

# ALEXANDRIA CENTER® FOR ADVANCED TECHNOLOGIES

## CANYON PARK 228

22722 - 22745 29th Drive SE | Bothell, WA 98021



ALEXANDRIA®  
Building the Future of Life-Changing Innovation®

**OFFICE SPACE FOR LEASE**  
(Potential for lab build-out)



22722

# PROPERTY FEATURES



Abundant surface parking:  
3.54/1,000 SF free parking



Several fiber optics  
providers available



North Creek Trail  
circles the property



Tenant amenity center  
coming soon

# CANYON PARK 228 - EAST

22745 29th Dr. SE, Bothell, WA

SUITE 100 | 10,212 RSF





# LOCATION & AMENITIES

## Hotbed of innovation and collaboration

Join corporate life science and biotechnology giants with an office in Bothell's Canyon Park, a rapidly expanding commercial district. Canyon Park 228 is a Class A center designed with collaboration in mind and quickly becoming the hub of innovation for Washington State.



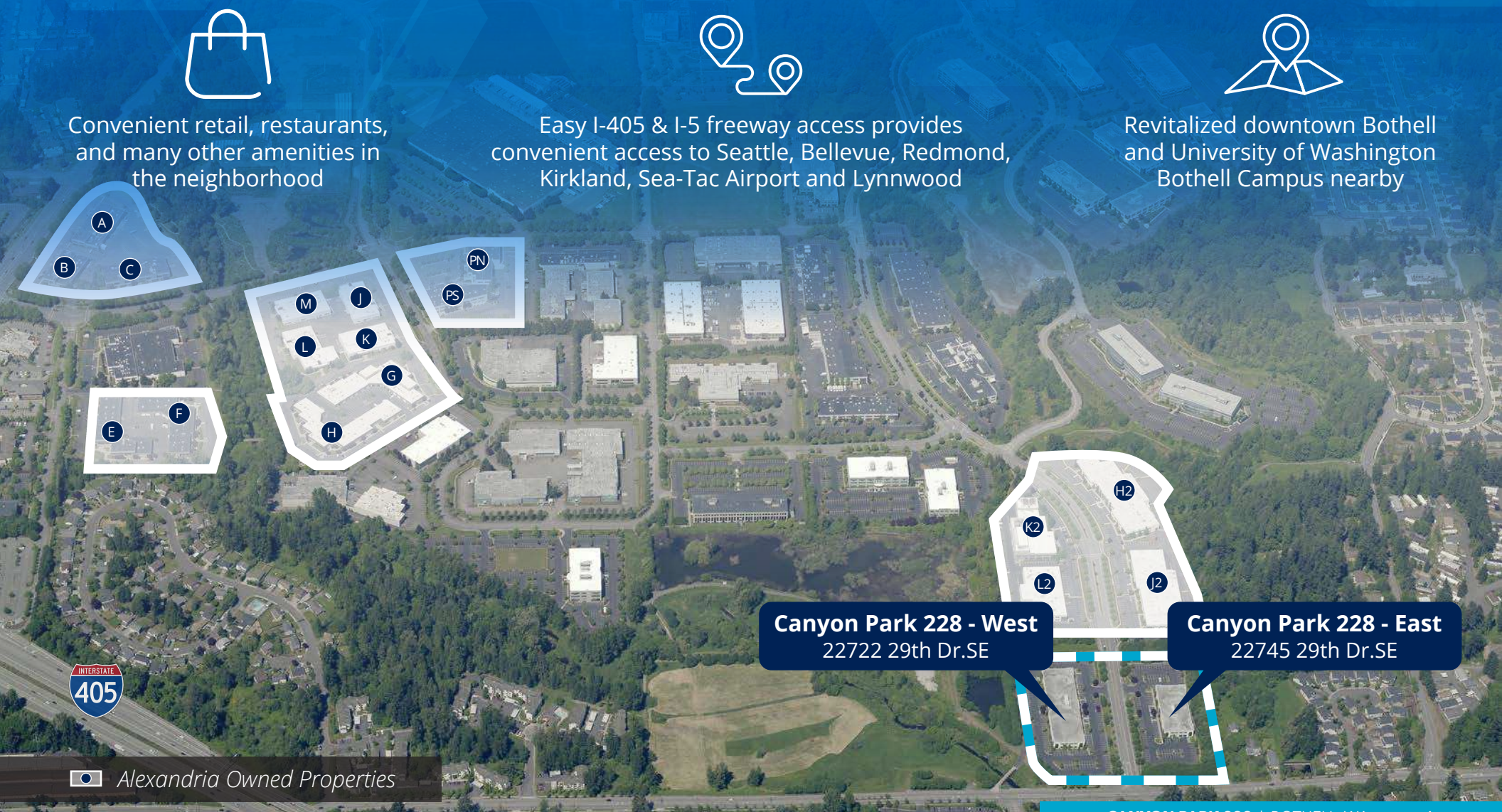
Convenient retail, restaurants, and many other amenities in the neighborhood



Easy I-405 & I-5 freeway access provides convenient access to Seattle, Bellevue, Redmond, Kirkland, Sea-Tac Airport and Lynnwood



Revitalized downtown Bothell and University of Washington Bothell Campus nearby



Alexandria Owned Properties

**Canyon Park 228 - West**  
22722 29th Dr. SE

**Canyon Park 228 - East**  
22745 29th Dr. SE



# AT THE CENTER OF MULTIPLE AMENITY HUBS

## Restaurants, Cafe & Bars

- Russell's Restaurant & Loft
- Lori's Deli & Espresso
- Starbucks
- Potbelly Sandwich Shop
- Menchi's Frozen Yogurt
- Sushi Chinoise
- Beardslee Public House
- The Den Coffee Shop
- Common Grounds Cafe

## Shops & Other Amenities

- Holiday Inn & Suites
- Residence Inn by Marriott
- Country Inn & Suites
- The Home Depot
- 24 Hour Fitness
- Safeway
- QFC
- USPS

## THRASHERS CORNER - 3 minutes

- Original Pancake House
- The Rock Wood Fired Pizza
- Dairy Queen Grill & Chill
- Red Robin Gourmet Burgers
- Royal Biryani House
- Samburna Indian
- Sushi Hana
- Safeway
- Walgreens
- The UPS Store
- International Marker
- Bank of America
- Key Bank

## WOODINVILLE TOWNE CENTER - 10 minutes

- Teriyaki Bowl
- Hacienda Guadalajara
- Seattle Cinnamon Roll
- Pho 175
- Tokyo Japanese Steakhouse
- Racha Thai Cuisine
- Zeeks Pizza
- Rocky Pond Winery
- Truth Teller
- Big Fish Grill
- Panera Bread
- Hapa Food Company
- Ezell's Famous Chicken
- Plaza Santa Fe
- Teddy's Bigger Burgers
- Akane Ramen
- Rooney's Food and Spirits
- Woodinville Bagel Bakery
- Topsy Cow
- Matsu Teriyaki
- Chan's Place
- BECU Credit Union
- First National Northwest Bank
- Banner Bank
- US Bank
- Target
- Cost Plus World Market
- Woodinville Farmer Market
- Barnes & Noble
- Ross Dress for Less
- Haggen
- FedEx
- Old Navy
- HomeGoods
- T.J.Maxx
- Value Village
- O'Reilly Auto Parts
- The UPS Store
- Bright Now! Dental
- AMC Woodinville
- Sport Clips Haircuts
- USPS

## CANYON PARK SHOPPING CENTER - 5 minutes

- Outback Steakhouse
- Bonefish Grill
- Crystal Creek Cafe
- Arby's
- 90 degree Bangkok Cafe
- Taco Time
- Chick-fil-A
- Big Fish Sushi
- MOD Pizza
- Zeeks Pizza
- Namasthe Indian
- Applebee's Grill & Bar
- Gryro Stop
- Imperial Wok
- Bartell Drugs
- Rite Aid
- FedEx
- Bank of America
- Chase Bank
- Western Union
- Wells Fargo Bank
- Washington Federal Bank
- Jacksons Food Stores
- QFC
- PCC Community Markets
- Comfort Inn & Suites
- Holiday Inn Express
- Hilton Garden Inn

Canyon Park Shopping Center

Thrashers Corner

CANYON PARK 228

UW Bothell

Woodinville Towne Center

10011001

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