



Evergreen Bioscience Innovation Center

690 E Front Ave, Spokane, WA



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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

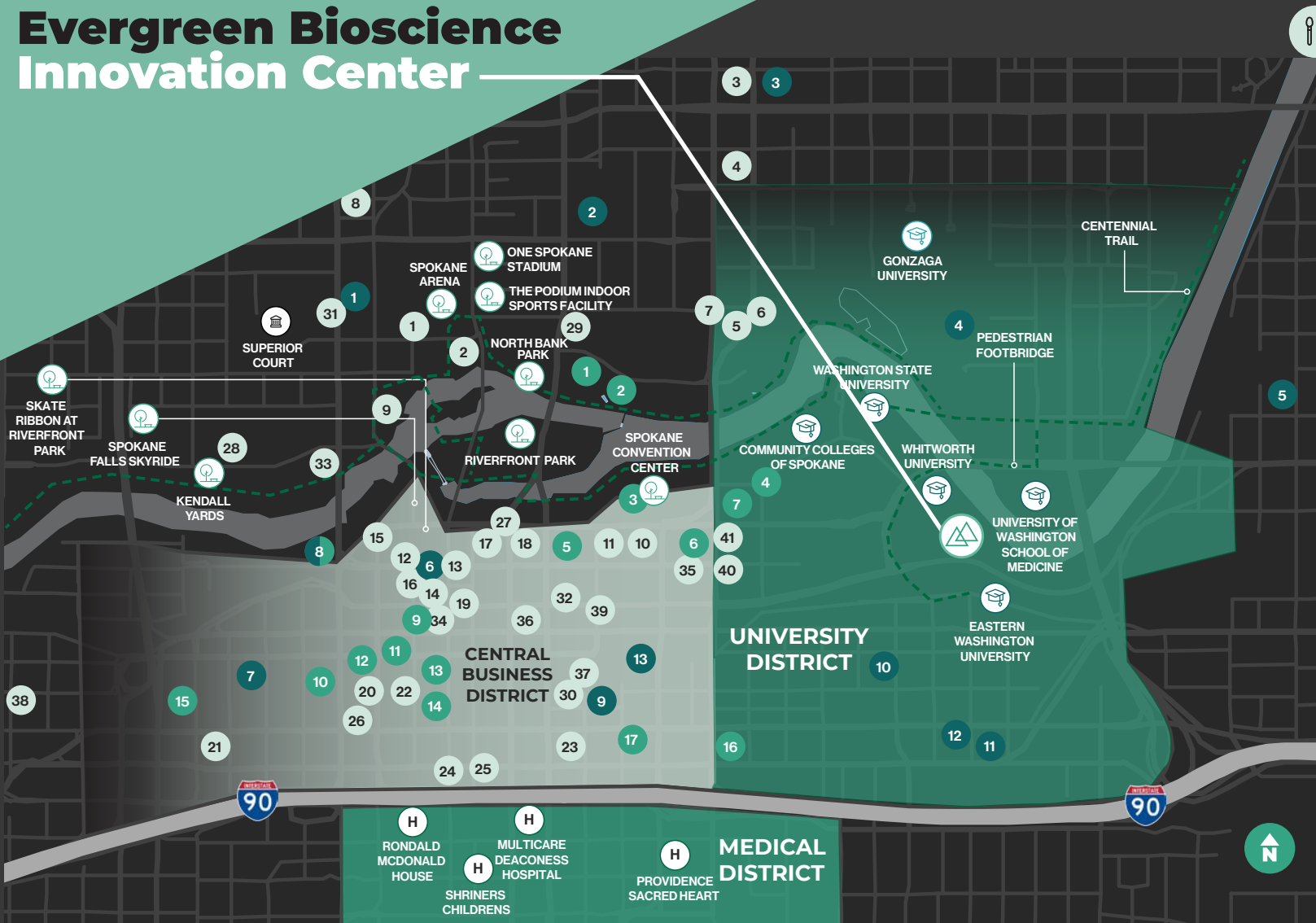


Level four

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



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

HOTELS

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





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

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EVERGREEN

BIOSCIENCE INNOVATION

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