CANYON PARK EAST

22011-22215 26TH AVE SE AND 2525 223RD ST SE, BOTHELL, WA

FLEX OFFICE / INDUSTRIAL FOR LEASE

FLEX OFFICE / INDUSTRIAL, RESEARCH AND DEVELOPMENT | EXCELLENT LOCATION WITH FLEXIBLE OPTIONS

Canyon Park East is a very well-established multi-tenant 5-building business park. The assets are situated on nearly 17 acres within an attractive Canyon Park campus setting in Bothell, Washington. With both 1 and 2-story structures, the buildings possess a variety of flex, research and development, and office space which can accommodate multiple options and operational needs. The property offers a healthy parking ratio, substantial power capacity, convenient access to public transportation, and is maintained at institutional property levels.

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CUSHMAN & WAKEFIELD

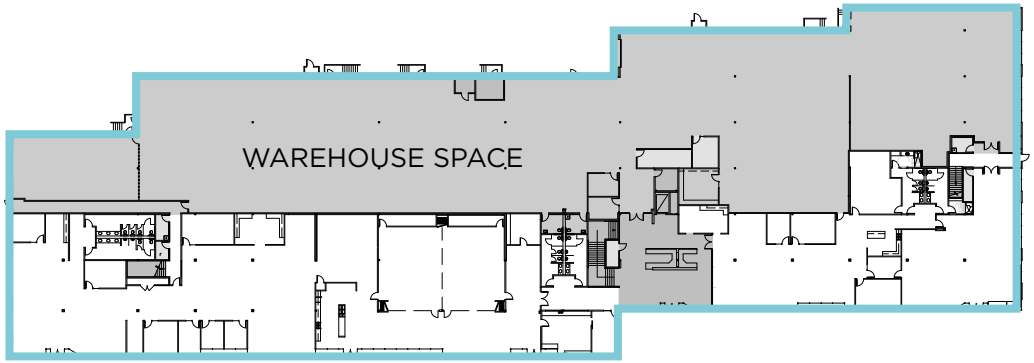
CANYON PARK EAST
BUILDING A

22011 26TH AVE SE

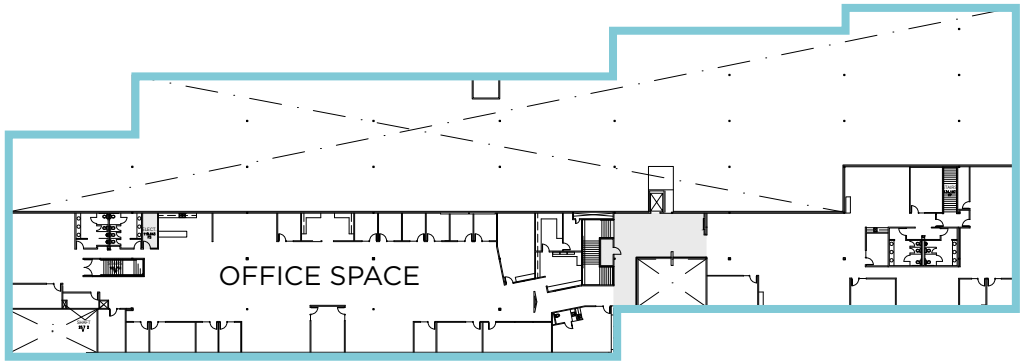
LEASE TYPE:	NNN			LEASE TERM:	Negotiable
AVAILABLE SPACE	OFFICE SF	HIGH BAY WH SF	LIGHT ASSEMBLY/OFF	TOTAL SF	BASE RENT / MO.
Full Building	24,086	27,878	24,382	76,345	Negotiable

FEATURES:

- 1st Floor: 27,878 SF High Bay
  24,382 SF Light Assembly/Office
- 2nd Floor: 24,086 SF Office
- Free standing building with dock and grade level loading
- Full-building opportunity
- Large training room facility on 1st Floor
- 24′ - 28′ clear height



FIRST FLOOR



SECOND FLOOR

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CANYON PARK EAST

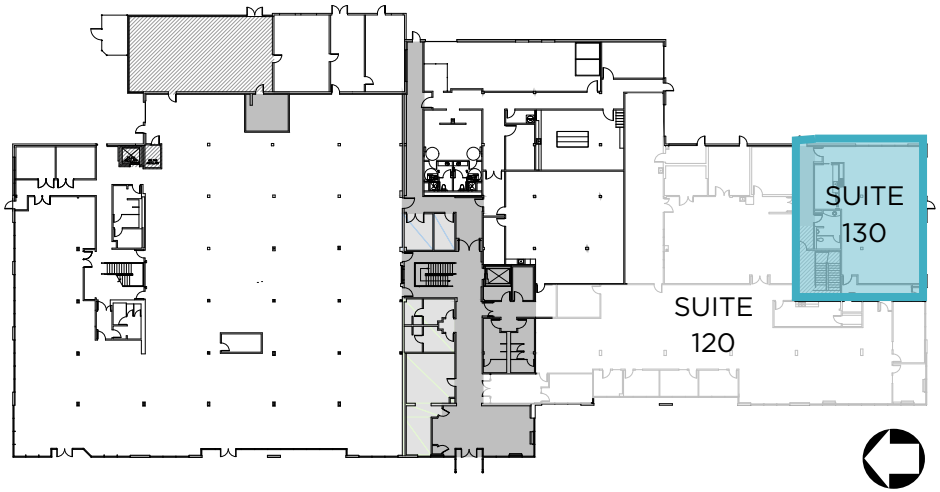
BUILDING D

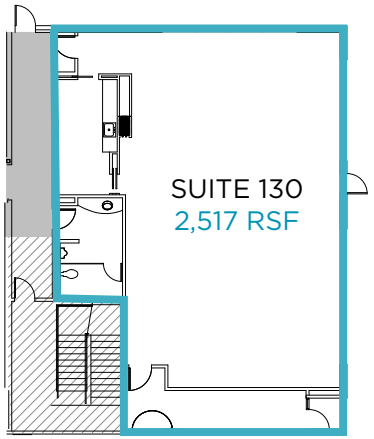
22215 26TH AVE SE

LEASE TYPE:	NNN		LEASE TERM:	Negotiable
AVAILABLE SPACE	OFFICE SF	WAREHOUSE SF	TOTAL SF	BASE RENT / MO.
Suite 130	2,517	-	2,517	Negotiable

FEATURES:

- Suite 130: Available Now
- Separate Entrance
- Immediate freeway access, Close proximity to amenities
- Showers / lockers available
- Communication provider: Frontier
- Floor 1 - 12’9” ceiling heights





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CANYON PARK EAST
BUILDING D

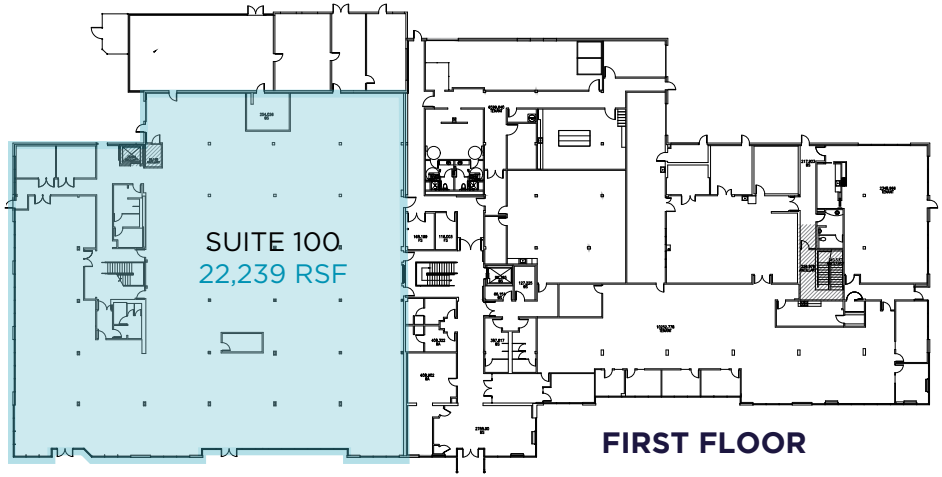
22215 26TH AVE SE

LEASE TYPE: NNN **LEASE TERM: NEGOTIABLE**

AVAILABLE SPACE	FLEX SF	BASE RENT/MO.
Suite 100/200	43,941	NEGOTIABLE

FEATURES:

- Suite D100/D200: Available October 1, 2026
- Grade and dock loading available
- Immediate freeway access, Close proximity to amenities
- Showers / lockers available
- Floor 1 - 12'9" ceiling heights
- Internal Stairwell and elevator for suite use only



FIRST FLOOR

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RESTAURANTS

1. Red Robin
2. Rama House
3. What the Pho
4. Taco Time
5. Viva Jalisco
6. Chick Fil A
7. Big Fish Sushi
8. Gyro Stop
9. Taco Bell
10. Grazie Ristorante Italiano
11. Wendys
12. Bamboo House R
13. Five Guys
14. Jack in the Box
15. Crystal Creek Café
16. Bonefish Grill
17. Outback Steakhouse
18. Readi Spaghetti
19. Royal Biryani House
20. Starbucks

FITNESS

1. Bothell Gymnastics Club
2. LA Fitness
3. Orangetheory
4. Fitness Together
5. Club Pilates
6. Orca Swim Club

LODGING

1. Extended Stay
2. Hilton Garden Inn
3. Holiday Inn
4. Comfort Inn

RECREATION

1. North Creek Trail
2. Green Acres Park
3. Cedar Grove Park
4. Hindu Cultural Center
5. Ridge Activity Center

GROCERY

1. QFC
2. Safeway
3. PCC
4. Fred Meyer
5. International Market

HEALTH

1. CVS
4. Indigo Urgent Care
5. EvergreenHealth

BANKS

1. Chase Bank
2. Key Bank
3. Wells Fargo
4. US Bank
5. Bank of America

TRANSIT

1. Park & Ride

LODGING

1. Extended Stay
2. Hilton Garden Inn
3. Holiday Inn
4. Comfort Inn

The Canyon Park neighborhood is an essential part of Bothell's economic core and a hub for the regions most influential companies. Canyon Park totals 300 acres and is comprised of 68 buildings, the largest business park in the City of Bothell.

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