

# MONTE VILLA FARMS



ALEXANDRIA  
*Building the Future of Life-Changing Innovation™*

PREMIER LIFE SCIENCE, ADVANCED MANUFACTURING & OFFICE CAMPUS

3301, 3303, 3305, 3307 MONTE VILLA PARKWAY | BOTHELL, WASHINGTON



**BRODERICK**  
· GROUP ·

# MONTE VILLA FARMS



## CAMPUS HIGHLIGHTS

MONTE VILLA FARMS IS PART OF ALEXANDRIA'S 1.5M SF BOTHELL LIFE SCIENCE AND TECHNOLOGY CLUSTER - PROVIDING TENANTS A BUILT IN PATH TO SCALE



CONVENIENT FREEWAY  
ACCESS TO I-405



ABUNDANT  
SURFACE PARKING



HIGH-END  
RUSSELL'S RESTAURANT  
ON-SITE



PROFESSIONAL  
CONFERRING FACILITIES  
WITH A/V EQUIPMENT



MULTIPLE FIBER  
PROVIDERS AND  
STATE-OF-THE-ART  
BUILDING SYSTEMS



NEWLY REMODELED  
COMMON AREA, LOBBIES,  
AND FITNESS CENTER WITH  
SHOWERS AND LOCKERS



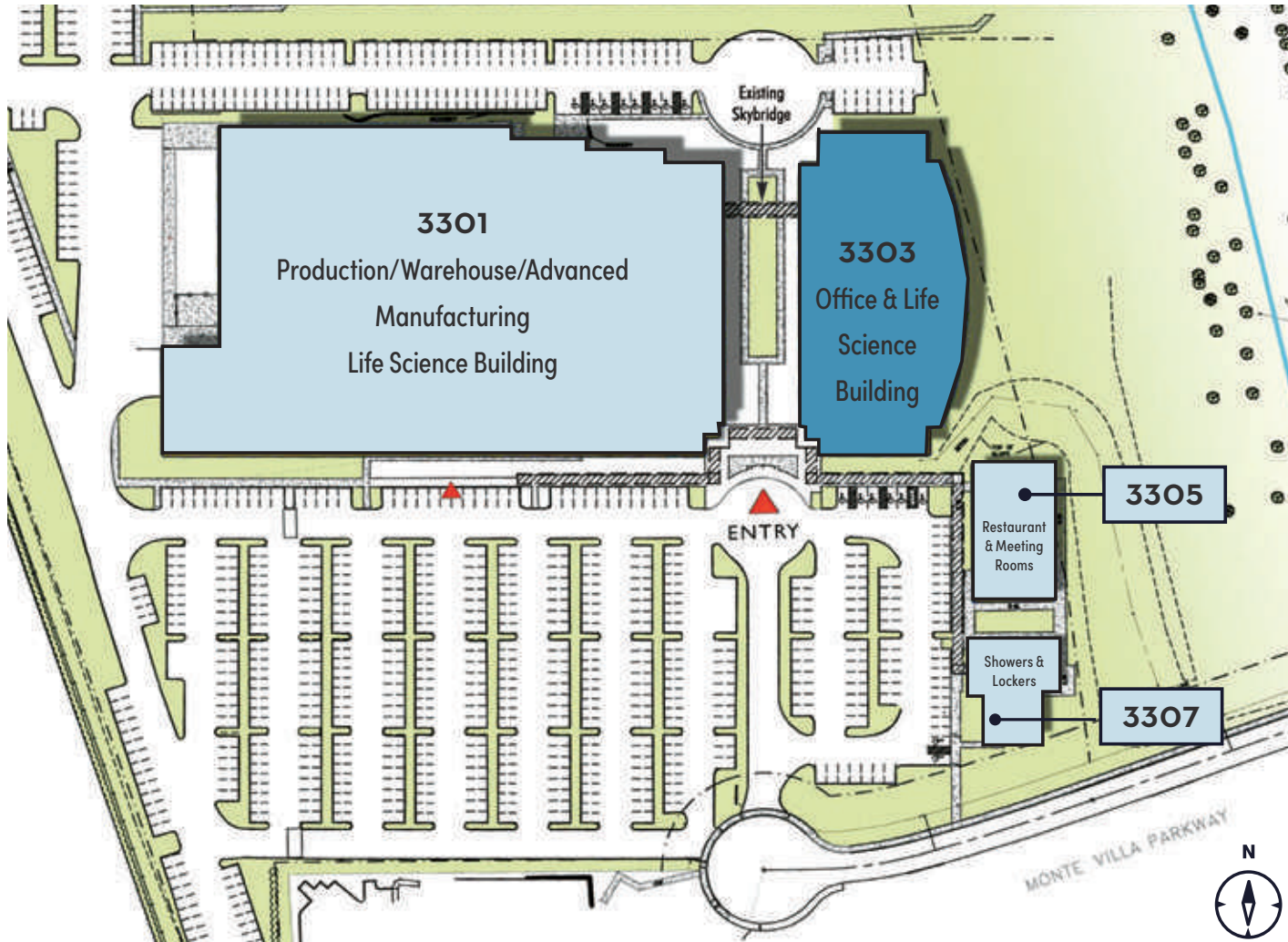
HISTORICAL BARN  
EVENT SPACE



NORTH CREEK TRAIL  
CONNECTING CAMPUS TO  
SAMMAMISH RIVER TRAIL AND  
"RAIL-TRAIL HALL OF FAME"  
BURKE-GILMAN TRAIL



# MONTE VILLA FARMS



# MONTE VILLA FARMS

3301 MONTE VILLA PARKWAY BOTHELL, WASHINGTON

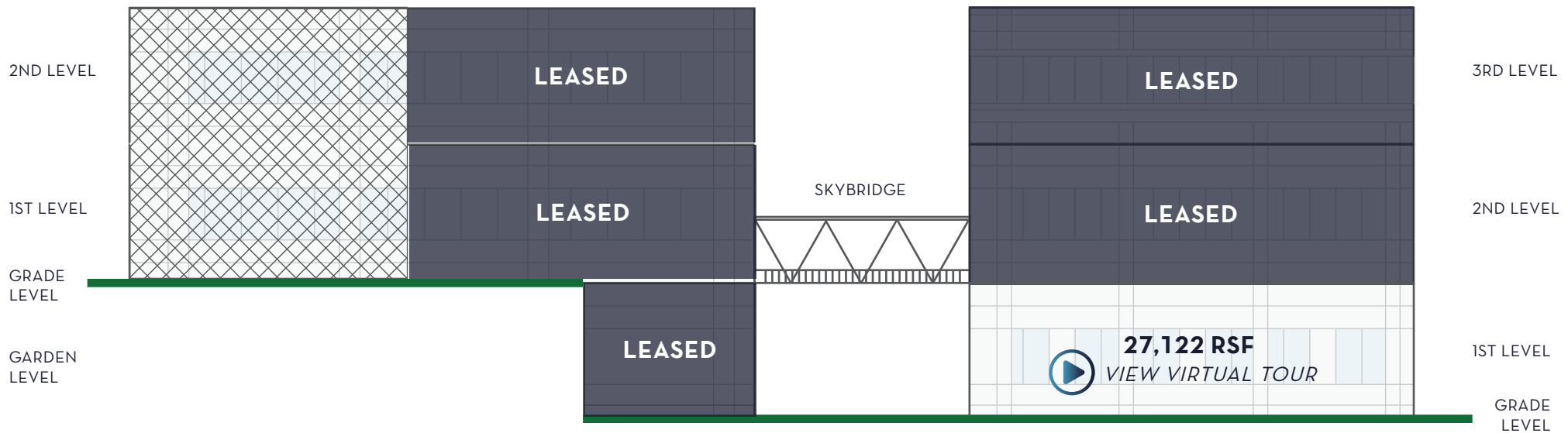


## 3301 BUILDING FULLY LEASED

ADVANCED MANUFACTURING, LIFE SCIENCE AND OFFICE SPACE

## 3303 BUILDING 27,122 RSF

LIFE SCIENCE + ASSEMBLY AND OFFICE SPACE



32' CLEAR HEIGHT



16' CLEAR HEIGHT - 3301 BLDG.



SLAB ON GRADE



# MONTE VILLA FARMS

3303 MONTE VILLA PARKWAY | BOTHELL, WASHINGTON

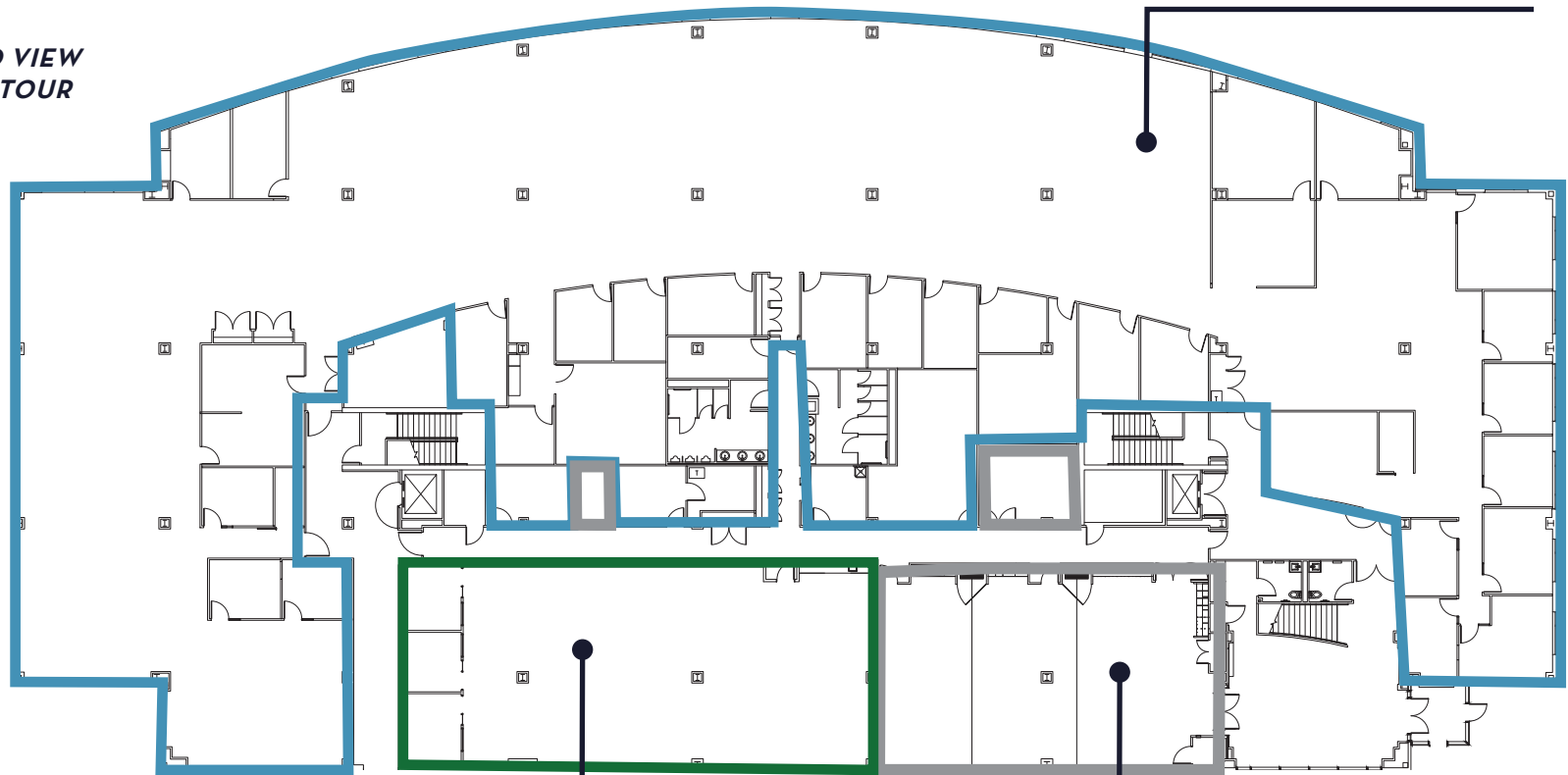
**3303 BUILDING | LEVEL ONE**

**3,425 - 27,122 RSF OFFICE, ASSEMBLY & LIFE SCIENCE SPACE**

**SUITE 100**

*23,697 RSF  
AVAILABLE NOW*

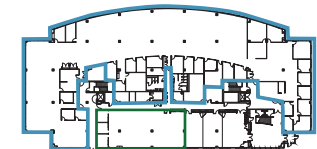
 **CLICK TO VIEW  
VIRTUAL TOUR**



**SUITE 110**

*3,425 RSF  
AVAILABLE NOW*

**NEW PROJECT  
CONFERENCE FACILITY**



# MONTE VILLA FARMS

## PROPERTY INFORMATION

<b>SF</b>	3301	175,609 RSF
	3303	93,937 RSF
	3305	4,319 RSF
	3307	3,655 RSF
	<b>TOTAL</b>	<b>277, 520 RSF</b>
<b>Site</b>	Acreage	19.29
<b>Parking Stalls</b>	Current	750
	Potential add'l	85
<b>Utilities</b>	Electric	Sno Co PUD No. 1
	Gas	Puget Sound Energy
	Water	City of Bothell
	Sewer	Alderwood Water & Sewer
<b>Electrical Service</b>	3301	Building Service 3000 amp 480 volt Each floor served with 800 amp 480 volt Emergency lighting by Life Safety Generator
	3303	Building Service 2500 amp 480 volt Each floor served with 400 amp 480 volt standard power Emergency lighting by Life Safety Generator
<b>Amenities</b>	<ul style="list-style-type: none"> <li>• Russell's Restaurant on-site offers discounted lunch to tenants</li> <li>• Along North Creek Trail</li> <li>• Close proximity to business-friendly hotels</li> <li>• Full-service, no-cost fitness center on-site</li> <li>• Near Community Transit and Metro bus lines</li> <li>• Multiple fiber providers to the site</li> </ul>	

