

HIGHLANDS

CORPORATE CENTER

BUILDING
A

BRODERICK
• GROUP •

21621 30TH DRIVE SE
BOTHELL, WA



HIGHLANDS CORPORATE CENTER

BUILDING
A

**60,000 RSF
ON TWO FLOORS**

**AVAILABLE
NOW**

Canyon Park Business Center is a 350-acre master planned corporate center which is home to such tenants as Panasonic, FedEx, T-Mobile, Philips Medical, Pfizer/Seagen and SonoSite Fujifilm. Amenities include multiple restaurants and hotels within one mile, as well as nearby walking trails all in a lush green corporate campus setting.

BUILDING FEATURES

- Office/Flex building
- Approximately 4.2 parking stalls per 1,000 SF
- Dock-high and grade-level loading
- EV charging station
- Territorial views of the business park
- Close proximity to retail amenities
- Zoning: Business Park, City of Bothell
- 2,000 Amps 480V electrical
- Generator backup

HIGHLANDS CORPORATE CENTER

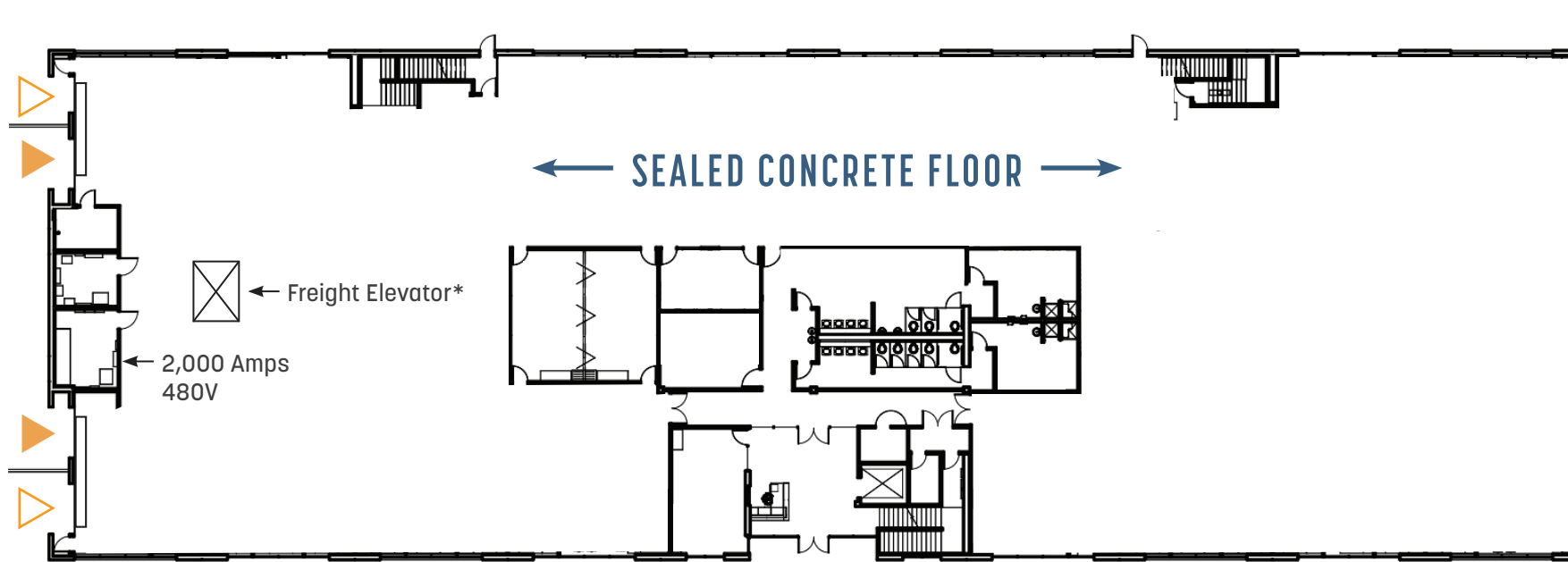
21621 30TH DRIVE SE | BOTHELL, WA

BUILDING
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FLOOR 1

30,000 RSF | Available Now



*Owned - can be installed

△ Grade Level Loading

■ Dock High Door

For more information or to
schedule a tour, please contact

PAUL JERUE | 425.646.5223 | jerue@broderickgroup.com

MICK LARSEN | 425.274.4291 | larsen@broderickgroup.com

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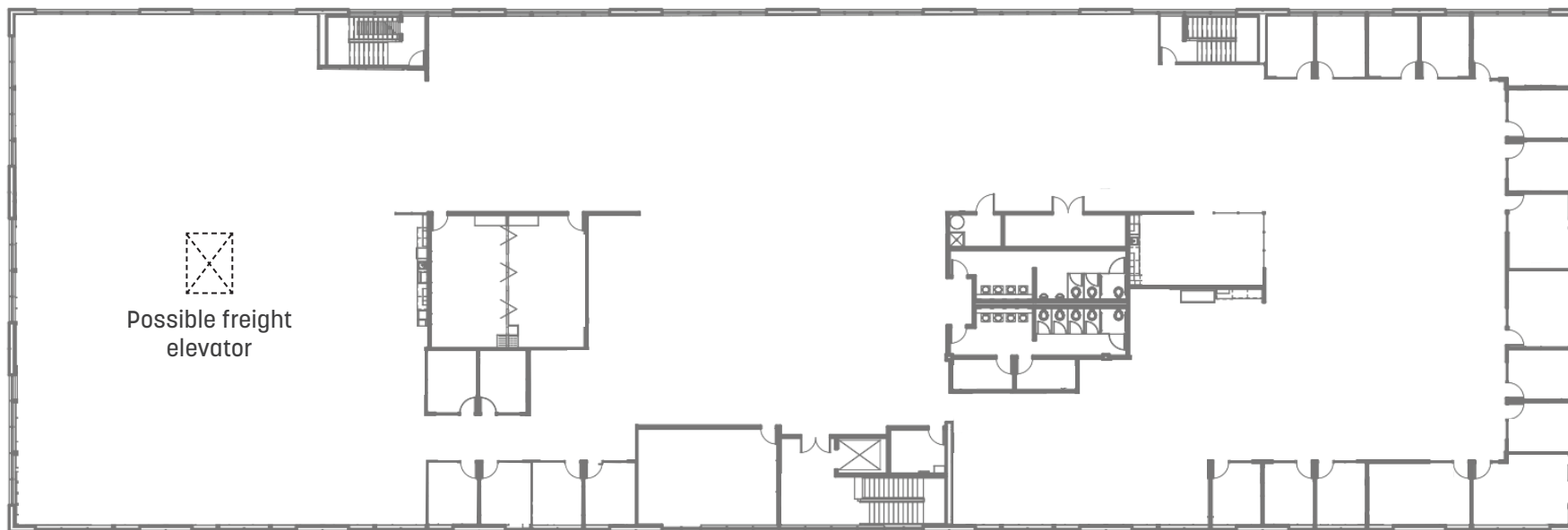
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FLOOR 2

30,000 RSF | Available Now



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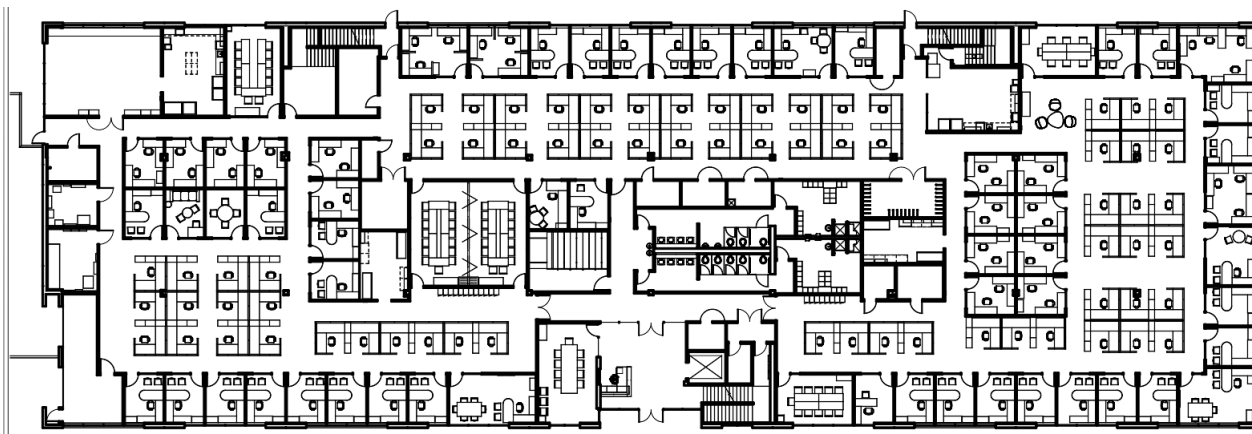
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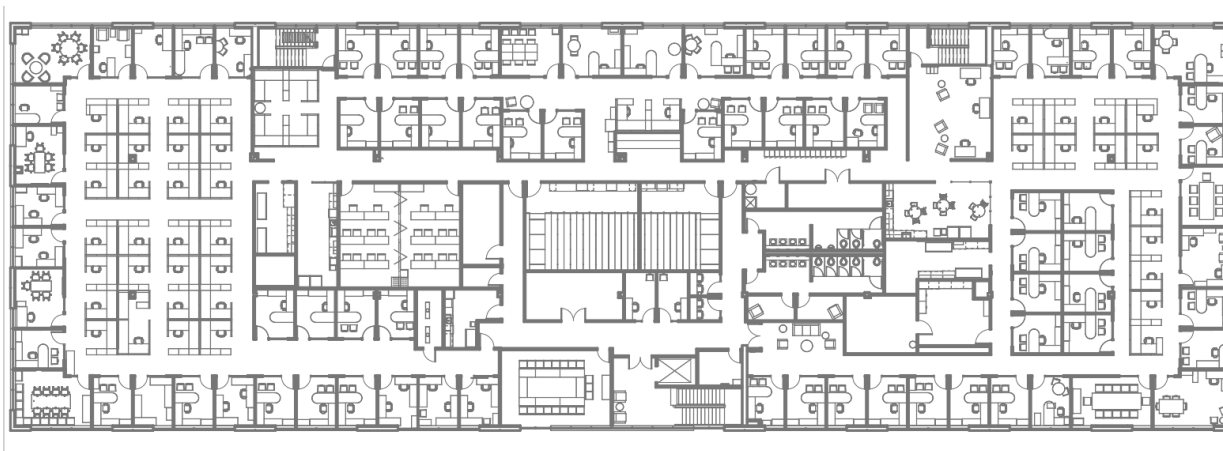
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CURRENT AS-BUILT CONDITION



FLOOR 1



FLOOR 2

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5 MINUTES
TO I-405

DRIVE TIMES

15 MINUTES
TO REDMOND

20 MINUTES
TO BELLEVUE CBD

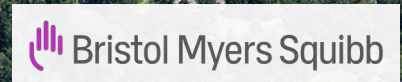
30 MINUTES
TO SEATTLE

40 MINUTES
TO SEATAC

6 MINUTES
TO I-405



HIGHLANDS
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BUILDING A



CANYON PARK PARK
& RIDE



EXIT 26



HIGHLANDS CORPORATE CENTER

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21621 30TH DRIVE SE
BOTHELL, WA



NEARBY AMENITIES

POPULAR RESTAURANTS

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

FITNESS

- 17 Bothell Gymnastics Club
- 18 LA Fitness

GROCERY STORES

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

PARKS

- 21 Cedar Grove Park
- 22 North Creek Forest
- 23 Stipek Park
- 24 William Penn Park