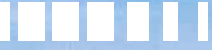


ALEXANDRIA CENTER® FOR ADVANCED TECHNOLOGIES CANYON PARK



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



Cepheid
A better way.

A B C

E F

L

G

AGC Biologics

LOCKHEED MARTIN

AGC Biologics

AGC Biologics

Lyell

Lyell

Pfizer

Pfizer

Pfizer

K2

L2

Pfizer

J2

Pfizer

H2

State Route 520 / Bothell-Everett Highway



Pfizer

Pfizer

FUJIFILM
VIA-FRONTIER

SONOSITE

Pfizer

T-Mobile

AT THE CENTER OF MULTIPLE AMENITY HUBS

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
- Topsy 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

**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 123	2,073	789	1,284	
Suite 139	2,461	2,461		
Suites 121+122+123	3,600	2,316	1,284	

BUILDING H				
Suite	Total SF	Office SF	Warehouse SF	Lab SF
Suite 150	3,755	3,055	700	
Suite 159	2,011	1,395	616	
Suite 164	3,390	1,441	1,949	

BUILDING J				
Suite	Total SF	Office SF	Warehouse SF	Lab SF
Suite 101	8,948	8,948		

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		

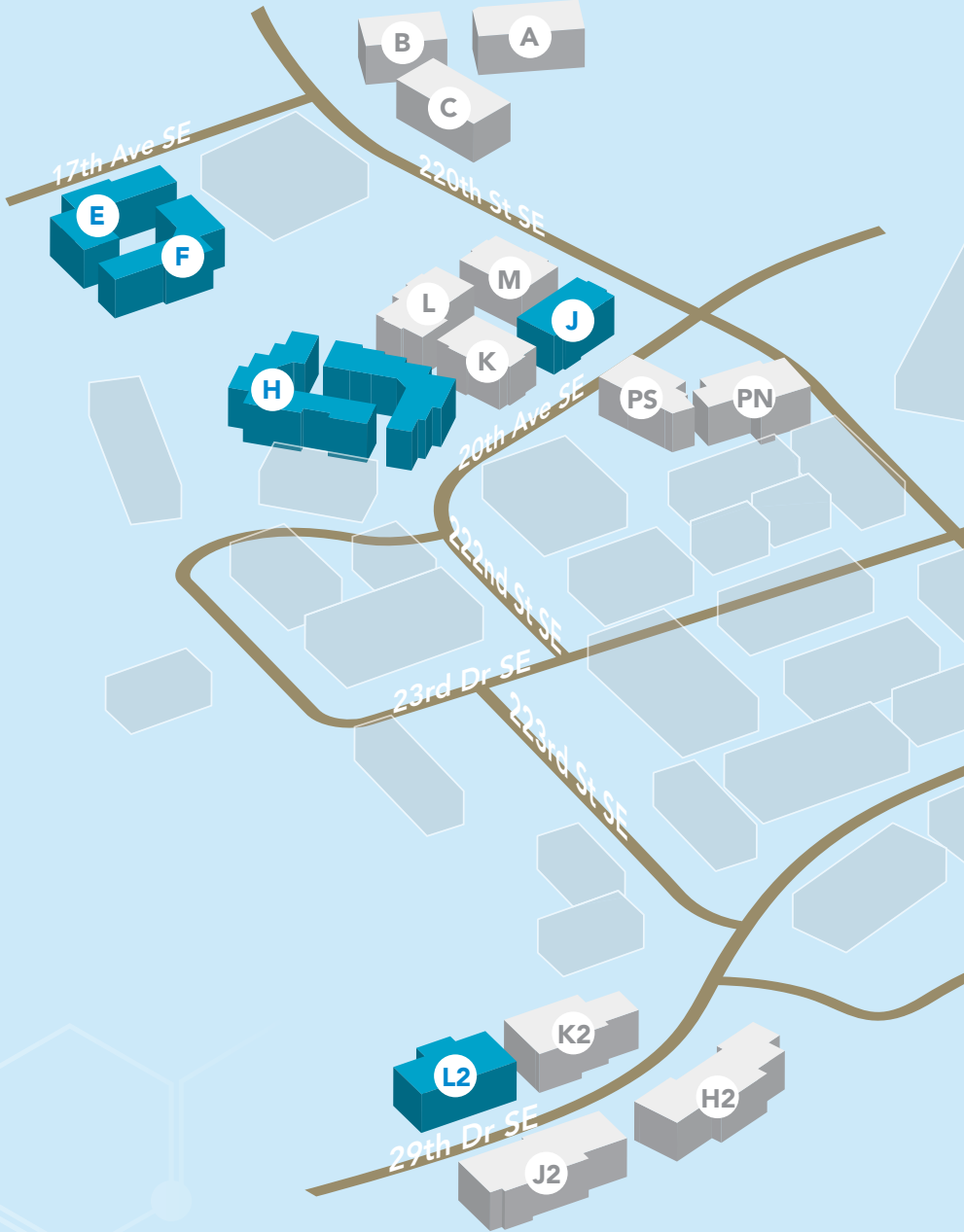


**ALEXANDRIA CENTER® FOR
ADVANCED TECHNOLOGIES**



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

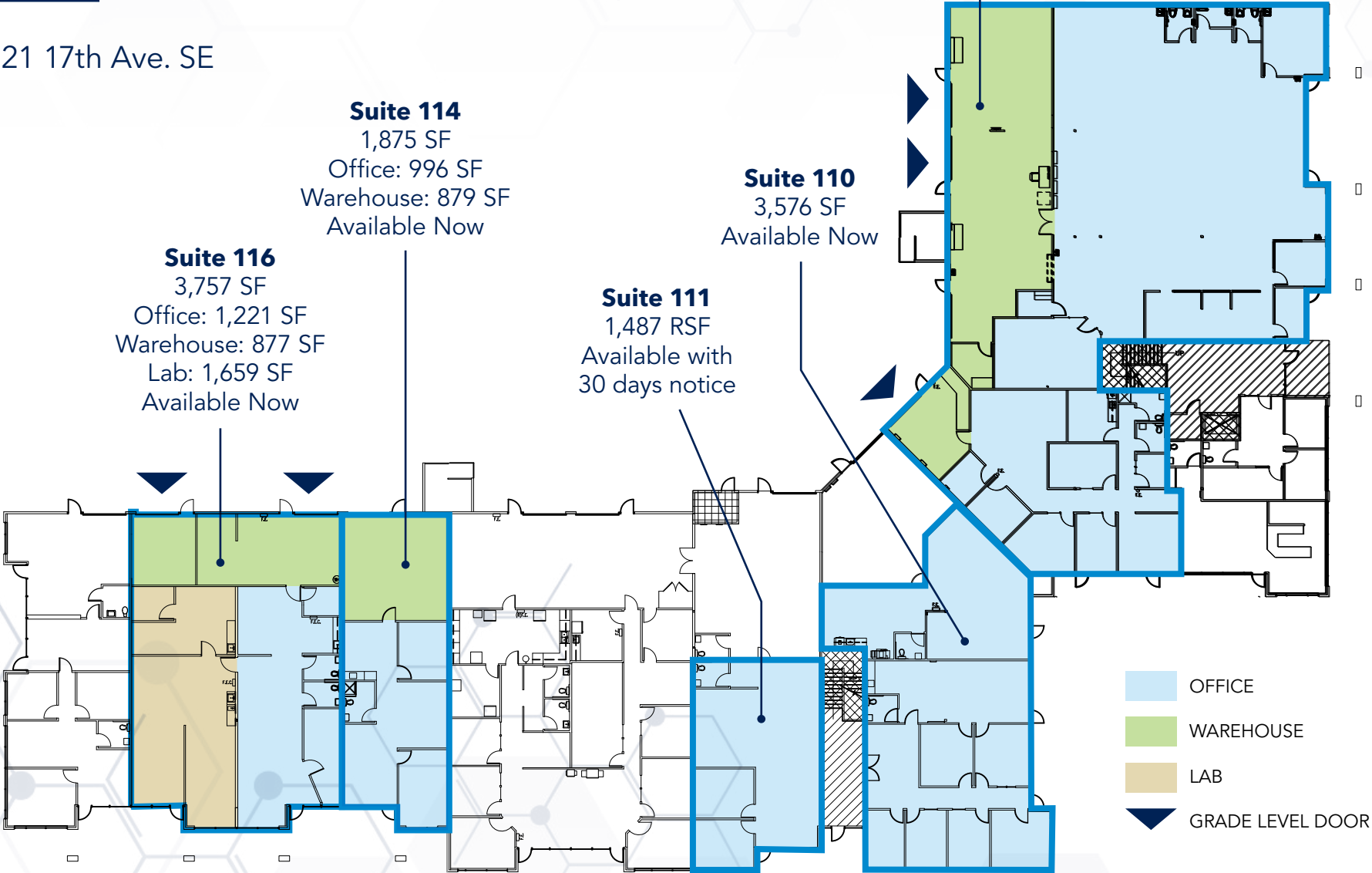
Suite 103
10,338 SF
Office: 7,984 SF
Warehouse: 2,354 SF
Available Now

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

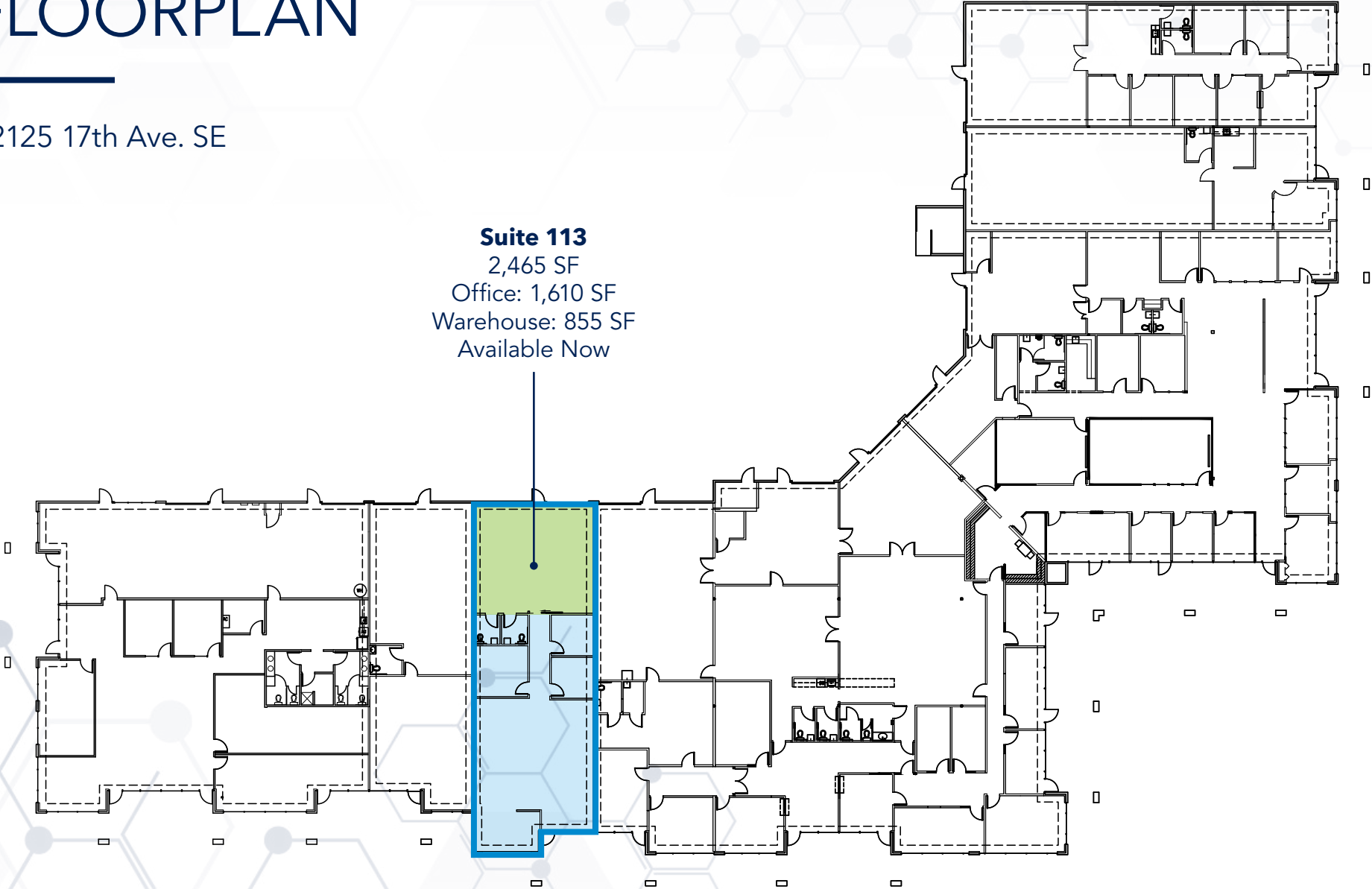
-  OFFICE
-  SHIPPING/RECEIVING
-  LAB
-  GRADE LEVEL DOOR



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

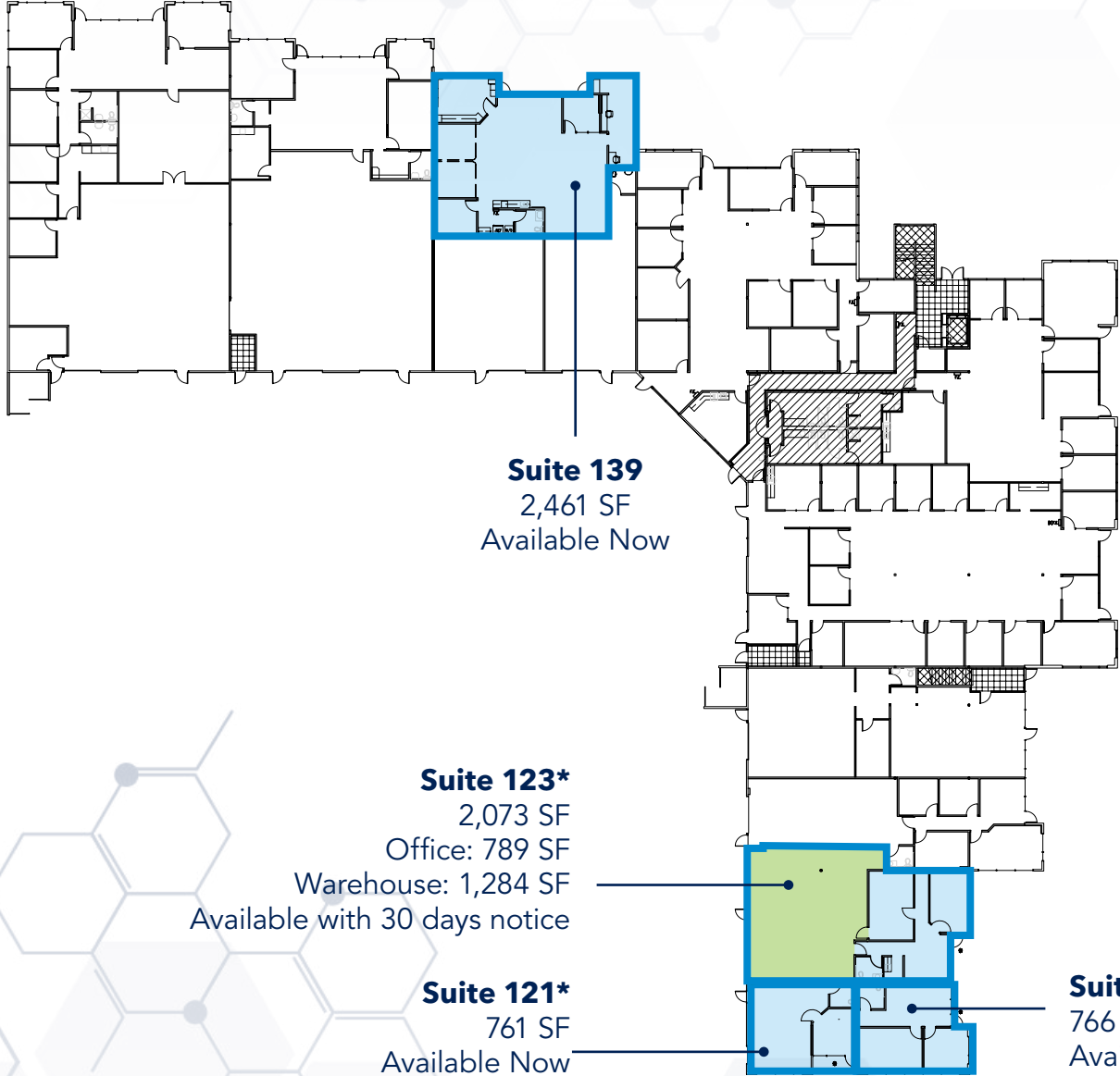
Suite 122 | 766 SF

Suite 123 | 2,073 SF

Suite 139 | 2,461 SF

22118 20th Ave. SE

- OFFICE
- WAREHOUSE
- GRADE LEVEL DOOR



*Suites 121, 122 & 123 can be combined for a total of 3,600 SF

BUILDING H, FLOOR 1 FLOORPLAN

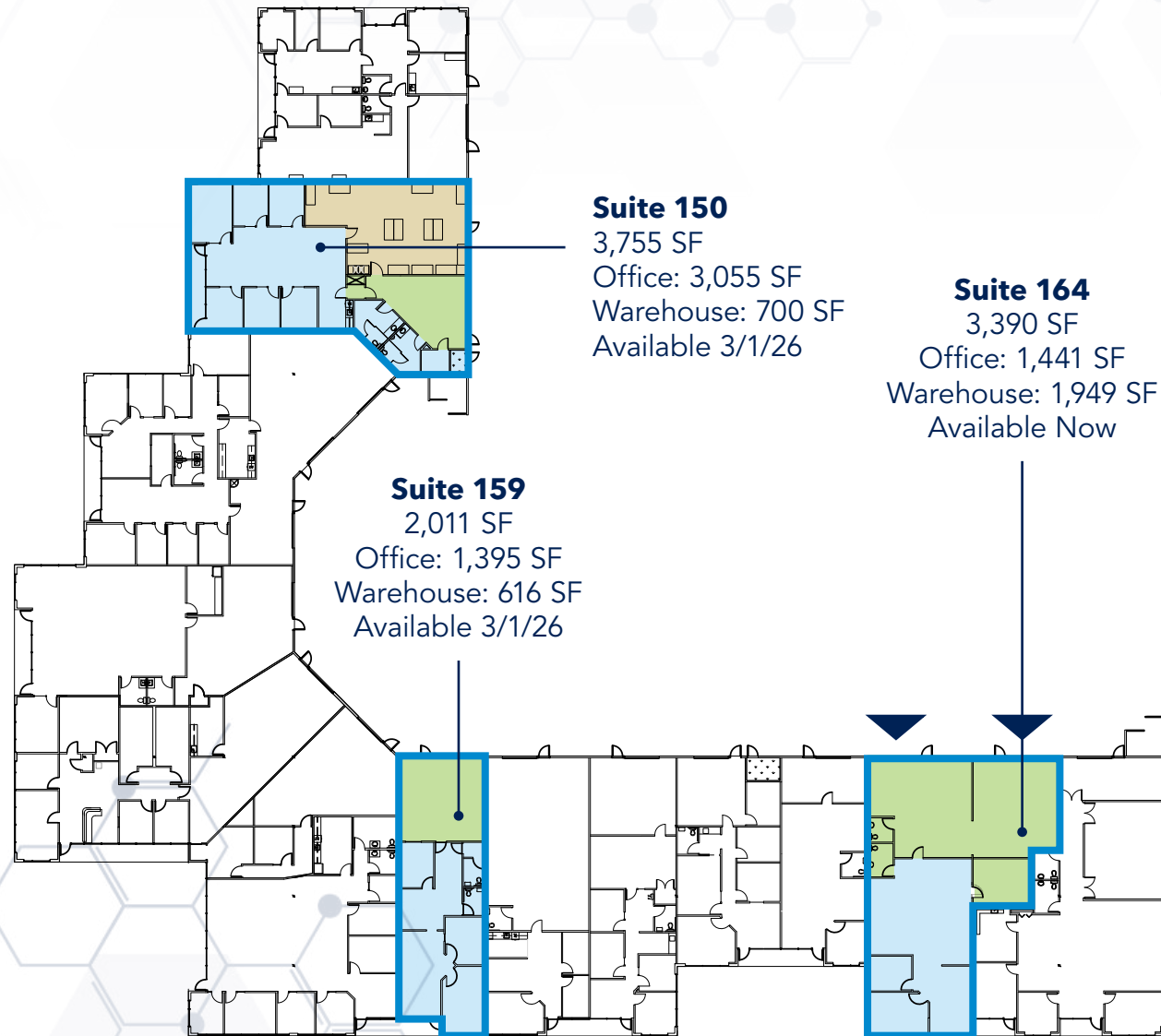
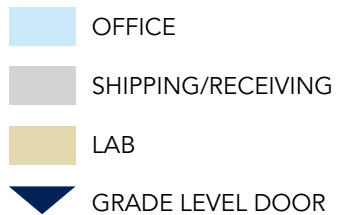
Suite 148 | 3,038 SF

Suite 150 | 3,755 SF

Suite 159 | 2,011 SF

Suite 164 | 3,390 SF

22122 20th Ave. SE



Suite 150
3,755 SF
Office: 3,055 SF
Warehouse: 700 SF
Available 3/1/26

Suite 164
3,390 SF
Office: 1,441 SF
Warehouse: 1,949 SF
Available Now

Suite 159
2,011 SF
Office: 1,395 SF
Warehouse: 616 SF
Available 3/1/26

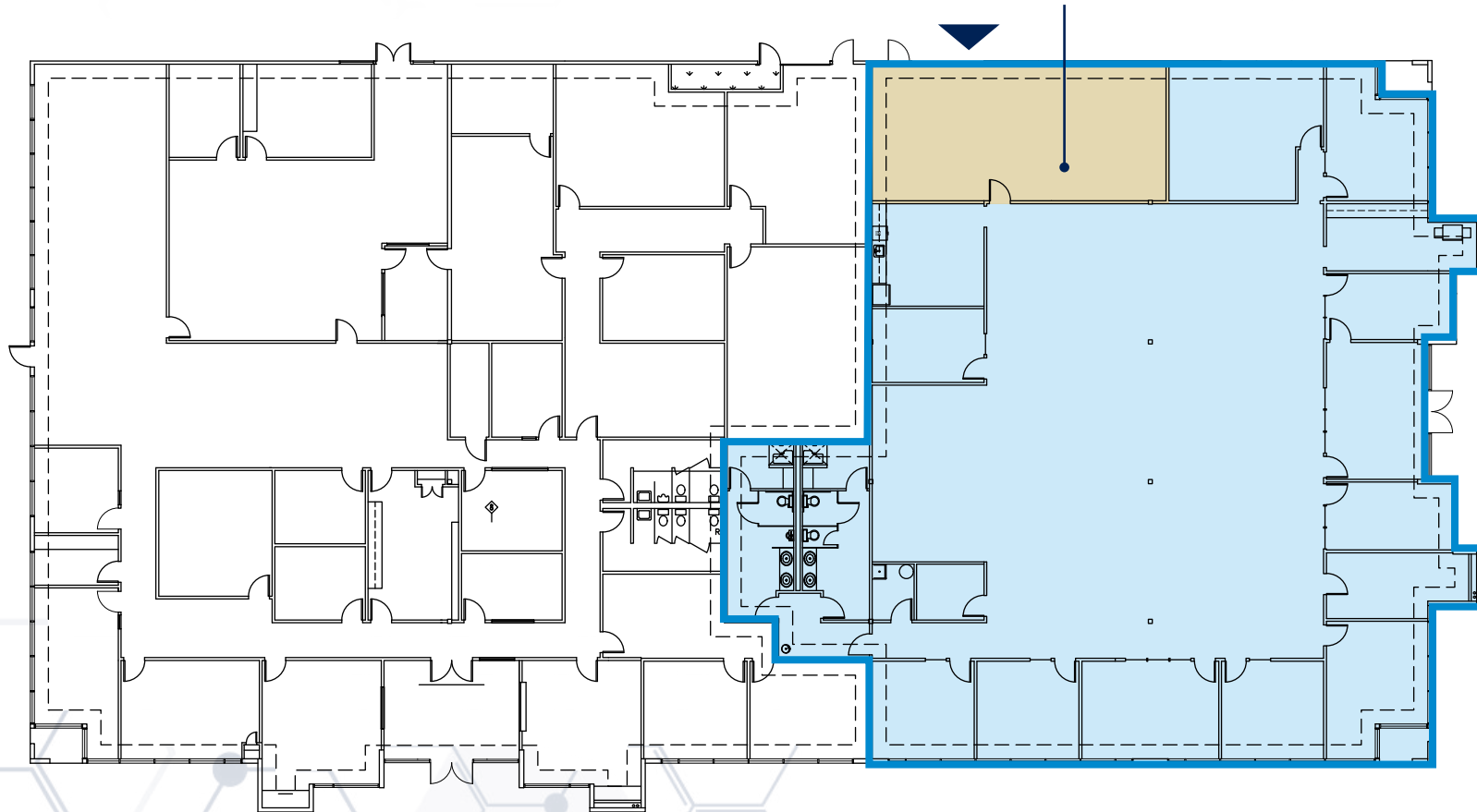
BUILDING J, FLOOR 1 FLOORPLAN

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

Suite 101 | 8,948 SF

1930 220th St. SE

Suite 101
8,948 SF RSF
Available 5/1/26

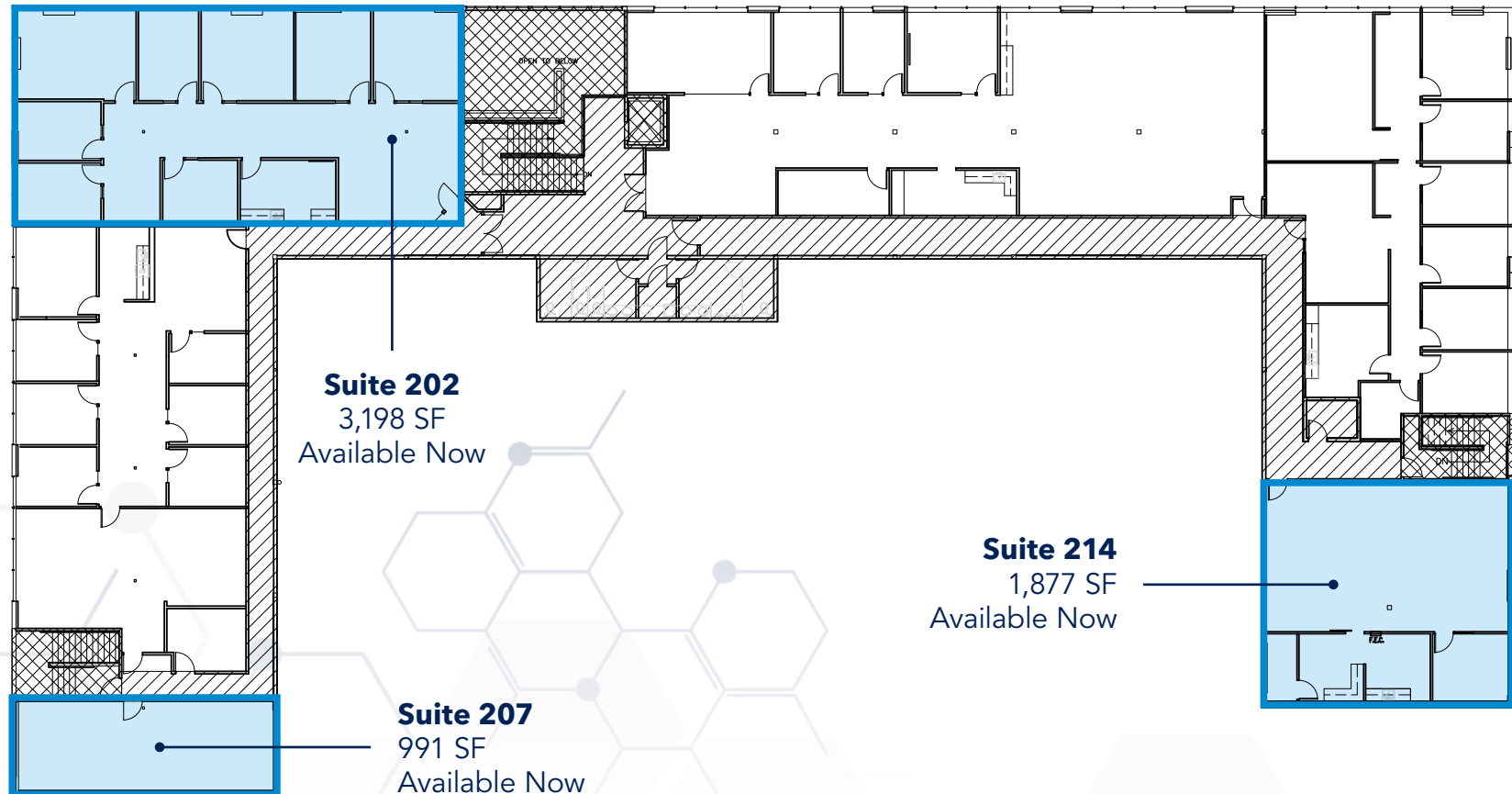


BUILDING L2, FLOOR 2

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.



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ALEXANDRIA
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