



**87,273 SF AVAILABLE
LAB READY OR OFFICE SPACE**



ALEXANDRIA®
Building the Future of Life-Changing Innovation™

**CANYON
POINTE
BUILDING A**

22213 30TH DR SE
BOTHELL, WASHINGTON

TYLER SLONE

(425) 274-4281

slone@broderickgroup.com

DAVID GREENWOOD

(206) 512-7386

greenwood@broderickgroup.com

STEVE HENDERSON

(425) 646-5248

henderson@broderickgroup.com

BRODERICK
• GROUP •

CANYON POINTE BUILDING A

22213 30TH DR SE
BOTHELL, WASHINGTON

TYLER SLONE

(425) 274-4281
slone@broderickgroup.com

DAVID GREENWOOD

(206) 512-7386
greenwood@broderickgroup.com

STEVE HENDERSON

(425) 646-5248
henderson@broderickgroup.com



FULL BUILDING 87,273 SF R&D
OR LAB + OFFICE SPACE WITH
EXPOSED CEILINGS AND BEAMS

BUILDING FEATURES

- » Divisible to approximately 15,000 square feet
- » Opportunity for technology oriented manufacturing on the first floor
- » Dock High & Grade Level Loading
- » Can accommodate trucks up to 54'
- » Access to ARE Amenity Center
- » Generous Parking: 3.91 stalls/1,000 SF
- » Easy access to I-405, SR-526 and nearby Transit/Park & Ride
- » Adjacent to the 17 acre Wood Trail for hiking and recreation
- » Retail, restaurant, service and community amenities are close by

The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

 **Seagen**

FUJIFILM **SONOSITE**
Value from Innovation

**CANYON
POINTE**
BUILDING A

 **T-Mobile**

 **AGC Biologics**

Pivotal

 **Microsoft**

 **ROMAC
INDUSTRIES, INC.**

 **ventec
LIFE SYSTEMS**

 **Seagen**

 **LOCKHEED MARTIN**

 **Lyell**

 **Bristol Myers Squibb**

 **Cepheid.**

**CANYON PARK
PARK & RIDE**

**INTERSTATE
405**

PHILIPS

 **UNIVERSITY of
WASHINGTON**
BOTHELL

CANYON POINTE

22213 30TH DR SE | BOTHELL, WASHINGTON

INTERIOR PHOTOS

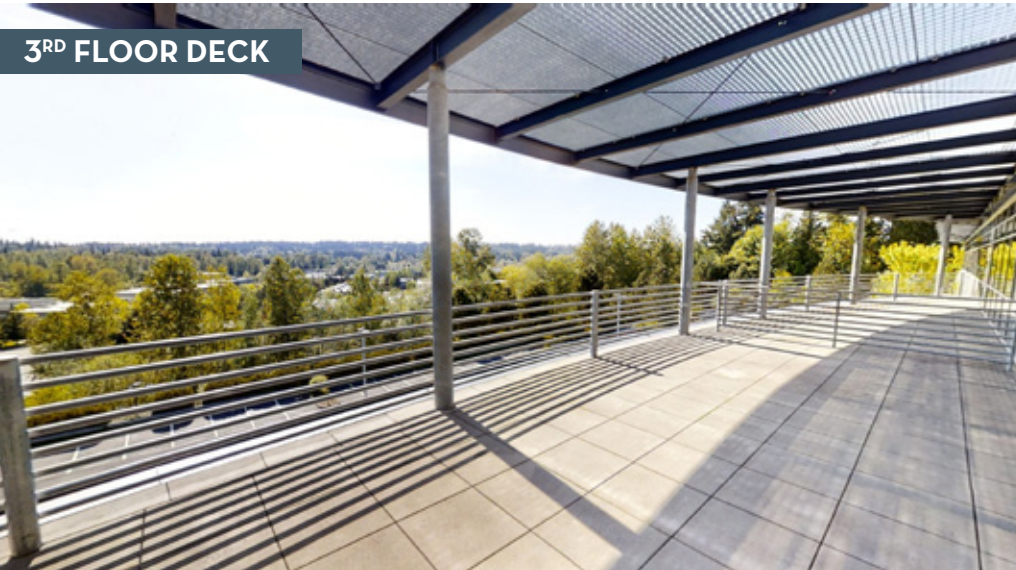
1ST FLOOR LOBBY



1ST FLOOR TECH/ASSEMBLY AREA



3RD FLOOR DECK



3RD FLOOR OPEN OFFICE



TYLER SLONE
(425) 274-4281
slone@broderickgroup.com

DAVID GREENWOOD
(206) 512-7386
greenwood@broderickgroup.com

STEVE HENDERSON
(425) 646-5248
henderson@broderickgroup.com

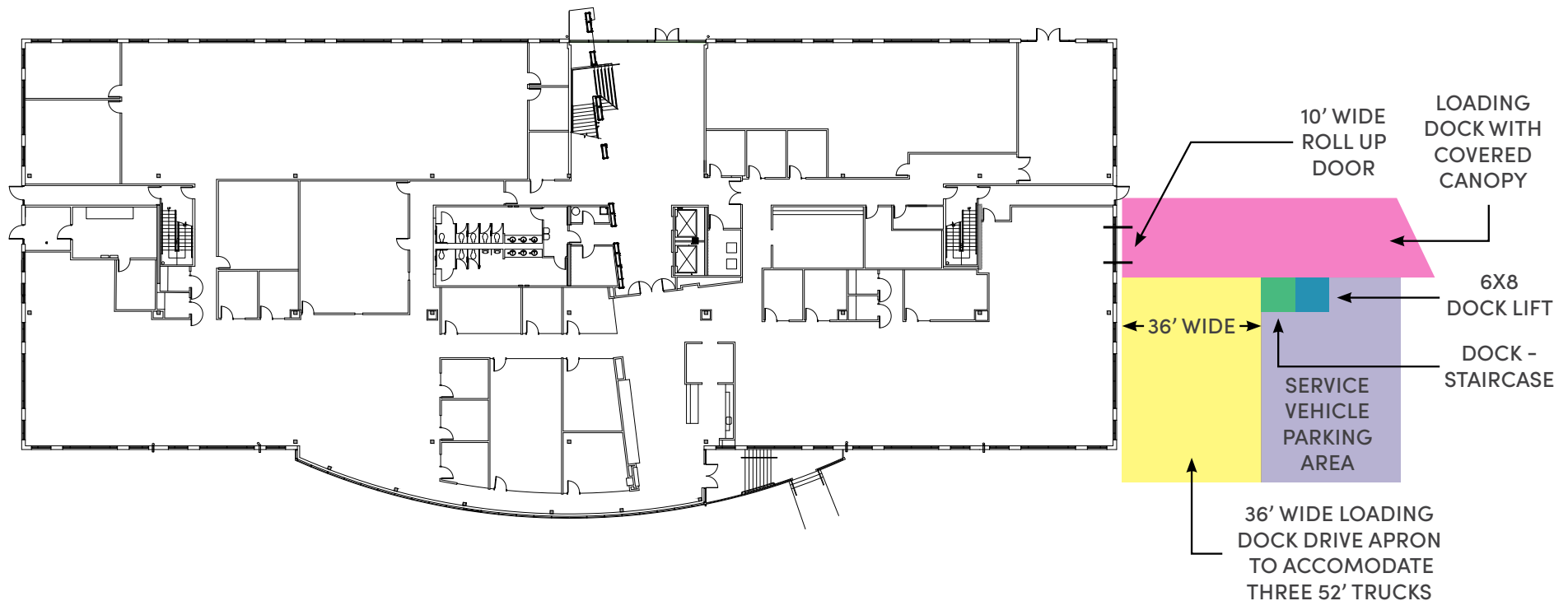


CANYON POINTE

22213 30TH DR SE | BOTHELL, WASHINGTON

BUILDING A - FIRST FLOOR 29,091 RSF

*Landlord willing to demise up to 15K RSF



 **VIEW VIRTUAL TOUR**



TYLER SLONE
(425) 274-4281
slone@broderickgroup.com

DAVID GREENWOOD
(206) 512-7386
greenwood@broderickgroup.com

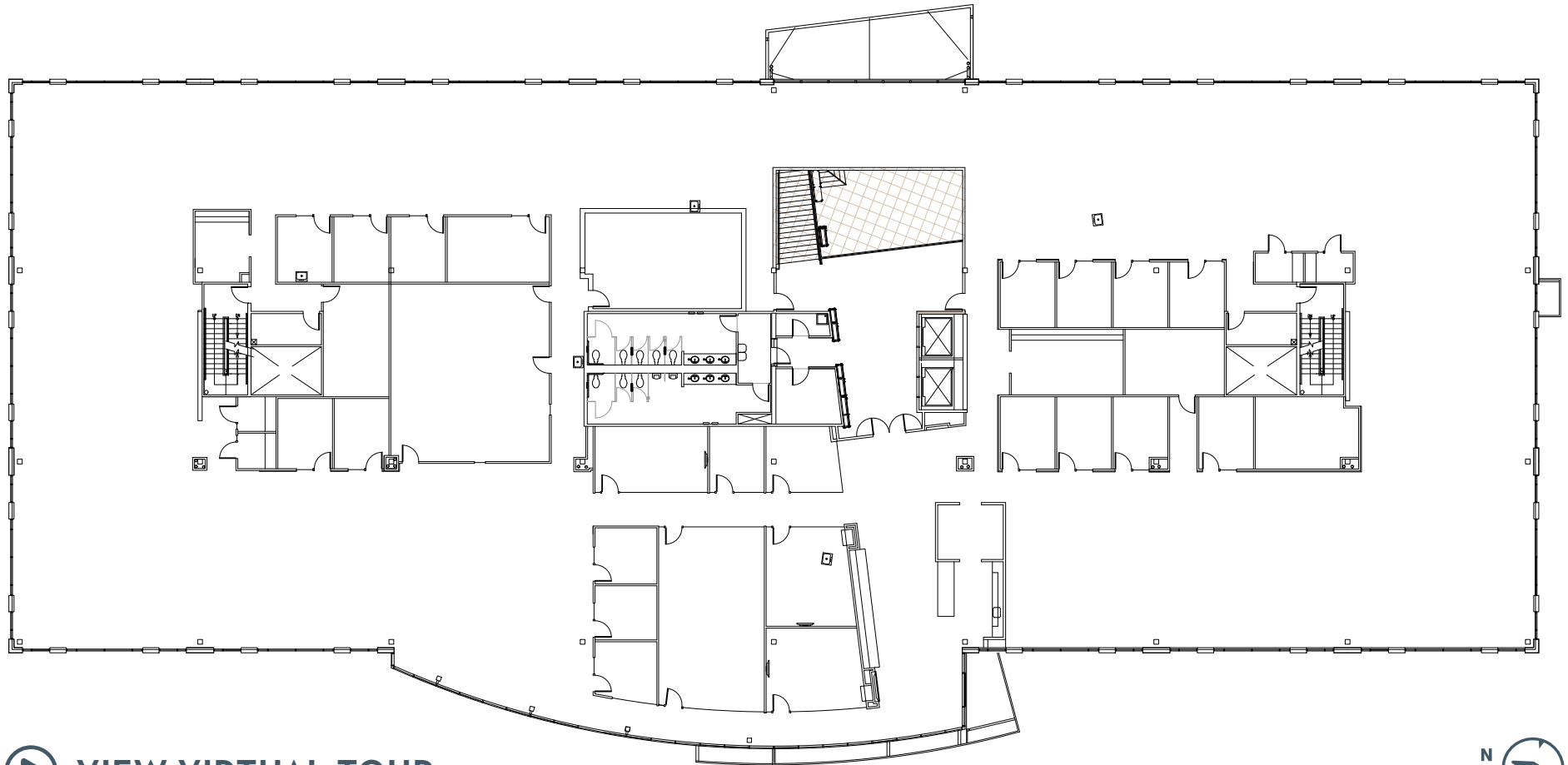
STEVE HENDERSON
(425) 646-5248
henderson@broderickgroup.com



CANYON POINTE

22213 30TH DR SE | BOTHELL, WASHINGTON

BUILDING A - SECOND FLOOR
29,091 RSF



 **VIEW VIRTUAL TOUR**



TYLER SLONE

(425) 274-4281

slone@broderickgroup.com

DAVID GREENWOOD

(206) 512-7386

greenwood@broderickgroup.com

STEVE HENDERSON

(425) 646-5248

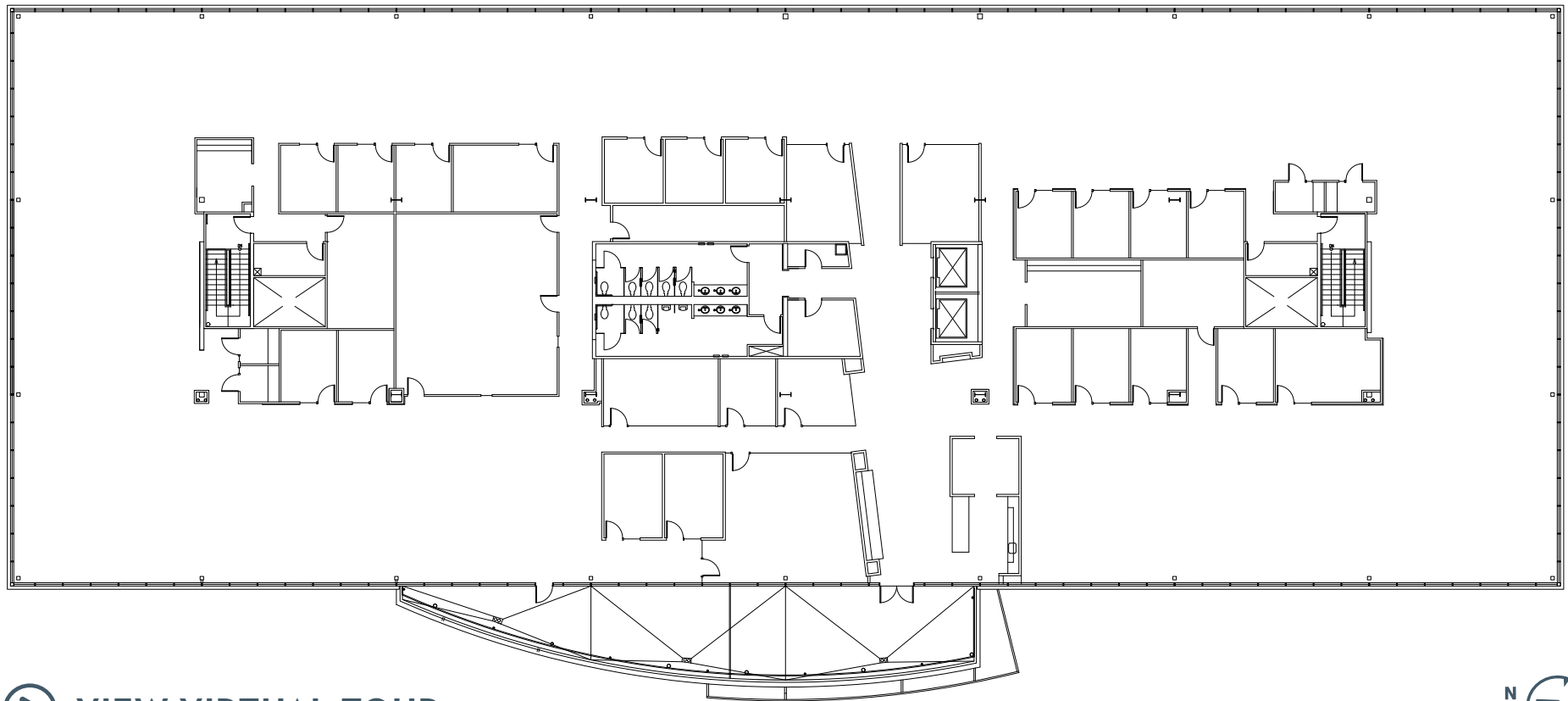
henderson@broderickgroup.com



CANYON POINTE

22213 30TH DR SE | BOTHELL, WASHINGTON

BUILDING A - THIRD FLOOR
29,091 RSF



VIEW VIRTUAL TOUR



TYLER SLONE

(425) 274-4281

slone@broderickgroup.com

DAVID GREENWOOD

(206) 512-7386

greenwood@broderickgroup.com

STEVE HENDERSON

(425) 646-5248

henderson@broderickgroup.com



CANYON POINTE BUILDING A

22213 30TH DR SE
BOTHELL, WASHINGTON

DOWNTOWN
REDMOND
(20 MINUTES)

DOWNTOWN
BELLEVUE
(20 MINUTES)

DOWNTOWN
WOODINVILLE
(15 MINUTES)

DOWNTOWN
BOTHELL
(7 MINUTES)

CANYON PARK
PARK & RIDE

CANYON
POINTE

NEARBY AMENITIES

POPULAR RESTAURANTS

- 1 Applebee's
- 2 Bonefish Grill
- 3 Inchins Bamboo Garden
- 4 Crystal Creek Cafe
- 5 Five Guys
- 6 Jimmy Johns
- 7 MOD Pizza, Chick Fil-A
- 8 Outback Steakhouse
- 9 Panera Bread
- 10 Pizza Hut (Thrashers Corner)
- 11 Red Robin Gourmet Burgers (Thrashers Corner)
- 12 Starbucks
- 13 Tully's
- 14 Wendy's
- 15 Gretchen's Place
- 16 Banh Mi Pho U!

FITNESS

- 17 Bothell Gymnastics Club
- 18 LA Fitness

GROCERY STORES

- 19 Safeway (Thrashers Corner)
- 20 Quality Food Centers (QFC, PCC)

RETAILERS

- 21 Big 5
- 22 Brooks Sports Outlet
- 23 Country Village Shops
- 24 FedEx Office Print & ship Center
- 25 Fred Meyer (Thrashers Corner)
- 26 Rite Aid
- 27 The UPS Store
- 28 T-Mobile
- 29 Verizon
- 30 Walgreens (Thrashers Corner)

PARKS

- 31 Cedar Grove Park
- 32 North Creek Forest
- 33 Stipek Park
- 34 William Penn Park

BANKS

- 35 Alaska USA Federal CU (Thrashers Corner)
- 36 Heritage Bank
- 37 Kay Bank, Canyon Park
- 38 US Bank
- 39 Washington Federal

HOTELS

- 40 Extended Stay America, Canyon Park
- 41 Hilton Garden Inn
- 42 Holiday Inn Express

— Bus Route 120



CANYON POINTE

22213 30TH DR SE | BOTHELL, WASHINGTON

PROPERTY INFORMATION

SF	Canyon Pointe Building A	87,273 RSF
Parking Stalls		341 Stalls Allocated to Building A 3.91/1,000 SF
Utilities	Electric	Sno Co PUS No. 1
	Gas	Puget Sound Energy
	Water	Alderwood Water and Sewer
	Sewer	Alderwood Water and Sewer
Electrical Service	Canyon Pointe Building A	Building service is 2500 amp, 480 volt Each floor is serviced by 277 volt panels
Floor to Floor Height	Floor 1	14'7" to deck
	Floor 2	14'9" to deck
	Floor 3	15'7" to deck
Floor to Dropped Ceiling Height	Floor 1	10'6" to drop
	Floor 2	10'7" to drop
	Floor 3	10'6" to drop

