

**215**

# Shuksan Way

Everett, WA



**CBRE**







PHASE I

# Launchpad at a glance

|               |                              |
|---------------|------------------------------|
| Site Area     | 20.5 acres                   |
| Building Area | 257,000 SF                   |
| Location      | Everett, WA                  |
| Capabilities  | Designed for mAb production  |
| Expansion     | Up to 92k SF (use dependent) |
| Parking       | 342 stalls                   |



# Overview: Features & Functions

## Building 1

75,710 SF

Administrative, office,  
common areas, and QC labs

## Building 2

71,085 SF

mAb production  
(cell culture and purification)

## Building 3

31,185 SF

Drug Product Fill and  
Finished Drug Product

## Building 4

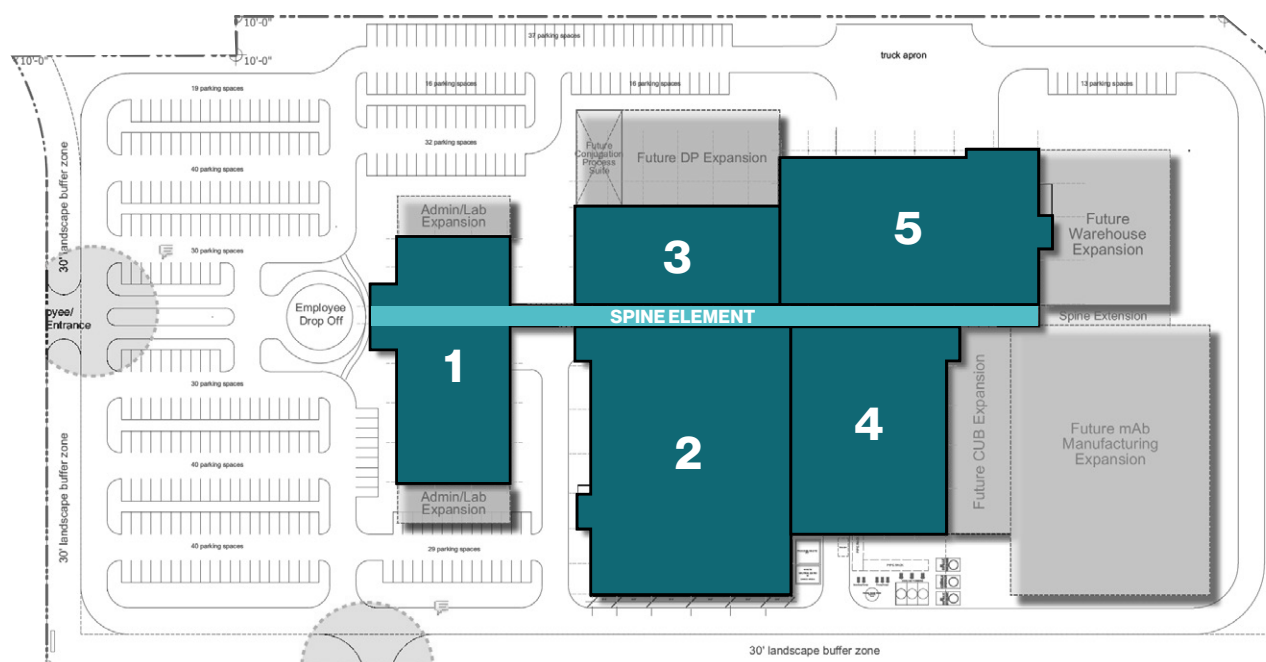
32,970 SF

Central Utilities Building (CUB)

## Building 5

34,690 SF

Warehousing, Weigh &  
Dispense, and Kitting

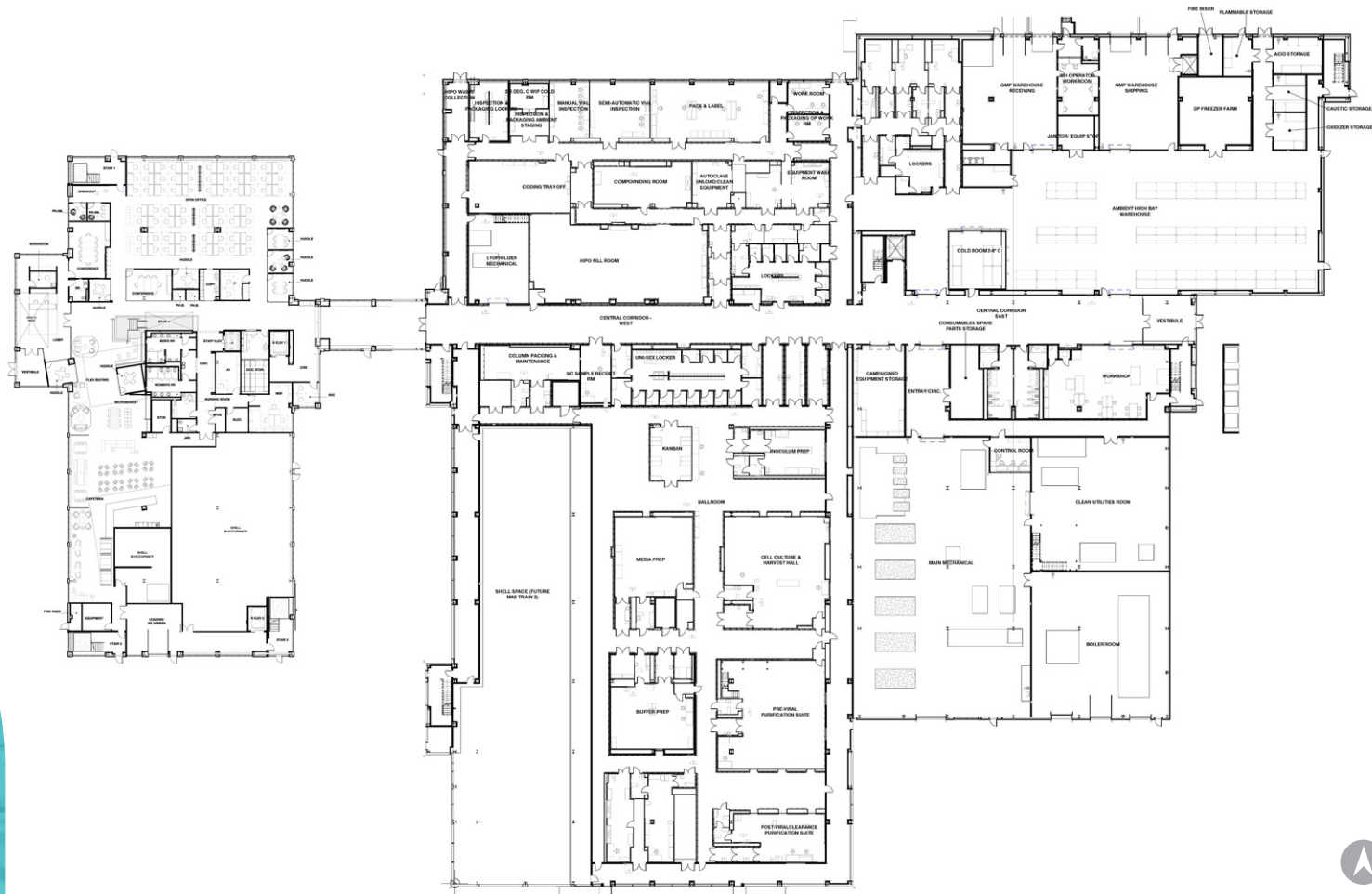


- + Antibody manufacture
- + HiPo fill line (liquid and lyophilized product)
- + Label & pack
- + Quality operations
- + QC labs
- + Warehouse & utilities
- + Offices & common areas

# Site Plan & SF Allocation



**CLICK BUILDING TO VIEW FLOOR PLANS**



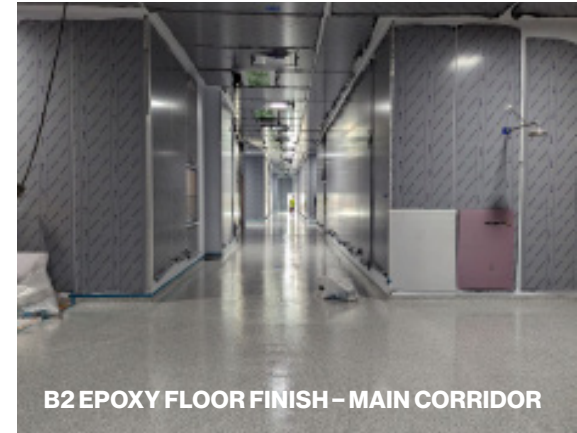




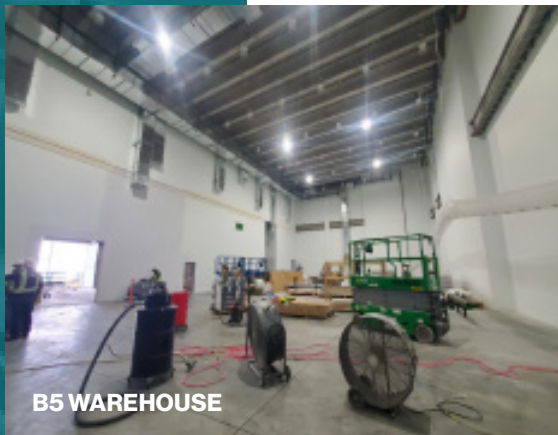
**B4 ELECTRICAL ROOM - ENERGIZED**



**B1 QC ANALYTICAL LABS**



**B2 EPOXY FLOOR FINISH - MAIN CORRIDOR**



**B5 WAREHOUSE**



**EXHAUST VENTS ON B4 ROOF**



**SOUTH EQUIPMENT YARD**

# Construction Progress

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**Shuksan Way**  
Everett, WA

PAINE FIELD



5

**215**

**BOTHELL LIFE SCIENCE CLUSTER**

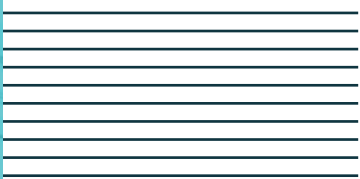
**SOUTH LAKE UNION  
LIFE SCIENCE CLUSTER**

Seattle

SEATAC



# Puget Sound Life Sciences Market





# 215 Shuksan Way

Everett, WA

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