ALEXANDRIA CENTER® FOR ADVANCED TECHNOLOGIES
CANYON PARK

ALEXANDRIA®
Building the Future of Life-Changing Innovation™

Bothell, WA



637,346 RSF
CLASS A OFFICE + LIFE SCIENCE
BUSINESS PARK

NEWMARK

PROPERTY HIGHLIGHTS

The Alexandria Center for Advanced Technologies is the region's premier research and technology campus, located in the rapidly growing life science hub of Bothell, Washington.

Surrounded by nearly 3 million square feet of biotechnology and life science-related companies, the center provides a strategic location for innovation. Tenants benefit from nearby affordable housing, adjacent retail, and favorable commute patterns via immediate access to both I-405 and SR-527.







637,346 SF of flexible office, warehouse and lab spaces in 17 buildings

Flexible floorplates

Abundant surface parking

Several fiber optics providers

North Creek Trail circles the park

Grade level loading

A wide variety of restaurants and service amenities nearby

Tenant amenity center coming soon

CORPORATE NEIGHBORS



AT THE CENTER OF MULTIPLE AMENITY HUBS

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

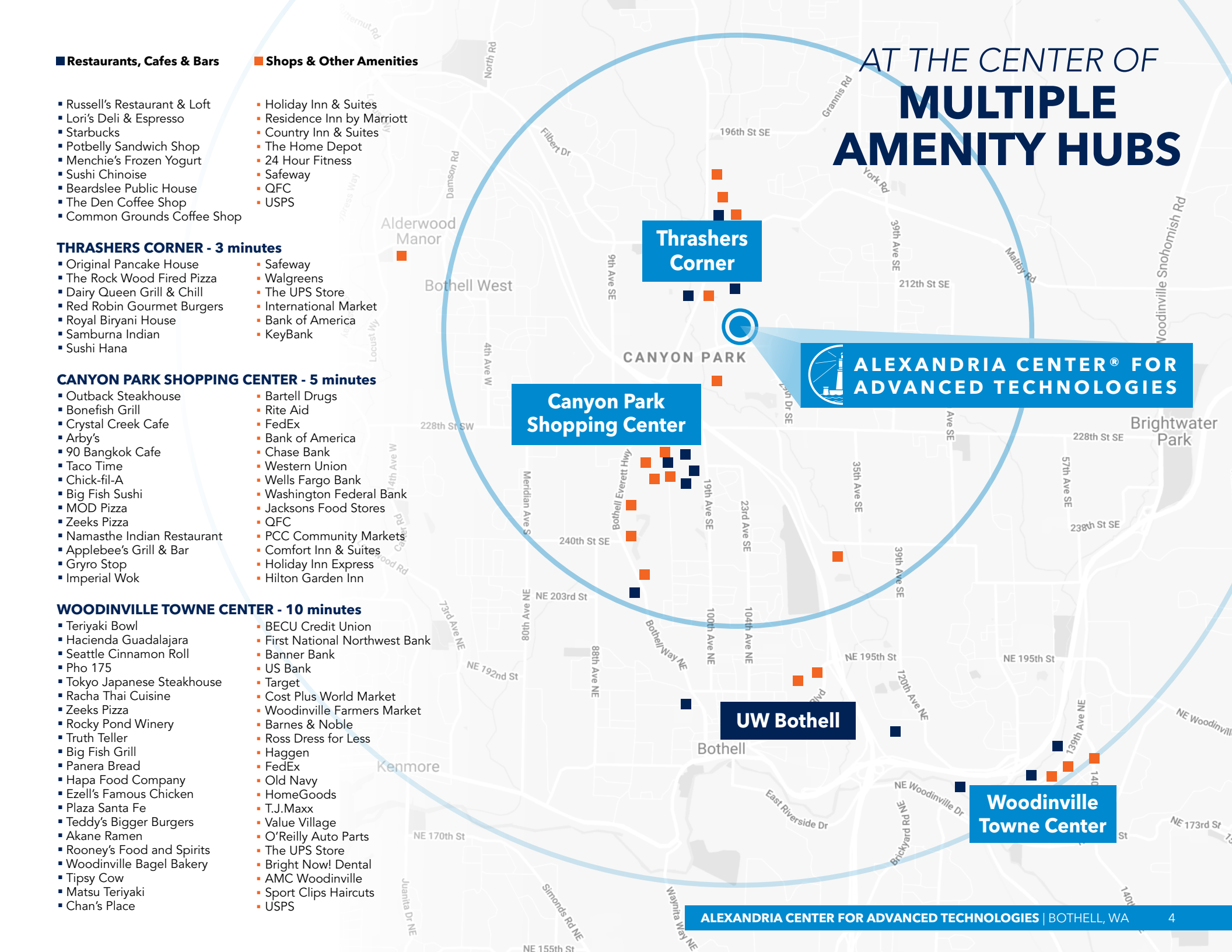
- Outback Steakhouse
- Bonefish Grill
- Crystal Creek Cafe
- Arby's
- 90 Bangkok Cafe
- Taco Time
- Chick-fil-A
- Big Fish Sushi
- MOD Pizza
- Zeeks Pizza
- Namasthe Indian Restaurant
- Applebee's Grill & Bar
- Gryro Stop
- Imperial Wok

- 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
- Tipsy 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



AVAILABILITIES

BUILDING F				
Suite	**Total SF**	**Office SF**	**Warehouse SF**	**Lab SF**
Suite 113	2,465	1,610	855	

BUILDING G				
Suite	**Total SF**	**Office SF**	**Warehouse SF**	**Lab SF**
Suite 121	761	761		
Suite 122	766	766		
Suite 123	2,073	789	1,284	
Suite 129	5,446	5,446		
Suite 139	2,461	2,461		
Suite 142	6,076	3,474	2,602	
Suites 121+122+123	3,600	2,316	1,284	

BUILDING H				
Suite	**Total SF**	**Office SF**	**Warehouse SF**	**Lab SF**
Suite 150	3,755	3,055	700	
Suite 164	3,390	1,441	1,949	

BUILDING J				
Suite	**Total SF**	**Office SF**	**Warehouse SF**	**Lab SF**
Suite 101	8,948	8,948		

BUILDING L2				
Suite	**Total SF**	**Office SF**	**Warehouse SF**	**Lab SF**
Suite 101	10,086	7,790	2,296	
Suite 202	3,198	3,198		
Suite 207	991	991		
Suite 214	1,877	1,877		



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INTERACTIVE CAMPUS MAP

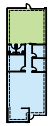
CLICK A BUILDING TO NAVIGATE AVAILABLE FLOOR PLANS
BEST EXPERIENCED IN ADOBE ACROBAT ON PC

Building F

22125 17th Ave. SE



113
2,465 SF
Available Immediately

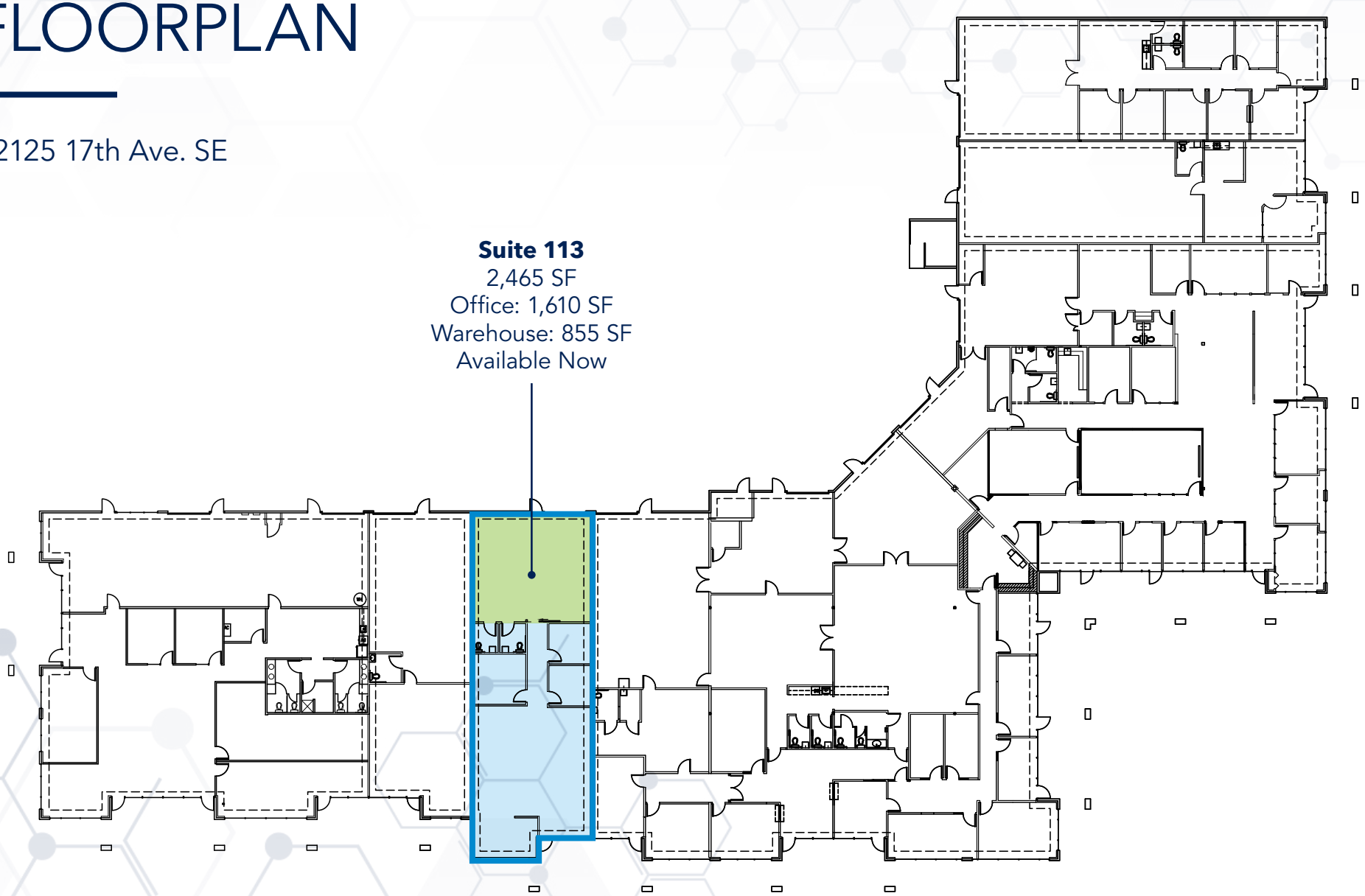




BUILDING F, FLOOR 1
FLOORPLAN

22125 17th Ave. SE

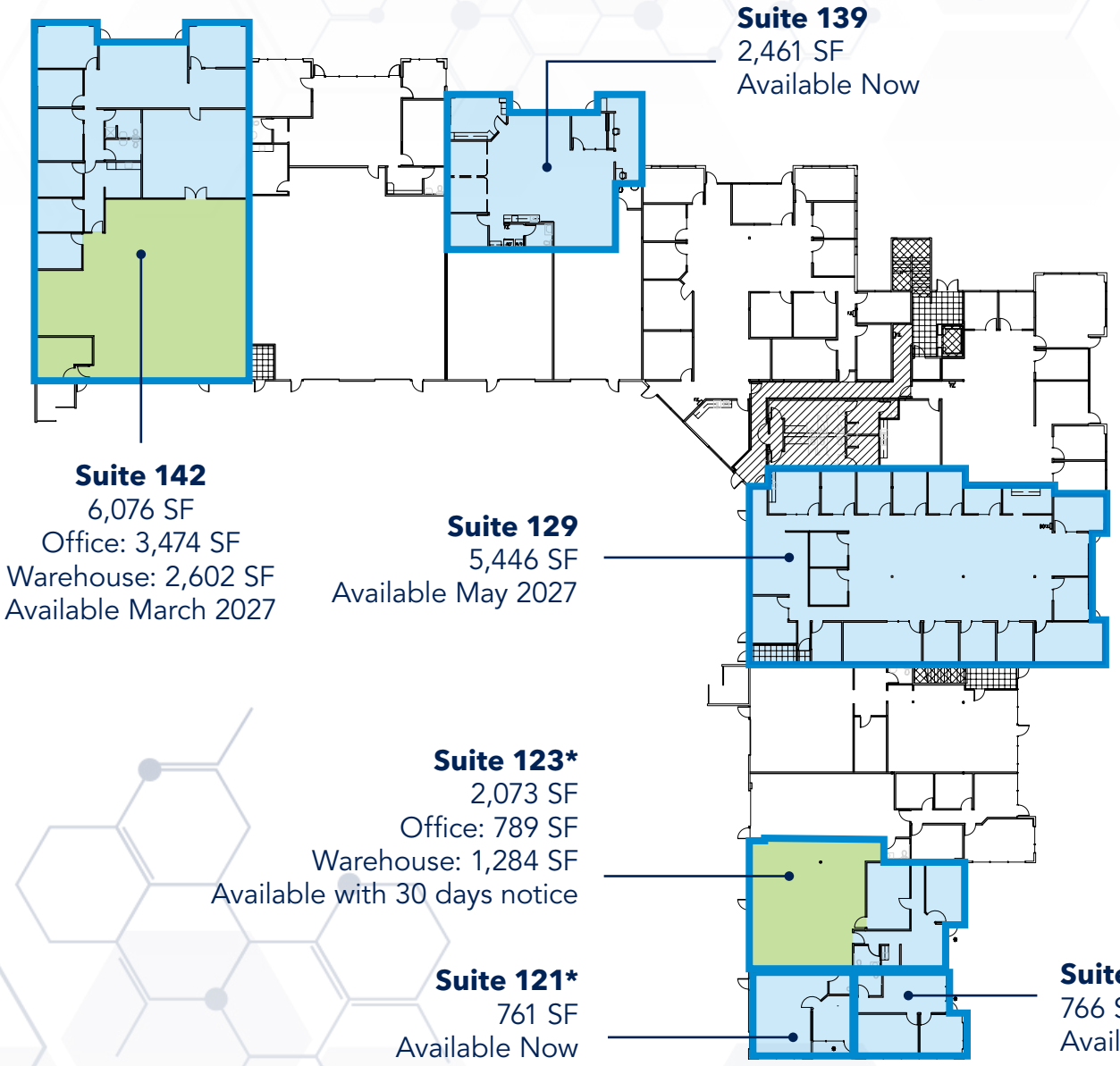
Suite 113
2,465 SF
Office: 1,610 SF
Warehouse: 855 SF
Available Now



BUILDING G, FLOOR 1
FLOORPLAN

Suite 121 | 761 SF
Suite 122 | 766 SF
Suite 123 | 2,073 SF
Suite 129 | 5,446 SF
Suite 139 | 2,461 SF
Suite 142 | 6,076 SF
22118 20th Ave. SE

OFFICE
WAREHOUSE
GRADE LEVEL DOOR



*Suites 121, 122 & 123 can be combined for a total of 3,600 SF

BUILDING H, FLOOR 1
FLOORPLAN

Suite 150 | 3,755 SF

Suite 164 | 3,390 SF

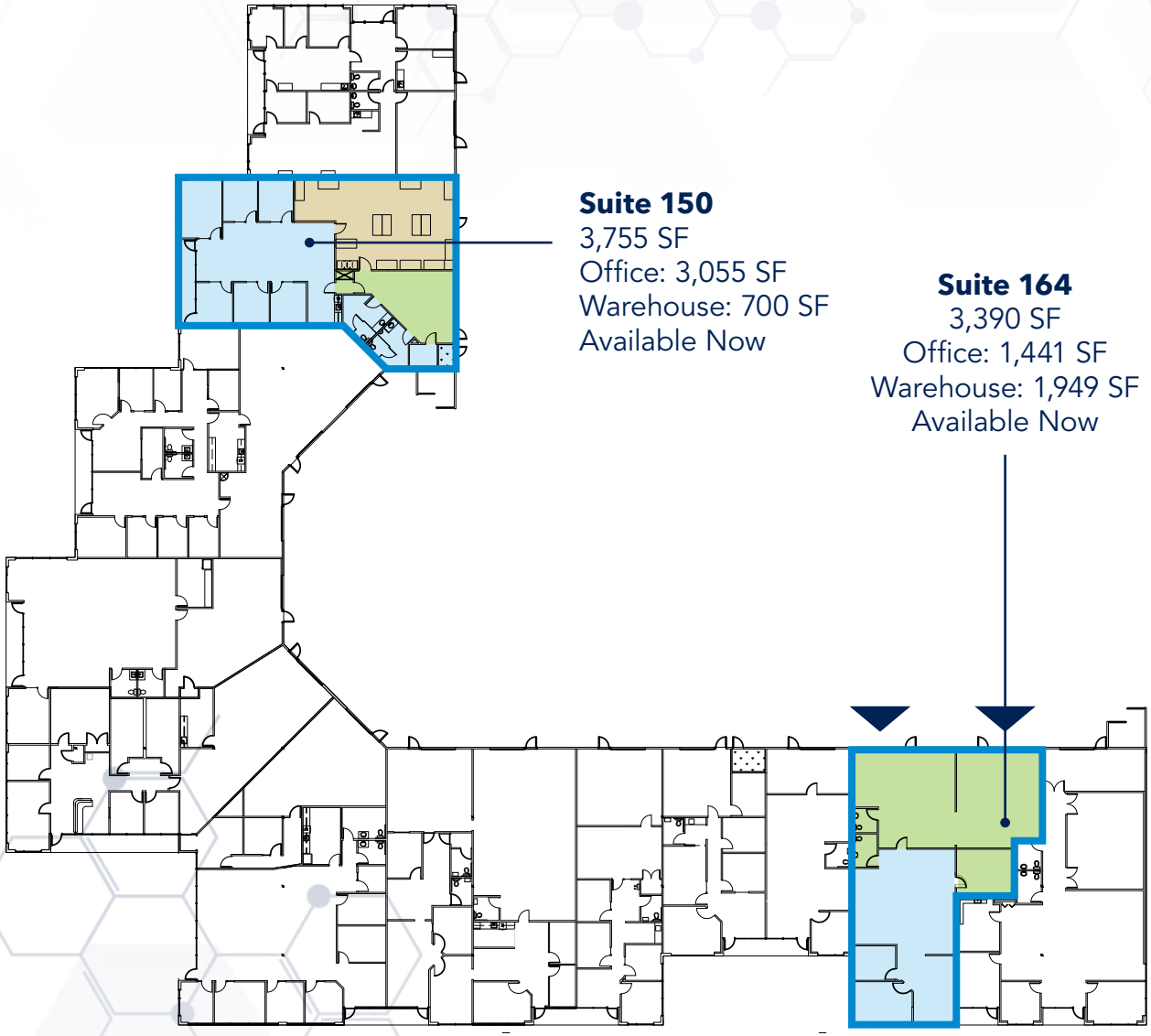
22122 20th Ave. SE

OFFICE

SHIPPING/RECEIVING

LAB

GRADE LEVEL DOOR



Suite 150
3,755 SF
Office: 3,055 SF
Warehouse: 700 SF
Available Now

Suite 164
3,390 SF
Office: 1,441 SF
Warehouse: 1,949 SF
Available Now

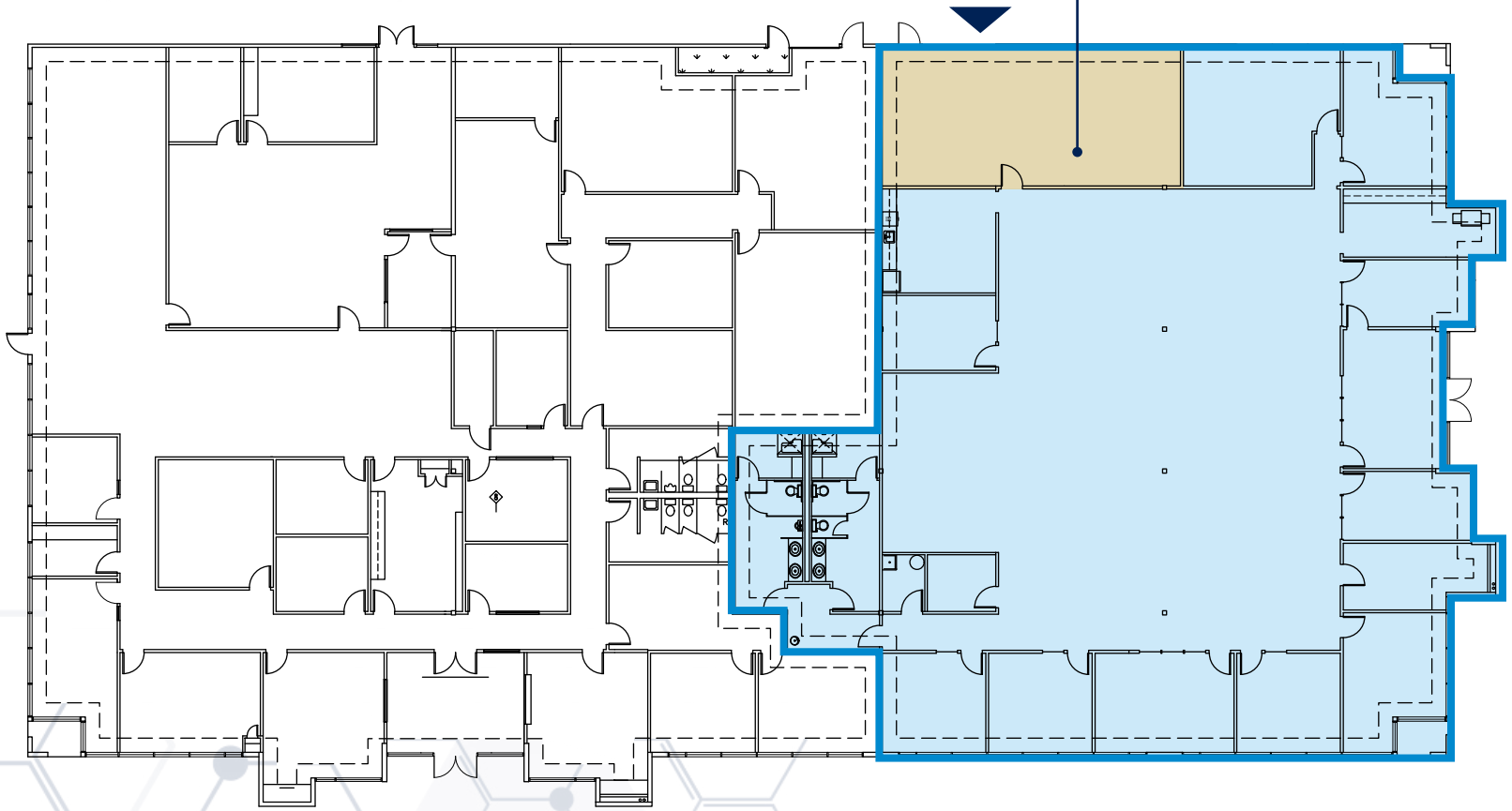
BUILDING J, FLOOR 1
FLOORPLAN

OFFICE
SHIPPING/RECEIVING
LAB
GRADE LEVEL DOOR

Suite 101 | 8,948 SF

1930 220th St. SE

Suite 101
8,948 SF RSF
Available Now



BUILDING L2, FLOOR 1
FLOORPLAN

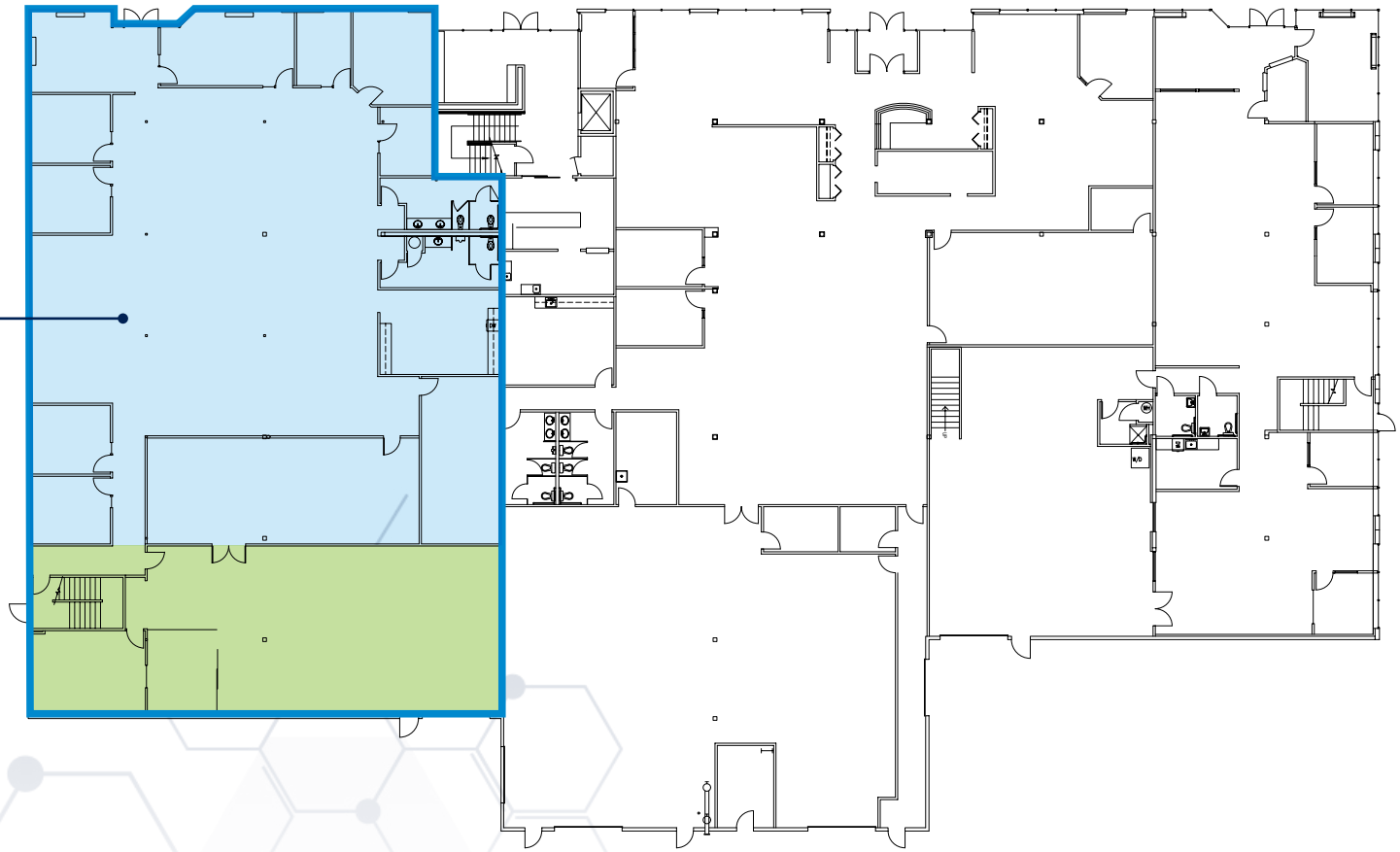
Suite 101 | 10,086 RSF

22522 29th Drive SE

OFFICE

WAREHOUSE

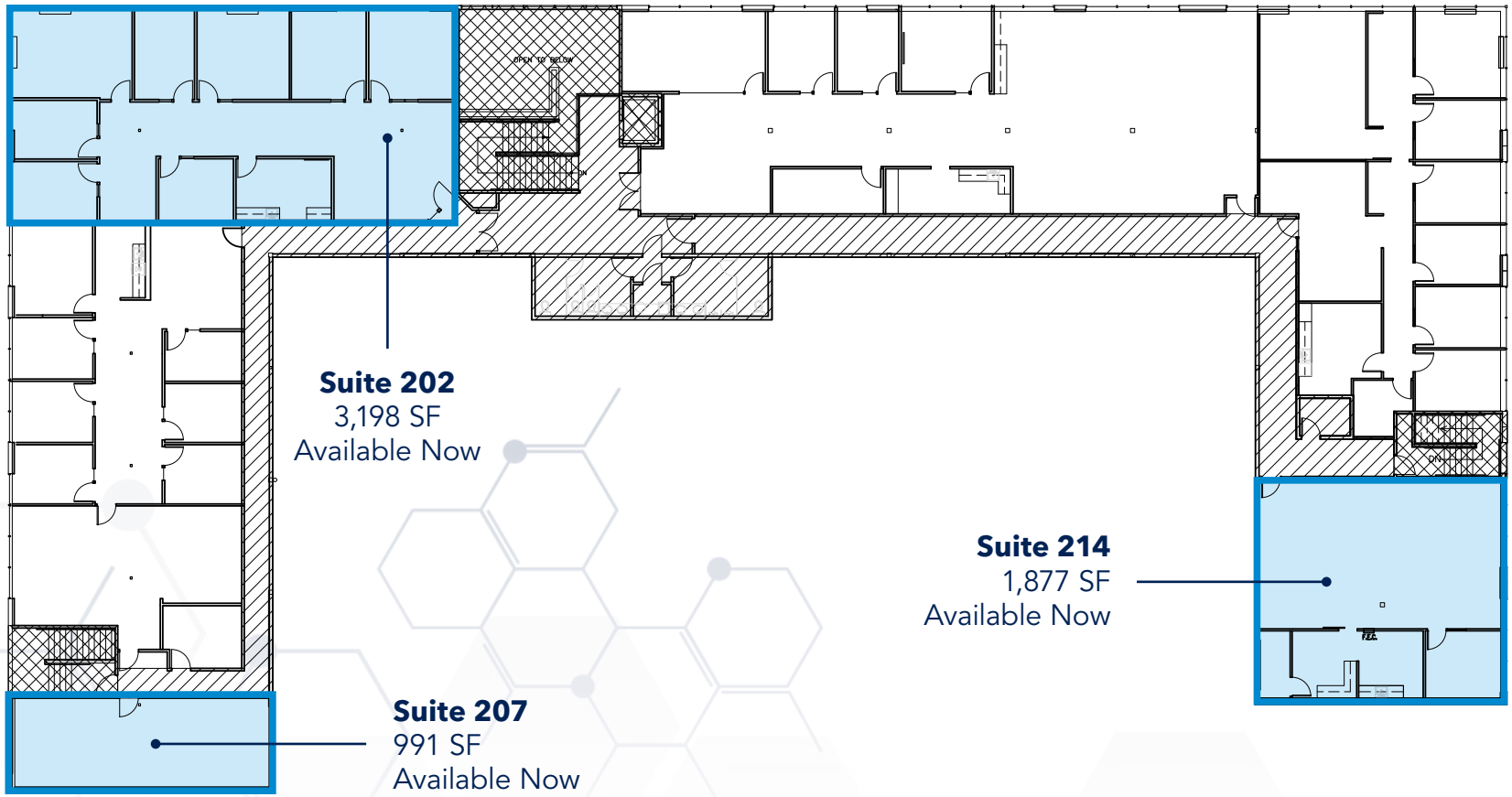
Suite 101
10,086 SF
Office: 7,790 SF
Warehouse: 2,296 SF
Available 6/1/2027



BUILDING L2, FLOOR 2
FLOORPLAN

Available Now | 22522 29th Drive SE

SUITE 202 VIRTUAL TOUR





ALEXANDRIA CENTER® FOR ADVANCED TECHNOLOGIES

Alexandria Real Estate Equities, Inc. (NYSE: ARE), an S&P 500® company, is a best-in-class, mission-driven life science REIT making a positive and lasting impact on the world. As the pioneer of the life science real estate niche since its founding in 1994, Alexandria is the preeminent and longest-tenured owner, operator, and developer of collaborative life science mega campuses in AAA innovation cluster locations, including Greater Boston, the San Francisco Bay Area, San Diego, Seattle, Maryland, Research Triangle, and New York City. Alexandria has a longstanding and proven track record of developing Class A/A+ properties clustered in life science mega campuses that provide our innovative tenants with highly dynamic and collaborative environments that enhance their ability to successfully recruit and retain world-class talent and inspire productivity, efficiency, creativity, and success. For additional information on Alexandria, please visit www.are.com.



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NEWMARK

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