

# CP XVIII

220<sup>th</sup> Street SE at 23<sup>rd</sup> Drive SE  
Bothell, Washington



A **planned** 126,730 square foot two story office/  
technical building to be developed in Bothell,  
Washington by Martin Development



# ELEVATION / RENDERINGS

## CP XVIII

220th Street SE at 23rd Drive SE | Bothell, Washington

## High Tech/ Office Space

New Planned Development in Canyon Park

### BUILDING SPECS

• ± 126,730 SF

West Wing 36,070 SF | 1st Floor  
36,070SF | 2nd Floor  
± 72,140 SF Total

East Wing 26,470 SF | 1st Floor  
26,470 SF | 2nd Floor  
± 52,940 SF Total

- 20' Floor to floor ceilings
- High parking ratio of 3.63/1,000 SF
- Buildings could be joined by walkway on second floor
- Dock high and grade level loading
- 2nd floor supported by passenger and freight elevators

### CONSTRUCTION PROCESS

Owner/ Developer: Martin Development  
Architect: Lance Mueller and Associates



Documentation & Permit Phase 6 months for design review and permitting



Shell Construction Construction starts after permitting & approval 6 - 7 months



Tenant Improvements Tenant Improvement work to start 5 months after shell construction starts.

For further information, please contact:



AL HODGE  
(425) 646-5240  
hodge@broderickgroup.com



WEST WING

EAST WING



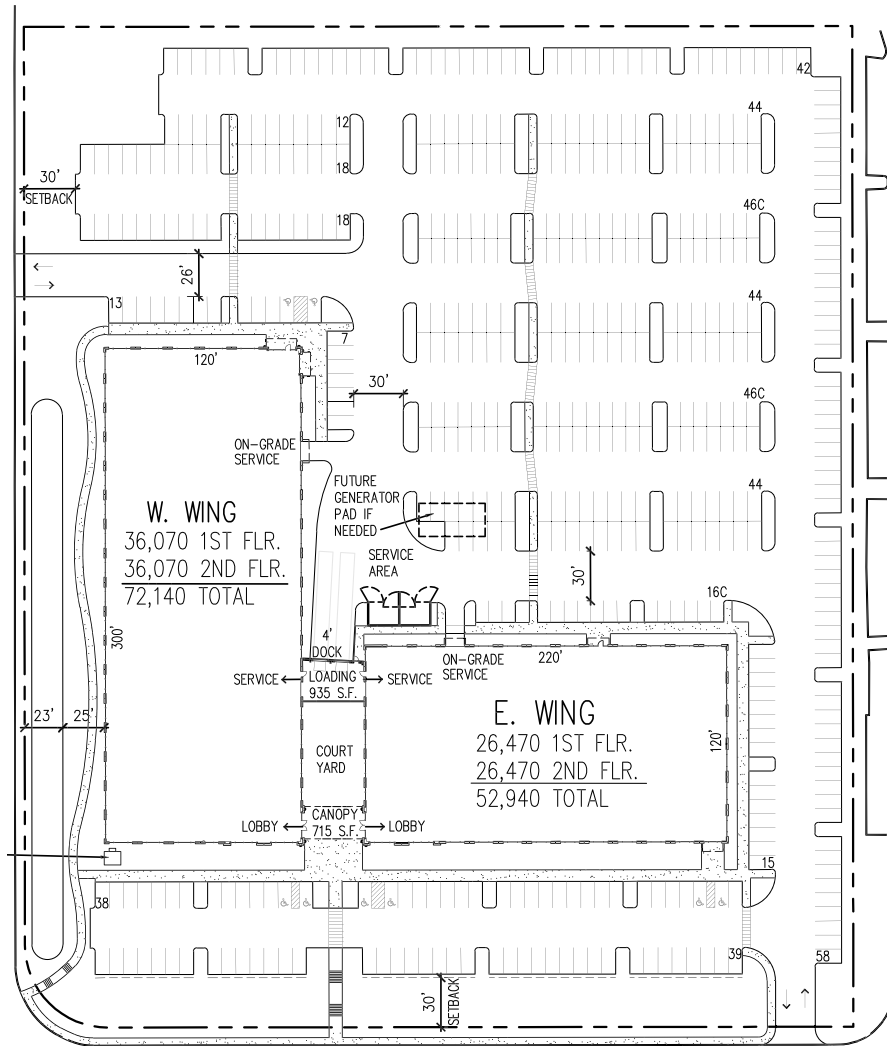
# ..... SITE PLAN

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# ..... AERIAL





SAMPLE RENDERING

# CP XVIII

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Sample Interior/ Office Space Open Plan Concept  
*\*Actual interior of DW Fritz Building in Wilsonville, Oregon  
developed by Martin Development*



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SAMPLE RENDERING

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Sample Interior High Tech/ Production Space  
*\*Actual first floor of DW Fritz Building in Wilsonville, Oregon  
developed by Martin Development*



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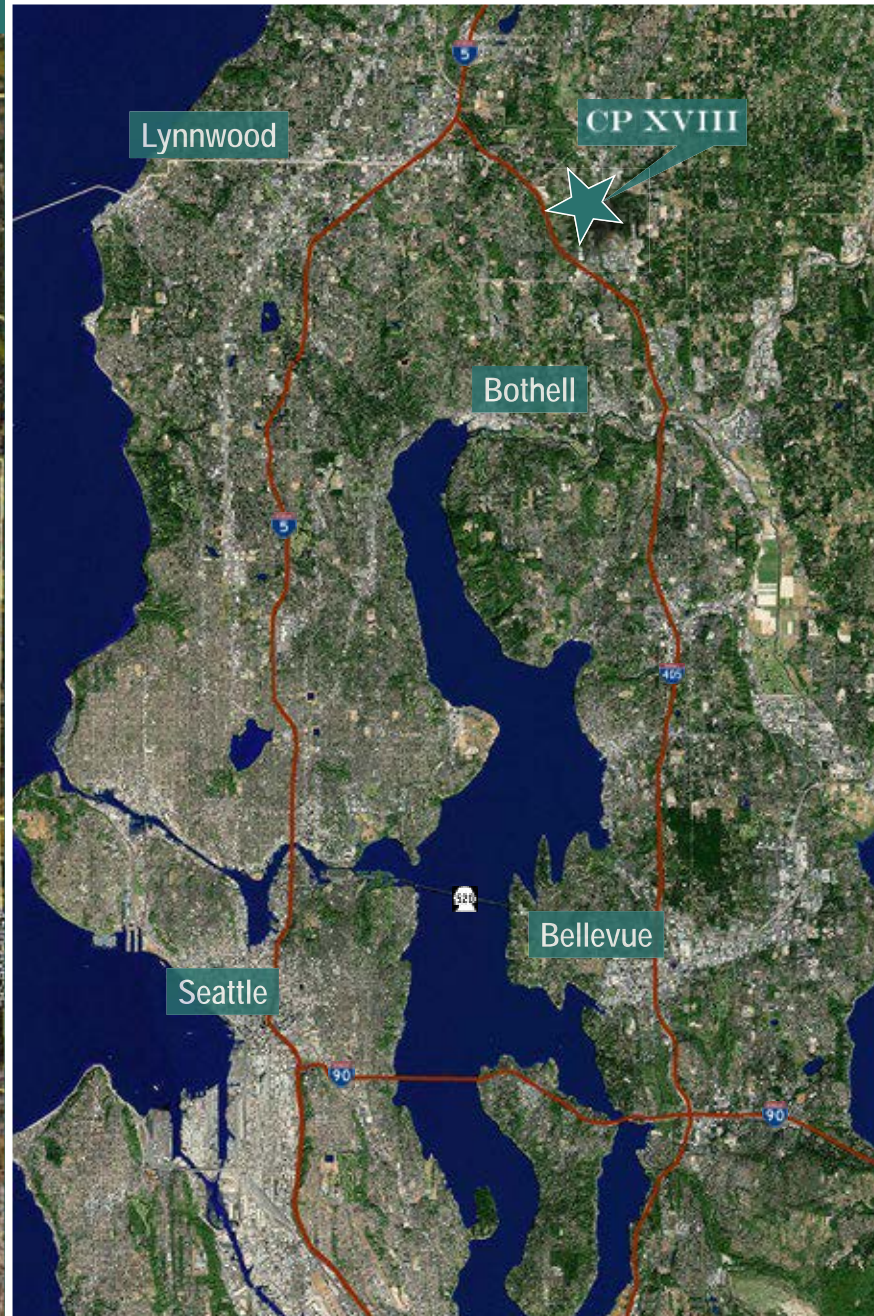
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Prime Bothell / Canyon Park Location

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New **Planned** Development in Canyon Park



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Nearby Amenities

### RESTAURANT /FOOD OPTIONS

Red Robin Gourmet Burgers  
McDonald's  
Panera Bread  
Applebee's  
Outback Steakhouse

### COFFEE

Tully's  
Starbucks

### LIFESTYLE

LA Fitness  
FedEx Ship Center

### RETAIL

Fred Meyer  
Quality Food Center  
Walgreens  
Brooks Sports Outlet

### HOTEL

Holiday Inn Express Bothell  
Hilton Garden Inn

For further information, please contact:



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The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.