

2122

CANYON PARK INDUSTRIAL

2122 222ND SE, BOTHELL, WA



BRODERICK
• GROUP •

FOR LEASE

23,900 SF SINGLE TENANT OPPORTUNITY

2122

CANYON PARK INDUSTRIAL

2122 222ND SE, BOTHELL, WA



BUILDING HIGHLIGHTS

- Approx. 23,900 SF Single Tenant Building
 - Approx. 6,161 SF Office & 17,729 SF Warehouse
- 24' Clear Height
- Power: 800 amps of 480 v Power
- 7 Dock High Loading Doors and 2 Grade Level Loading Doors
- Well distributed power & compressed air lines
- Comcast Fiber
- Approx 40-45 parking stalls



CLICK TO WATCH
THE VIRTUAL TOUR

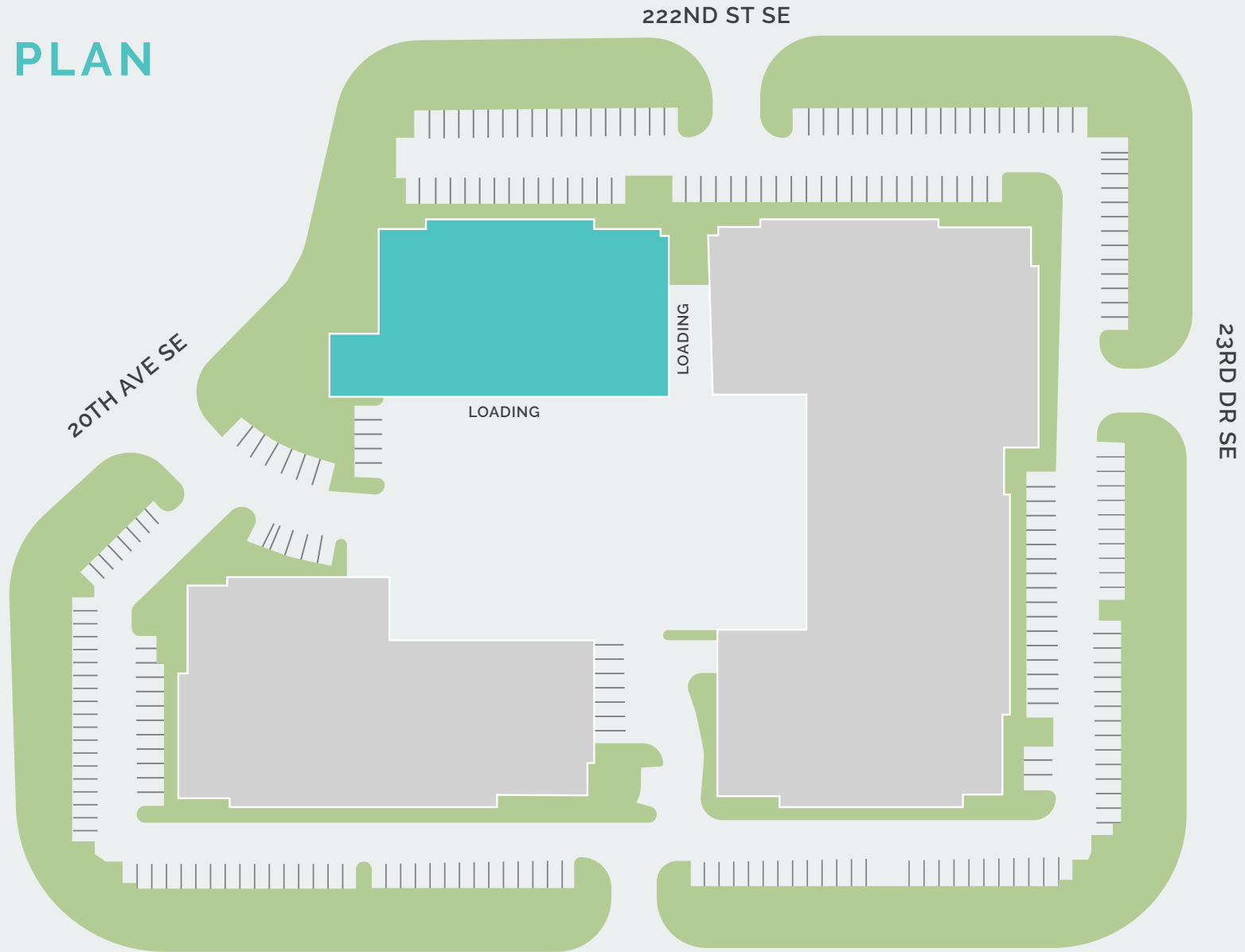


2122

CANYON PARK INDUSTRIAL

2122 222ND SE, BOTHELL, WA

SITE PLAN



2122

CANYON PARK INDUSTRIAL

2122 222ND SE, BOTHELL, WA

FLOOR 1

- Approx. 23,900 SF Single Tenant Warehouse Building
 - Approx 6,161 SF Office & 17,739 SF Warehouse
- 24' Clear Height
- Power: 800 amps of 480 v Power
- 7 Dock High Loading Doors and 2 Grade Level Loading Doors
- Well distributed power & compressed air lines
- Comcast Fiber
- Approx 40-45 parking stalls



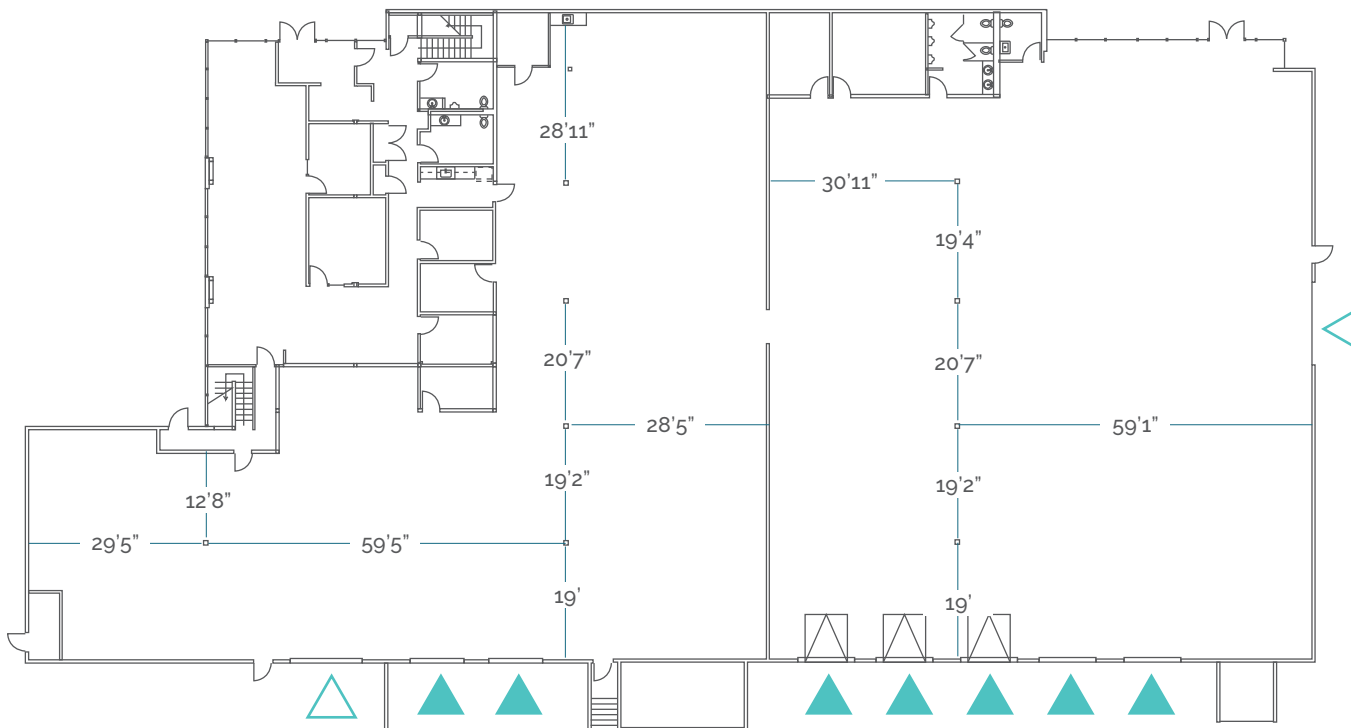
CLICK TO WATCH
THE VIRTUAL TOUR



DOCK HIGH



GRADE LEVEL



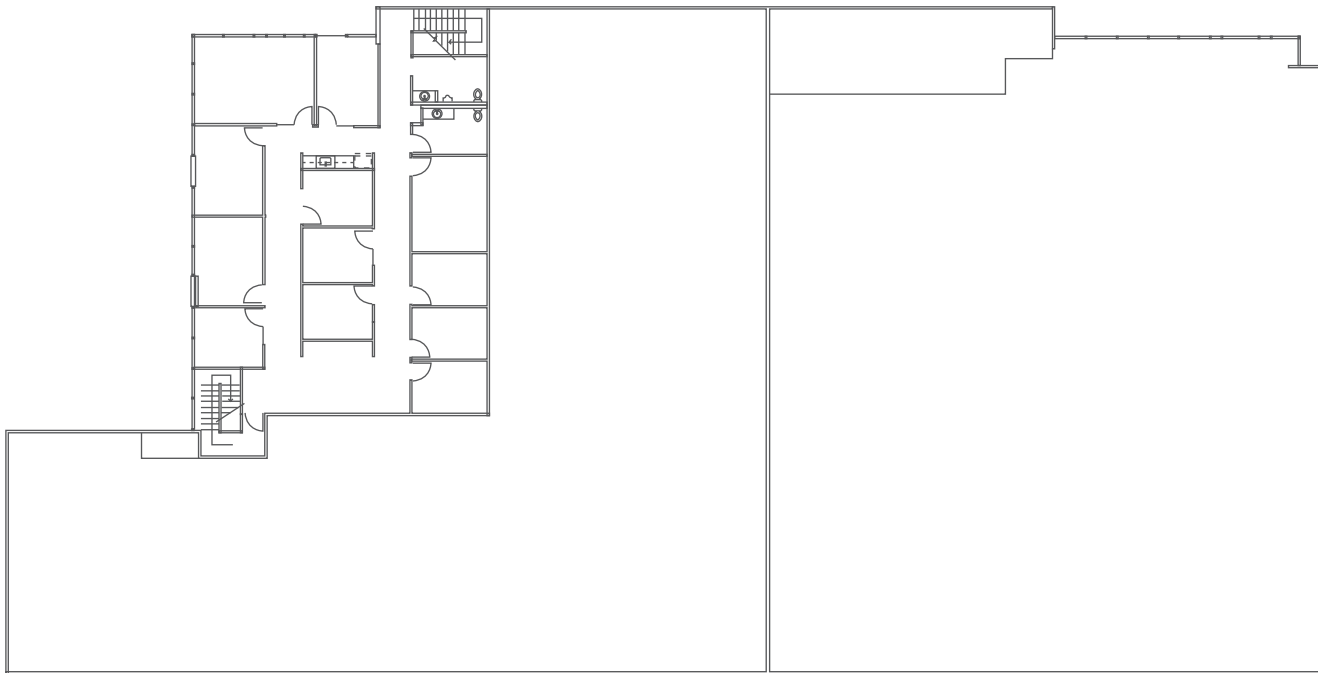
2122

CANYON PARK INDUSTRIAL

2122 222ND SE, BOTHELL, WA

FLOOR 2

- Approx. 23,900 SF Single Tenant Warehouse Building
 - Approx 6,161 SF Office & 17,739 SF Warehouse
- 24' Clear Height
- Power: 800 amps of 480 v Power
- 7 Dock High Loading Doors and 2 Grade Level Loading Doors
- Well distributed power & compressed air lines
- Comcast Fiber
- Approx 40-45 parking stalls



 **Seagen**

FUJIFILM **SONOSITE**
Value from Innovation

 **Lyell**

 **T-Mobile**

 **AGC Biologics**

Pivotal

 **Microsoft**

 **ROMAC INDUSTRIES, INC.**

 **VENTEC LIFE SYSTEMS**

 **Seagen**

 **LOCKHEED MARTIN**

 **Bristol Myers Squibb**

 **Cepheid**

2122
CANYON PARK INDUSTRIAL

**CANYON PARK
PARK & RIDE**

 **INTERSTATE 405**

PHILIPS

 **UNIVERSITY of WASHINGTON**
BOTHELL

2122

CANYON PARK INDUSTRIAL

2122 222ND SE, BOTHELL, WA



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