

CANYON PARK PROFESSIONAL SERVICES BLDG.

23920 Bothell Everett Hwy. Bothell, WA 98021

Available For Lease \ Business Opportunity



CCM Commercial

Commercial Real Estate Services

Cal C. Mitchell, **CCIM** \ Founder & Principal \ 425.922.2886 \ cal@ccmcommercial.com



MAP



© CCM COMMERCIAL

PROPERTY ADDRESS

CANYON PARK PROFESSIONAL SERVICES BLDG.
23920 Bothell Everett Hwy
Bothell, WA 98021

EXCLUSIVE LISTING BROKER



Cal C. Mitchell, CCIM 
Founder & Principal
CCM Commercial Real Estate Services
Hello 425.922.2886
Email cal@ccmcommercial.com

TOURS & INQUIRIES

For ALL tours and inquiries, please text Cal C. Mitchell at 425.922.2886.
Please do not contact Tenants or Ownership directly.
No tours allowed without appointment and without Listing Agent present.

DISCLAIMER & COPYRIGHT NOTICES

This proprietary Marketing Brochure has been exclusively created / prepared by CCM Commercial Real Estate Services for business / property marketing and advertising purposes. CCM Commercial Real Estate Services makes no guarantees, representations or warranties of any kind, express or implied, regarding the accuracy or completeness of the information provided and contained within this document. All interested parties and / or their agent(s) are advised to research and verify all information provided herein, and to conduct their own investigations.

ALL PHOTOS, GRAPHICS, VIDEOS, DIAGRAMS, AND ILLUSTRATIONS contained within this Marketing Brochure are exclusively created, copyrighted and owned by CCM Commercial Real Estate Services—unless otherwise noted. No photos, graphics, videos, diagrams, and illustrations contained herein this document may be duplicated, re-purposed, re-distributed, or extricated from this document, for any other uses (print or digital) without the party first receiving prior, written consent and authorization from Cal C. Mitchell of CCM Commercial Real Estate Services. This copyright notice shall remain in effect even in the instance CCM Commercial Real Estate Services representation of this property expires.

PROPERTY DESCRIPTION



CANYON PARK PROFESSIONAL SERVICES BUILDING is located in the heart of Bothell, right across from Lakeside at Canyon Park Shopping Center. This excellent location offers multiple and diverse dining and retail amenities such as Lakeside Shopping Center, Safeway, Woods Coffee, Pet Pros, Ivars, and Brooks Sports across the street. The building is minutes to Downtown Bothell, Blyth Park, Miner's Corner, I-405, and the Mill Creek Interchange. This is convenience at it's BEST.

PROPERTY DETAILS

- Available Immediately
- Excellent Frontage Along Bothell Everett Highway.
- Standalone Commercial Professional Services Office Building
- Building Signage Available at Signalized Intersection
- Located in the Heart of Bothell
- Premise Size: 1,478 SF
- Four (4) Private Offices
- 1 Reception Area
- 2 ADA Bathrooms / Laundry
- Abundant FREE Parking (8/1,000 SF)
- 21,000 Vehicles Per Day (VPD)
- Professional Management
- Private Drive-Thru Access to Back of Bldg for Deliveries or Drop-Offs
- Multiple Dining & Retail Amenities, I-405 & Mill Creek Interchange

**CANYON PARK
PROFESSIONAL SERVICES BUILDING**
Exterior Photos



CANYON PARK
PROFESSIONAL SERVICES BUILDING
Interior Photos

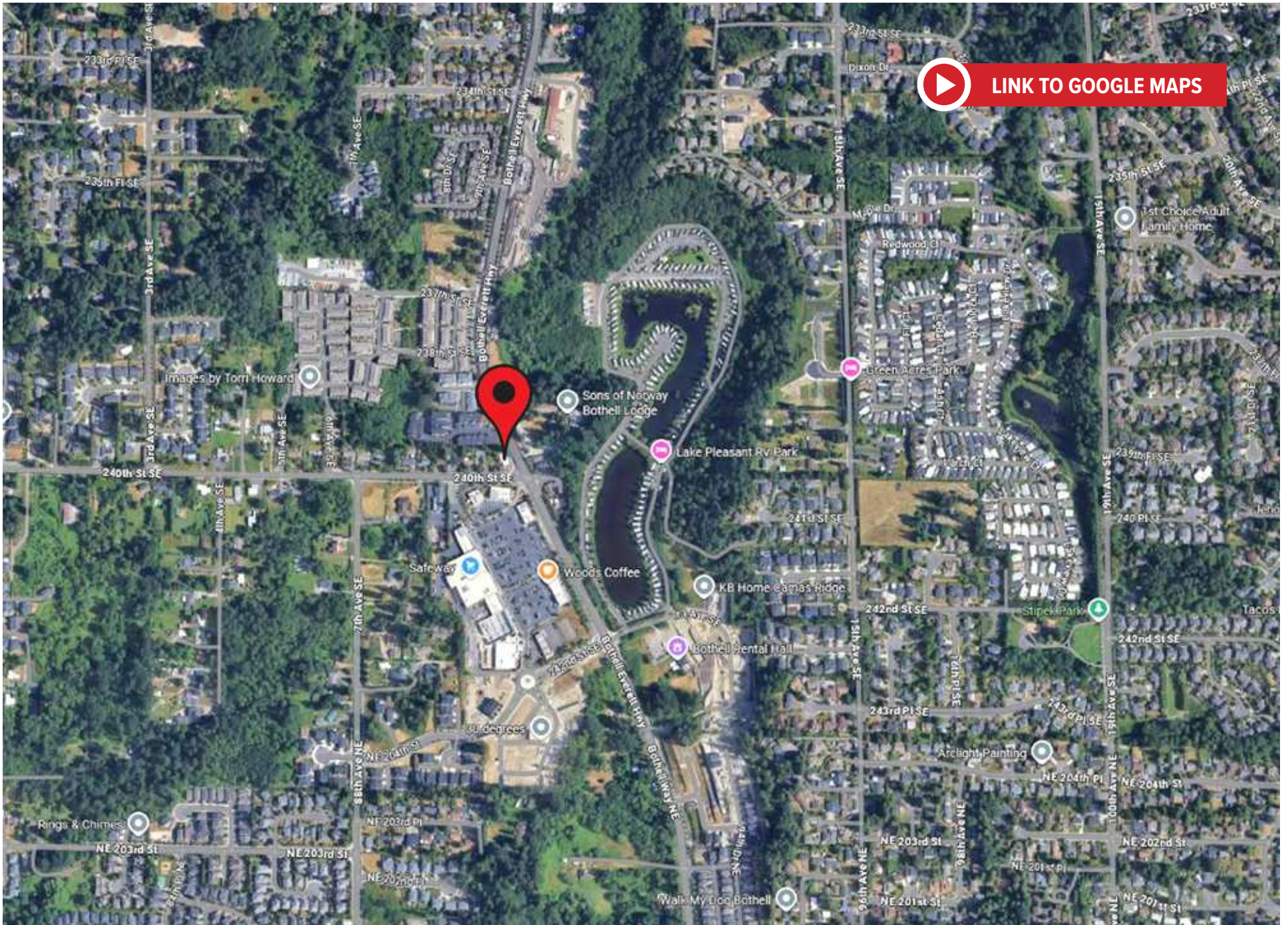




© CCM COMMERCIAL



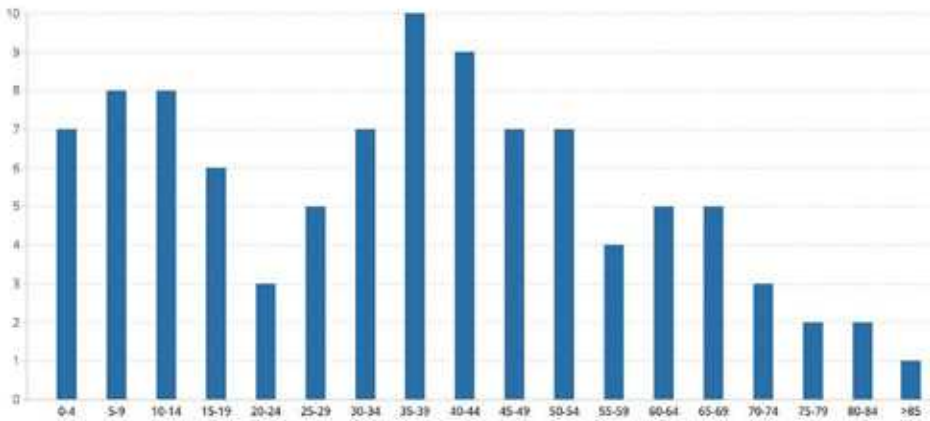




POPULATION

Estimated Population	35,445
Population Growth (since 2010)	17.5%
Population Density (ppl / mile)	3,494
Median Age	37.7

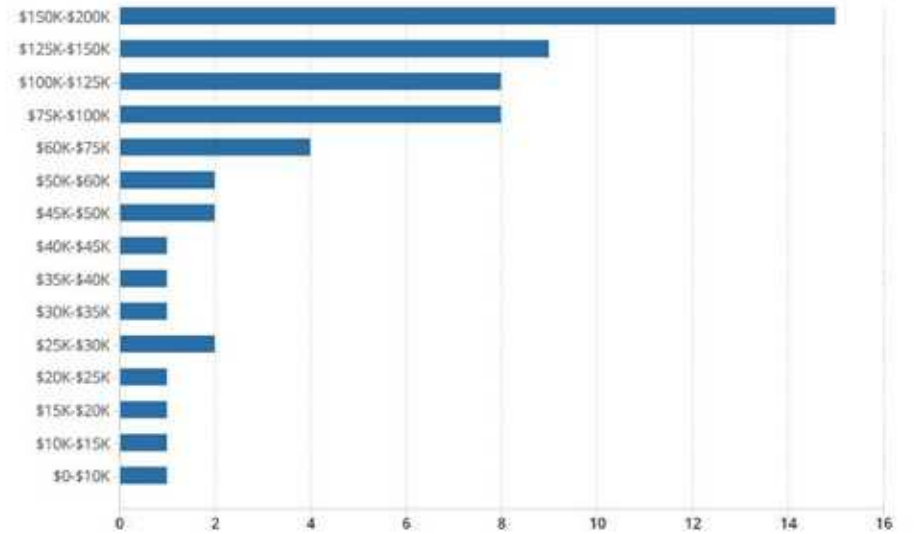
AGE



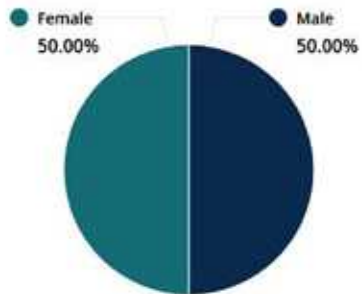
HOUSEHOLD

Number of Households	12,113
Household Size (ppl)	3
Households w/ Children	9,818

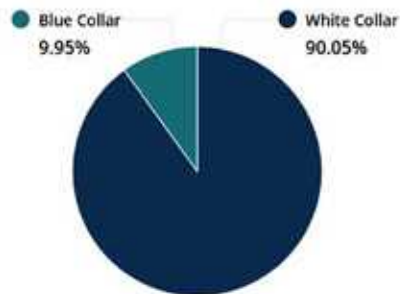
HOUSEHOLD INCOME



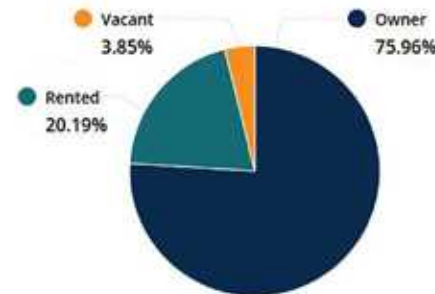
GENDER



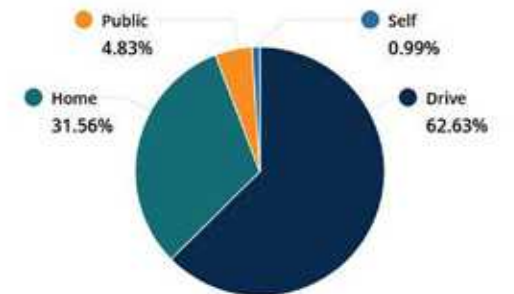
WORKFORCE



OCCUPANCY



COMMUTE METHOD



CANYON PARK PROFESSIONAL SERVICES BLDG.

23920 Bothell Everett Hwy. Bothell, WA 98021

Available For Lease \ Business Opportunity

Cal C. Mitchell, **CCIM** \ Founder & Principal \ 425.922.2886 \ cal@ccmcommercial.com



CCM Commercial

Commercial Real Estate Services