



# Canyon Park Business Center

**2525 220TH ST SE, BOTHELL, WA 98021**

**NEWMARK**

**Charlie Farra**  
206-462-2552  
charlie.farra@nmrk.com

**Levi Bundrant**  
425-409-7405  
levi.bundrant@nmrk.com

**Ed Mao**  
310-694-7191  
edward.mao@nmrk.com



# HIGH IMAGE TWO-STORY BUILDING **3/1,000 SF** **PARKING RATIO** WITH A PROMINENT LOCATION WITHIN **THE CANYON** **PARK BUSINESS CENTER**

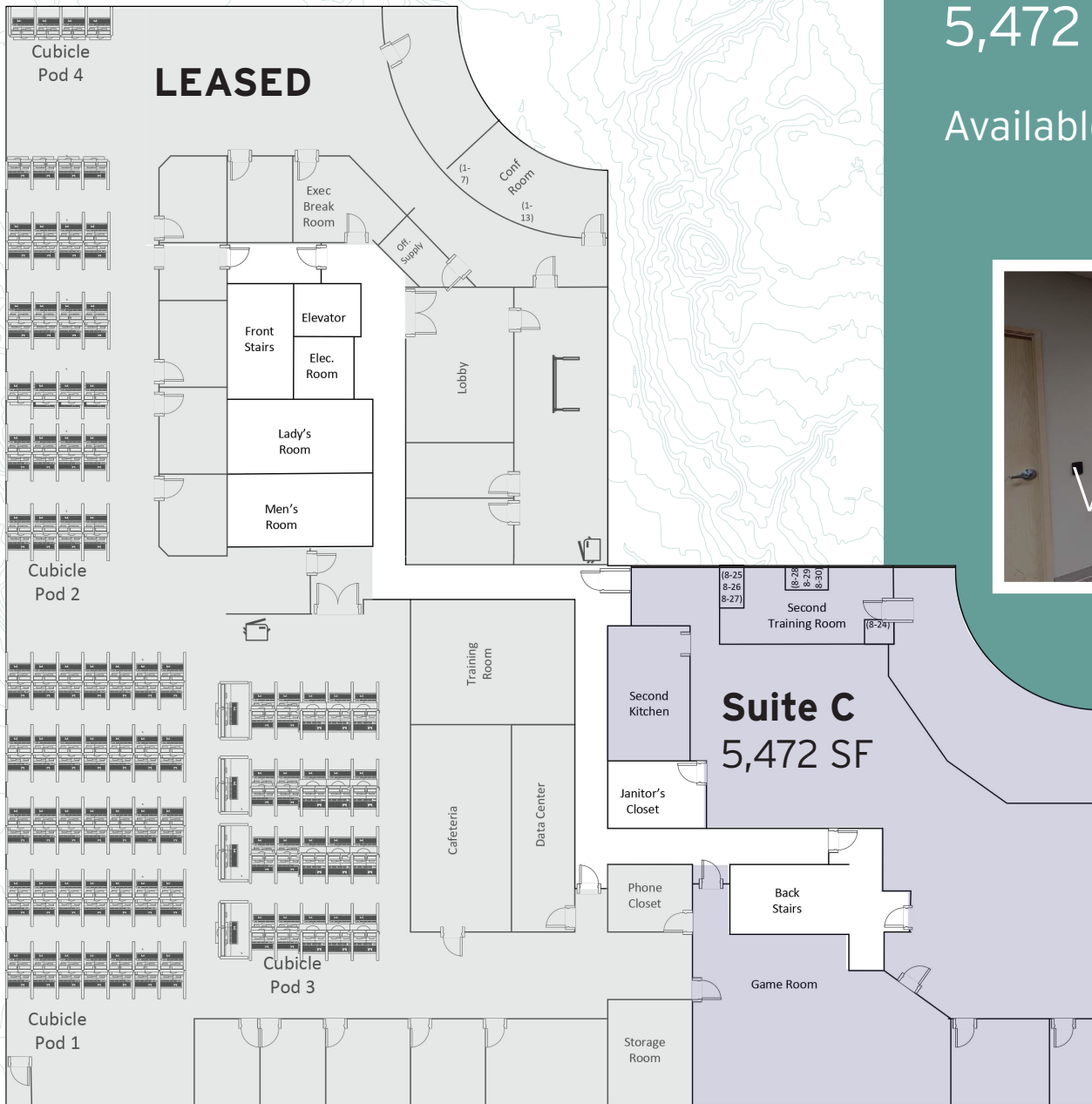
- Convenient to restaurants, services, and the University of Washington Branch Campus.
- 24/7 back-up generator
- Close-proximity to I-405
- Furniture included
- Fully sprinklered



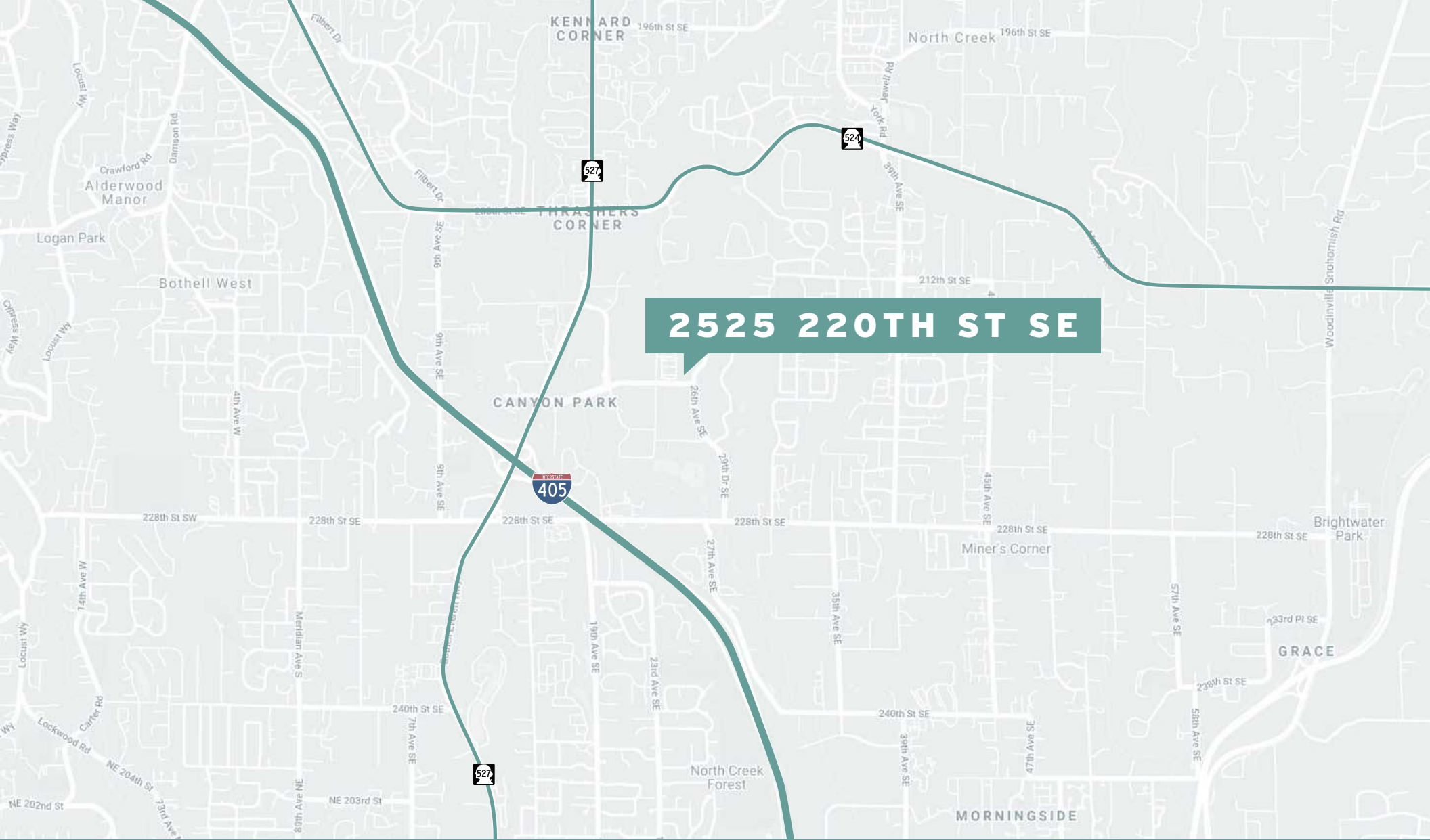
# AVAILABLE SPACE

## 5,472 SF

Available in 90 days







**2525 220TH ST SE**

**Charlie Farra**  
206-462-2552  
charlie.farra@nmrk.com

**Levi Bundrant**  
425-409-7405  
levi.bundrant@nmrk.com

**Ed Mao**  
310-694-7191  
edward.mao@nmrk.com

**NEWMARK**

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.