

# CANYON PARK BUSINESS CENTER

BOTHELL, WASHINGTON



- 17 Buildings
- 632,591 sf of high quality office, flex, and warehouse space
- 51 acres in the heart of Canyon Park
- Intersection of 405 and the Bothell-Everett Highway



HOME



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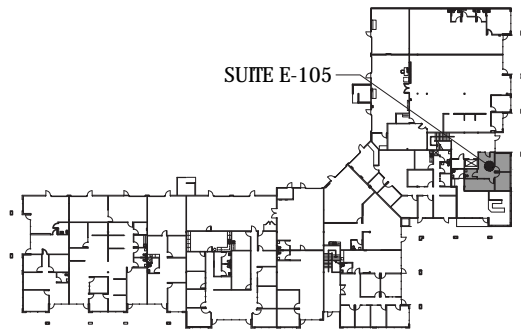


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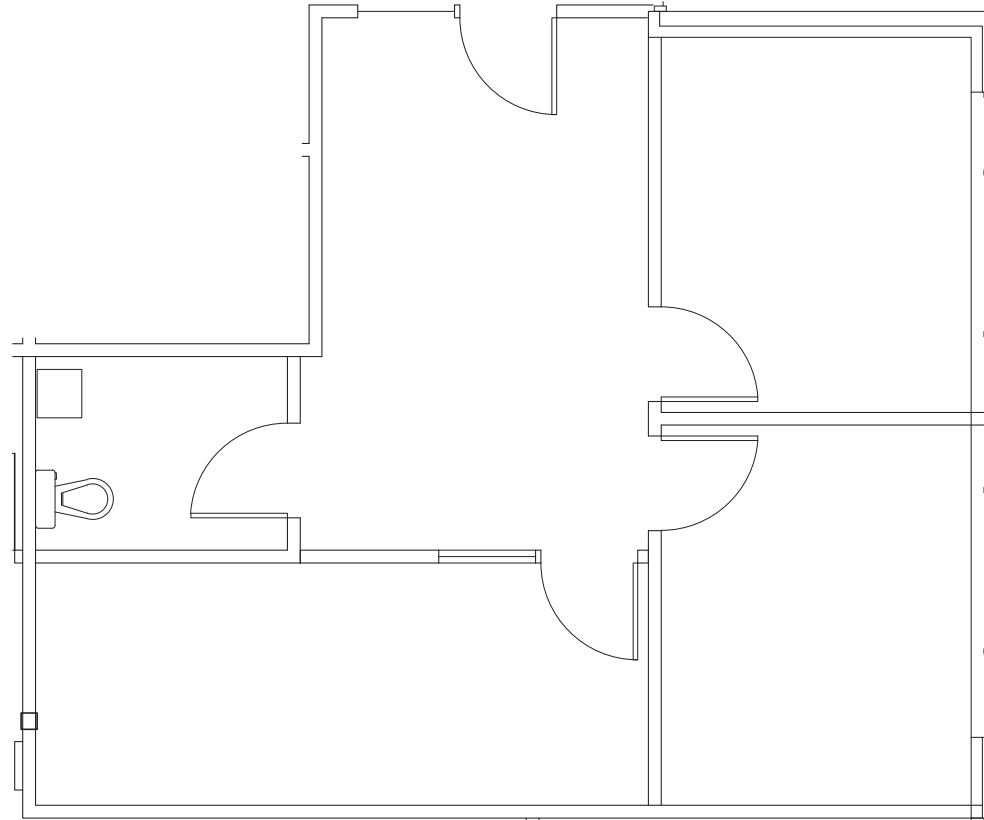
Rates starting at: \$16.80/sf Office | \$8.40/sf Warehouse

Building	Suite <small>(click below to view layout)</small>	Total SF	Office SF	Warehouse SF	Description/Features
22121 17th Ave SE		640	640	-	This first floor suite has two privates, reception work area and private restroom.
22121 17th Ave SE		1,875	996	879	This suite features a conference room, one private office, break/work area and open bullpen plus private restroom and warehouse with roll-up door. Coming available soon.
22522 29th Dr SE		1,883	1,883	-	This second floor, move-in ready office suite includes large open area and one private office.
1725 220th St SE		2,602	2,602	-	This second floor, move-in ready office suite includes large open area, two private offices, and new break room.
22118 20th Ave SE		3,163	3,163	-	Five private offices, breakroom, conference room, and large open area highlight this office space.
22121 17th Ave SE		3,750	2,925	825	This suite features three private offices, a large conference or training room, private restrooms, server room and breakroom. Warehouse has security fencing for shipping/receiving.
22118 20th Ave SE		6,053	3,329	2,724	Six private offices, private restrooms, and a grade level loading entry highlight this space.
22522 29th Dr SE		7,434	7,434	-	Prominent entry from the mezzanine landing, this suite features a high-end conference room, one private office, newly remodeled kitchen with bar seating. Suite can be demised to suit.
22026 20th Ave SE		19,549	12,377	7,172	Space includes bright private offices along the glass line, large conference room, two sets of restrooms and shower room, and large flex space with grade level loading entry.

22121 17th Ave SE | 640sf Office | TOTAL SF: 640



**KEY PLAN**  
N.T.S.



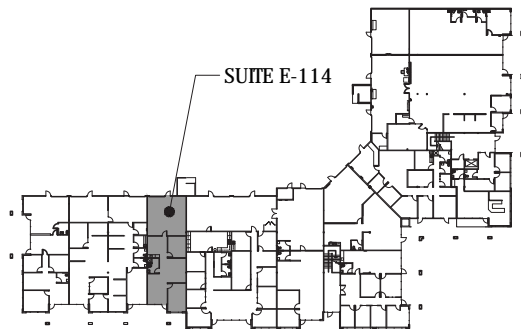
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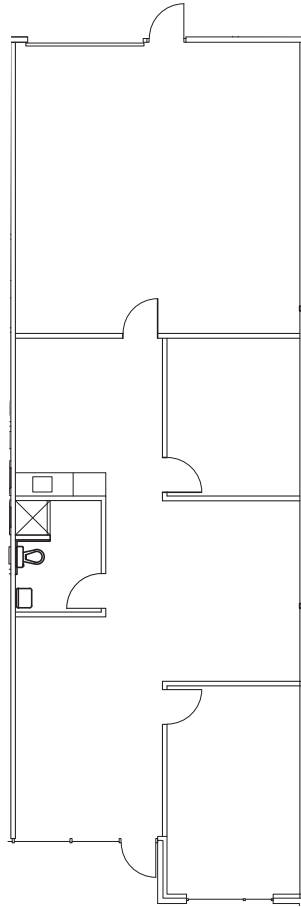
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Bothell, Washington

22121 17th Ave SE | Suite E-114 | TOTAL SF: 1,875 | 996 sf Office | 879 sf Warehouse



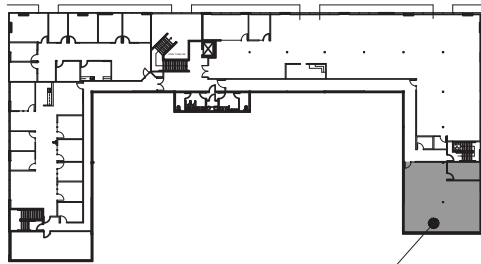
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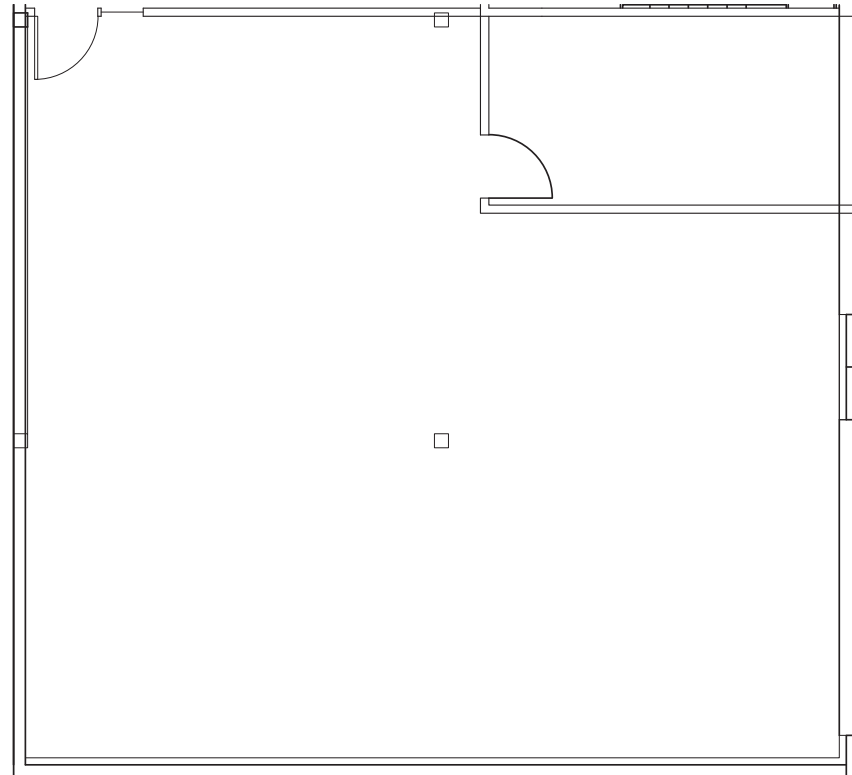
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22522 29th Dr SE | Suite L2-214 | 1,883 Office SF



SUITE L2-214

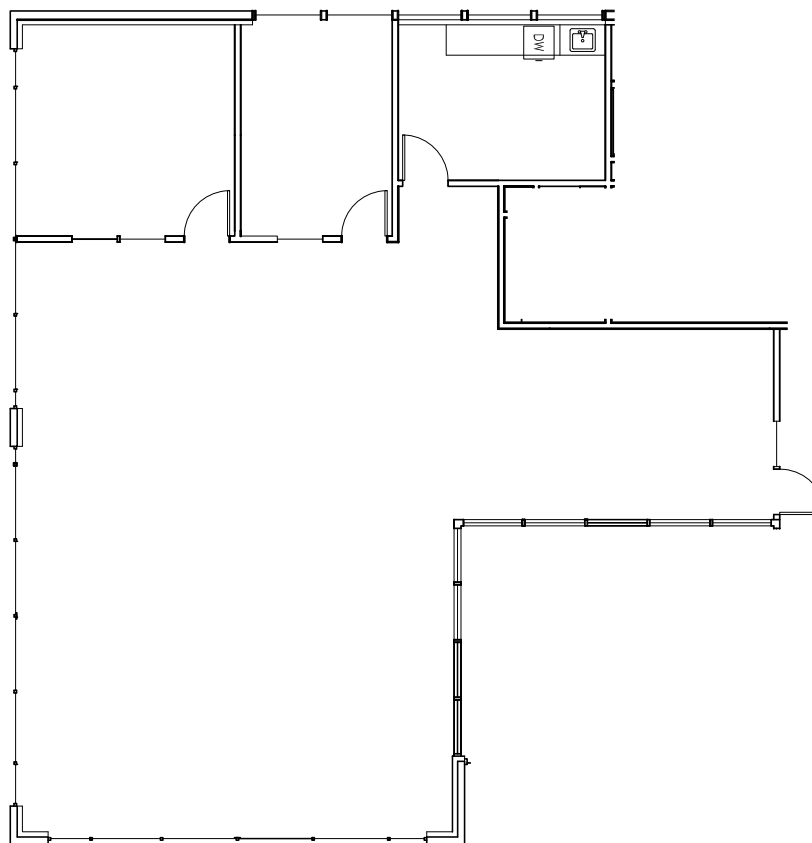
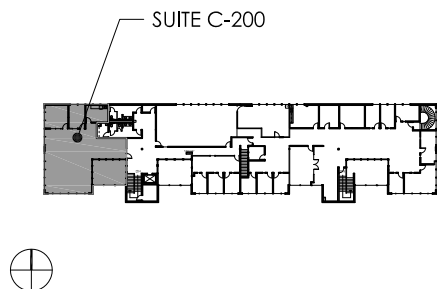
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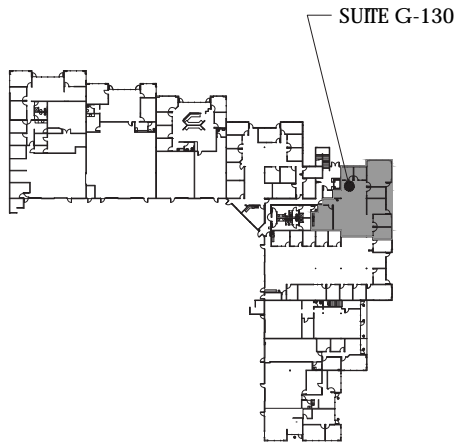
1725 220th St SE | Suite C-200 | 2,602 Office SF



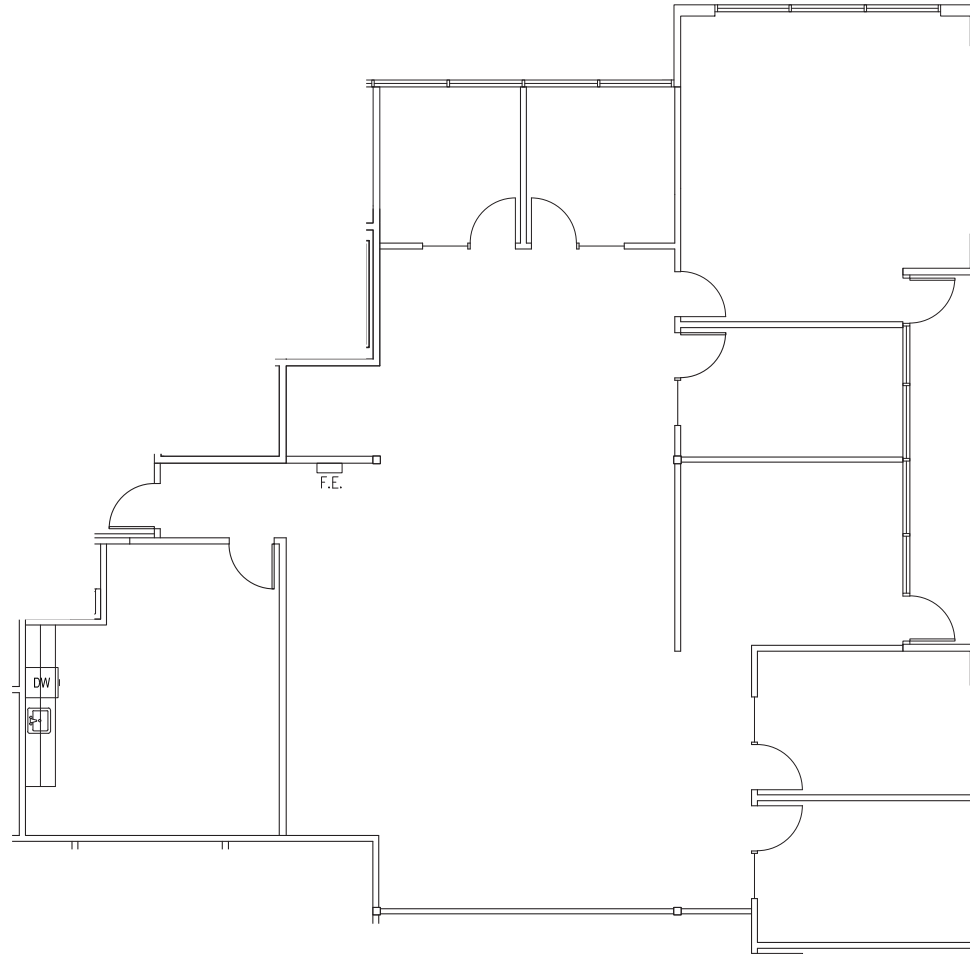
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22118 20th Ave SE | Suite G-130 | 3,163 sf Office



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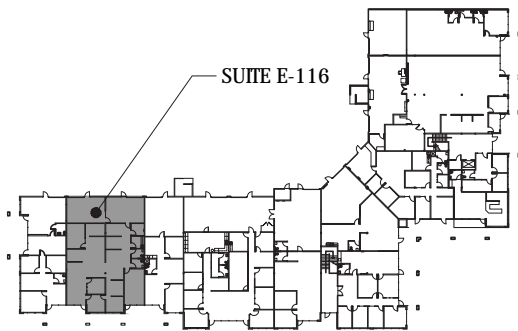
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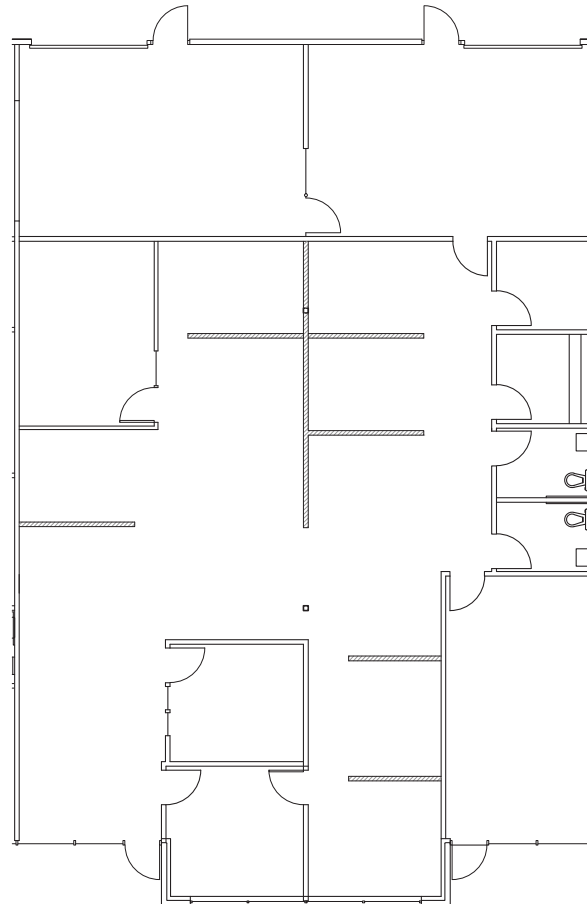
# CANYON PARK BUSINESS CENTER

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22121 17th Ave SE | Suite E-116 | TOTAL SF: 3,750 | 2,925 sf Office | 825 sf Warehouse



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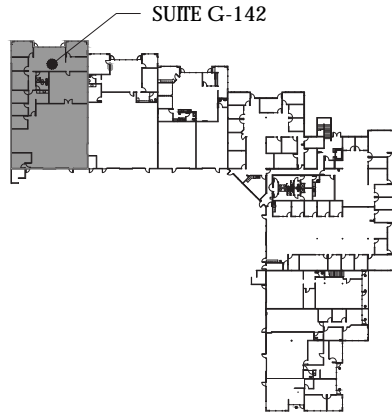
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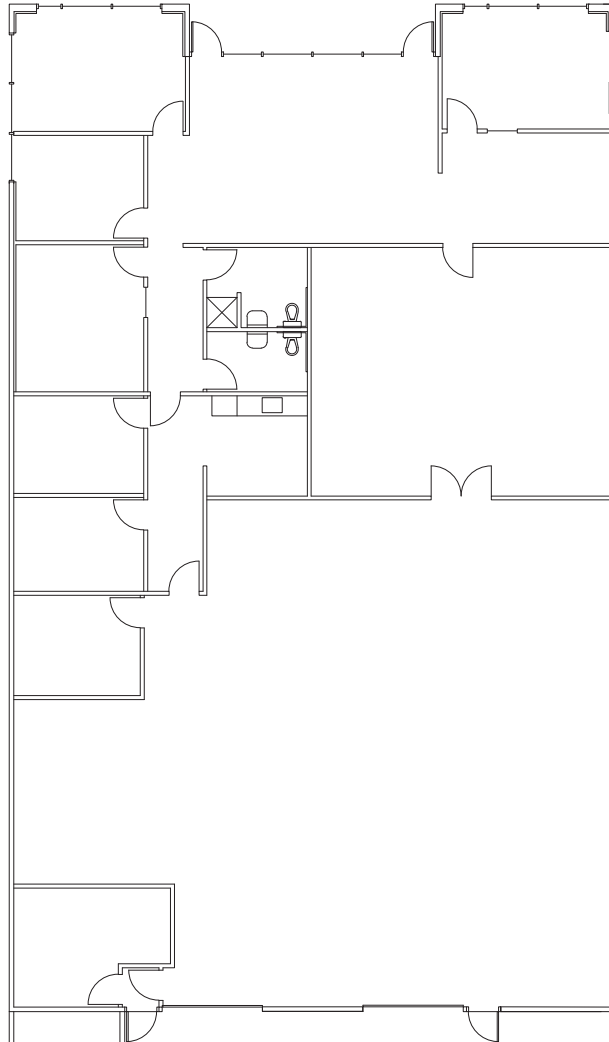
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22118 20th Ave SE | Suite G-142 | TOTAL SF: 6,053 | 3,329 sf Office | 2,724 sf Warehouse



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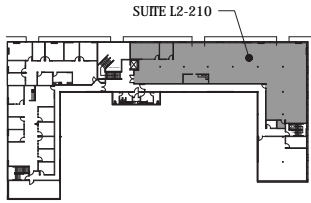


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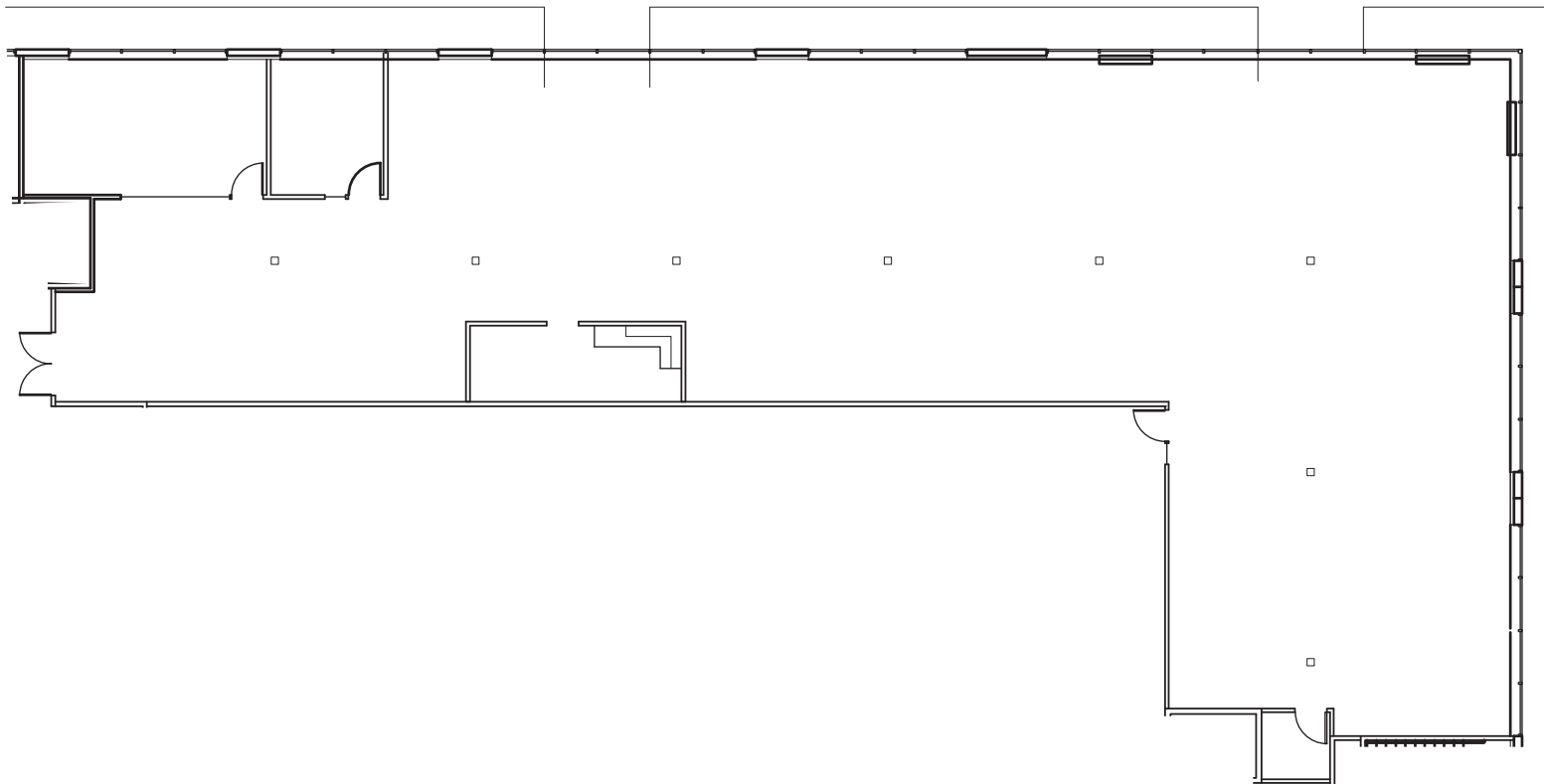
# CANYON PARK BUSINESS CENTER

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22522 29th Dr SE | Suite L2-210 | 7,434 Office SF

KEY PLAN  
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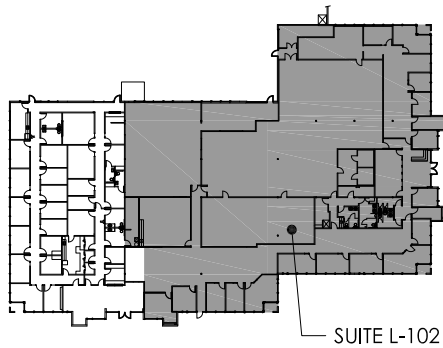
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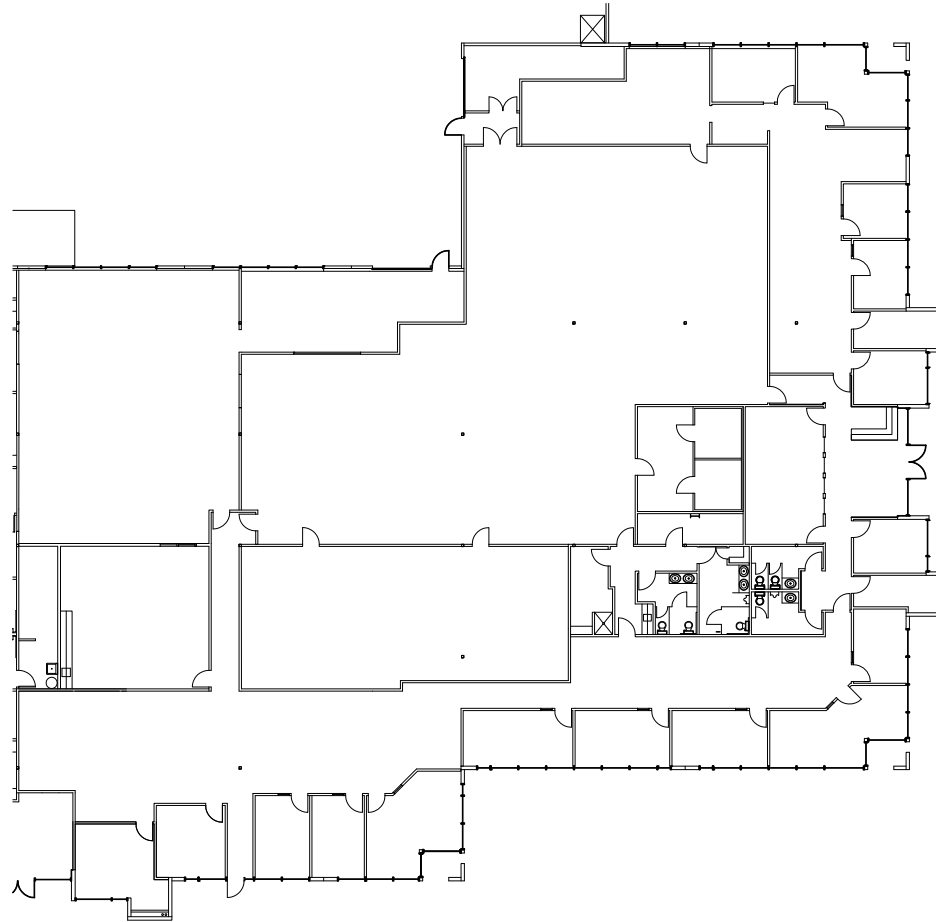
# CANYON PARK BUSINESS CENTER

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22026 20th Ave SE | Suite L-102 | TOTAL SF: 19,549 | 12,377 sf Office | 7,172 sf Warehouse



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## FEATURES & LOCATION



### Building & Area Amenities

- Canyon Park Business Center offers 632,591sf of flexible office, warehouse and lab spaces in 17 buildings over 51 acres. The buildings feature flexible floor plates, grade level loading bays, and excellent expansion opportunities in a naturally landscaped setting.
- The project offers an ample parking ratios starting at 3/1,000 sf, and several fiber optics providers.
- Many restaurants, hotels, condominiums and shopping venues are in close proximity to Canyon Park Business Center.

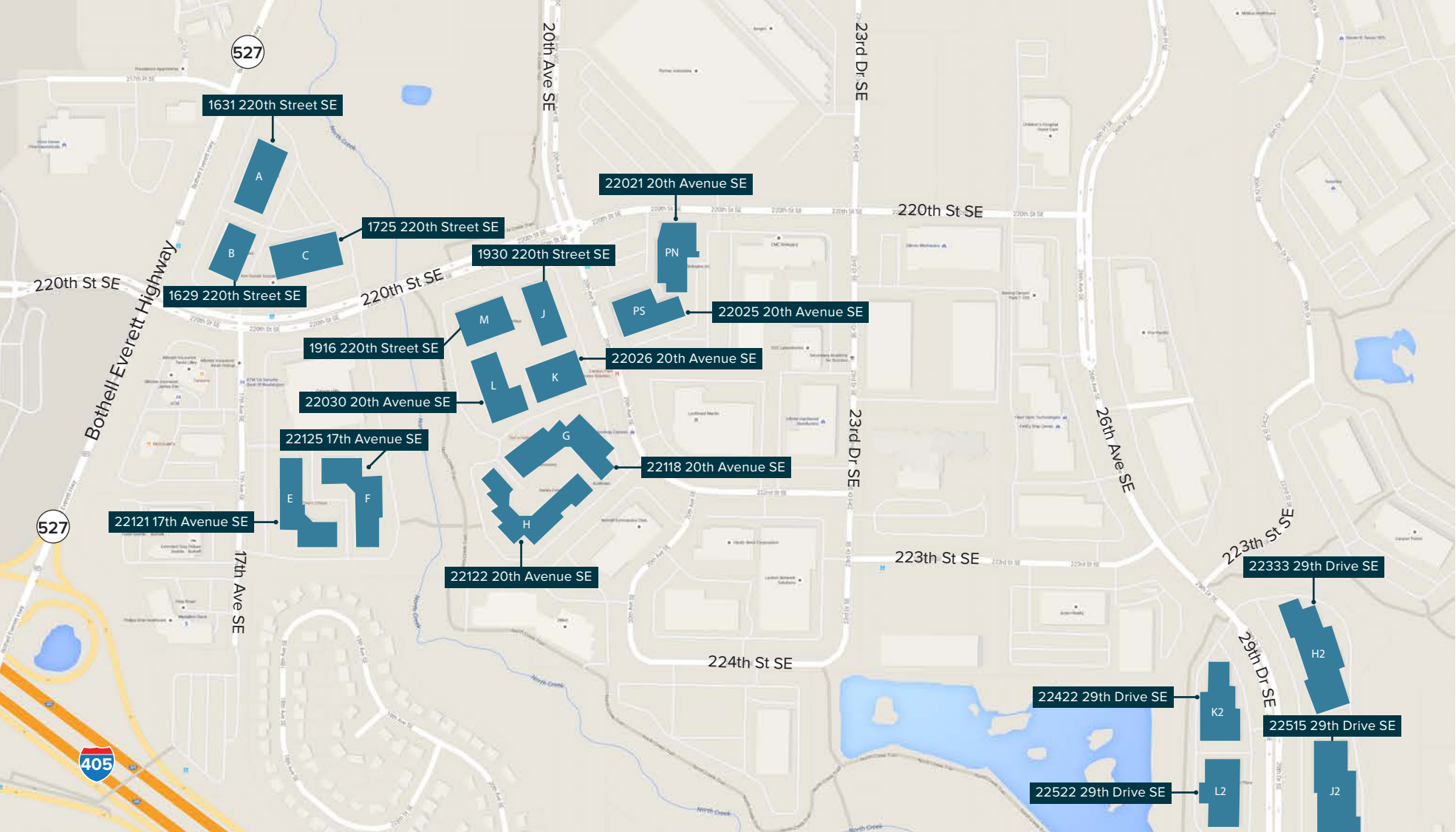
### Desirable Location

Canyon Park Business Center is strategically located at the entrance to Canyon Park with excellent regional connectivity provided by access to I-405 and I-5.

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## MAP

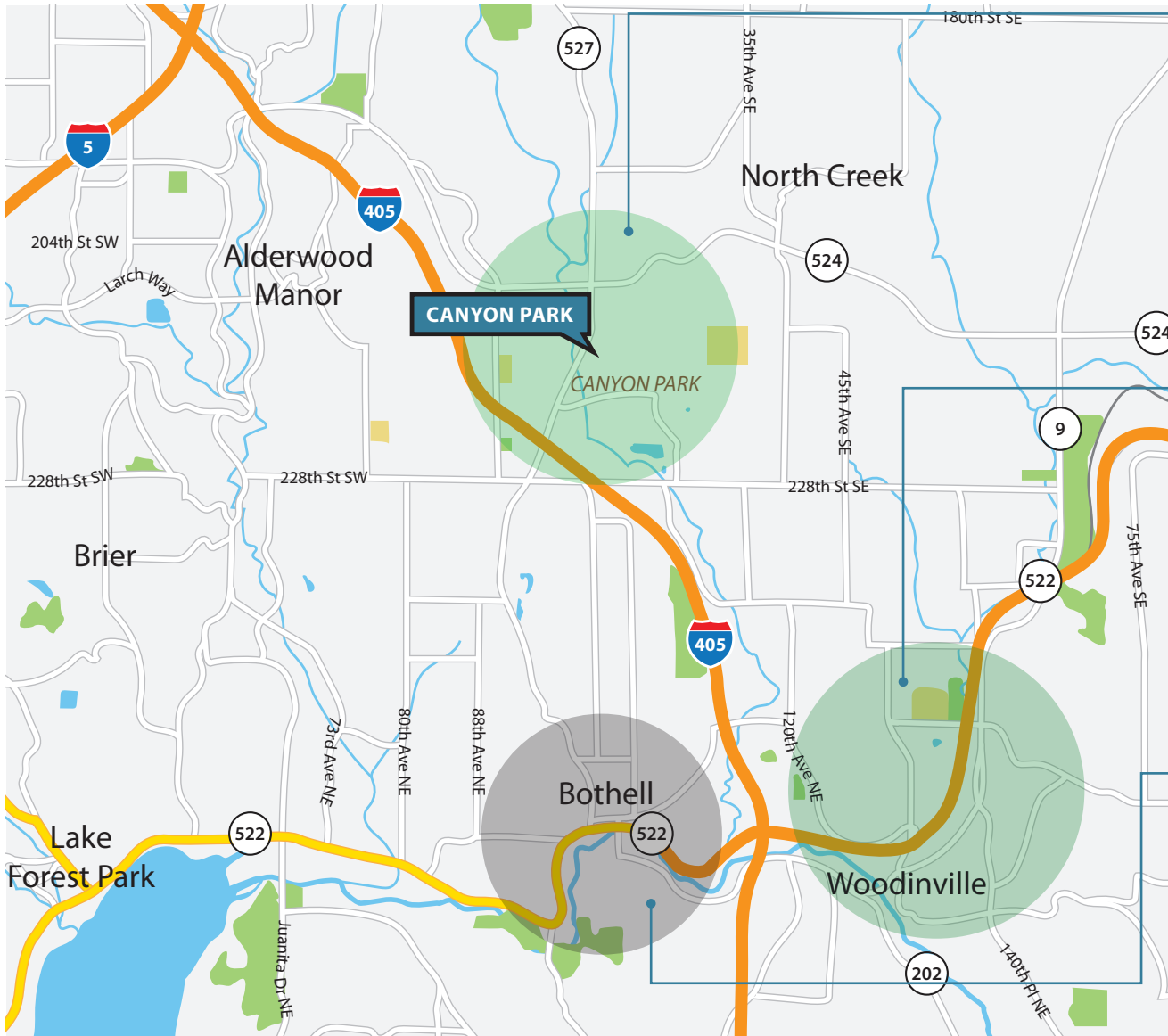


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## AMENITIES MAP



### CANYON PARK

#### 5 Hotels Including:

Extended Stay Deluxe America, Holiday Inn Express, Hilton Garden Inn, Comfort Inn

#### 30+ Restaurants Including:

Arby's Baskin-Robbins, Bonefish Grill, Canyons Restaurant & Tap Room, Carolina Smoke, Dairy Queen, Denny's Restaurant, D-Thai, Georgia's Subs, Grazie Ristorante, Imperial Wok, Jalisco Mexican Restaurant, Jaw Dropping Java, McDonald's, Miroso Pizza & Pasta, Mongolian Grill, Outback Steakhouse, Panera Bread, Peking Express, Pizza Hut, Qdoba, Qiznos, Sagano Japanese Cuisine, Starbucks, Subway, Sunny Teriyaki, Taco Del Mar, Taco Time, Thai Rama, Tully's Coffee, Yucatan Mexican Restaurant, Yummy Teriyaki

#### 15+ Retailers Including:

Fred Meyer, QFC, Safeway, Walgreen Drug Stores, Budget Rent a Car, LA Fitness, Curves for Women, Pacific Medical Clinic, Western Washington Medical Group, FedEx Office, 7-Eleven, Brooks' Sports Outlet

### WOODINVILLE/NORTH CREEK

#### 4 Hotels Including:

SpringHill Suites, Residence Inn, Country Inn & Suites, Willows Lodge

#### 40+ Restaurants Including:

The Herbfarm, Redhook Brewery & Forecasters Pub, Mazatlan Mexican Restaurant, Chateau Ste. Michelle Winery, McDonald's, Starbucks, Subway, Lori's Deli, Parkside Deli, Pasta Nova, Moeida Asian Bistro, Irene Thai Cuisine, Kings Teriyaki, Jack In The Box, Woodinville Cafe, Thai Woodinville, Chan's Place, Twisted Cuban, Wendy's, Big Fish Grill, Thai Tane, Taco Time, Chipotle, KFC, Taco Del Mar, Red Robin, Qdoba, Tokyo Japanese Steakhouse, McCorry's

#### 50+ Retailers Including:

Home Depot, Target, T.J. Maxx, Ross, Barnes & Nobel, PetSmart, Staples, Office Max, Albertsons, McLendon Hardware, Play It Again Sports, Hanna Andersson Outlet, Opus Bank, AT&T, RadioShack, Benjamin Moore, Woodinville Wine Cellars, Payless ShoeSource, Cost Plus World Market, Eddie Bauer Outlet, 7-Eleven, Wells Fargo Bank, Bright Horizons, Group Health Medical Quiznos, Garlic Jim's Pizza

### BOTHELL

#### 2 Hotels Including:

Easton Estates, Kenmore Inn

#### 20+ Restaurants Including:

Ranch Drive-in, Main Street Ale House, Alexa's Cafe, Russell's, PenTai, Julio's Restaurant, Sparta's Pizza & Spaghetti House, Subway, Passion Tequila Family Mexican, Preservation Kitchen, The Den Coffeehouse

#### 50+ Retailers Including:

QFC, Rite Aid Pharmacy, Paul Richards Clothing, Bothell Florist, Yokima Fruit Market & Nursery, Anthony's Tire Shop, Dawn's Candy and Cake, Sundance Energy Services, Andiamom Woodlawn Optical, Bothell Deli & Grocery



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