

**87,273 SF AVAILABLE
LAB READY OR OFFICE SPACE**



ALEXANDRIA
Building the Future of Life-Changing Innovation™

**CANYON
POINTE
BUILDING A**

22213 30TH DR SE
BOTHELL, WASHINGTON

TYLER SLONE

(425) 274-4281

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DAVID GREENWOOD

(206) 512-7386

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STEVE HENDERSON

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BRODERICK
• GROUP •

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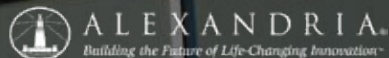
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FULL BUILDING 87,273 SF R&D
OR LAB + OFFICE SPACE WITH
EXPOSED CEILINGS AND BEAMS

BUILDING FEATURES

- » Divisible to approximately 15,000 square feet
- » Opportunity for technology oriented manufacturing on the first floor
- » Dock High & Grade Level Loading
- » Can accommodate trucks up to 54'
- » Access to ARE Amenity Center
- » Generous Parking: 3.91 stalls/1,000 SF
- » Easy access to I-405, SR-526 and nearby Transit/Park & Ride
- » Adjacent to the 17 acre Wood Trail for hiking and recreation
- » Retail, restaurant, service and community amenities are close by

The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.



Seagen

FUJIFILM SONOSITE
Value from Innovation

**CANYON
POINTE**
BUILDING A

T-Mobile

AGC Biologics

Pivotal

Microsoft

**ROMAC
INDUSTRIES, INC.**

**ventec
LIFE SYSTEMS**

Seagen

LOCKHEED MARTIN

Lyell

Bristol Myers Squibb

Cepheid.

**CANYON PARK
PARK & RIDE**

405
INTERSTATE

PHILIPS

W
**UNIVERSITY of
WASHINGTON**
BOTHELL

CANYON POINTE

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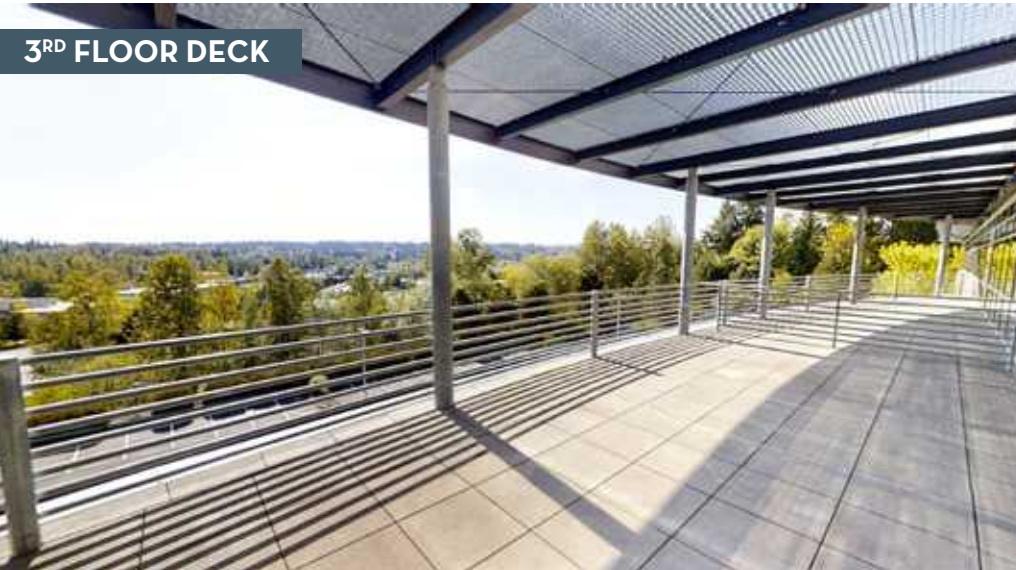
INTERIOR PHOTOS

1ST FLOOR LOBBY



1ST FLOOR TECH/ASSEMBLY AREA

3RD FLOOR DECK



3RD FLOOR OPEN OFFICE



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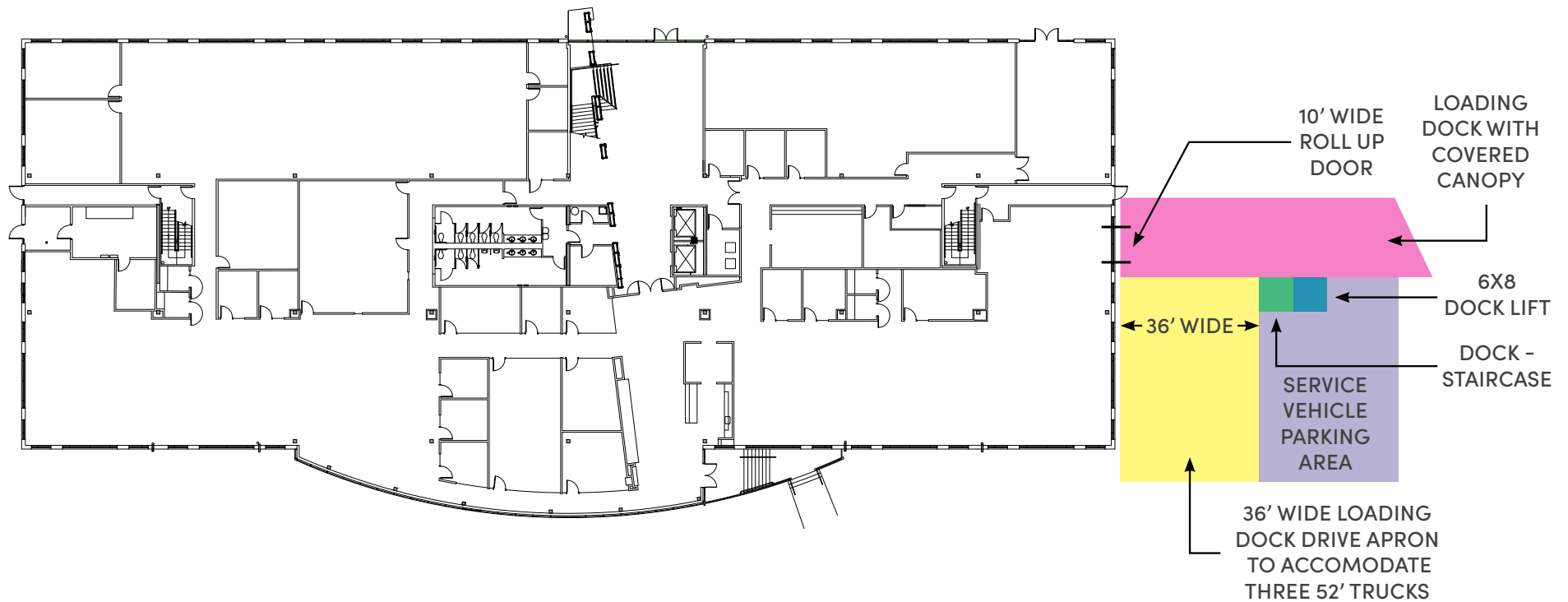


CANYON POINTE

22213 30TH DR SE | BOTHELL, WASHINGTON

BUILDING A - FIRST FLOOR 29,091 RSF

*Landlord willing to demise up to 15K RSF



 [VIEW VIRTUAL TOUR](#)



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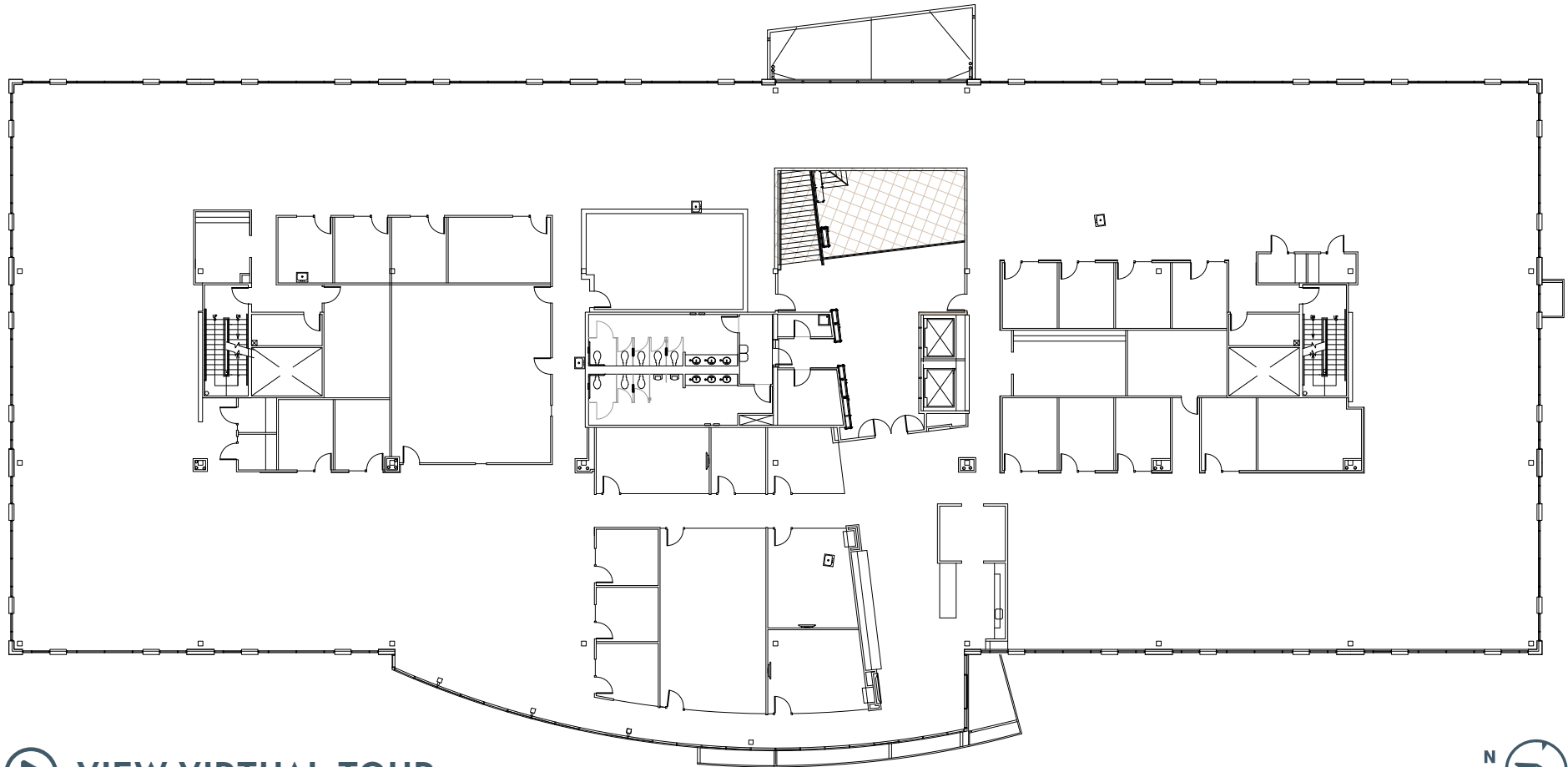
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CANYON POINTE

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BUILDING A - SECOND FLOOR
29,091 RSF



[!\[\]\(cbe80b694ebd74fcfe136a095b608235_img.jpg\) VIEW VIRTUAL TOUR](#)



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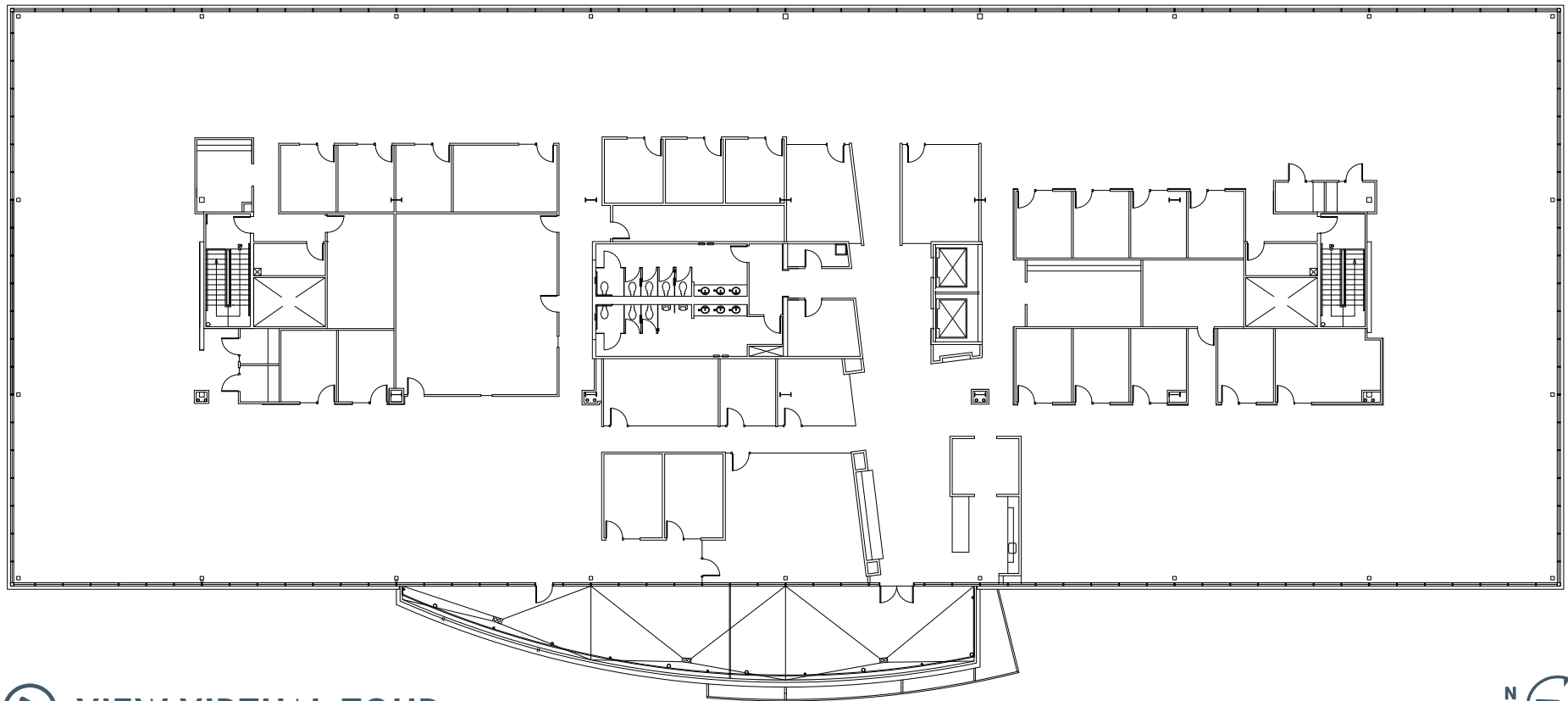
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CANYON POINTE

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BUILDING A - THIRD FLOOR
29,091 RSF



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CANYON POINTE

BUILDING A

22213 30TH DR SE
BOTHELL, WASHINGTON

DOWNTOWN
BELLEVUE
(20 MINUTES)

DOWNTOWN
REDMOND
(20 MINUTES)

DOWNTOWN
WOODINVILLE
(15 MINUTES)

DOWNTOWN
BOTHELL
(7 MINUTES)

CANYON PARK
PARK & RIDE

CANYON
POINTE

NEARBY AMENITIES

POPULAR RESTAURANTS

- 1 Applebee's
- 2 Bonefish Grill
- 3 Inchins Bamboo Garden
- 4 Crystal Creek Cafe
- 5 Five Guys
- 6 Jimmy Johns
- 7 MOD Pizza, Chick Fil-A
- 8 Outback Steakhouse
- 9 Panera Bread
- 10 Pizza Hut (Thrashers Corner)
- 11 Red Robin Gourmet Burgers (Thrashers Corner)
- 12 Starbucks
- 13 Tully's
- 14 Wendy's
- 15 Gretchen's Place
- 16 Banh Mi Pho U!

FITNESS

- 17 Bothell Gymnastics Club
- 18 LA Fitness

GROCERY STORES

- 19 Safeway (Thrashers Corner)
- 20 Quality Food Centers (QFC, PCC)

RETAILERS

- 21 Big 5
- 22 Brooks Sports Outlet
- 23 Country Village Shops
- 24 FedEx Office Print & ship Center
- 25 Fred Meyer (Thrashers Corner)
- 26 Rite Aid
- 27 The UPS Store
- 28 T-Mobile
- 29 Verizon
- 30 Walgreens (Thrashers Corner)

PARKS

- 31 Cedar Grove Park
- 32 North Creek Forest
- 33 Stipek Park
- 34 William Penn Park

BANKS

- 35 Alaska USA Federal CU (Thrashers Corner)
- 36 Heritage Bank
- 37 Kay Bank, Canyon Park
- 38 US Bank
- 39 Washington Federal

HOTELS

- 40 Extended Stay America, Canyon Park
- 41 Hilton Garden Inn
- 42 Holiday Inn Express

— Bus Route 120



CANYON POINTE

22213 30TH DR SE | BOTHELL, WASHINGTON

PROPERTY INFORMATION

SF	Canyon Pointe Building A	87,273 RSF
Parking Stalls		341 Stalls Allocated to Building A 3.91/1,000 SF
Utilities	Electric	Sno Co PUS No. 1
	Gas	Puget Sound Energy
	Water	Alderwood Water and Sewer
	Sewer	Alderwood Water and Sewer
Electrical Service	Canyon Pointe Building A	Building service is 2500 amp, 480 volt Each floor is serviced by 277 volt panels
Floor to Floor Height	Floor 1	14'7" to deck
	Floor 2	14'9" to deck
	Floor 3	15'7" to deck
Floor to Dropped Ceiling Height	Floor 1	10'6" to drop
	Floor 2	10'7" to drop
	Floor 3	10'6" to drop

