



Alexandria Center for Advanced Technologies

Premier North

22021 20th Avenue SE, Bothell, Washington

50,300 RSF
Full building
available
Q2 2027

AGC Biologics

Optimizing the Employee Experience
within the Alexandria Center for
Advanced Technologies campus



ALEXANDRIA[®]
Building the Future of Life-Changing Innovation™

Alexandria Portfolio and Corporate Neighbors



Alexandria Real Estate Portfolio

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.



1.0M 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



Full building tenant amenity center coming soon

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
- 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

**Thrashers
Corner**

**Canyon Park
Shopping Center**

UW Bothell

**Woodinville
Towne Center**

**ALEXANDRIA CENTER® FOR
ADVANCED TECHNOLOGIES**

Building Highlights

Gross Area	50,297 RSF
Lab	39,148 RSF
Office	11,149 RSF
Year Built	1987
Height	2 stories
Zoning	Industrial/Business Park.
Foundation	Reinforced concrete slab
Framing	Tilt-up concrete walls with wood decking
Floors	2nd floor lightweight concrete on plywood deck
Roof	SBS - Modified Bitumen membrane with Alsan flashing at penetrations and R-10 insulation value
Exterior	Concrete and glass
Plumbing	2 sets of washrooms.
Sprinklers	Monitored interior fire sprinkler wet system.
HVAC	Three AC Central System units with 247 tons of capacity with VAV controls. One chiller, two boilers, 9 roof top package units with 128 tons of capacity.
Electrical	4,000 amps; 120/208/277/408 volts
Loading	Truck dock five feet above grade
Elevators	One hydraulic elevator with 2,500 lbs capacity
Parking	140 stalls (2.78 stalls per 1,000 square feet)



50,297 SF

FULL BUILDING AVAILABLE

39,148 SF

FULLY BUILT OUT LAB SPACE

140

PARKING STALLS

The Alexandria *Advantage*



1

Talent Advantage

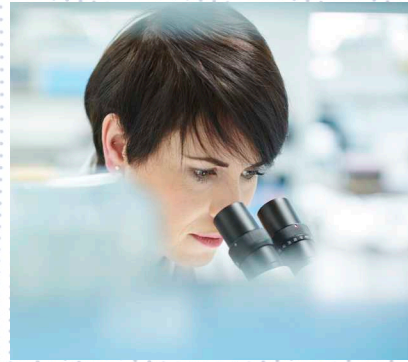
Recruit and retain the best and brightest talent with our first-class building and Alexandria Megacampus™ amenities



2

Environmental Advantage

Fostering collaboration, creativity, and getting things done by offering a variety of areas for productivity, meeting, and workspace



3

Scientific Advantage

Alexandria concentrates fully on ensuring your mission-critical science is safe and secure with daily operations and state-of-the-art shared lab amenities



4

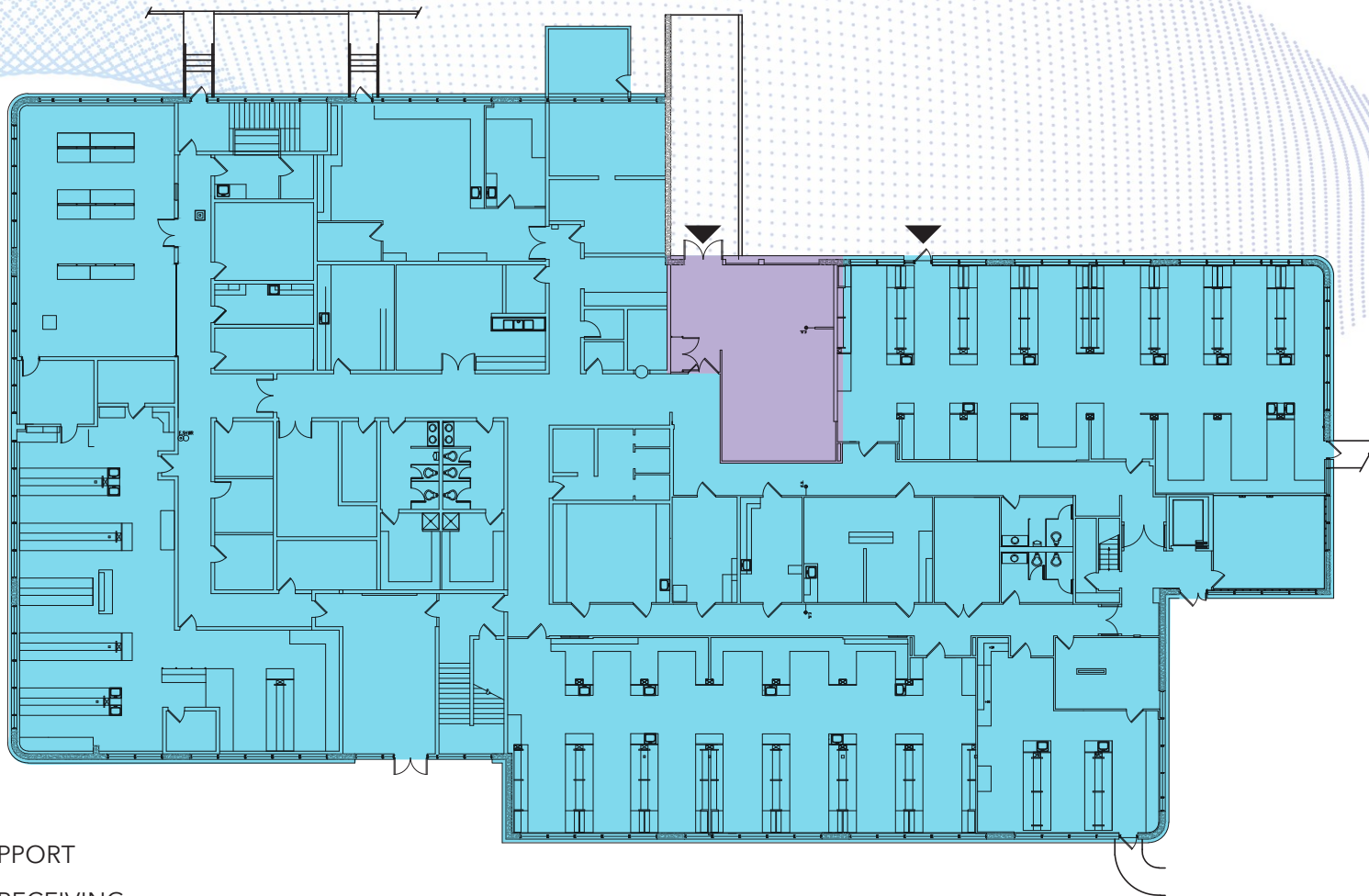
Flexibility Advantage

Our Megacampus™ strategy allows for future scaling and growth opportunities with all the amenities you're accustomed to in the Alexandria portfolio

Floor Plan

First Floor

26,364 RSF

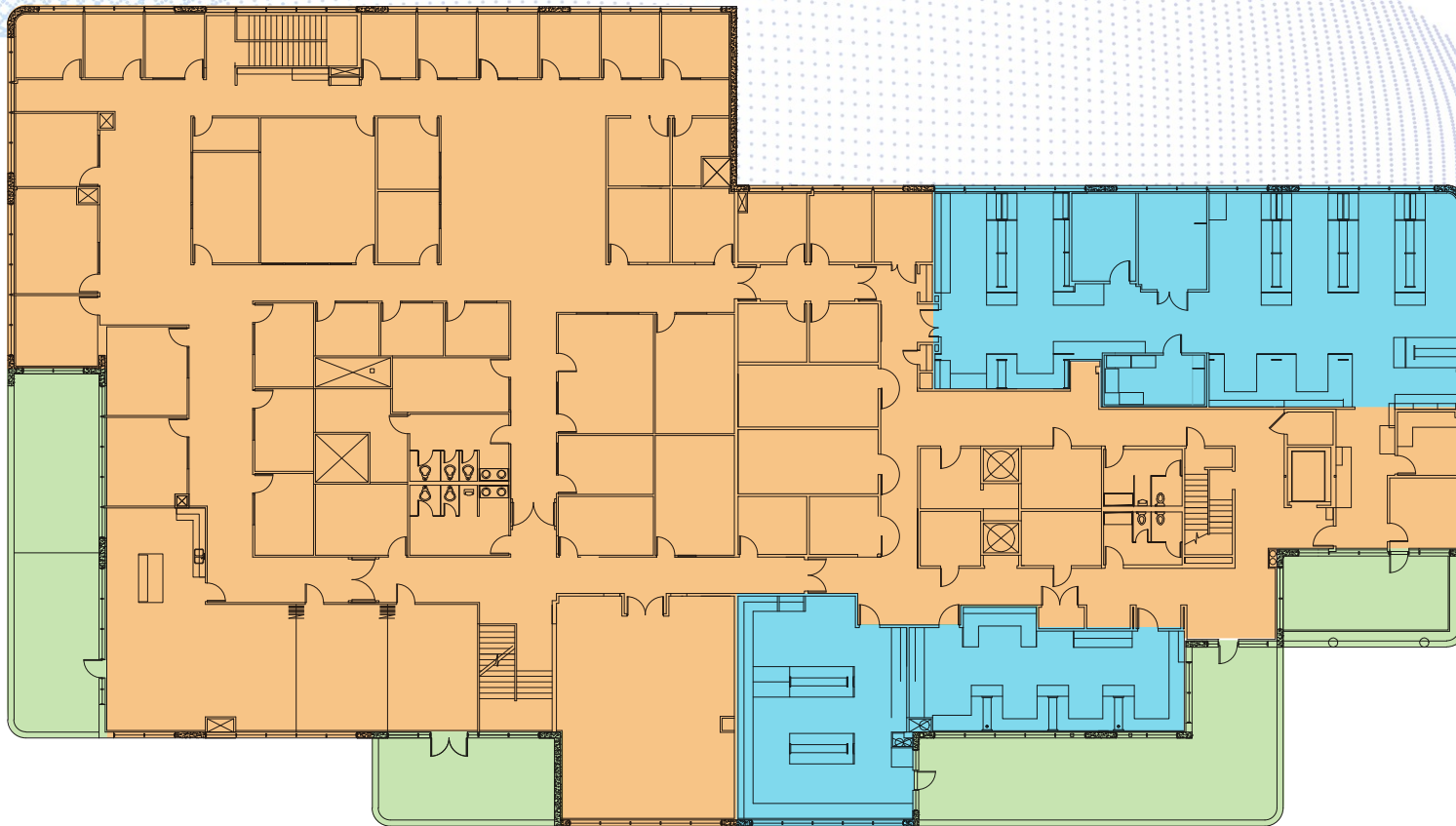







- PATIO
- LAB/LAB SUPPORT
- SHIPPING & RECEIVING
- OFFICE
- ▼ DOCK HEIGHT DOOR

Floor Plan

Second Floor

23,933 RSF



-  PATIO
-  LAB/LAB SUPPORT
-  SHIPPING & RECEIVING
-  OFFICE
-  DOCK HEIGHT DOOR



ALEXANDRIA®

Building the Future of Life-Changing Innovation®

Alexandria is the leader in creating vibrant and collaborative Megacampus™ ecosystems where the world's brightest minds are making real progress toward curing disease and transforming the way we live.

Located in best-in-class innovation clusters immediately adjacent to the world's top academic institutions, our campuses offer proximity to the scientific and managerial talent and strategic investment capital that innovative companies need to thrive.

Our highly dynamic Megacampus ecosystems enhance our tenants' ability to successfully recruit and retain world-class talent and inspire productivity, efficiency, creativity, and success.

30+ Years	39.1 Million RSF Operating Asset Base in N. America	\$27.8 Billion Total Market Cap
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We are proud to partner with the world's most innovative entities:



As of September 30, 2025



Alexandria Center for Advanced Technologies

Premier North

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NEWMARK



ALEXANDRIA
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