERATIONS AND
LONG-TERM OWNERSHIP.**

1916 Boren is a world-class collaboration between developer Trammell Crow Company, investment advisor Washington Capital and life sciences operator CBRE.

Trammell Crow Company

Developer

- One of the nation's oldest and most prolific developers [1948]
- Developed over 15 million sq ft of lab, life science and health care real estate
- Named #1 Commercial Property Developer for 9th year in a row

CBRE

Management

- 20.0M sq ft of 3rd party life sciences property management and growing
- Manage lab space for 8 of the 10 largest life science companies totaling 10M sq ft
- Highly trained onsite engineers and managers focus on 100% uptime

**WASHINGTON
CAPITAL**

Ownership

- Washington Capital is an independent registered investment advisor [1978] that manages over \$9.3 Billion of assets for institutional investors.
- On behalf of their institutional clients, they currently manage an 880,000 square foot portfolio of life science buildings, with many of these portfolio assets being held since 2007.
- As a manager of long-term life science assets, they have acquired a keen understanding of the needs of their portfolio tenants and provide them the benefit of ownership stability.

**FOCUS ON CHANGING THE WORLD.
WE'LL HANDLE THE REST.**

Trammell Crow Company

CBRE

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