

MONTE VILLA FARMS



ALEXANDRIA
Building the Future of Life-Changing Innovation™

PREMIER LIFE SCIENCE, ADVANCED MANUFACTURING & OFFICE CAMPUS

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



BRODERICK
· GROUP ·

MONTE VILLA FARMS



CAMPUS HIGHLIGHTS

MONTE VILLA FARMS IS PART OF ALEXANDRIA'S 1.5M SF BOTHELL LIFE SCIENCE AND TECHNOLOGY CLUSTER - PROVIDING TENANTS A BUILT IN PATH TO SCALE



CONVENIENT FREEWAY
ACCESS TO I-405



ABUNDANT
SURFACE PARKING



HIGH-END
RUSSELL'S RESTAURANT
ON-SITE



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



EXCITING TENANT
AMENITIES SOON
TO COME



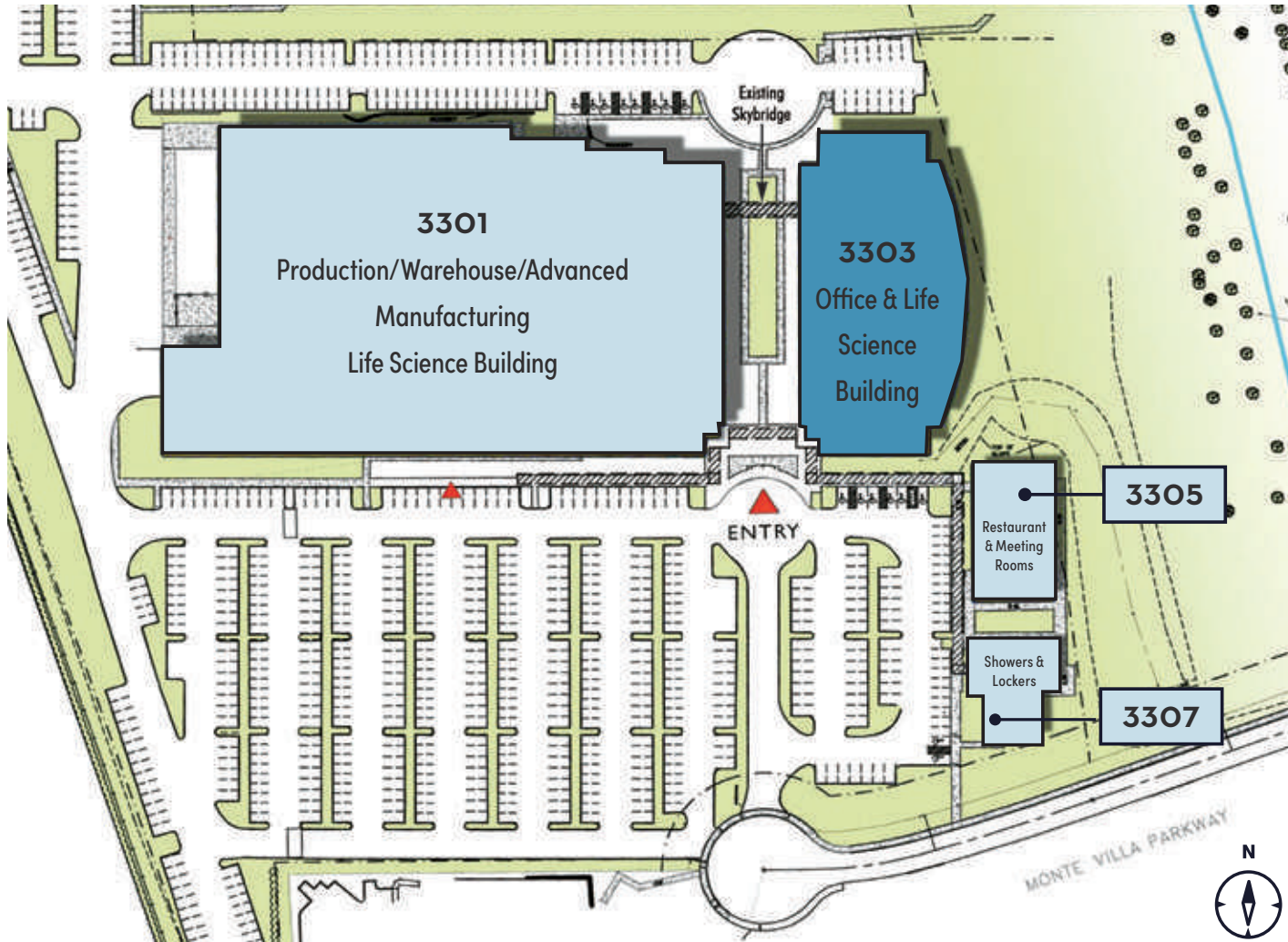
HISTORICAL BARN
EVENT SPACE



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



3301 BUILDING

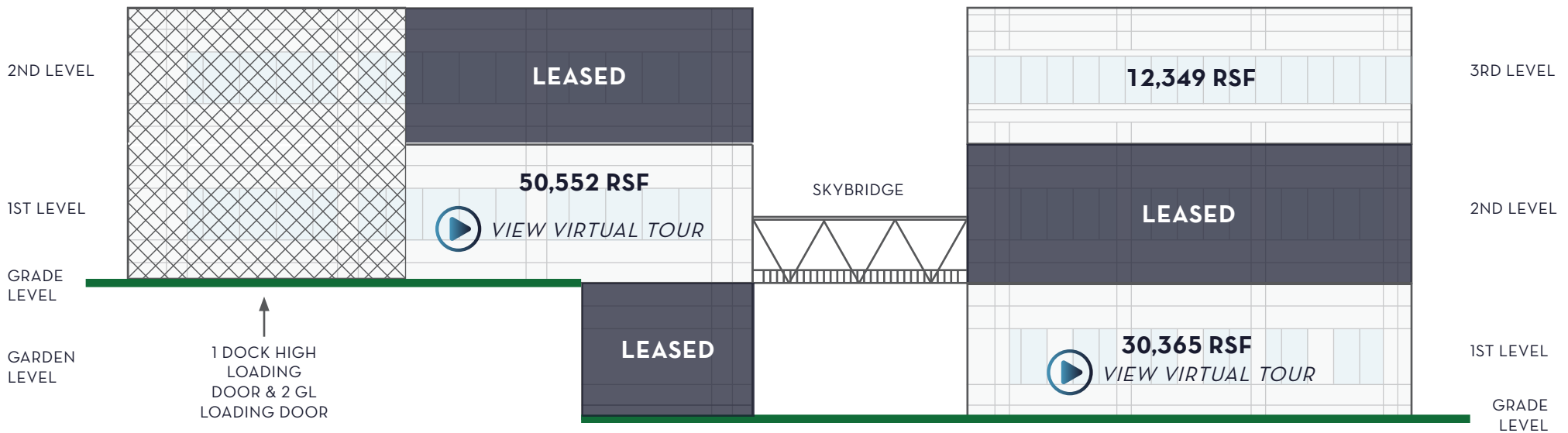
50,552 RSF

ADVANCED MANUFACTURING, LIFE SCIENCE AND OFFICE SPACE

3303 BUILDING

73,271 RSF

LIFE SCIENCE + ASSEMBLY AND OFFICE SPACE



32' CLEAR HEIGHT



16' CLEAR HEIGHT - 3301 BLDG.



SLAB ON GRADE



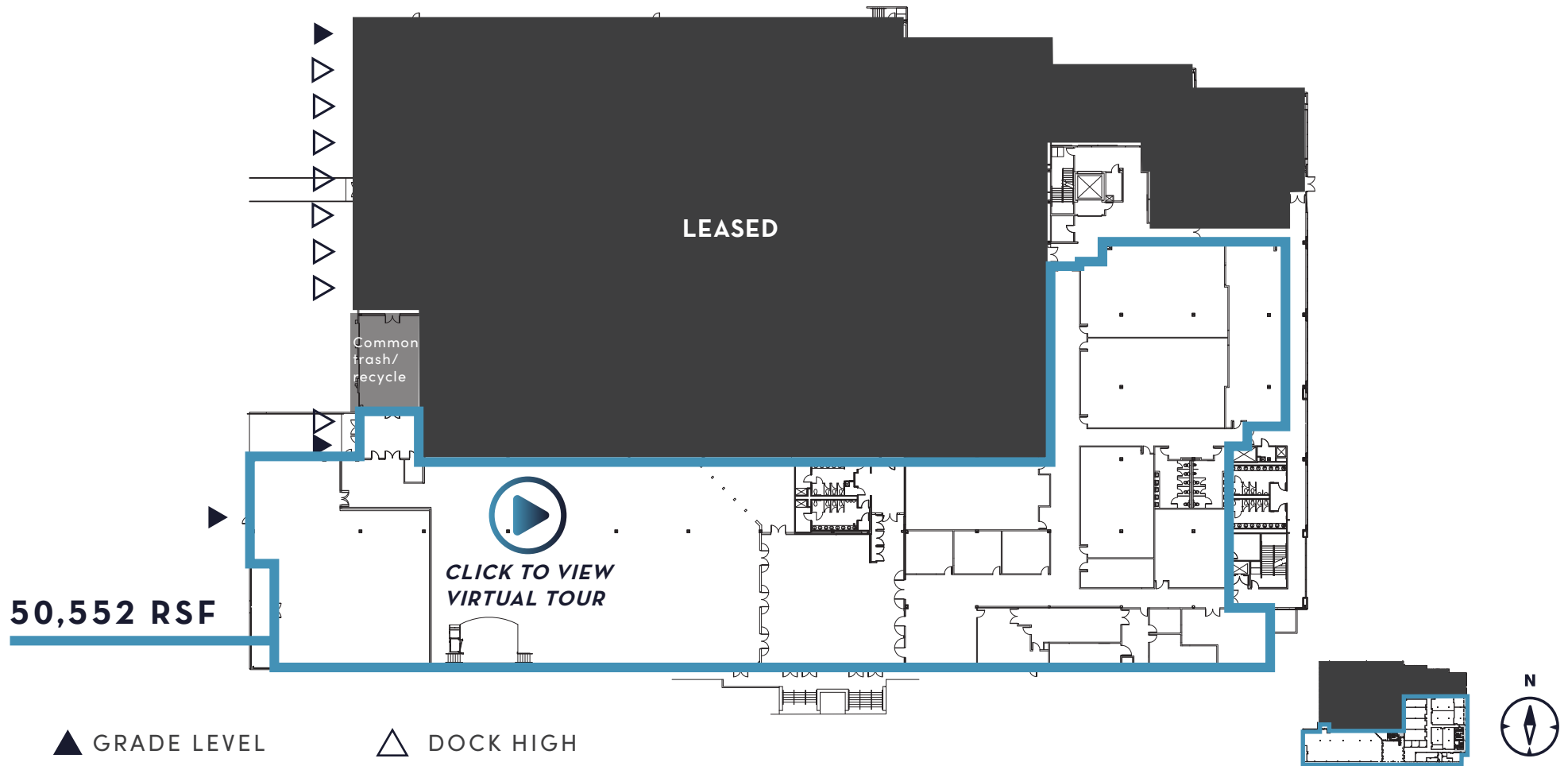
MONTE VILLA FARMS

3301 MONTE VILLA PARKWAY | BOTHELL, WASHINGTON

3301 BUILDING | LEVEL ONE

50,552 RSF

FULL FLOOR 16' - 32' CLEAR HEIGHTS WITH 1 DOCK HIGH LOADING DOOR AND 2 GL LOADING DOORS



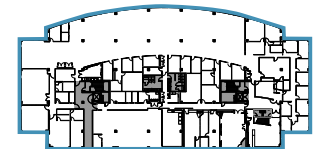
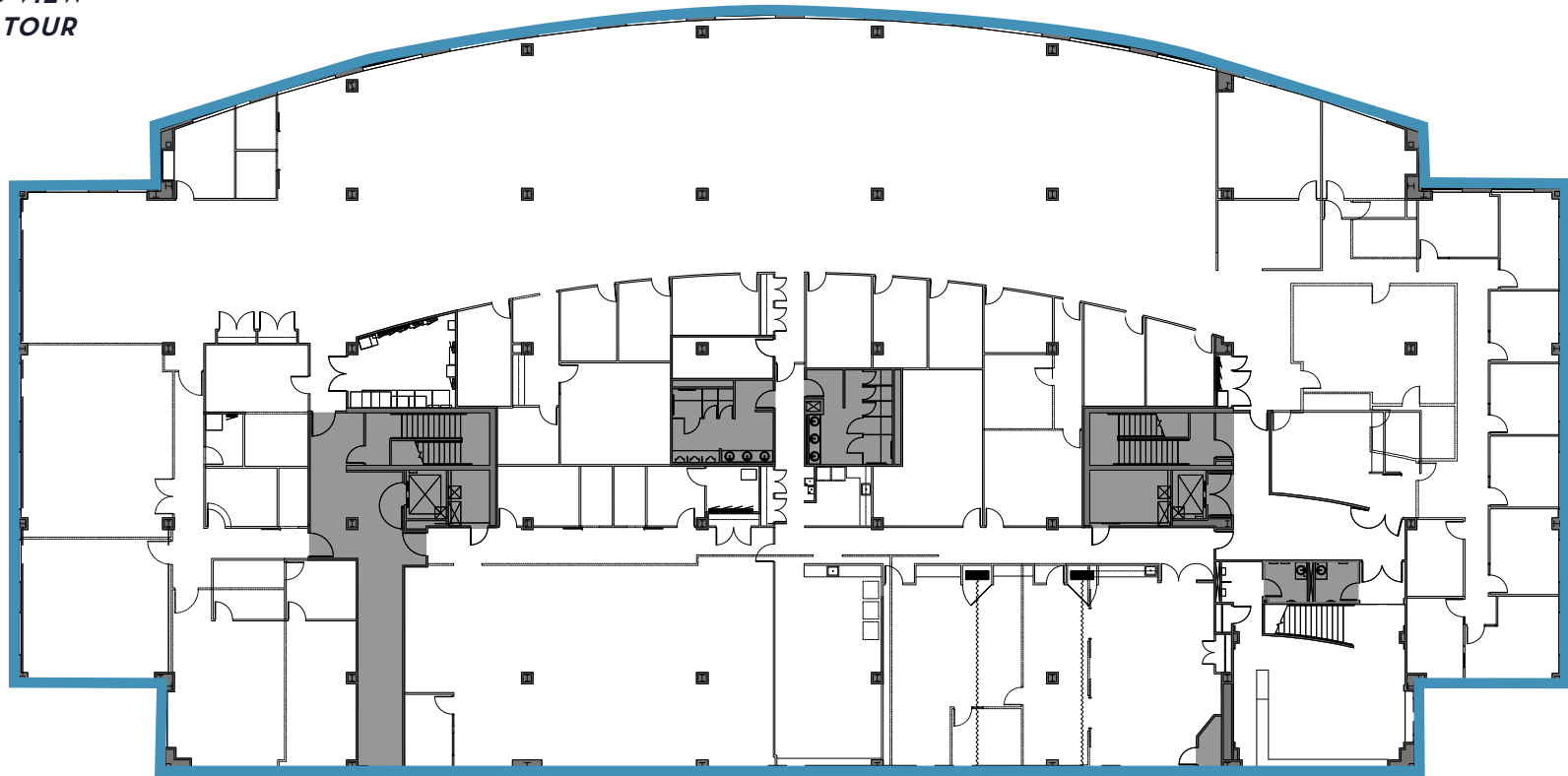
MONTE VILLA FARMS

3303 MONTE VILLA PARKWAY | BOTHELL, WASHINGTON

3303 BUILDING | LEVEL ONE

30,365 RSF OFFICE, ASSEMBLY & LIFE SCIENCE SPACE

 [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 330

4,660 RSF

AVAILABLE NOW

[CLICK TO VIEW VIRTUAL TOUR](#)

SUITE 320

4,192 RSF

AVAILABLE NOW

[CLICK TO VIEW VIRTUAL TOUR](#)



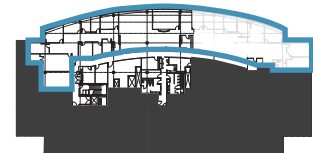
LEASED

SUITE 340

3,083 RSF

AVAILABLE NOW

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MONTE VILLA FARMS

PROPERTY INFORMATION

SF	3301	175,609 RSF
	3303	93,937 RSF
	3305	4,319 RSF
	3307	3,655 RSF
	TOTAL	277, 520 RSF
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"> • Russell's Restaurant on-site offers discounted lunch to tenants • Along North Creek Trail • Close proximity to business-friendly hotels • Full-service, no-cost fitness center on-site • Near Community Transit and Metro bus lines • Multiple fiber providers to the site 	

