

FOR SALE  
OR LEASE

# HIGHLANDS

## BUILDING A

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OWNER-USER OPPORTUNITY | 75,421 SF FLEX BUILDING

**NEWMARK**

 **STEELWAVE**

**Rialto**   
CAPITAL MANAGEMENT

# OWNER-USER OPPORTUNITY

Newmark, as the exclusive advisor, is pleased to present a unique opportunity to acquire a standalone flex office building within the Highlands Campus of Canyon Park in Bothell, Washington. This 75,410-square-foot property features robust infrastructure and exceptional flexibility to accommodate a variety of uses, including office, flex, manufacturing, and life sciences.

The building offers expandable on-grade loading capabilities for enhanced accessibility and operational efficiency. Additionally, it provides the ability to add warehouse space, allowing for increased storage, logistics, or light industrial functionality to meet a range of tenant needs. With its adaptable design and high-load capacity, the property is well-positioned to support businesses requiring a blend of office and industrial space.

|                       |                                                                                                                                                                                                                                                    |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Year Built</b>     | 1999 (renovated 2021)                                                                                                                                                                                                                              |
| <b>NRSF</b>           | 75,421 SF                                                                                                                                                                                                                                          |
| <b>Stories</b>        | Two (2) stories<br>Floor 1 - 37,010 SF<br>Floor 2 - 38,411 SF                                                                                                                                                                                      |
| <b>Ceiling Height</b> | Structure ceiling height at 1 <sup>st</sup> floor – 15' 8"<br>Structure ceiling height at 2 <sup>nd</sup> floor – 13' 10"<br>Finished ceiling height at 1 <sup>st</sup> floor – 9' 11"<br>Finished ceiling height at 2 <sup>nd</sup> floor – 9' 6" |
| <b>Parking</b>        | 239 stalls                                                                                                                                                                                                                                         |
| <b>Power</b>          | 2,000 amp 277/480-volt, 3-phase 4-wire<br>On-site generator                                                                                                                                                                                        |



An aerial photograph of the Bothell Innovation Hub. The image shows a large, modern, multi-story building with a light-colored roof and green-tinted windows, outlined in green. This building is identified as Highlands Building A by a green callout box. The surrounding area includes other industrial buildings, parking lots, and a dense forest of evergreen trees in the background under a blue sky with scattered clouds.

# LOCATION

## BOTHELL-INNOVATION HUB

HIGHLANDS BUILDING A

# HIGHLANDS

## BUILDING A

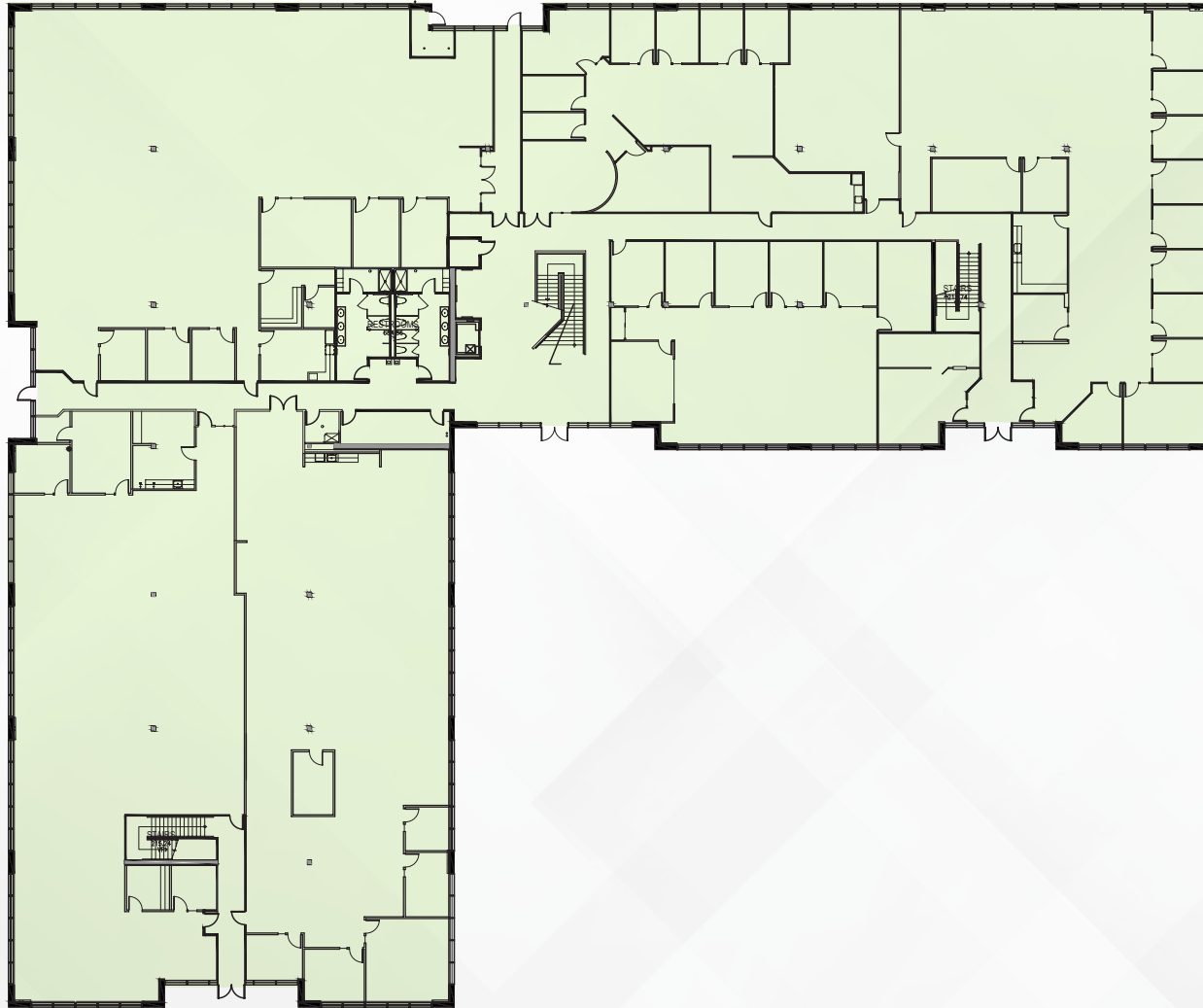
HIGHLANDS TECHNOLOGY CENTER OFFERS AN OWNER-USER THE OPPORTUNITY TO ACQUIRE A STAND-ALONE BUILDING IN THE HEART OF THE BOTHELL LIFE SCIENCES INNOVATION HUB.

The Bothell submarket has established itself as a hub of innovation, attracting a diverse mix of industries, including life sciences, general manufacturing, warehousing, and office users. With a strong presence of advanced manufacturing, logistics, and R&D operations, the area provides businesses with a versatile environment to support a range of operational needs.

With close proximity to I-405 and SR-527, the location offers seamless connectivity to key business hubs while providing tenants with convenient access to restaurants, service amenities, and affordable housing. This strategic positioning makes it an attractive destination for companies seeking a dynamic, well-connected environment with the infrastructure to accommodate office, R&D, manufacturing, warehousing, and industrial uses.

# FLOOR 1

37,010 SF



# FLOOR 1 - SAMPLE FLEX PLAN

37,010 SF



\*The property offers the ability to add grade-level loading to the first floor, and supports full warehouse conversions, with clearance up to 15' 8" under the current floor-to-floor configuration.



# FLOOR 2

38,411 SF



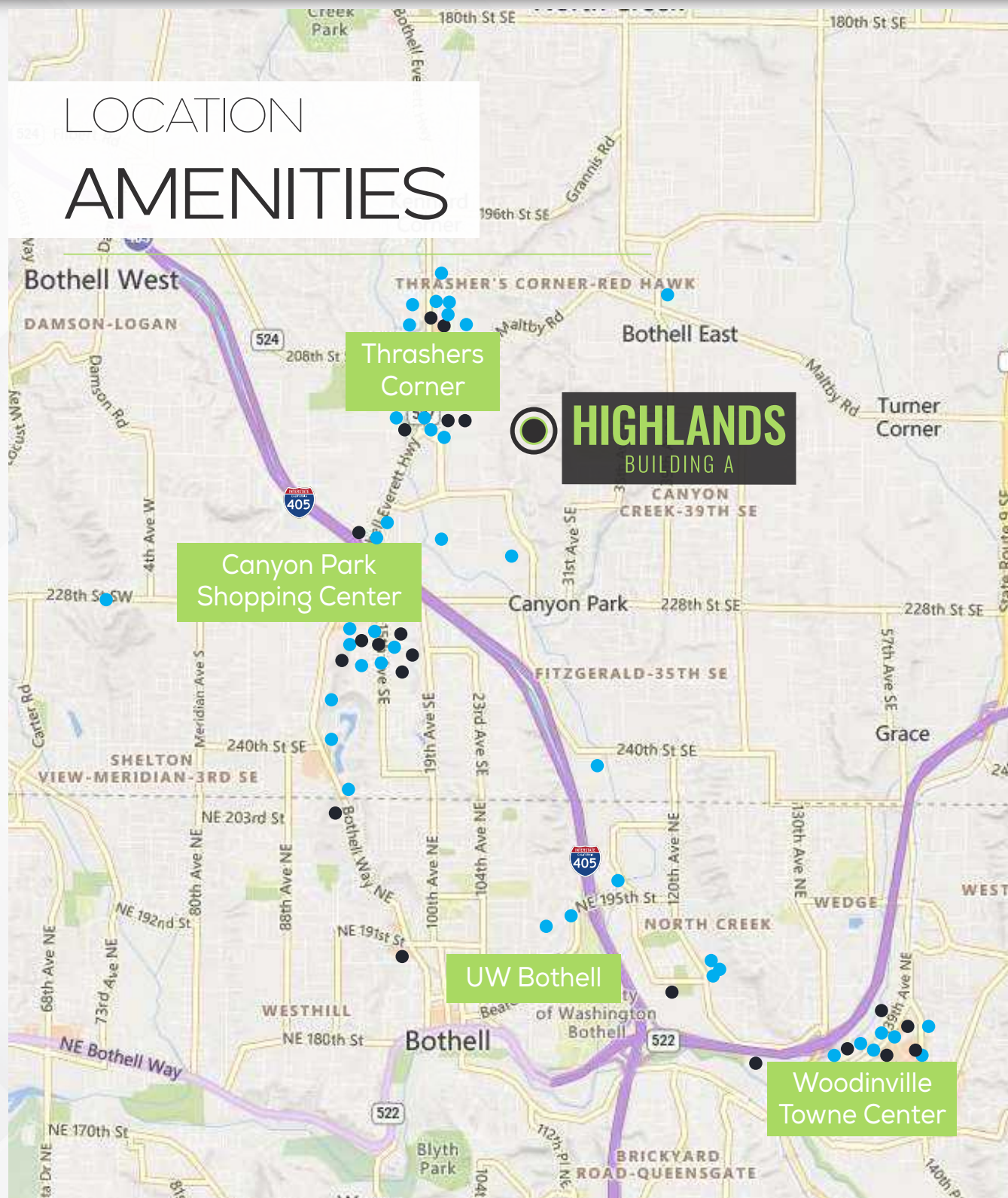
# THE NEIGHBORHOOD

Located in Canyon Park, Bothell, this thriving business district is home to leading companies in life sciences, technology, and manufacturing, including Pfizer, Philips, Bristol Meyers Squibb and Lockheed Martin. The area fosters innovation and business growth, making it a prime destination for diverse industries.

Canyon Park also offers a balanced live-work environment, with nearby residential communities, walkable amenities, and easy access to Downtown Bothell and Woodinville's wine country. Its strategic location along I-405 and SR-527 allows for quick commutes to Bellevue (20 min), Seattle (25 min), and Sea-Tac Airport (35 min), providing seamless access to major business hubs and a highly skilled workforce.



# LOCATION AMENITIES



## ● Restaurants, Cafes & Bars

## ● Shops & Other Amenities

- 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

- 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
- Gryro 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

# BOTHELL AREA

## Life Science Hub

Bothell, WA, has emerged as a key hub for life science developments, with a growing cluster of biotech, pharmaceutical, and medical device companies. The area is home to major players like Pfizer, Bristol Meyers Squib, and Philips, alongside a thriving ecosystem of startups and research institutions. With strong support from local government and proximity to Seattle's biotech corridor, Bothell continues to attract investment in cutting-edge life sciences innovation.

## A Growing Market

ONE OF THE EASTSIDE'S  
TOP-PERFORMING SUBMARKETS,  
CHARACTERIZED BY STABLE  
FUNDAMENTALS AND  
CONSISTENT DEMAND.

LIFE SCIENCE AND  
HIGH-TECH DEMAND  
HAS INCREASED 75%  
SINCE 2020.



## University of Washington

The University of Washington Bothell, serving over 5,000 students, offers a close-knit academic community with small class sizes, interdisciplinary programs, and a strong focus on experiential learning. Located on a scenic 58-acre site next to a protected wetland, it combines urban accessibility with natural beauty.

## Northshore School District

As one of the most highly regarded and consistently ranked public school systems in the country, Northshore School District serves as a one of the main reasons families with children choose to live in Bothell.

## Affordable Growth in a High-Quality Market

Between 2010 and 2020, Bothell's population increased by more than 40%. With top-rated schools, a thriving biotech and tech sector, and abundant parks and trails, Bothell offers an exceptional quality of life for families and professionals alike. Its affordability compared to nearby urban centers like Seattle and Bellevue makes it especially attractive to both residents and employers seeking a high-quality environment at a more cost-effective price point.



Well-connected by  
transit with easy  
freeway access



**#2**

ranked school  
district in the state  
of Washington



Robust Life  
Science Ecosystem



**SAT SCORES**

130 Points Higher Than  
National average



Live-Work-Play  
Communities



**±23,000**

Students across  
39 schools



High Quality  
Housing



Drivable  
Amenities



Connection to  
the Outdoors



Stand-Out  
School Districts



Low Crime  
Rates



Proximity  
to Seattle

# BOTHELL AND SURROUNDING AREA

## Thrasher's Corner

Located at the intersection of Bothell and Mill Creek, Thrasher's Corner is a thriving neighborhood that blends residential communities with a growing commercial presence. With easy access to I-405 and SR-527, this area offers a convenient lifestyle for families and professionals seeking proximity to top employers, shopping, and outdoor recreation. Its mix of modern townhomes, apartments, and single-family residences makes it a sought-after location for those looking to enjoy the best of suburban living while staying connected to the greater Seattle region.

## Woodinville Town Center & Wineries

As the gateway to Washington's renowned wine country, Woodinville Town Center offers a unique blend of charming local shops, farm-to-table dining, and vibrant tasting rooms featuring award-winning wines. Just minutes from Bothell, this destination attracts visitors from around the region who come to explore over 130 wineries, distilleries, and breweries in a scenic, relaxed setting. Whether enjoying a weekend wine tour, shopping at local boutiques, or dining at acclaimed restaurants, Woodinville provides a perfect balance of sophistication and small-town charm.



## Canyon Park Shopping Center

Situated in the heart of Bothell's Canyon Park neighborhood, this bustling shopping destination provides a diverse mix of retail, dining, and service options to cater to the community's needs. Anchored by popular national and local brands, the center is a go-to spot for everyday essentials, casual dining, and professional services. Its strategic location near major biotech and technology employers, along with easy highway access, makes it a convenient and well-frequented hub for residents and visitors alike.

## Bothell, WA

Nestled between Seattle and the Eastside, Bothell is a dynamic and rapidly growing city known for its high quality of life, excellent schools, and thriving business sector. With a strong presence in biotech, technology, and education, the city attracts professionals and entrepreneurs looking for career opportunities in a scenic suburban environment. Bothell's historic downtown offers a mix of charming boutiques, cafes, and parks along the revitalized riverfront, while its extensive trail system and outdoor spaces make it a haven for nature lovers. Combining economic growth with a family-friendly atmosphere, Bothell continues to be one of the most desirable places to live in the Pacific Northwest.



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**NEWMARK**

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 **STEELWAVE**

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