

MONTE VILLA FARMS



ALEXANDRIA
Building the Future of Life-Changing Innovation™

PREMIER LIFE SCIENCE, ADVANCED MANUFACTURING & OFFICE CAMPUS

3301, 3303, 3305, 3307 MONTE VILLA PARKWAY | BOTHELL, WASHINGTON



BRODERICK
· GROUP ·

MONTE VILLA FARMS



CAMPUS HIGHLIGHTS

MONTE VILLA FARMS IS PART OF ALEXANDRIA'S 1.5M SF BOTHELL LIFE SCIENCE AND TECHNOLOGY CLUSTER - PROVIDING TENANTS A BUILT IN PATH TO SCALE



CONVENIENT FREEWAY
ACCESS TO I-405



ABUNDANT
SURFACE PARKING



HIGH-END
RUSSELL'S RESTAURANT
ON-SITE



PROFESSIONAL
CONFERRING FACILITIES
WITH A/V EQUIPMENT



MULTIPLE FIBER
PROVIDERS AND
STATE-OF-THE-ART
BUILDING SYSTEMS



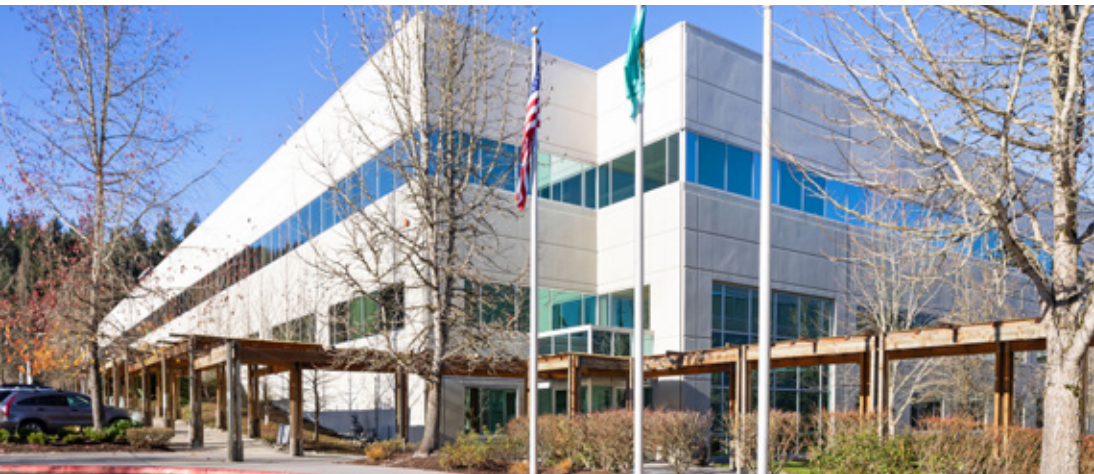
NEWLY REMODELED
COMMON AREA, LOBBIES,
AND FITNESS CENTER WITH
SHOWERS AND LOCKERS



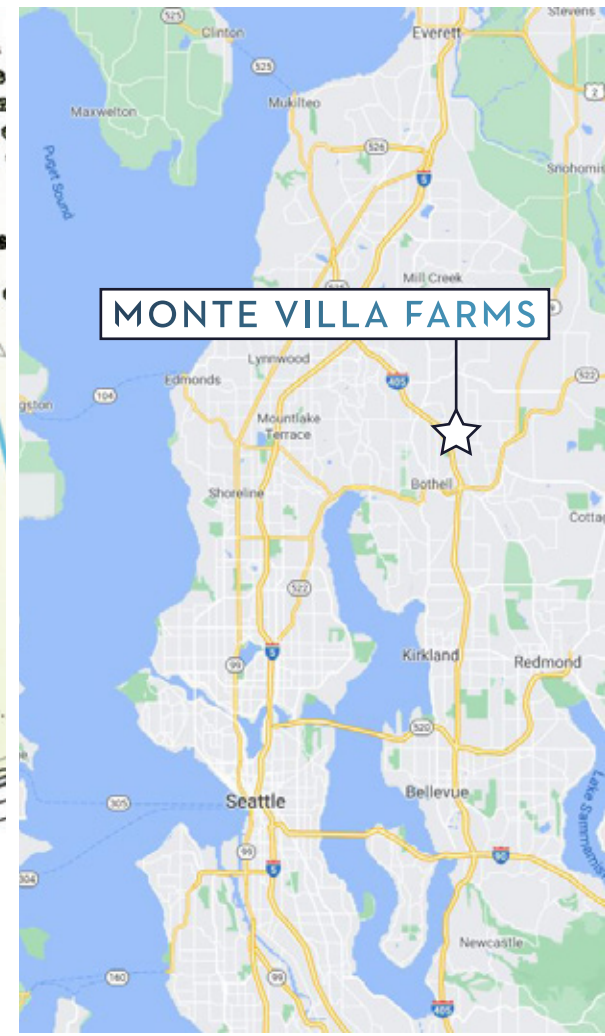
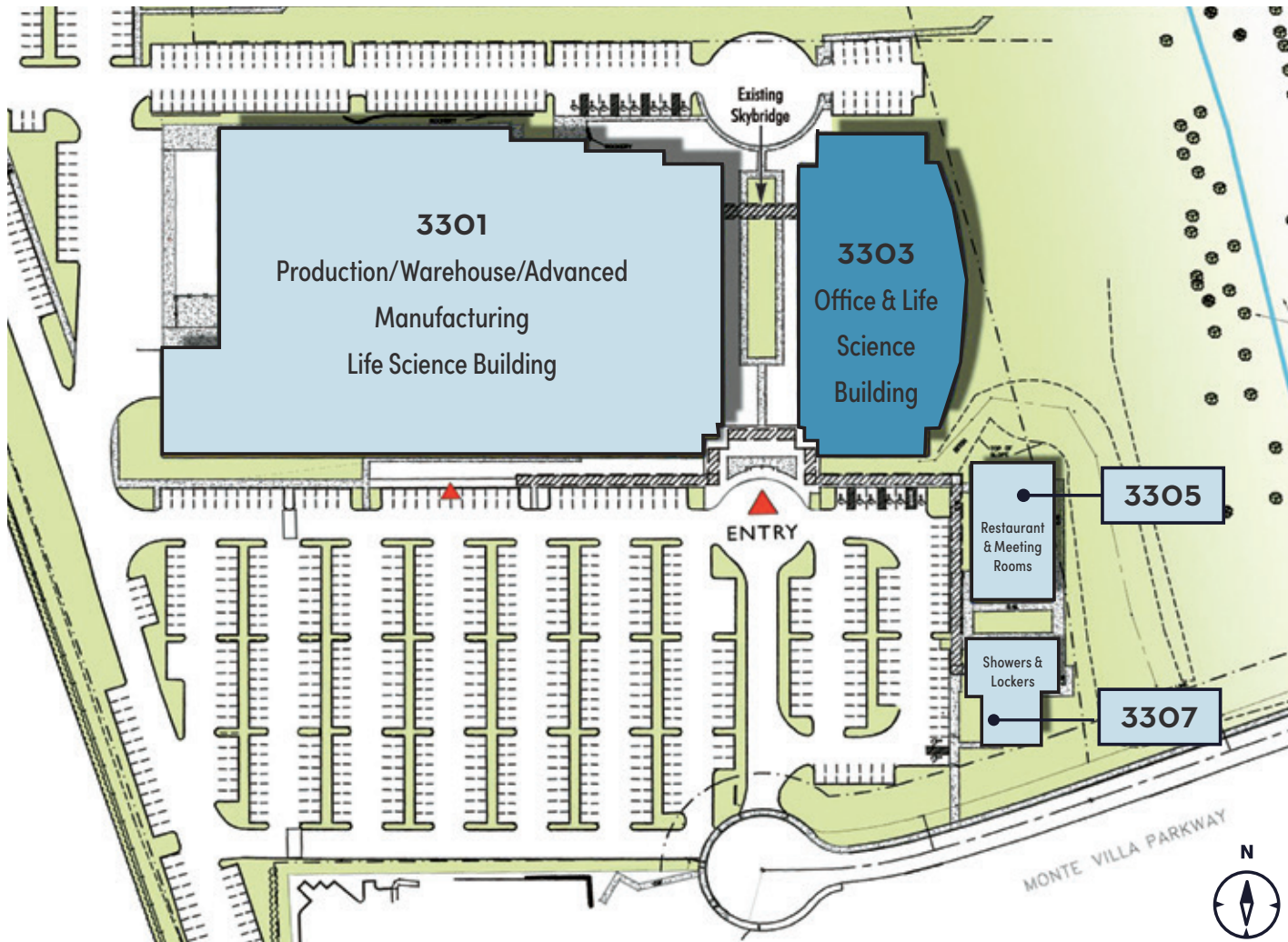
HISTORICAL BARN
EVENT SPACE



NORTH CREEK TRAIL
CONNECTING CAMPUS TO
SAMMAMISH RIVER TRAIL AND
"RAIL-TRAIL HALL OF FAME"
BURKE-GILMAN TRAIL



MONTE VILLA FARMS



MONTE VILLA FARMS

3301 MONTE VILLA PARKWAY BOTHELL, WASHINGTON

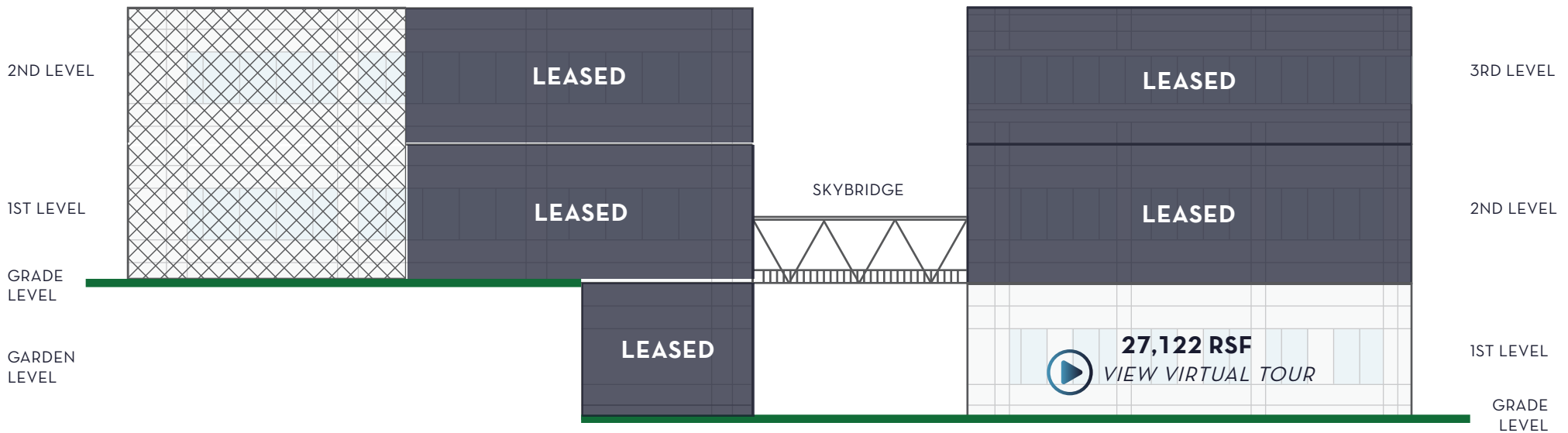


3301 BUILDING FULLY LEASED

ADVANCED MANUFACTURING, LIFE SCIENCE AND OFFICE SPACE

3303 BUILDING 27,122 RSF

LIFE SCIENCE + ASSEMBLY AND OFFICE SPACE



32' CLEAR HEIGHT



16' CLEAR HEIGHT - 3301 BLDG.



SLAB ON GRADE



MONTE VILLA FARMS

3303 MONTE VILLA PARKWAY | BOTHELL, WASHINGTON

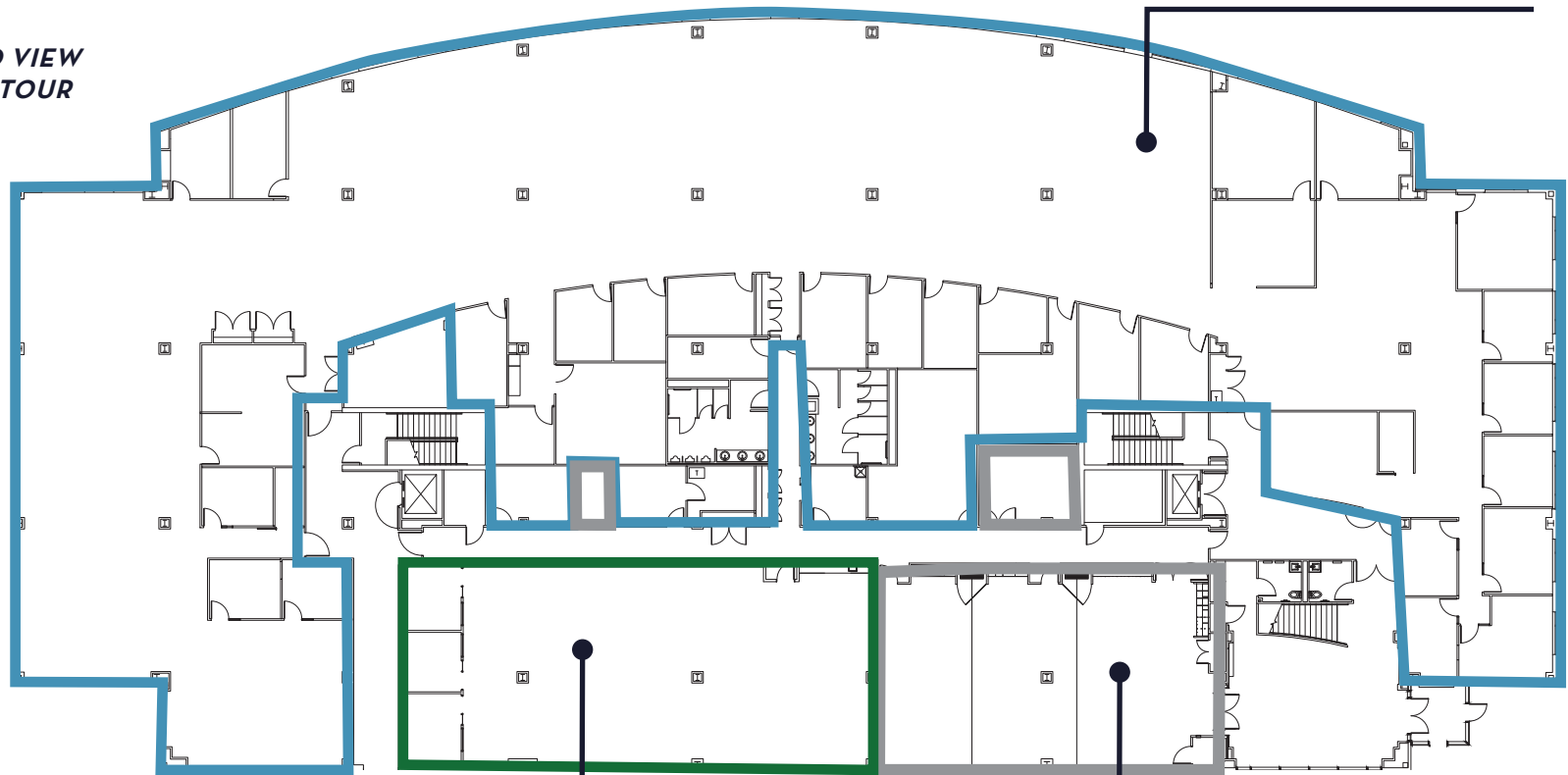
3303 BUILDING | LEVEL ONE

3,425 - 27,122 RSF OFFICE, ASSEMBLY & LIFE SCIENCE SPACE

SUITE 100

*23,697 RSF
AVAILABLE NOW*

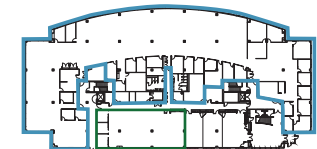
 **CLICK TO VIEW
VIRTUAL TOUR**



SUITE 110

*3,425 RSF
AVAILABLE NOW*

**NEW PROJECT
CONFERENCE FACILITY**



MONTE VILLA FARMS

PROPERTY INFORMATION

SF	3301	175,609 RSF
	3303	93,937 RSF
	3305	4,319 RSF
	3307	3,655 RSF
	TOTAL	277, 520 RSF
Site	Acreage	19.29
Parking Stalls	Current	750
	Potential add'l	85
Utilities	Electric	Sno Co PUD No. 1
	Gas	Puget Sound Energy
	Water	City of Bothell
	Sewer	Alderwood Water & Sewer
Electrical Service	3301	Building Service 3000 amp 480 volt Each floor served with 800 amp 480 volt Emergency lighting by Life Safety Generator
	3303	Building Service 2500 amp 480 volt Each floor served with 400 amp 480 volt standard power Emergency lighting by Life Safety Generator
Amenities	<ul style="list-style-type: none"> • Russell's Restaurant on-site offers discounted lunch to tenants • Along North Creek Trail • Close proximity to business-friendly hotels • Full-service, no-cost fitness center on-site • Near Community Transit and Metro bus lines • Multiple fiber providers to the site 	

