

# CANYON PARK EAST

22011-22215 26TH AVE SE, BOTHELL, WA 98021

ALCO INVESTMENT  
Company

CUSHMAN &  
WAKEFIELD

FLEX OFFICE / INDUSTRIAL FOR LEASE

**BUILDING A**  
76,345 SF

**BUILDING D**  
43,940 SF

**BUILDING D**  
30,639 SF

**BUILDING D**  
2,517 SF



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.



**BUILDING  
A**

**BUILDING  
D**



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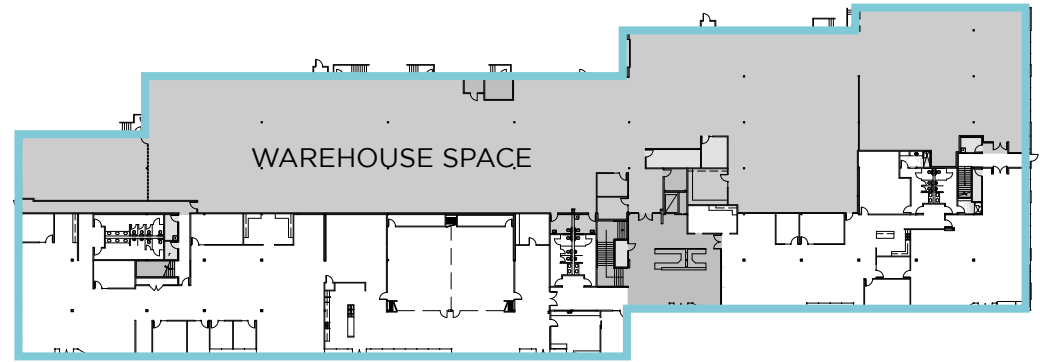
# CANYON PARK EAST BUILDING A

22011 26TH AVE SE

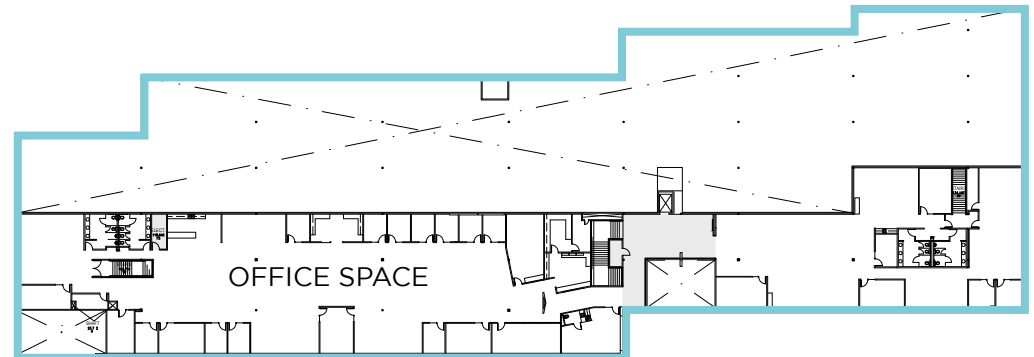
| LEASE TYPE:     | NNN       |                |                    | LEASE TERM: | Negotiable      |
|-----------------|-----------|----------------|--------------------|-------------|-----------------|
| AVAILABLE SPACE | OFFICE SF | HIGH BAY WH SF | LIGHT ASSEMBLY/OFF | TOTAL SF    | BASE RENT / MO. |
| Full Building   | 24,086    | 27,877         | 24,382             | 76,345      | Negotiable      |

## FEATURES:

- 1st Floor: 27,877 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
- Ability to upgrade to 4,000 AMPS



FIRST FLOOR



SECOND FLOOR



# CANYON PARK EAST BUILDING D

22215 26TH AVE SE

LEASE TYPE: NNN

LEASE TERM: NEGOTIABLE

AVAILABLE SPACE

FLEX SF

BASE RENT/MO.

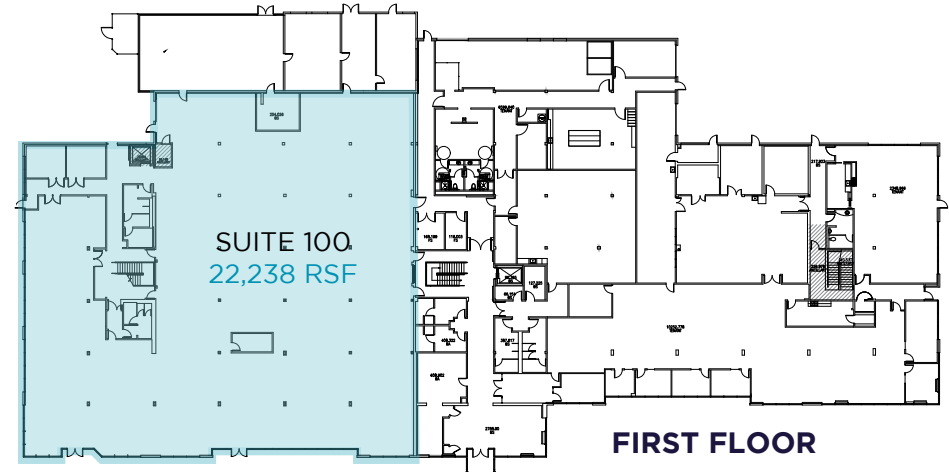
Suite 100/200

43,940

NEGOTIABLE

## FEATURES:

- Suite D100/D200: Available Now
- Grade and dock loading available
- Immediate freeway access, Close proximity to amenities
- Showers / lockers available
- Floor 1 - 12'9" ceiling heights



# CANYON PARK EAST BUILDING D

22215 26TH AVE SE

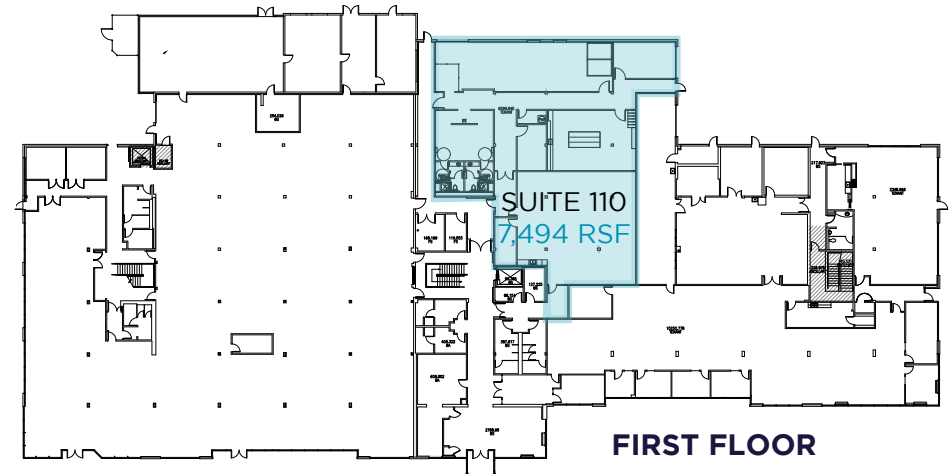
LEASE TYPE: NNN

LEASE TERM: NEGOTIABLE

| AVAILABLE SPACE | FLEX SF  | OFFICE SF | TOTAL SF  | BASE RENT/MO. |
|-----------------|----------|-----------|-----------|---------------|
| Suite 110       | 7,494 SF | -         | 7,494 SF  | NEGOTIABLE    |
| Suite 210       | -        | 23,145 SF | 23,145 SF | NEGOTIABLE    |
| Suite 110/210   | 7,494 SF | 23,145 SF | 30,639 SF | NEGOTIABLE    |

## FEATURES:

- Suite 110/210: Available September, 2026
- Grade and dock loading available
- Immediate freeway access, close proximity to amenities
- Showers/lockers available



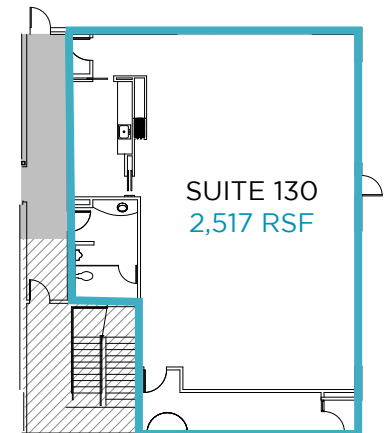
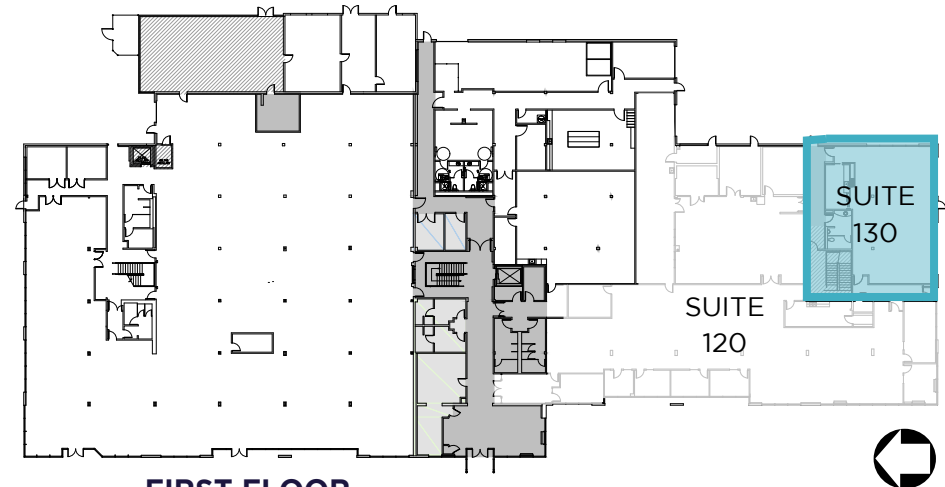
# CANYON PARK EAST BUILDING D

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
- Immediate freeway access, Close proximity to amenities
- Showers / lockers available
- Communication provider: Frontier
- Floor 1 - 12'9" ceiling heights



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.

## 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

## 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 Walgreens
- 2 Rite Aid
- 3 Bartell
- 4 Indigo Urgent Care
- 5 EvergreenHealth

## BANKS

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

## 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

## TRANSIT

- 1 Park & Ride



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**FOR MORE INFORMATION, CONTACT:**

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