

# MONTE VILLA FARMS



ALEXANDRIA  
*Building the Future of Life-Changing Innovation™*

PREMIER LIFE SCIENCE CAMPUS

3301, 3303, 3305, 3307 MONTE VILLA PARKWAY | BOTHELL, WASHINGTON



ANCHOR TENANT CAMPUS OPPORTUNITY  
UP TO 222,057 RSF MANUFACTURING,  
LIFE SCIENCE & OFFICE SPACE

BRODERICK  
• GROUP •



# MONTE VILLA FARMS

## LIFE SCIENCE CAMPUS HIGHLIGHTS



MONTE VILLA FARMS IS PART OF ALEXANDRIA'S 1.2M SF BOTHELL LIFE SCIENCE AND TECHNOLOGY CLUSTER - PROVIDING TENANTS A BUILT IN PATH TO SCALE



LANDMARK LIFE  
SCIENCE CAMPUS



CONVENIENT FREEWAY  
ACCESS TO I-405



ABUNDANT  
SURFACE PARKING



HIGH-END RUSSELL'S RESTAURANT  
INCLUDING CATERING  
SERVICES ON-SITE



MULTIPLE FIBER PROVIDERS  
AND STATE-OF-THE-ART  
BUILDING SYSTEMS



EXCITING TENANT  
AMENITIES SOON  
TO COME



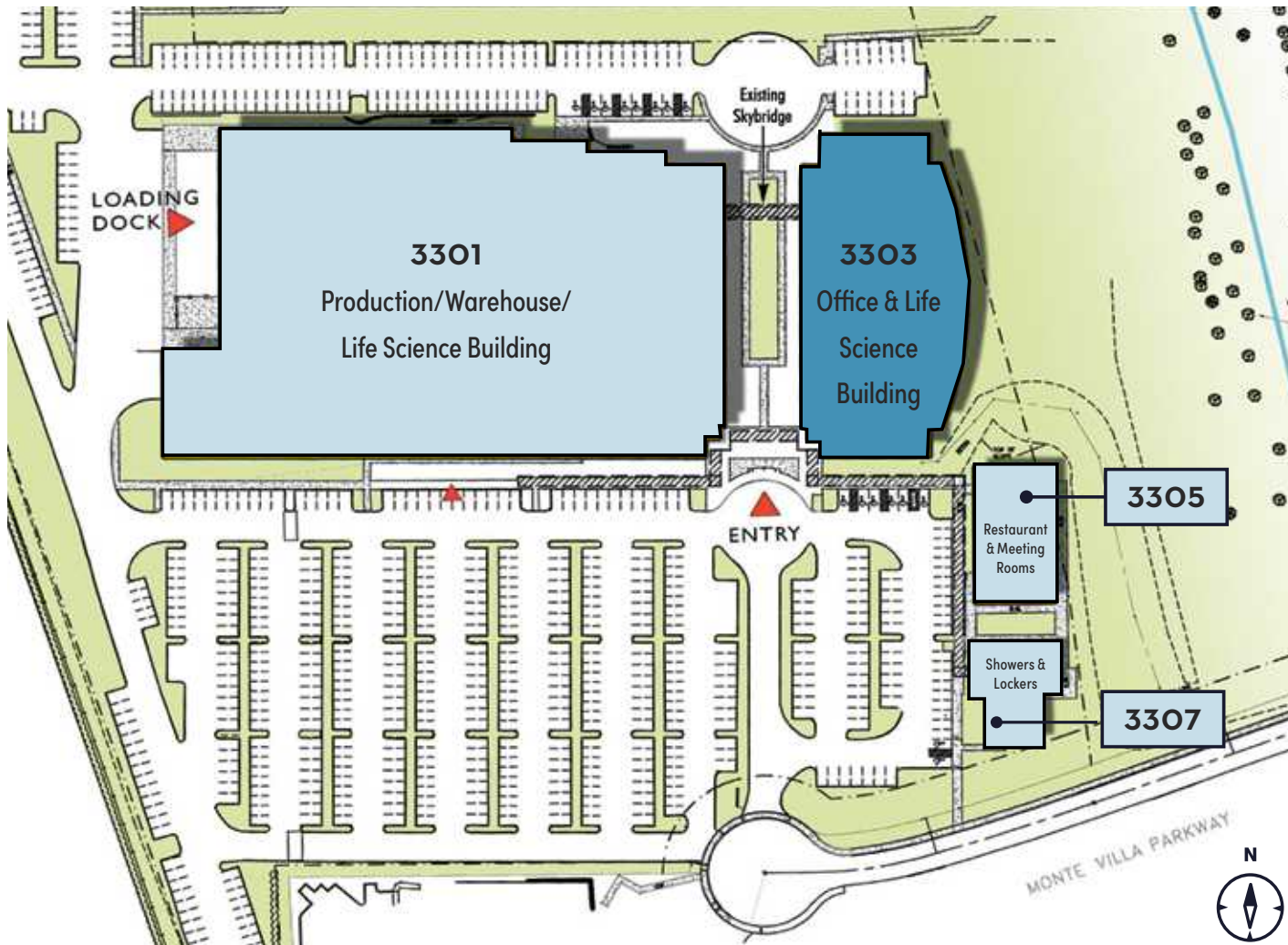
HISTORICAL BARN  
EVENT SPACE



NORTH CREEK TRAIL  
CONNECTING CAMPUS TO  
SAMMAMISH RIVER TRAIL AND  
"RAIL-TRAIL HALL OF FAME"  
BURKE-GILMAN TRAIL



# MONTE VILLA FARMS





# MONTE VILLA FARMS

3301 MONTE VILLA PARKWAY BOTHELL, WASHINGTON

**UP TO 222,057 RSF OF CONTIGUOUS MANUFACTURING,  
LIFE SCIENCE & OFFICE SPACE AVAILABLE:**

## 3301 BUILDING

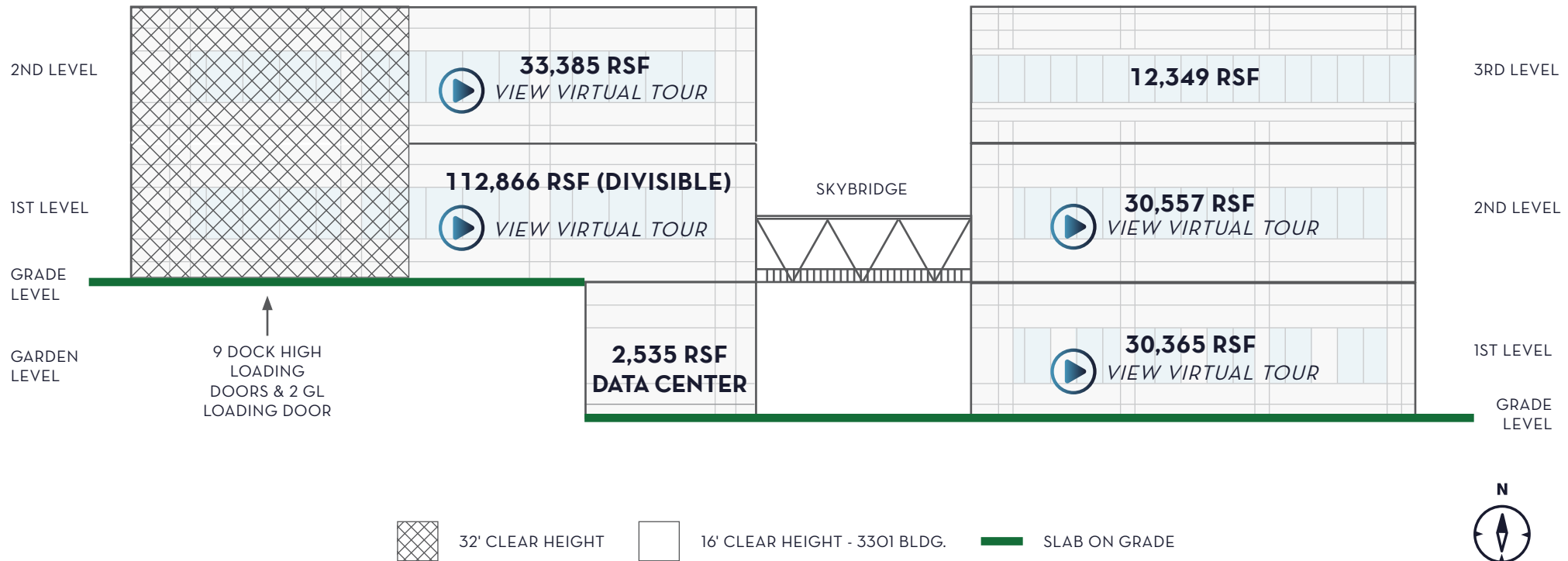
**148,786 RSF CONTIGUOUS (DIVISIBLE)**

MANUFACTURING, LIFE SCIENCE AND OFFICE SPACE

## 3303 BUILDING

**73,271 RSF CONTIGUOUS**

LIFE SCIENCE AND OFFICE SPACE



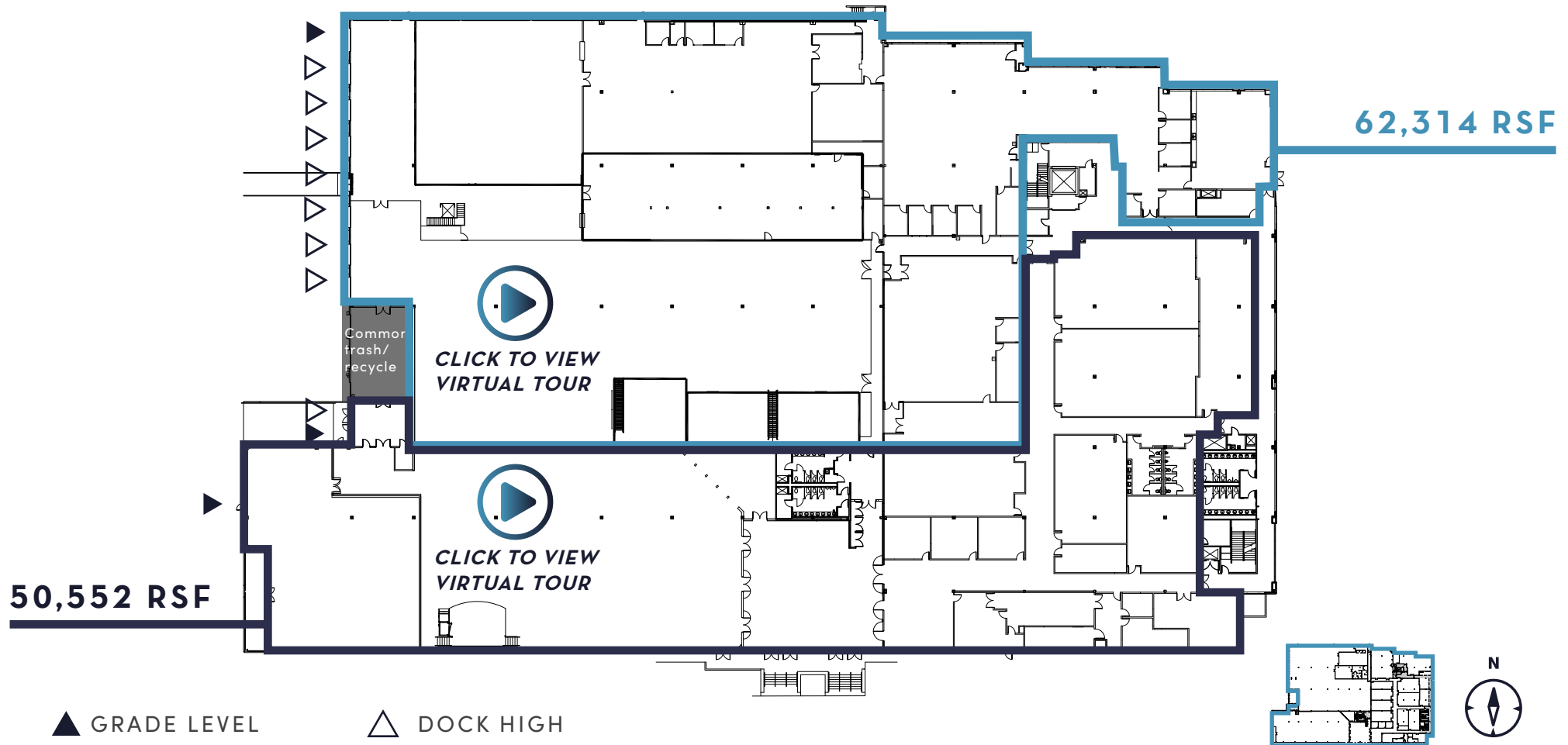
# MONTE VILLA FARMS

3301 MONTE VILLA PARKWAY | BOTHELL, WASHINGTON

## 3301 BUILDING | LEVEL ONE

**50,552 - 112,866 RSF**

FULL FLOOR 16' - 32' CLEAR HEIGHTS WITH 9 DOCK HIGH LOADING DOORS AND 2 GL LOADING DOORS



# MONTE VILLA FARMS

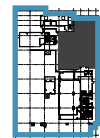
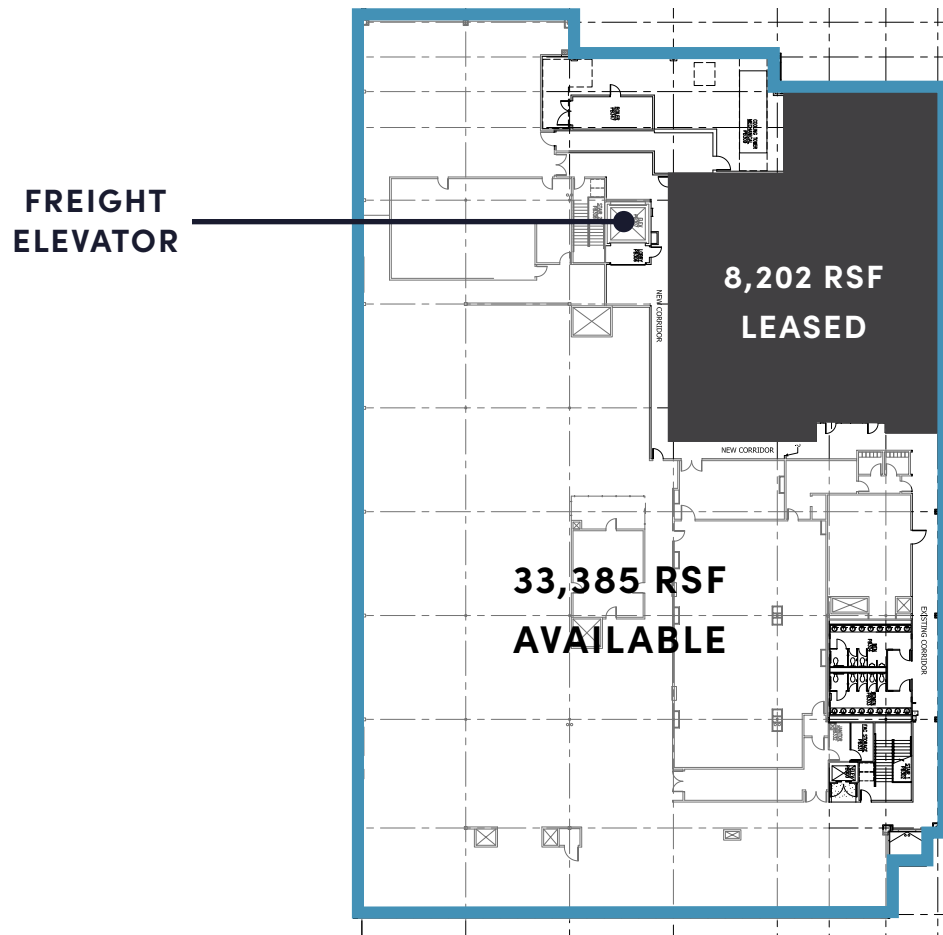
3301 MONTE VILLA PARKWAY | BOTHELL, WASHINGTON

**3301 BUILDING | LEVEL TWO**

**33,385 RSF**

CONTIGUOUS WITH FLOOR 1 VIA FREIGHT ELEVATOR AND INTERNAL STAIRWELL  
16' CLEAR HEIGHTS

 **CLICK TO VIEW  
VIRTUAL TOUR**



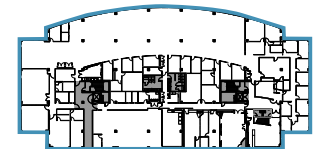
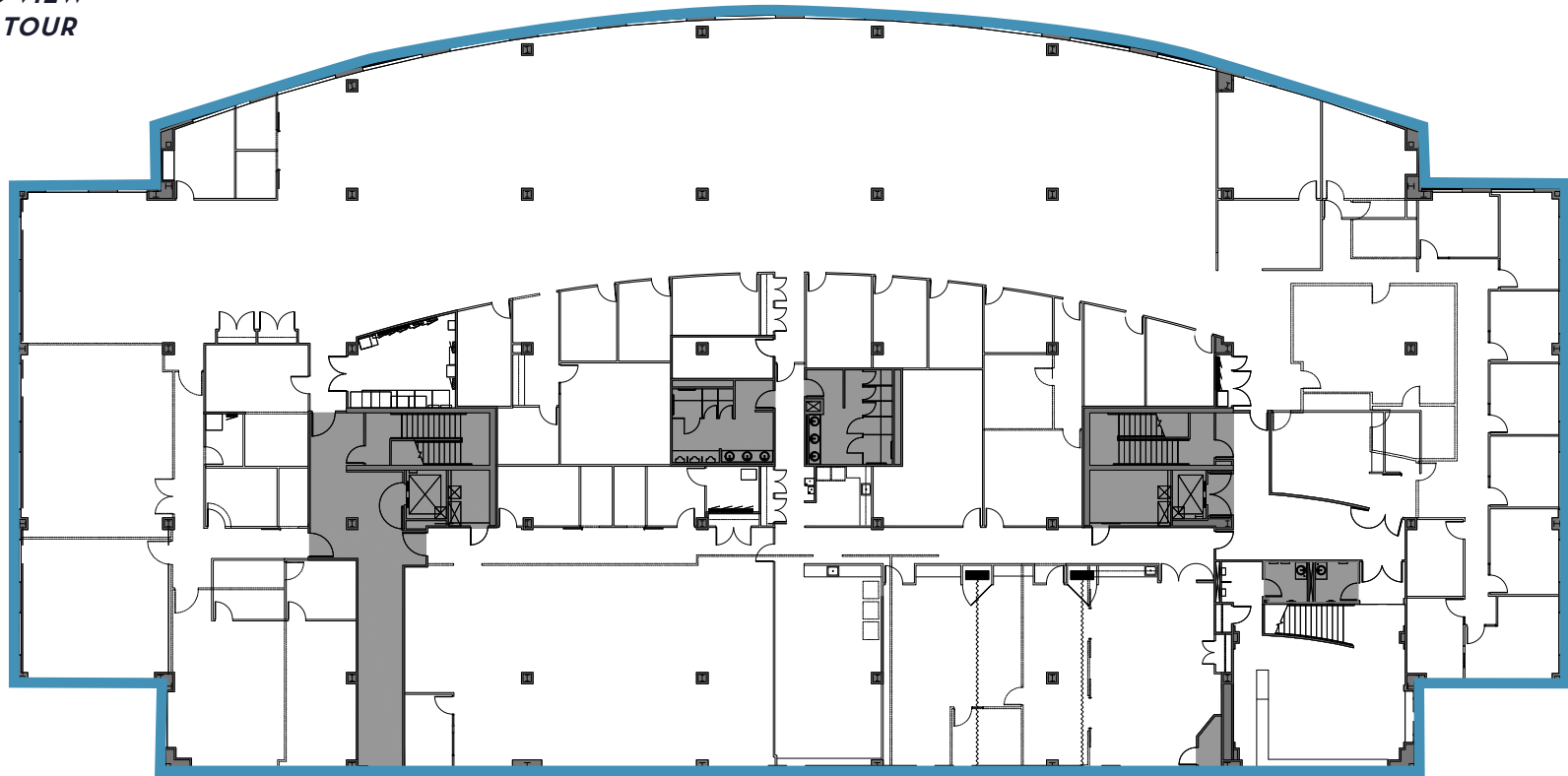
# MONTE VILLA FARMS

3303 MONTE VILLA PARKWAY | BOTHELL, WASHINGTON

**3303 BUILDING | LEVEL ONE**

**30,365 RSF OFFICE & LIFE SCIENCE SPACE**

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# MONTE VILLA FARMS

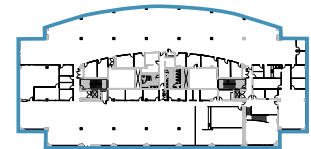
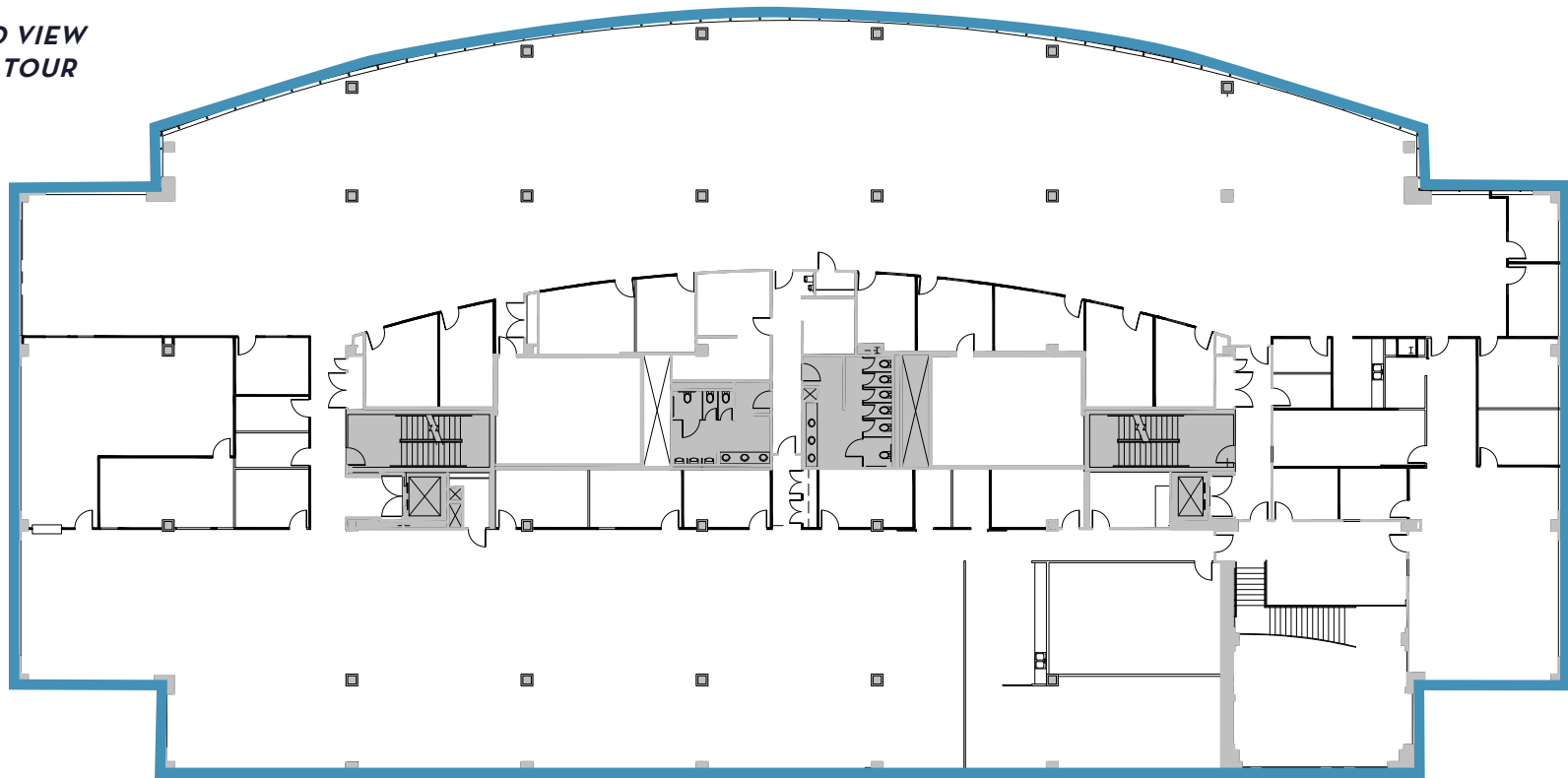
3303 MONTE VILLA PARKWAY | BOTHELL, WASHINGTON

**3303 BUILDING | LEVEL TWO**

**30,557 RSF OFFICE & LIFE SCIENCE SPACE**

INTERCONNECTED WITH 3301 BUILDING VIA SKYBRIDGE

 **CLICK TO VIEW  
VIRTUAL TOUR**





# MONTE VILLA FARMS

3303 MONTE VILLA PARKWAY | BOTHELL, WASHINGTON

**3303 BUILDING | LEVEL THREE**

**3,083 RSF - 12,349 RSF OFFICE & LIFE SCIENCE SPACE**

## SUITE 320

4,192 RSF  
AVAILABLE NOW

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VIRTUAL TOUR](#)

## SUITE 330

4,660 RSF  
AVAILABLE NOW

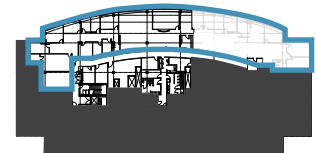
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## SUITE 340

3,083 RSF  
AVAILABLE NOW

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VIRTUAL TOUR](#)



# MONTE VILLA FARMS



## SPEC SUITES FOR 3301 BUILDING - LEVEL TWO

### MECHANICAL

<b>System Type</b>	Combination Of Electric A/C And Gas Heat Roof Top Units And Air Handlers
<b>Tonnage</b>	Tonnage To The Premises: 104 Tons Served By 7 Roof Top Units And 2 Air Handlers
<b>Distribution to / within the Premises</b>	Metal Ducting From Each Unit To Particular Units
<b>Lab Air - outside air, air changes per hour</b>	Gowning Room: 10 Air Changes/Hr, 10% Outside Air Cleanroom 1: 30 Air Changes/Hr, 10% Outside
<b>Dedicated Supplies</b>	Dedicated Air To Cleanrooms Via Ahu And Chiller
<b>Dedicated Exhaust</b>	Exhaust Fans 15 (2000 Cfm) And 54 (600 Cfm, 208/3 Phase, 2 Hp)
<b>Fresh Air Filtration Levels</b>	Rooftop Units Are Pre-Filtered; Air Handler To Cleanroom Is Pre-Filtered And Hepa Filtered; Diffusers In Cleanroom Are Hepa Filtered

### ELECTRICAL

<b>Building Service Size</b>	3000 Amp Service To Building; 550 (480v 3 Phase) Amps Currently Run To Floor, Plus 400 Amp Dedicated Transformer/Panel for Cleanroom.
<b>Separate Metering</b>	Upon Request And Design
<b>Emergency Power</b>	250 Kva Generator Serving Building Life Safety And Emergency Systems
<b>Standby Power</b>	Currently Wired To Ats For Up To 350 Kva
<b>Special Grounding</b>	Premises, Other Than Cleanroom, Is Grounded - ESD Tile

### PLUMBING & PIPING

<b>Compressed Air System</b>	65 Hp Variable Speed Rotary Compressor With Air Dryers And Filters; Several Connections Run To Premises
<b>Laboratory Gases</b>	Plumbed For Co2 And Specialty Gas, With Locked Storage Cage

### OTHER

<b>Clean Rooms</b>	Class 10,000 ISO7/8/9 clean room, sterility clean room, staging room, gowning rooms and exit vestibule  65 Hp Variable Speed Rotary Compressor With Air Dryers And Filters; Several Connections Run To Premises
<b>Validated Areas</b>	Plumbed For Co2 And Specialty Gas, With Locked Storage Cage Cleanrooms were validated with prior uses
<b>Ceiling Height</b>	Approx. 17' from the floor to Pan Deck

# MONTE VILLA FARMS

## PROPERTY INFORMATION

SF	3301	175,609 RSF
	3303	93,937 RSF
	3305	4,319 RSF
	3307	3,655 RSF
	<b>TOTAL</b>	<b>277, 520 RSF</b>
Site	Acreage	19.29
Parking Stalls	Current	750
	Potential add'l	85
Utilities	Electric	Sno Co PUD No. 1
	Gas	Puget Sound Energy
	Water	City of Bothell
	Sewer	Alderwood Water & Sewer
Electrical Service	3301	Building Service 3000 amp 480 volt Each floor served with 800 amp 480 volt Emergency lighting by Life Safety Generator
	3303	Building Service 2500 amp 480 volt Each floor served with 400 amp 480 volt standard power Emergency lighting by Life Safety Generator
Amenities		
<ul style="list-style-type: none"> <li>• Russell's Restaurant on-site offers discounted lunch to tenants</li> <li>• Along North Creek Trail</li> <li>• Close proximity to business-friendly hotels</li> <li>• Full-service, no-cost fitness center on-site</li> <li>• Near Community Transit and Metro bus lines</li> <li>• Multiple fiber providers to the site</li> </ul>		

