



Q1 2026

Life Science Market Report

SUMMARY

Q1 2026 carried forward much of the cautious optimism that closed out the prior year, though early-stage activity remained constrained as investors continued to prioritize capital efficiency and later-stage (mostly clinical asset) opportunities. Lease transactions saw a significant uptick as looming transactions finally began to close.

Venture funding in the region was largely held afloat by a select few significant financings, totaling approximately \$240 M (excluding M&A, IPOs, and other public or late-stage offerings). While seed and Series A activity remained limited, notable capital events included Tenpoint Therapeutics' \$235 M raise and Lyell Immunopharma's \$100 M PIPE, alongside smaller financings such as Bothell-based Brainspace's \$1.35 M round. At the fund level, several major venture firms further reinforced long-term conviction in the sector, with A16Z closing a significant fund featuring a \$700 M allocation to Bio+Health, Blackstone raising the largest-ever life sciences-focused private fund at \$6.3 B, and Lux Capital closing on \$1.5 B. This underscores continued institutional belief in the sector despite near-term deployment discipline.

Strategic collaborations and partnerships remained a primary driver of activity in the quarter. Curi Bio announced a partnership with Battelle to accelerate adoption of new approach methods in neuromuscular pharmacology, further validating its platform in preclinical drug discovery. Moonlight Bio entered into a

strategic collaboration with Biocytogen to leverage a library of antibody binders in advancing next-generation cell therapies. InduPro continued to build on its momentum with Eli Lilly through a collaboration focused on oncology therapeutics, reinforcing its position in the bispecific and multispecific space. Sana Biotechnology partnered with the Mayo Clinic to advance programs targeting type 1 diabetes, combining Sana's engineered cell platform with Mayo's clinical expertise. Together, these collaborations highlight sustained interest from both strategic and clinical partners in advancing novel therapeutic modalities, particularly across cell therapy and immunology.

Leasing activity in Q1 reflected a continued trend toward right-sizing and strategic repositioning. In South Lake Union, Sound Pharmaceuticals inked a sublease for Sana Biotechnology's 25,898 RSF 4th floor space at 188 E Blaine. Cajal Neuroscience executed a 20,133 RSF lease to return to its original headquarters at 1616 Eastlake, representing a 61% reduction in footprint and contributing to negative net absorption while freeing up additional space at 1150 Eastlake. At the same property, Dovetail Therapeutics, a stealth-stage biotech with leadership ties to legacy Seattle company, Silverback Therapeutics, renewed its 8,500 sq. ft. lease on the fifth floor. On the North end, Lumen Bioscience renewed its lease at 1441 N 34th St., continuing to advance its biologics manufacturing platform, while US Biotek Laboratories extended its lease at Shoreline Place, maintaining

its foothold in diagnostic testing services. On the Eastside, HDT Bio signed an 8,468 sq. ft. sublease from Inventprise at Park East (Building D) in Redmond. Several additional leases were recorded across the region, though much of the activity continued to center on renewals, subleases, and footprint optimization rather than net new expansion.

The sales environment saw selective but notable activity in Q1. Canyon Park Commons, a three-building campus leased to Seagen (Pfizer), traded as part of City Office REIT's broader portfolio sale to MCME Carell, marking a significant ownership transition tied to a larger strategic recapitalization. In Seattle, Pacific Northwest Research Institute (PNRI) sold its 31,477 sq. ft. headquarters for \$6.5 M, equating to approximately \$201 per sq. ft.—a discounted valuation reflective of the building's age and infrastructure profile. As part of the transaction, PNRI leased back a portion of the property, illustrating continued use of sale-leaseback structures as institutions seek to unlock capital while maintaining operational continuity.

In development & construction, spec suites continued to lead the charge in attracting activity. 1916 Boren saw a significant uptick in momentum on its 7th Floor spec suites, with several transactions in late stage negotiations. 222 5th Ave reintroduced itself to the market with new owner, 3Edgewood, planning to hold firm on lease rates and focus on patience and optimism.

MARKET TRENDS

- **Leasing momentum slowly picks up** as several transactions close
- **Rates continue to compress** albeit at a slower pace than prior quarters
- **Concessions continue to increase** as landlords fight for tenant leases
- **Several key subleases return to direct ownership** as defaults / terminations occur

RECENT ACTIVITY

- **Sound Pharmaceuticals subleases** space from Sana Biotechnology in 188 E Blaine
- **Astellas Announces Closure** of its Seattle site
- **PNRI sells HQ** for \$6.5 M on First Hill
- **HDT Bio Corp. inks sublease** in Redmond
- **Cajal Neuroscience signs relocation lease** to return to its initial HQ at 1616 Eastlake

Q1 2026 SUMMARY

Q1 Total Investment*
\$238.50 M

*EXCLUDES M&A DEALS

Deal Count
12





Quarterly Change
↑ 8.61%

Q1 '26 \$238.50 M, Q4 '25 \$219.59 M,

Annual Change
↓ 60.11%

Q1 '26 \$238.50 M, Q1 '25 \$597.97 M,
SOURCE: PITCHBOOK

TOP DEALS

	AMOUNT	TYPE	DATE
 Compvide	\$300 K	SEED	JAN '26
 tenpoint THERAPEUTICS	\$235 M	B	JAN '26
 BrainSpace	\$1.35 M	EXT	FEB '26
KAYOTHERA	\$1.79 M	EXT	FEB '26
 Lyell	\$100 M	PIPE	FEB '26

SOURCE: PITCHBOOK

Q1 VENTURE COMPARATIVE*



*EXCLUDES M&A DEALS
SOURCE: PITCHBOOK

COMPANIES TO WATCH



Q1 SUMMARY



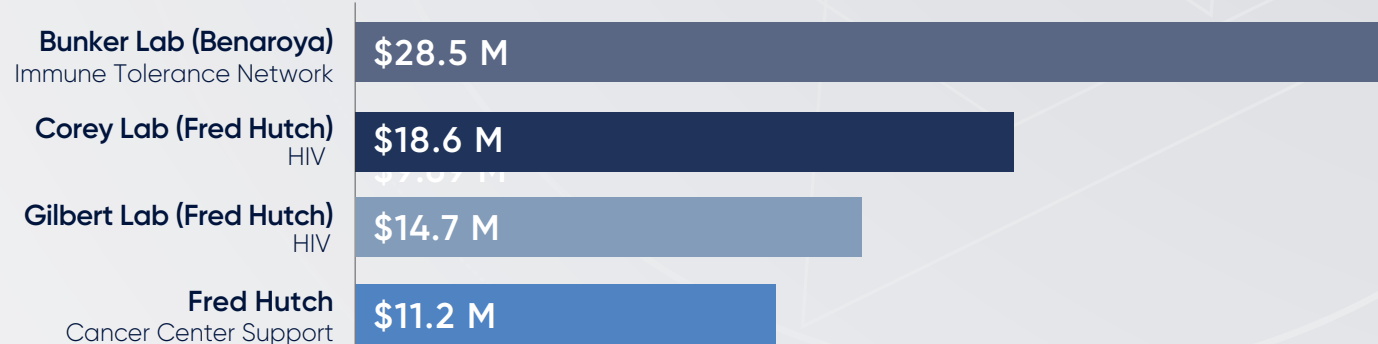
RANK	STATE	PROJECTS	FUNDING
1	CA	1,569	\$870,373,080
2	NY	1,198	\$681,503,109
3	MA	1,081	\$568,486,498
4	PA	750	\$390,801,583
5	TX	678	\$328,861,877
6	NC	494	\$288,718,182
7	WA	309	\$266,753,034
8	IL	423	\$264,266,761
9	MI	385	\$258,594,590
10	MD	414	\$258,185,422
11	OH	393	\$205,045,082
12	FL	277	\$185,117,986
13	MO	322	\$167,335,944
14	CT	294	\$156,292,461
15	TN	275	\$140,496,093

SOURCE: NIH REPORTER

TOP RECIPIENTS



TOP PROJECT AWARDS



SOURCE: NIH REPORTER



MARKET STATS

SEATTLE

BOTHELL

INVENTORY
(ALL)

8.18 M

3.28 M

INVENTORY
(INVESTOR OWNED)

4.04 M

2.13 M

VACANCY
(DIRECT & SUBLEASE)

TOTAL

26.51%

10.72%

INVESTOR OWNED

53.51%

16.51%

AVAILABILITY
(DIRECT & SUBLEASE)

TOTAL

25.78%

10.40%

INVESTOR OWNED

52.03%

16.02%

RENT

HIGH \$40'S TO
LOW \$80'S

MID \$20'S TO
HIGH \$30'S

TI'S*

\$220 - \$320

\$90 - \$150

*FOR SHELL, CLASS A DEALS, INQUIRE FOR OTHER

AVAILABLE LAB SPACE



SUBLEASE **43.70%**



ALEXANDRIA **21.62%**



BIOMED **13.40%**



OTHER **12.83%**



LPC WEST **3.69%**



RMR GROUP **2.51%**

















OXFORD
PROPERTIES **2.24%**



*FIGURE ONLY INCLUDES BUILT OUT LABORATORY SPACE; CURRENTLY AVAILABLE OR SOON TO BE

RECENT NOTABLE LEASE TRANSACTIONS

	COMPANY	BLDG NAME	OWNER / SUBLANDLORD	SIZE	TYPE	DATE
	 US BioTek LABORATORIES	SHORELINE PLACE	LOCAL LANDLORD	CONFIDENTIAL	RENEWAL	Q1 '26
	 SOUND PHARMACEUTICALS	188 E BLAINE	ALEXANDRIA / (SANA BIOTECHNOLOGY)	25,898	SUBLEASE	Q1 '26
	 Cajal Neuroscience	1616 EASTLAKE	ALEXANDRIA	20,133	RELOCATION	Q1 '26
	 HDT bio	PARK EAST – D	NORTHWEST BUILDING / (INVENTPRISE)	8,468	SUBLEASE	Q1 '26
	 DOVETAIL THERAPEUTICS	1616 EASTLAKE	ALEXANDRIA	8,500	RENEWAL	Q1 '26
	 Compvide	330 YALE	KKR	CONFIDENTIAL	NEW	Q1 '26
	 LUMEN BIOSCIENCE	1441 N 34TH ST	GEONERCO	CONFIDENTIAL	RENEWAL	Q1 '26

RECENT NOTABLE SALE TRANSACTIONS

	ADDRESS	BUYER	SELLER	BUILDING SIZE	PRICE / PRICE PER SF
	CANYON PARK COMMONS I-III	MCME CARRELL	CIO	206,000 SF (3 BUILDING PARK)	N/A
	720 BROADWAY	SOUND COMMERCIAL INVESTMENT HOLDINGS	 pnri Pacific Northwest Research Institute	31,477 SF	\$6.5 M / \$207

Our company

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