

# ALEXANDRIA CENTER® FOR ADVANCED TECHNOLOGIES CANYON PARK



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

Bothell, WA



NEWMARK

637,346 RSF  
**CLASS A OFFICE + LIFE SCIENCE**  
BUSINESS PARK



# PROPERTY HIGHLIGHTS

The Alexandria Center for Advanced Technologies is the region's premier research and technology campus, located in the rapidly growing life science hub of Bothell, Washington.

Surrounded by nearly 3 million square feet of biotechnology and life science-related companies, the center provides a strategic location for innovation. Tenants benefit from nearby affordable housing, adjacent retail, and favorable commute patterns via immediate access to both I-405 and SR-527.



637,346 SF of flexible office, warehouse and lab spaces in 17 buildings



Flexible floorplates



Abundant surface parking



Several fiber optics providers



North Creek Trail circles the park



Grade level loading



A wide variety of restaurants and service amenities nearby



Tenant amenity center coming soon



# CORPORATE NEIGHBORS



A B C

M

J

PS

PN



K2

L2

H2



J2





## Restaurants, Cafes & Bars

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

## 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 Market
- Bank of America
- KeyBank

## CANYON PARK SHOPPING CENTER - 5 minutes

- Outback Steakhouse
- Bonefish Grill
- Crystal Creek Cafe
- Arby's
- 90 Bangkok Cafe
- Taco Time
- Chick-fil-A
- Big Fish Sushi
- MOD Pizza
- Zeeks Pizza
- Namasthe Indian Restaurant
- Applebee's Grill & Bar
- Gyro 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

## 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
- Tipsy Cow
- Matsu Teriyaki
- Chan's Place

- BECU Credit Union
- First National Northwest Bank
- Banner Bank
- US Bank
- Target
- Cost Plus World Market
- Woodinville Farmers 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

# AT THE CENTER OF MULTIPLE AMENITY HUBS

Thrashers  
Corner

Canyon Park  
Shopping Center

UW Bothell

Woodinville  
Towne Center



ALEXANDRIA CENTER® FOR  
ADVANCED TECHNOLOGIES

# AVAILABILITIES

BUILDING E				
Suite	Total SF	Office SF	Warehouse SF	Lab SF
Suite 103	10,338	7,984	2,354	
Suite 110	3,576	3,576		
Suite 111	1,487	1,487		
Suite 114	1,875	996	879	
Suite 116	3,757	1,221	877	1,659

BUILDING F				
Suite	Total SF	Office SF	Warehouse SF	Lab SF
Suite 113	2,465	1,610	855	

BUILDING G				
Suite	Total SF	Office SF	Warehouse SF	Lab SF
Suite 121	761	761		
Suite 122	766	766		
Suite 125	1,750	1,000	750	
Suite 139	2,461	2,461		

BUILDING H				
Suite	Total SF	Office SF	Warehouse SF	Lab SF
Suite 148	3,038	2,378	660	
Suite 164	3,390	1,441	1,949	

BUILDING L2				
Suite	Total SF	Office SF	Warehouse SF	Lab SF
Suite 202	3,198	3,198		
Suite 207	991	991		
Suite 214	1,877	1,877		



**ALEXANDRIA CENTER® FOR  
ADVANCED TECHNOLOGIES**



# INTERACTIVE CAMPUS MAP

CLICK A BUILDING TO NAVIGATE AVAILABLE FLOOR PLANS  
BEST EXPERIENCED IN ADOBE ACROBAT ON PC



# BUILDING E, FLOOR 1 FLOORPLAN

22121 17th Ave. SE

 SUITE 103 VIRTUAL TOUR

## Suite 103

10,338 SF

Office: 7,984 SF

Warehouse: 2,354 SF

Available Now

## Suite 114

1,875 SF

Office: 996 SF

Warehouse: 879 SF

Available Now

## Suite 116

3,757 SF

Office: 1,221 SF

Warehouse: 877 SF

Lab: 1,659 SF

Available Now

## Suite 110

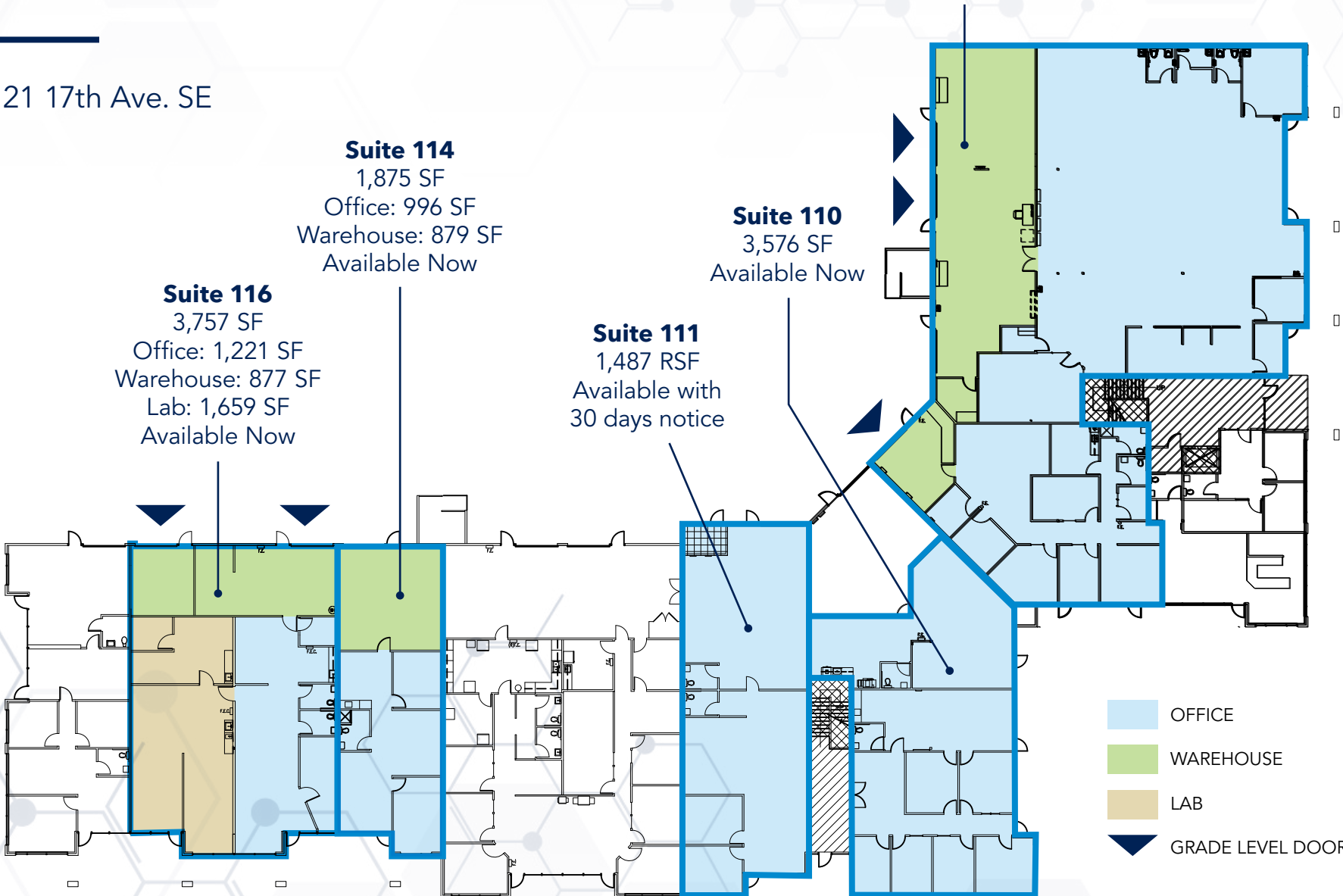
3,576 SF

Available Now

## Suite 111

1,487 RSF

Available with  
30 days notice





# BUILDING E, SUITE 103

## CONCEPT LAB FLOORPLAN

**10,338 SF**

Available Now

22121 17th Ave. SE

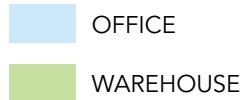
- OFFICE
- SHIPPING/RECEIVING
- LAB
- GRADE LEVEL DOOR



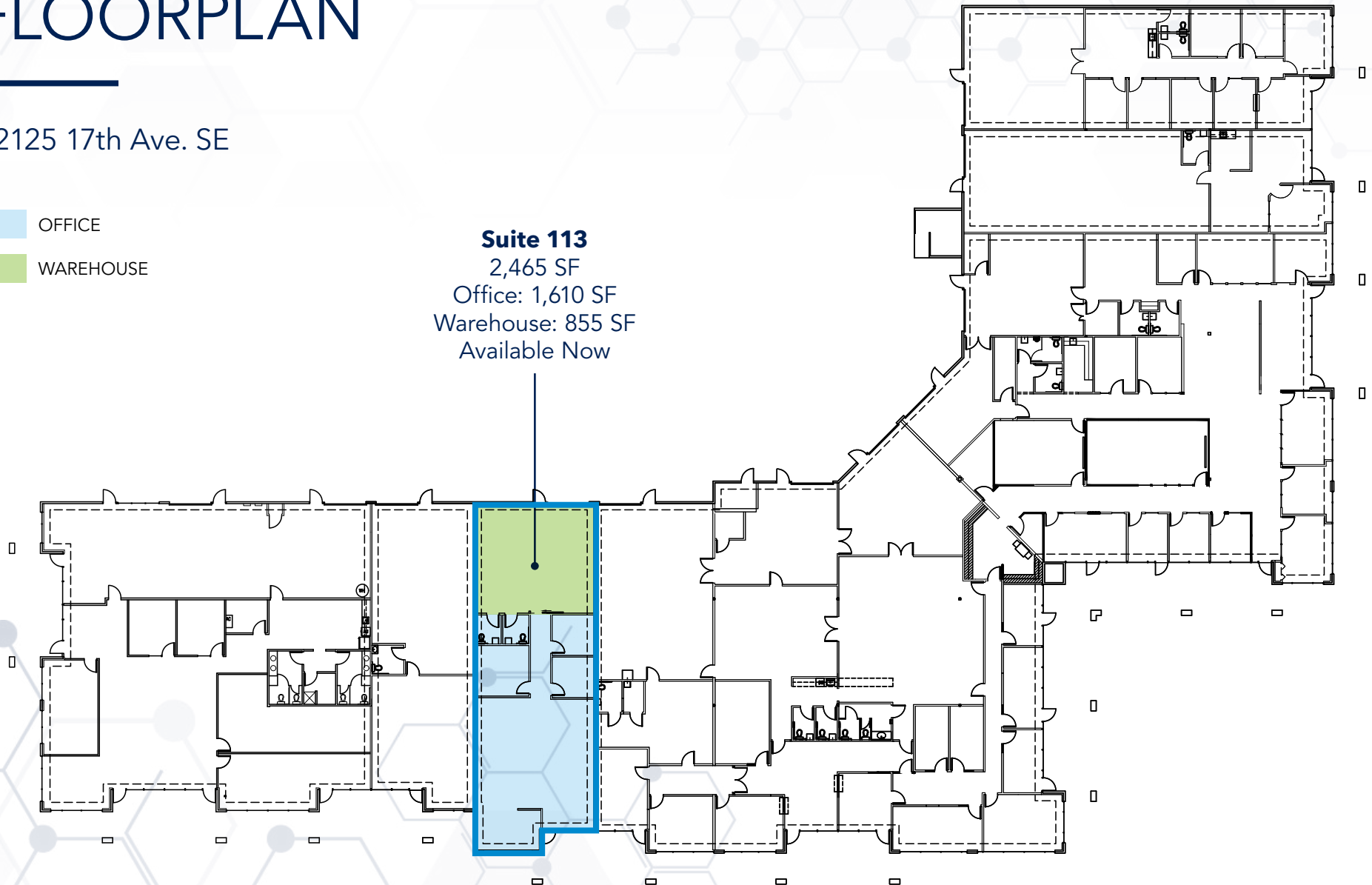


# BUILDING F, FLOOR 1 FLOORPLAN

22125 17th Ave. SE



**Suite 113**  
2,465 SF  
Office: 1,610 SF  
Warehouse: 855 SF  
Available Now





# BUILDING G, FLOOR 1 FLOORPLAN

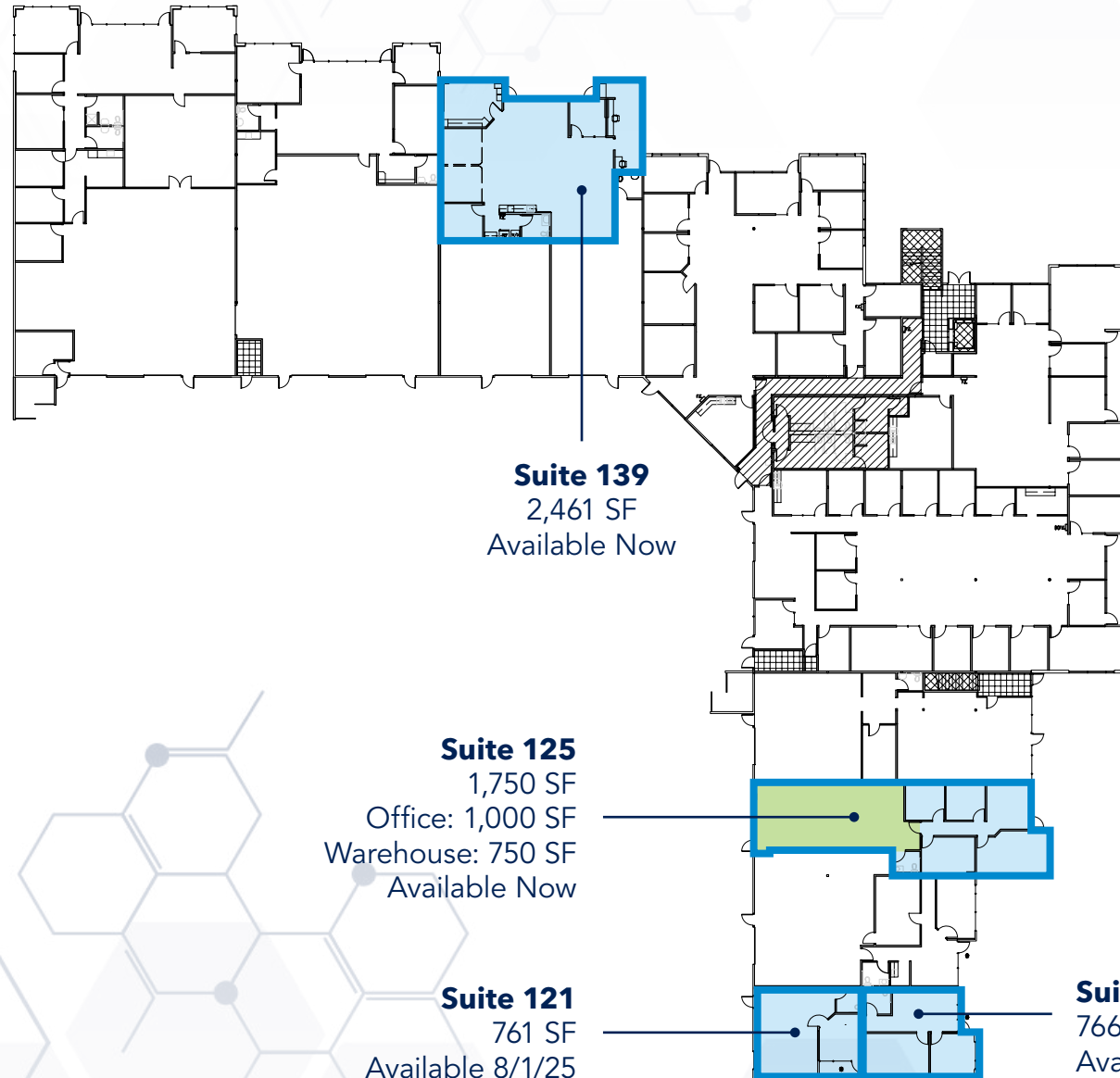
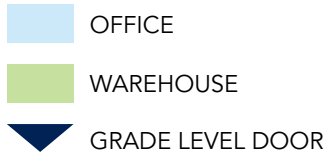
**Suite 121 | 761 SF**

**Suite 122 | 766 SF**

**Suite 125 | 1,750 SF**

**Suite 139 | 2,461 SF**

22118 20th Ave. SE



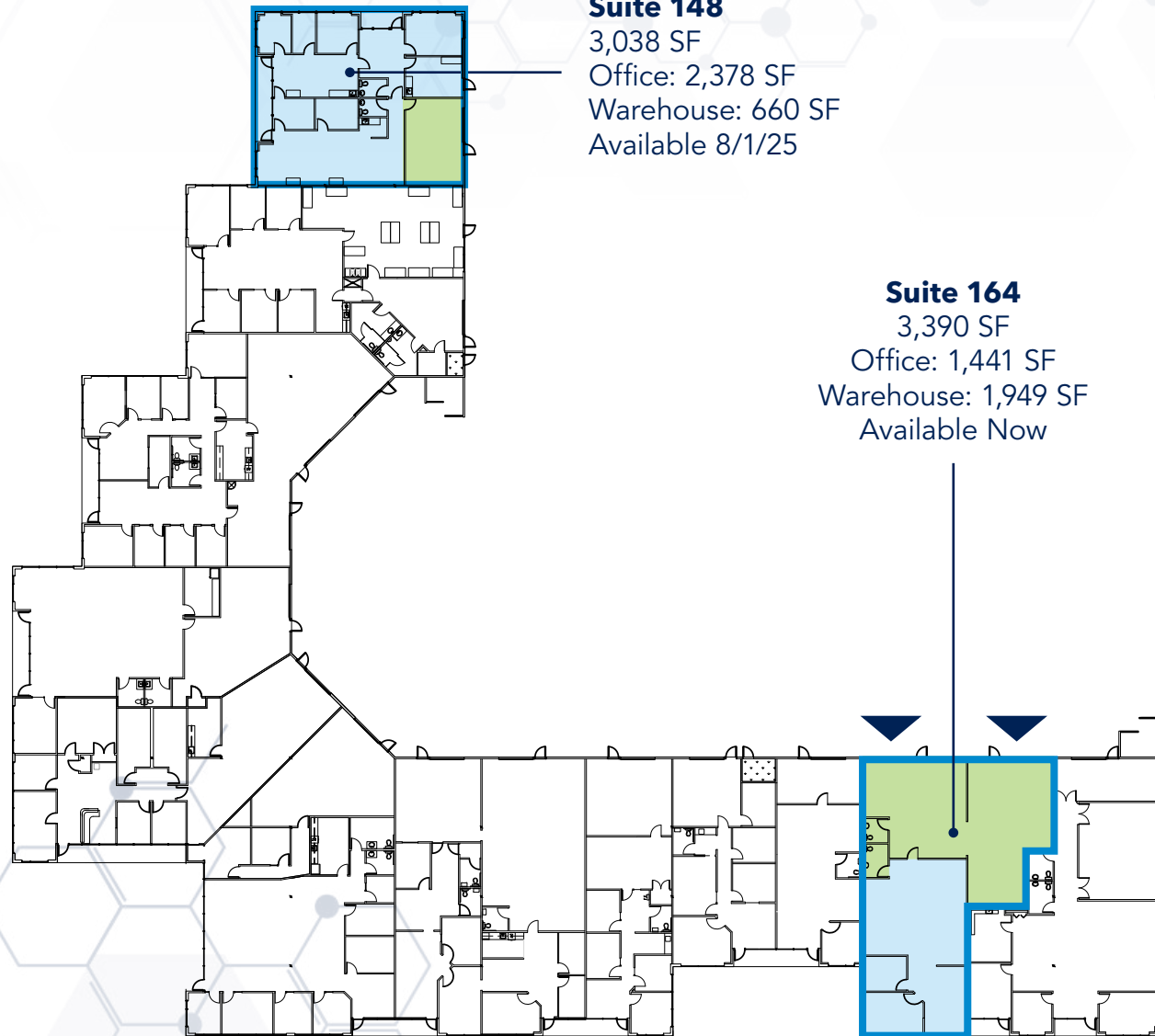
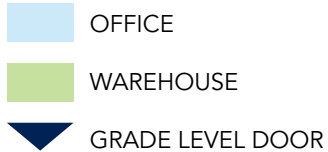


# BUILDING H, FLOOR 1 FLOORPLAN

**Suite 148 | 3,038 SF**

**Suite 164 | 3,390 SF**

22122 20th Ave. SE



## **Suite 148**

3,038 SF

Office: 2,378 SF

Warehouse: 660 SF

Available 8/1/25

## **Suite 164**

3,390 SF

Office: 1,441 SF

Warehouse: 1,949 SF

Available Now

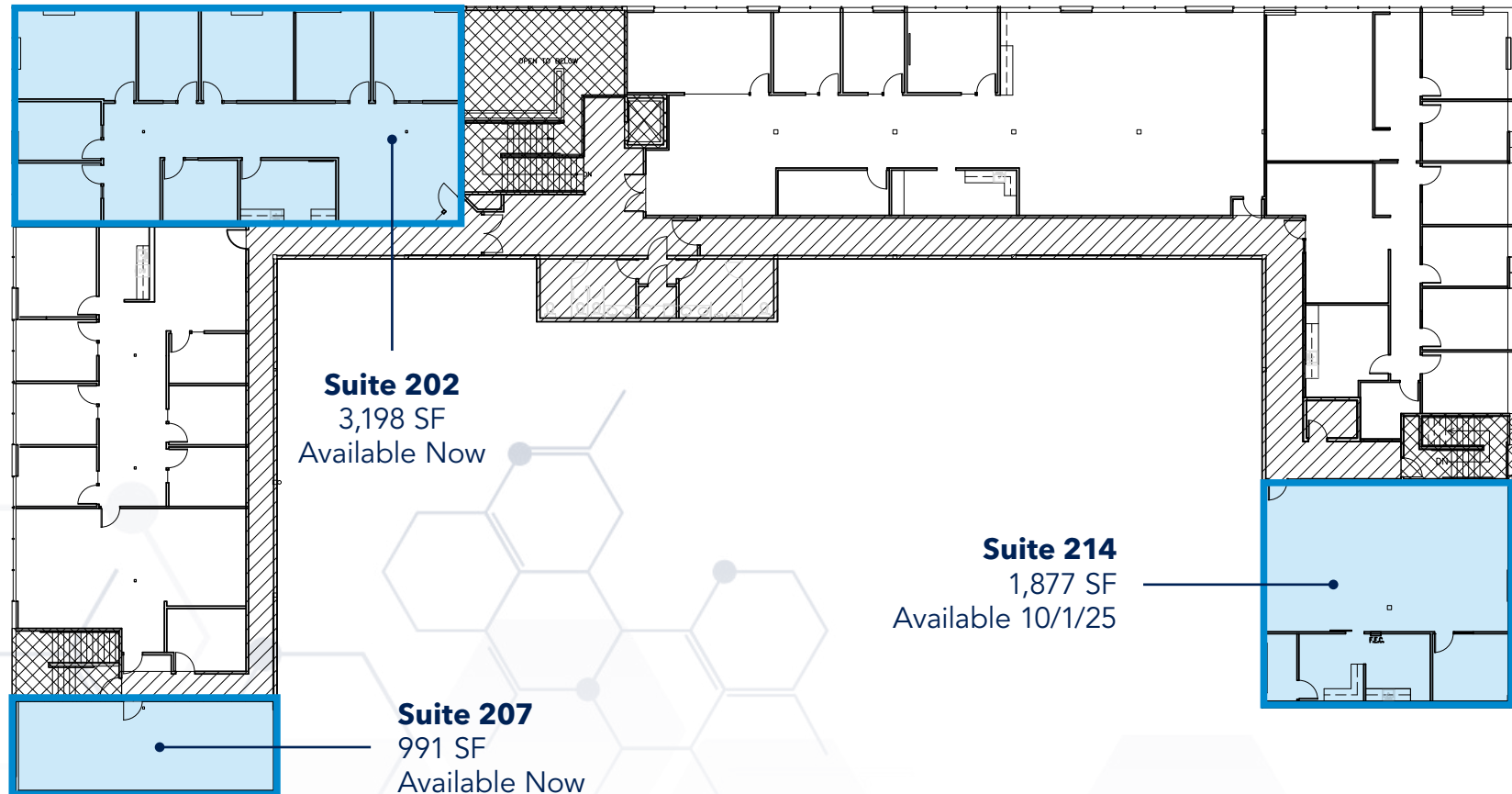


# BUILDING L2, FLOOR 2

## FLOORPLAN

Available Now | 22522 29th Drive SE

 SUITE 202 VIRTUAL TOUR







## ALEXANDRIA CENTER® FOR ADVANCED TECHNOLOGIES

Alexandria Real Estate Equities, Inc. (NYSE: ARE), an S&P 500® company, is a best-in-class, mission-driven life science REIT making a positive and lasting impact on the world. As the pioneer of the life science real estate niche since its founding in 1994, Alexandria is the preeminent and longest-tenured owner, operator, and developer of collaborative life science mega campuses in AAA innovation cluster locations, including Greater Boston, the San Francisco Bay Area, San Diego, Seattle, Maryland, Research Triangle, and New York City. Alexandria has a longstanding and proven track record of developing Class A/A+ properties clustered in life science mega campuses that provide our innovative tenants with highly dynamic and collaborative environments that enhance their ability to successfully recruit and retain world-class talent and inspire productivity, efficiency, creativity, and success. For additional information on Alexandria, please visit [www.are.com](http://www.are.com).





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ALEXANDRIA

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