

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION**

Washington, D.C. 20549

**FORM 8-K**

**CURRENT REPORT  
Pursuant to Section 13 or 15(d)  
of the Securities Exchange Act of 1934**

**Date of Report (Date of earliest event reported): September 8, 2021**

**Stoke Therapeutics, Inc.**  
(Exact Name of Registrant as Specified in its Charter)

**Delaware**  
(State or other jurisdiction of  
incorporation or organization)

**001-38938**  
(Commission  
File Number)

**47-1144582**  
(I.R.S. Employer  
Identification No.)

**45 Wiggins Ave**  
**Bedford, Massachusetts**  
(Address of principal executive offices)

**01730**  
(Zip Code)

**Registrant's telephone number, including area code: (781) 430-8200**

**Not Applicable**  
(Former Name or Former Address, if Changed Since Last Report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Securities registered pursuant to Section 12(b) of the Act:

Title of each class	Trading Symbol(s)	Name of each exchange on which registered
<b>Common Stock, \$0.0001 par value per share</b>	<b>STOK</b>	<b>Nasdaq Global Select Market</b>

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

---

**Item 1.01 Entry into a Material Definitive Agreement.**

Effective as of September 8, 2021, Stoke Therapeutics, Inc. (the “**Company**”) entered into a lease agreement (the “**Lease**”) with ARE-MA Region No. 24, LLC (the “**Lessor**”) for approximately 38,000 square feet located at 45-47 Wiggins Avenue, Bedford, MA (the “**Premises**”). The Company expects to use the Premises as its corporate headquarters, as well as for laboratory space. The commencement date for the Lease is on or about December 15, 2021 with respect to 45 Wiggins Avenue and the first half of 2022 with respect to 47 Wiggins Avenue, and the Lease will expire in its entirety on December 31, 2024. The aggregate estimated base rent payments due over the term of the Lease is approximately \$5.9 million.

The Company will post a security deposit of approximately \$494,000 in the form of a letter of credit, which is subject to use by the Lessor under certain circumstances, per the terms of the Lease. The Lease contains customary provisions requiring the Company to pay its pro rata share of operating expenses and certain taxes, assessments and fees related to the Premises and provisions allowing the Lessor to terminate the Lease if the Company fails to remedy a breach of certain of its obligations within specified time periods.

The foregoing description of the Lease is qualified in its entirety by reference to the Lease, a copy of which will be filed as an exhibit to the Company’s Quarterly Report on Form 10-Q for the quarter ended September 30, 2021.

**Item 2.03 Creation of a Direct Financial Obligation or an Obligation under an Off-Balance Sheet Arrangement of Registrant.**

The information set forth above in Item 1.01 of this Current Report on Form 8-K regarding the Lease is incorporated into this Item 2.03 by reference.

**SIGNATURE**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

**STOKE THERAPEUTICS, INC.**

Date: September 9, 2021

By: /s/ Stephen J. Tulipano

**Stephen J. Tulipano**  
**Chief Financial Officer**