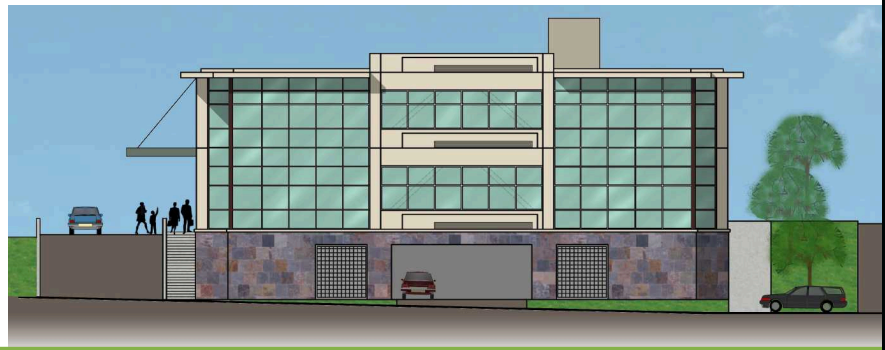


CANYON PARK RIDGE DEVELOPMENT SITE



OFFERING



22811 7TH AVE SE

BOTHELL, WA

*Permit-Ready 2.65-Acre
Healthcare/LifeScience Development Site*



Exclusively Listed By

ANN BISHOP MBA
Senior Vice President

O: 425.278.6308
M: 206.229.7523
E: bishop@wallaceproperties.com

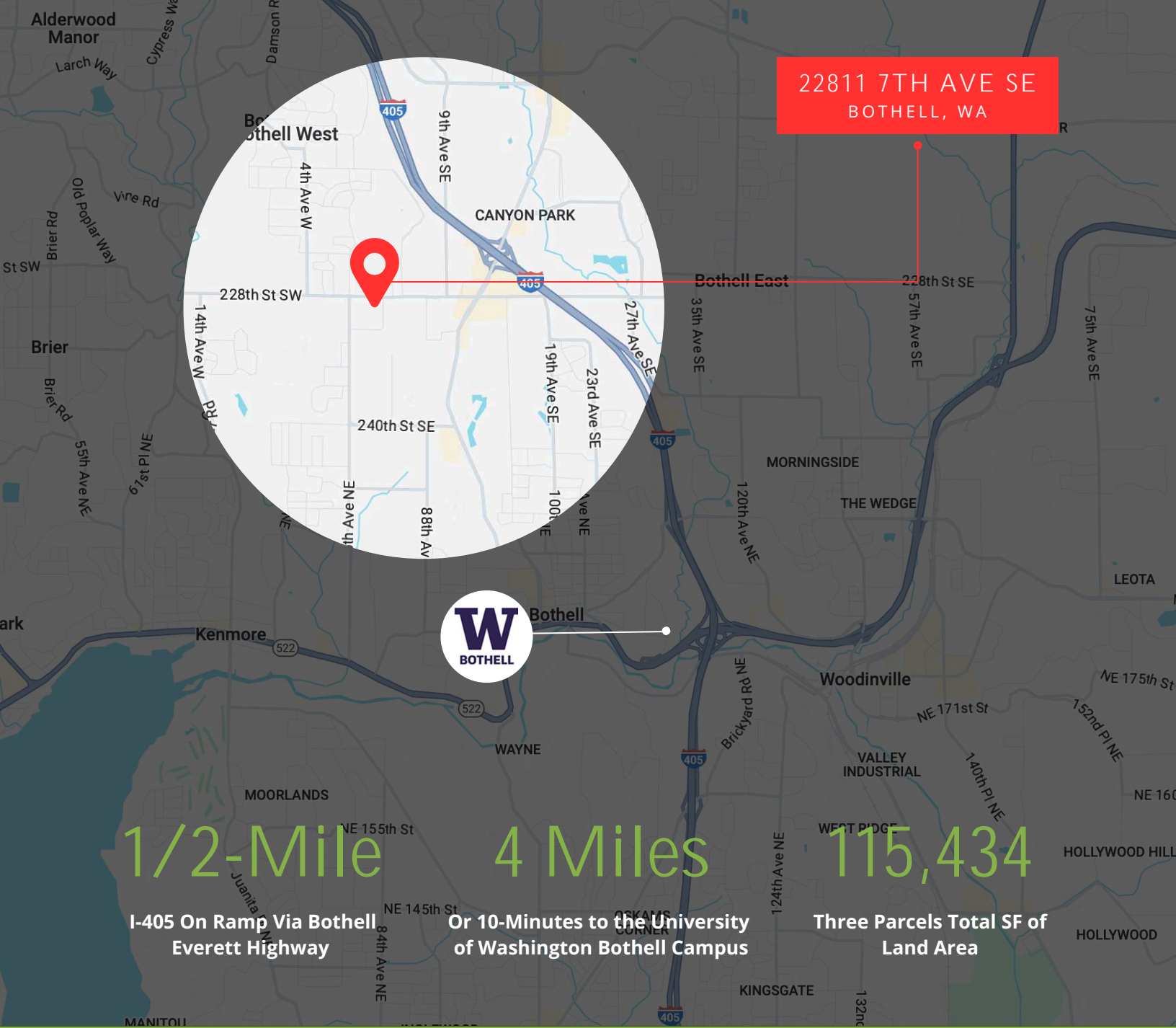
DOUG PLAGER
Vice President

O: 425.455.9976
M: 425.370.9555
E: dplager@wallaceproperties.com

The information contained in this marketing piece is proprietary and confidential. It is intended to be reviewed only by the party receiving it from Wallace Properties and should not be made available to any other person or entity without the written consent of Wallace Properties. This brochure has been prepared to provide summary, unverified information to prospective purchasers and tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

All information contained in this marketing material is from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof. This document is subject to errors, omissions, changes in price, rental, or other conditions, prior sale, lease, or financing, or withdrawal without notice.

Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. Prospective buyers and tenants should conduct their own investigation of the property and the information presented here. Wallace Properties has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Wallace Properties shall have no liability for any inaccuracies contained herein and shall be held harmless in the event of any errors or omissions.



22811 7TH AVE SE
BOTHELL, WA



1/2-Mile

I-405 On Ramp Via Bothell
Everett Highway

4 Miles

Or 10-Minutes to the University
of Washington Bothell Campus

115,434

Three Parcels Total SF of
Land Area

CANYON PARK RIDGE DEVELOPMENT SITE

is strategically situated at Bothell Everett Highway and I-405, just 10 minutes north of the University of Washington Bothell Campus. This prime location comprises three lots. Lot #1, located at the corner of 228th St. SE and 7th Ave. SE is designated as the proposed building site. Lots #2 and #3 facilitate the main entry into the Office Park and are connected to Lot #1 by a recorded easement, ensuring excellent ingress and egress.

Collectively, these parcels total 115,434 SF, with the corner building site offering 65,776 SF of buildable land. Nestled in one of the fastest-growing areas in the city of Bothell, this site benefits from a surrounding community with household incomes exceeding \$138,000 within a 3-mile radius.

SALE INCLUDES APPROX. \$4 MILLION IN ENTITLEMENTS & PERMIT FEES

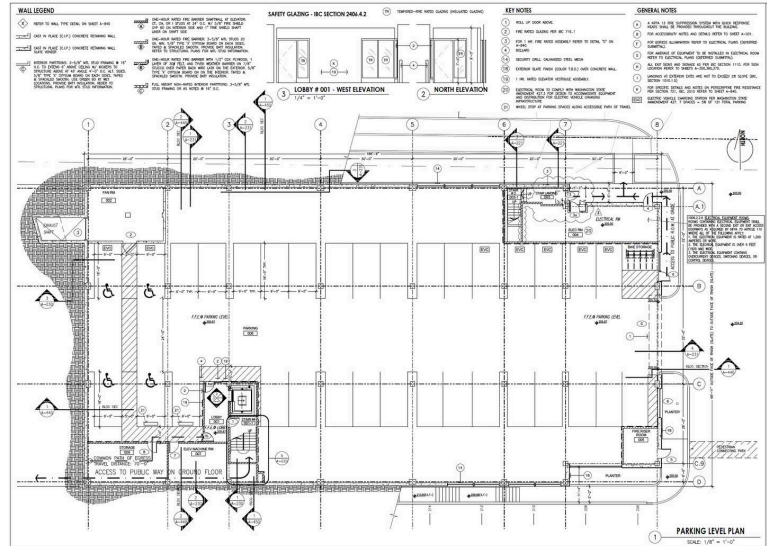
This permit-ready development site, containing an assemblage of three parcels connected by the recorded easement includes approximately \$4 million in entitlements: permits, traffic mitigation, curb and gutter, stormwater vaults, and engineering. Architectural drawings are available. Seller may consider a sale or build-to-suit for a long-term tenant.



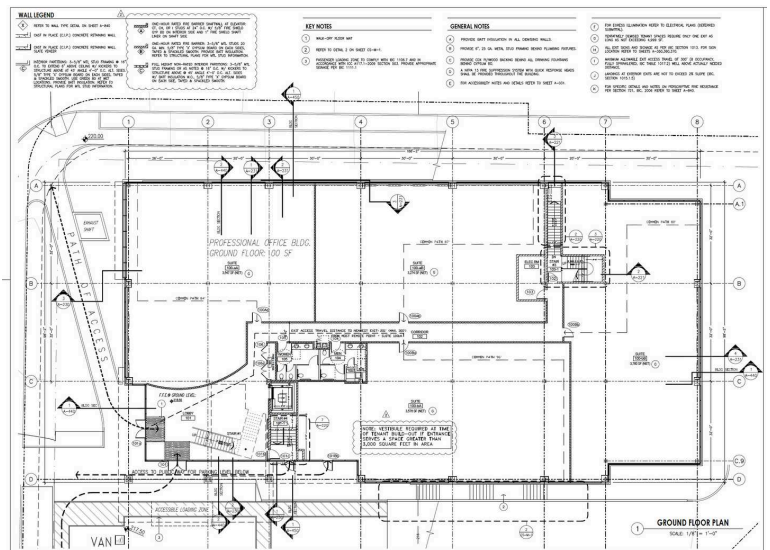
ADDRESS	22811 7th Ave SE, Bothell
THREE-PARCEL ASSEMBLAGE	27053100200600; 27053100206500; 27053100200200
TOTAL LAND AREA	115,434 SF
ZONING	OP (Office-Professional)
PROPOSED USES	Healthcare, Medical, Life Science, Research & Development
ENTITLEMENTS & IMPROVEMENTS	Sale includes approx. \$4 million in entitlements/permits value
EASEMENT	Seller has an easement connecting all three parcels
UTILITIES	To site
CITY	Bothell
COUNTY	Snohomish
PERMIT-READY CONSTRUCTION	Two-story building over secured garage parking
PERMITTED FOR BUILDING SIZE	55,229 SF
RENTABLE BUILDING AREA ON TWO FLOORS	36,369 SF
PARKING	33 Stalls in secured parking garage plus surface parking

PROPOSED BUILDING PLANS

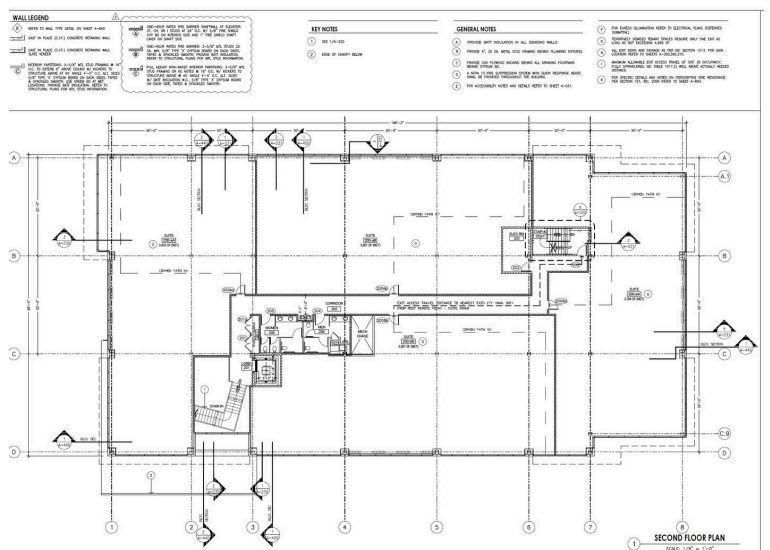
Canyon Park Medical/Dental/Life Science Development Site is a permit-ready 2.65 assembled site connected by easement and designated for a 38,000 SF, two-story Healthcare or Life Science Facility. The under-building secured garage is designed for 33 parking spaces, plus surface parking. The maximum building structure, including the parking garage, is approx. 55,229 SF.

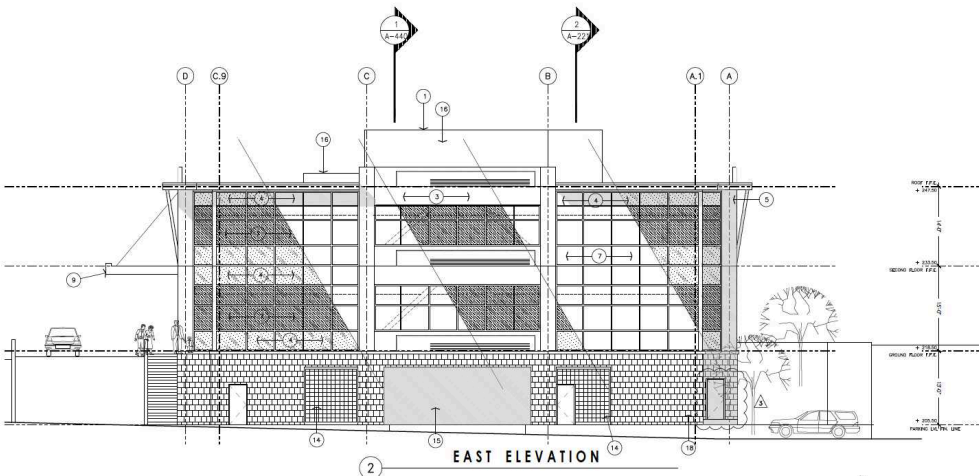


GROUND FLOOR



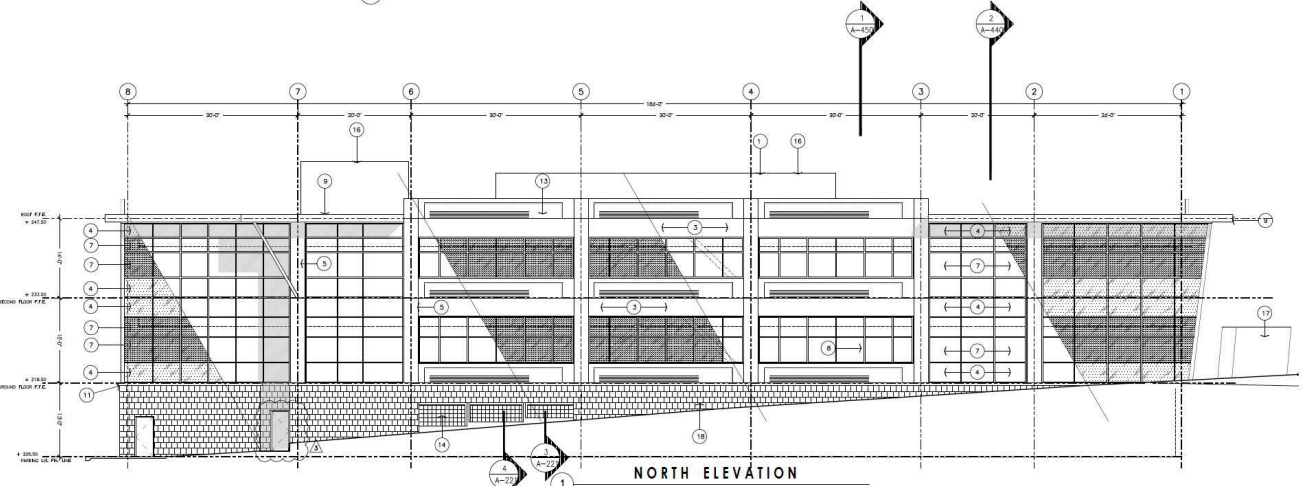
SECOND FLOOR



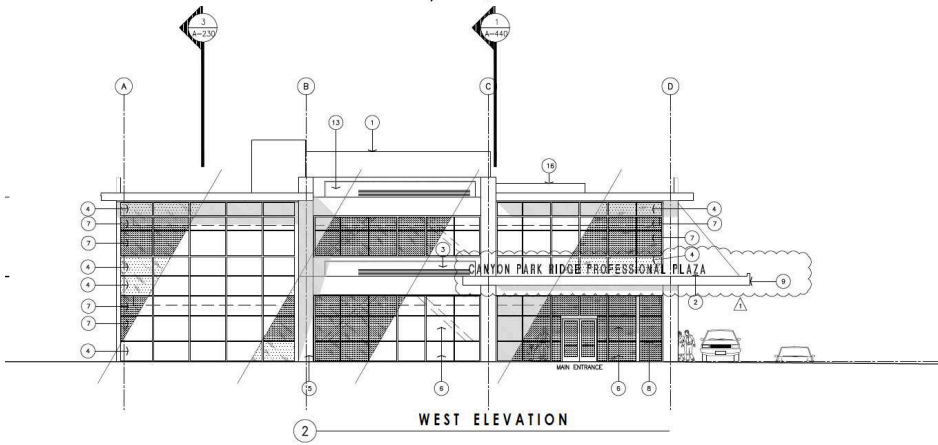


- KEY NOTES**
- 1 FOR REQUIRED SCREENING OF ROOF-TOP MECHANICAL EQUIPMENT SEE ROOF PLAN INCORPORATING PLACEMENT OF MECHANICAL EQUIPMENT. NOT USED.
 - 2 PRECAST CONCRETE PANELS WITH BATT INSULATION AT SPANDEL SECTIONS TYPICAL.
 - 3 DOUBLE GLAZED (TONE-INCH) OPACIFIED SPANDREL PANELS AT NON-TRANSPARENT AREAS.
 - 4 ARCHITECTURAL PRECAST CONCRETE COLUMN COVERS TYPICAL.
 - 5 DOUBLE GLAZED (TONE-INCH) CLEAR LOW-E GLAZING AT PUBLIC AND RETAIL STOREFRONTS.
 - 6 DOUBLE GLAZED (TONE-INCH) TINTED LOW-E GLAZING AT OFFICE AREAS.
 - 7 WINDOW AND STOREFRONT MULLION SYSTEM. COLOR T.B.D., ANODIZED ALUMINUM.
 - 8 CANOPIES w/ METAL FASCIA AND CORRUGATED METAL BECKING, EXPOSED AT SOFFIT TYPICAL.
 - 9 ARCHITECTURAL PRECAST CONCRETE BANISTER.
 - 10 CONTINUOUS PRECAST CONCRETE SILL WITH SLATE BELOW.
 - 11 CEMENT PLASTER FINISH AT SOFFIT.
 - 12 PRECAST CONCRETE PANEL FOR PARAPET.
 - 13 SECURITY GRILL: GALVANIZED STEEL MESH.
 - 14 ROLL-DOWN SECURITY GRILL AT PARKING LEVEL ENTRANCE: GALVANIZED STEEL.
 - 15 ELEVATOR OVERSHE, SCREENING OF MECHANICAL EQUIPMENT AND STAIR TOWER TO BE CLAD WITH GALVANIZED CORRUGATED METAL PANELS.
 - 16 AIR EXHAUST CONCRETE WELL AND SHAFT. EXTERIOR TO RECEIVE ARTISTIC FINISHES TO HIGHLIGHT CORNER LOCATION.
 - 17 EXTERIOR SLATE FINISH (COLOR T.B.D.)
 - 18 METAL FINISH.

EAST ELEVATION

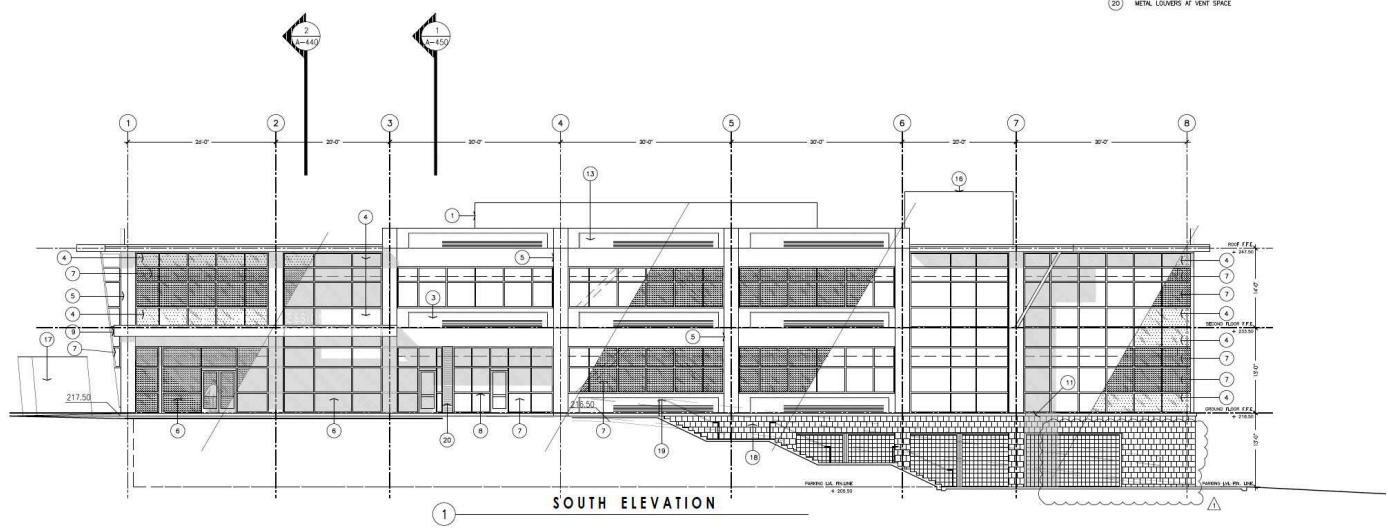


NORTH ELEVATION



WEST ELEVATION

- KEY NOTES**
- 1 FOR REQUIRED SCREENING OF ROOF-TOP MECHANICAL EQUIPMENT SEE ROOF PLAN INCORPORATING PLACEMENT OF MECHANICAL EQUIPMENT.
 - 2 SKIONAGE BY OTHERS UNDER SEPARATE PERMIT
 - 3 PRECAST CONCRETE PANELS WITH BATT INSULATION AT SPANDEL SECTIONS TYPICAL.
 - 4 DOUBLE GLAZED (TONE-INCH) OPACIFIED SPANDREL PANELS AT NON-TRANSPARENT AREAS.
 - 5 ARCHITECTURAL PRECAST CONCRETE COLUMN COVERS TYPICAL.
 - 6 DOUBLE GLAZED (TONE-INCH) CLEAR LOW-E GLAZING AT PUBLIC AND RETAIL STOREFRONTS.
 - 7 DOUBLE GLAZED (TONE-INCH) TINTED LOW-E GLAZING AT OFFICE AREAS.
 - 8 WINDOW AND STOREFRONT MULLION SYSTEM. COLOR T.B.D., ANODIZED ALUMINUM.
 - 9 CANOPIES w/ METAL FASCIA AND CORRUGATED METAL BECKING, EXPOSED AT SOFFIT TYPICAL.
 - 10 ARCHITECTURAL PRECAST CONCRETE BANISTER.
 - 11 CONTINUOUS PRECAST CONCRETE SILL WITH SLATE BELOW.
 - 12 CEMENT PLASTER FINISH AT SOFFIT.
 - 13 PRECAST CONCRETE PANEL FOR PARAPET.
 - 14 SECURITY GRILL: GALVANIZED STEEL MESH.
 - 15 ROLL-DOWN SECURITY GRILL AT PARKING LEVEL ENTRANCE: GALVANIZED STEEL.
 - 16 ELEVATOR OVERSHE, SCREENING OF MECHANICAL EQUIPMENT AND STAIR TOWER TO BE CLAD WITH GALVANIZED CORRUGATED METAL PANELS.
 - 17 AIR EXHAUST CONCRETE WELL.
 - 18 EXTERIOR SLATE FINISH (COLOR T.B.D.)
 - 19 METAL FINISH.
 - 20 METAL LOUVERS AT VENT SPACE.



SOUTH ELEVATION