CANYON PARK BUSINESS CENTER

BOTHELL, WASHINGTON

STEELWAVE

- 17 Buildings
- 633,057 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

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CANYON PARK BUSINESS CENTER

Bothell, Washington

Rates starting at: $17.40/sf Office | $9.00/sf Warehouse

Building	Suite (click below to view layout)	Total SF	Office SF	Warehouse SF	Description/Features
22121 17th Ave SE	**E-105**	640	640	-	This first floor suite has two privates, reception work area and private restroom. Available September 1, 2017
22121 17th Ave SE	**E-222 Hypothetical**	1,560	1,560	-	Suite can be demised to include a large open office area, a private office, a break room, and a storage room.
22522 29th Dr SE	**L2-214**	1,877	1,877	-	This second floor, move-in ready office suite includes large open area and one private office.
22522 29th Dr SE	**L2-214 Hypothetical**	1,877	1,877	-	Suite can offer two window-lined private offices, a conference room, open kitchen, storage, and open office area with natural light.
22122 20th Ave SE	**H-159**	2,011	1,411	600	This suite includes three private offices, a welcoming reception area, and a warehouse. Suite can also be combined with Suite 160. Available August 1, 2017.
22121 17th Ave SE	**E-221 Hypothetical**	2,339	2,339	-	Suite can be demised to include large open area, a nice reception, four private offices, a conference room, and a breakroom.
22122 20th Ave SE	**H-160**	2,414	964	1,450	This suite includes a large execute window lined corner office, two private offices, a breakroom, and a large warehouse. Suite can also be combined with Suite 159. Available August 1, 2017.

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Bothell, Washington

Rates starting at: $17.40/sf Office | $9.00/sf Warehouse

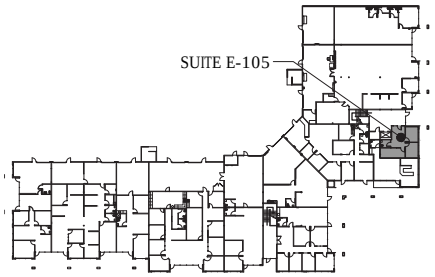
Building	Suite (click below to view layout)	Total SF	Office SF	Ware-house SF	Description/Features
22121 17th Ave SE	**E-221**	3,899	3,899	-	This second floor suite includes multiple private offices, conference room, storage, and break room.
22121 17th Ave SE	**E-221 Hypothetical**	3,899	3,889	-	Suite can be improved to create a new breakroom, conference room, copy/ supplies room and office areas.
22522 29th Dr SE	**L2-210**	4,277	4,277	-	Suite can offer three window-lined private offices, a large conference room, break room, storage, reception and open work space.
22122 20th Ave SE	**H-159/160**	4,425	2,375	2,050	This is combination of contiguous suites that offer a welcoming reception area, five private offices, a conference room, a breakroom, and large ware-house. Available August 1, 2017.
22026 20th Ave SE	**L-103 Hypothetical**	8,716	4,637	4,079	Suite can be demised to offer large open office area, two window-lined private offices, reception, conference room, storage, and open concept breakroom.
22026 20th Ave SE	**L-102 Hypothetical**	10,742	6,759	3,983	Suite can be demised to include several window-lined private offices, a welcoming reception, a large conference room, a small conference room, open office area, an open café break room, storage room, flex space, and warehouse.
22026 20th Ave SE	**L-102**	19,458	11,396	8,062	Space newly remodeled. Features great flexibility for user. High-end conference room with bull-nose glass, (1) private office, newly remodeled kitchen and restroom. Large warehouse with (3) grade level loading entries.
1725 220th St SE	**C-103**	28,531	25,823	2,708	This suite is available with 30 days' notice. It offers a welcoming large reception, large open office space, multiple breakrooms, 5 labs, and warehouse space.

CANYON PARK BUSINESS CENTER

Bothell, Washington

22121 17th Ave Suite E-105

640 SF Office



KEY PLAN
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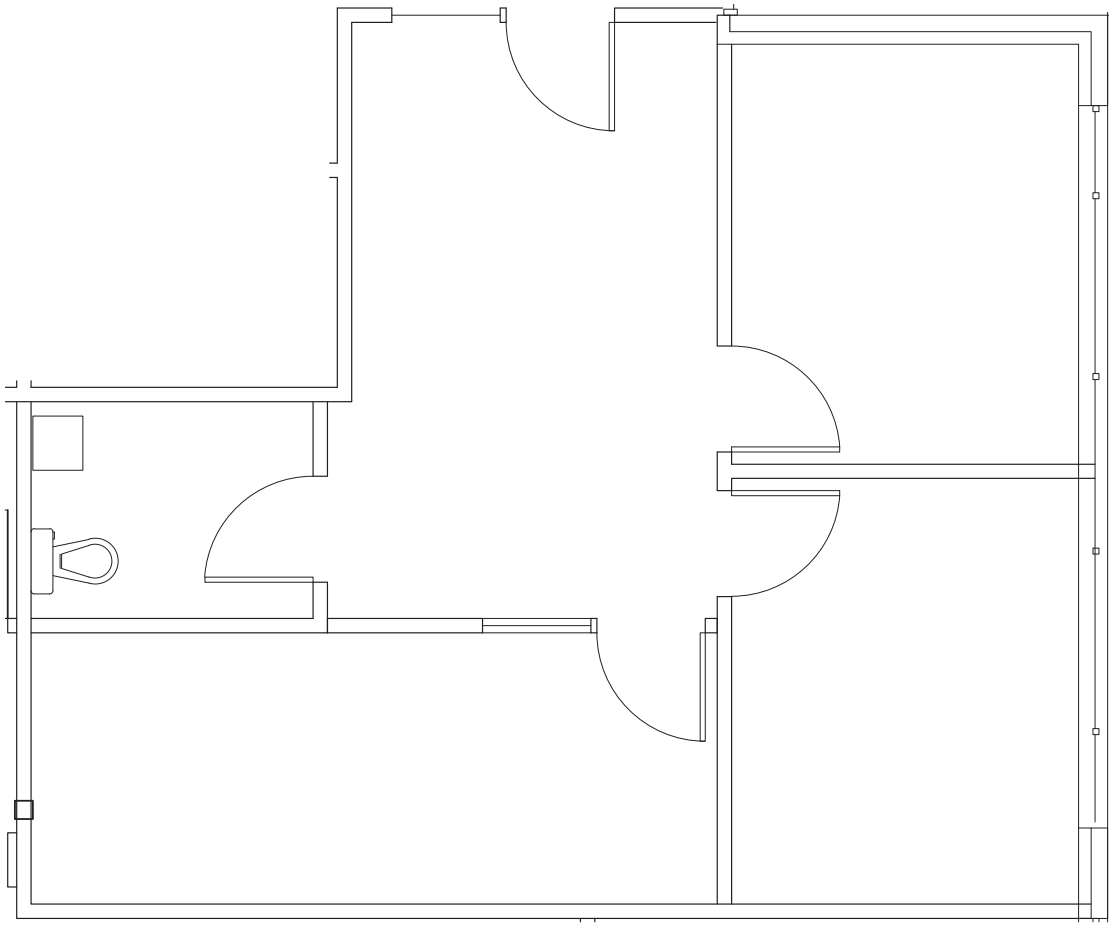

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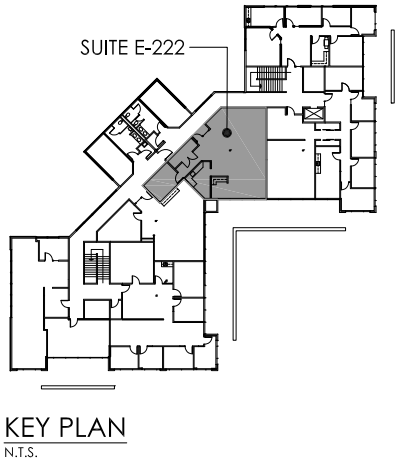
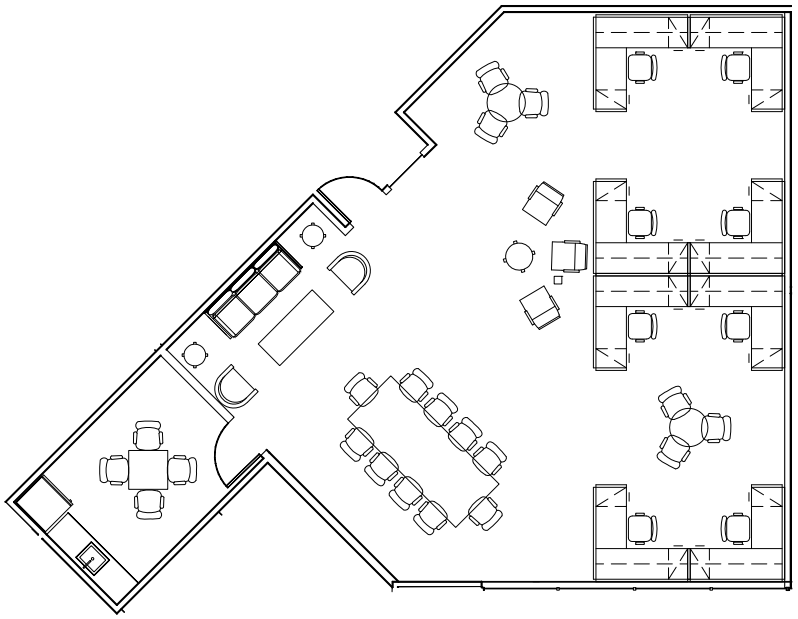
22121 17th Ave Suite E-222 Hypothetical

1,560 SF Office





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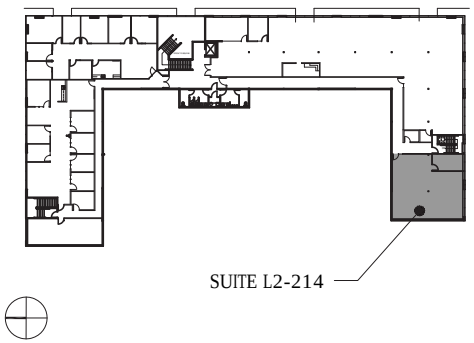
CANYON PARK BUSINESS CENTER

Bothell, Washington

22522 29th Dr SE Suite L2-214

1,877 SF Office



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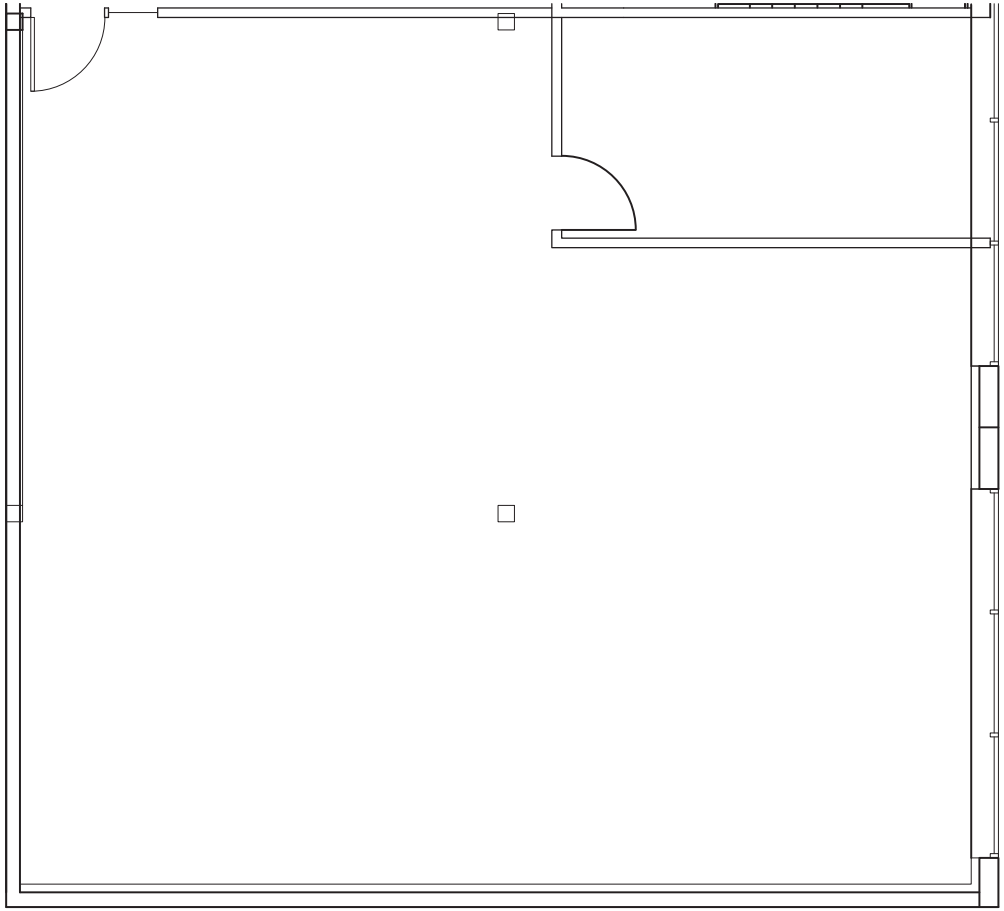

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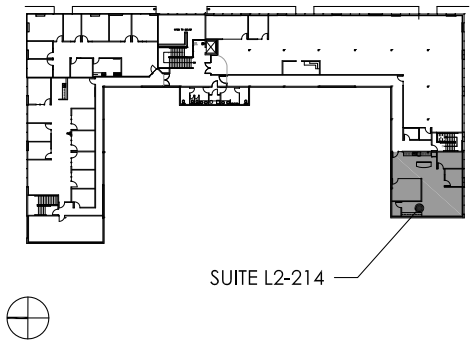
22522 29th Dr SE Suite L2-214 Hypothetical

1,877 SF Office



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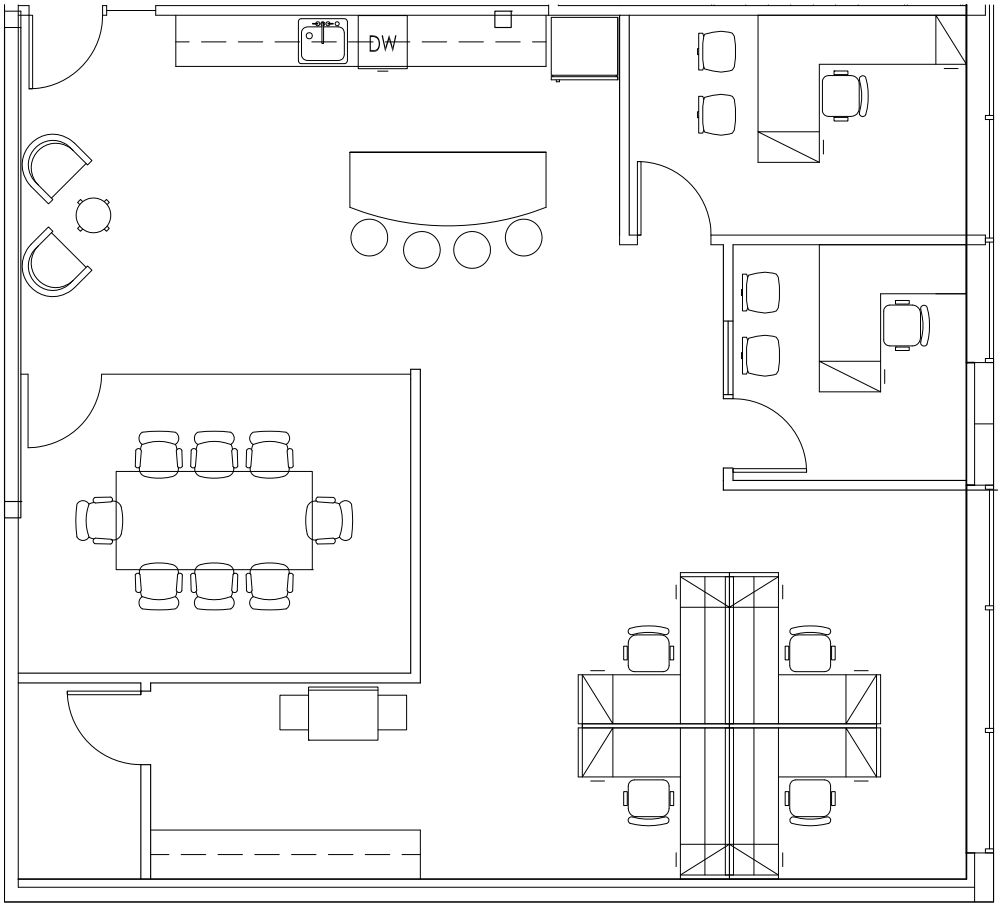

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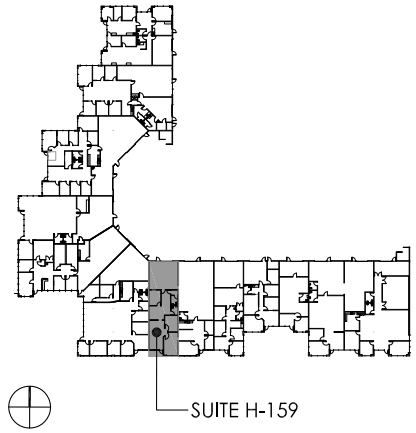
CANYON PARK BUSINESS CENTER

Bothell, Washington

22122 20th Ave SE Suite H-159

2,011 SF · 1,411 SF Office · 600 SF Warehouse



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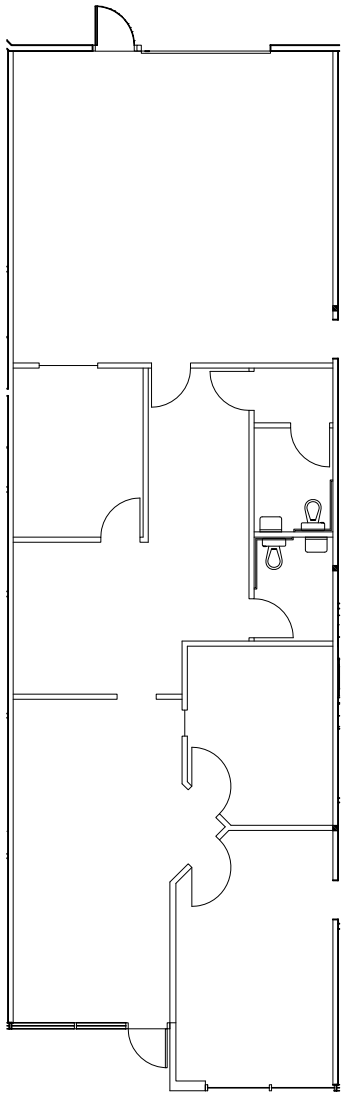

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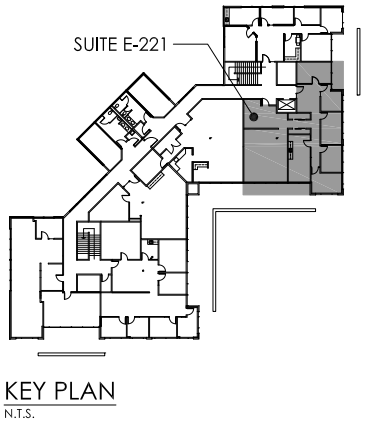
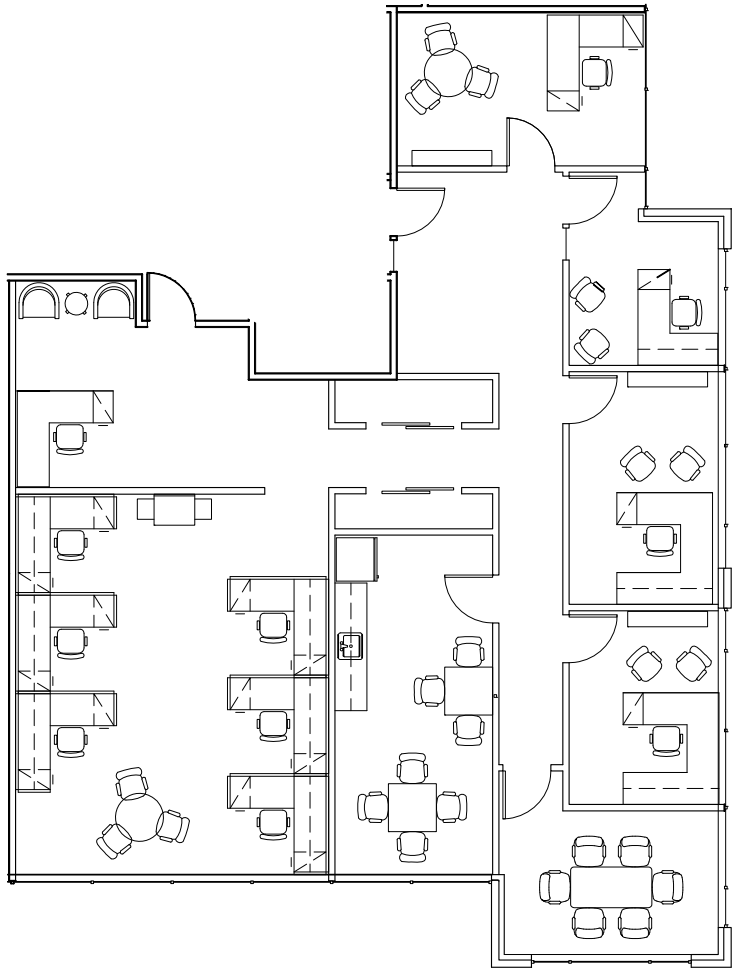
22121 17th Ave Suite E-221 Demised Hypothetical

2,339 SF Office





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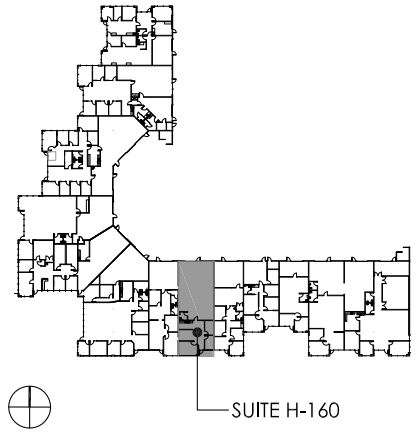
CANYON PARK BUSINESS CENTER

Bothell, Washington

22122 20th Ave SE Suite H-160

2,414 SF · 964 SF Office · 1,450 SF Warehouse



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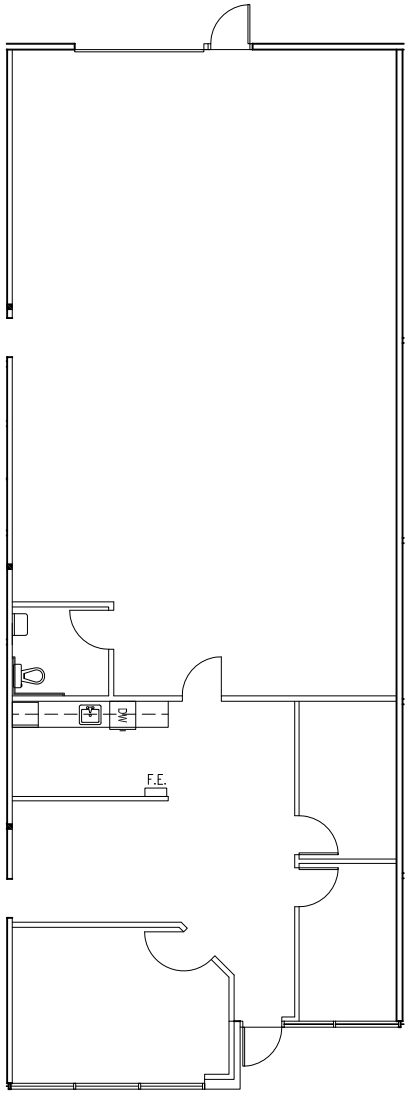

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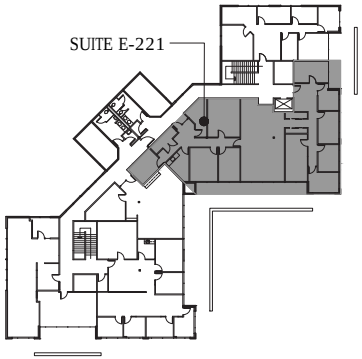
CANYON PARK BUSINESS CENTER

Bothell, Washington

22121 17th Ave SE Suite E-221

3,899 SF Office



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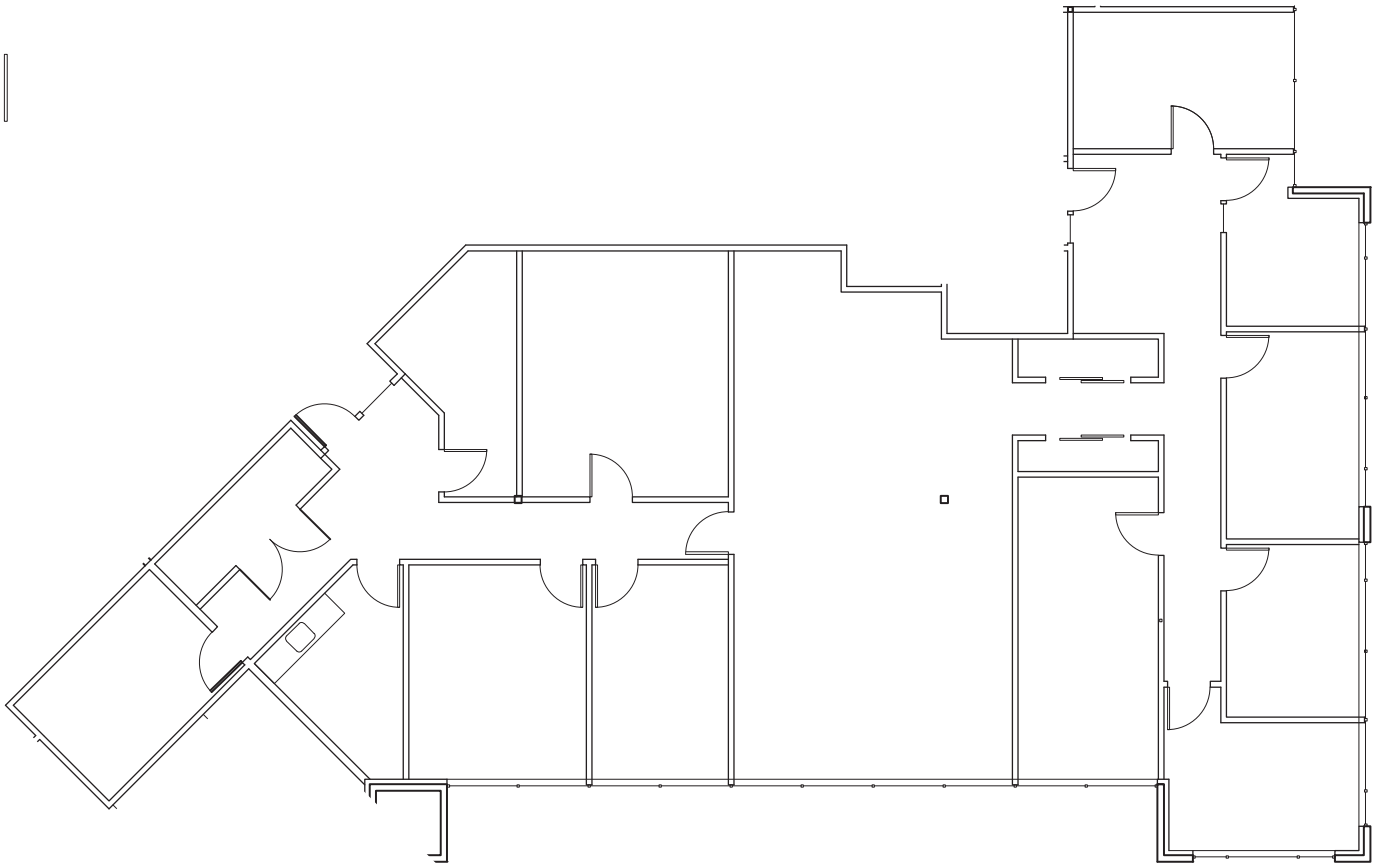

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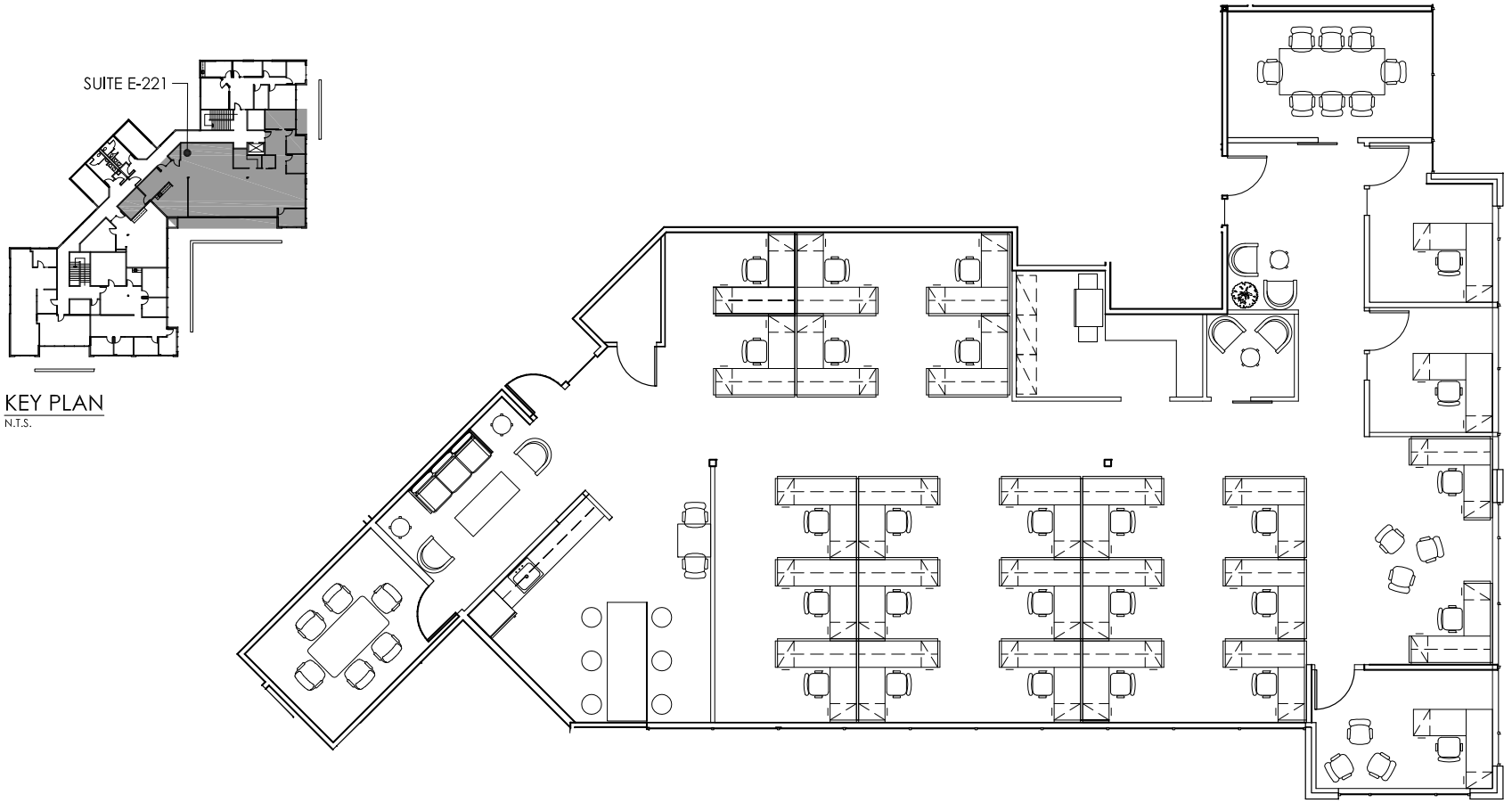
3,899 SF Office



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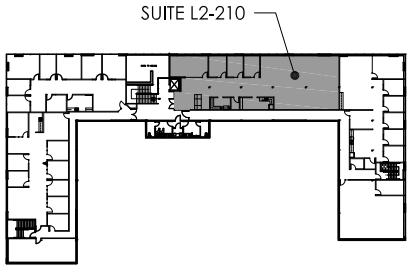
22522 29th Dr. SE Suite L2-210

4,277 SF Office



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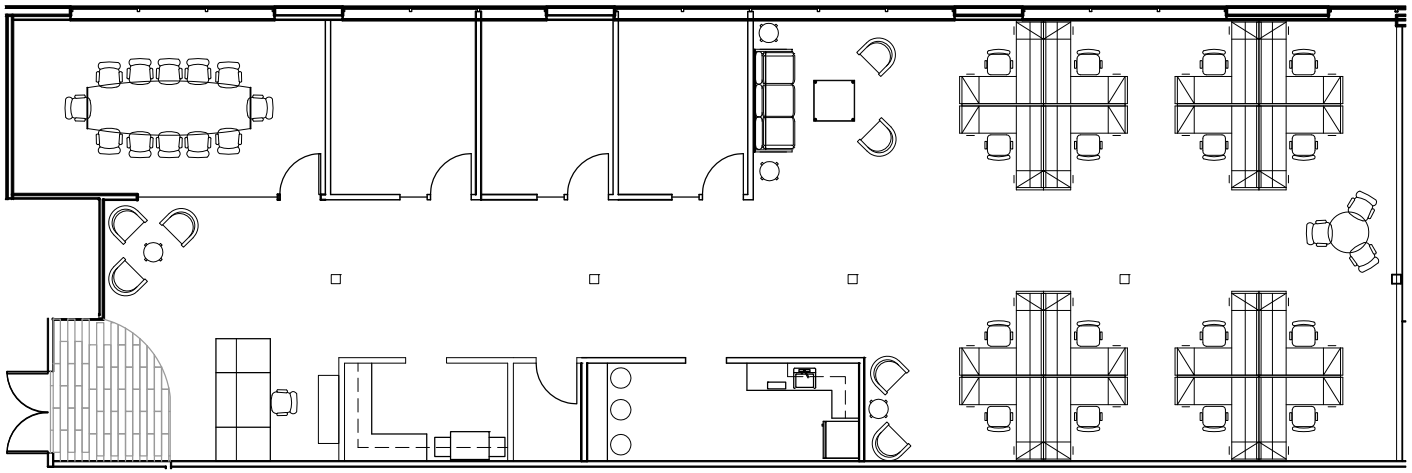

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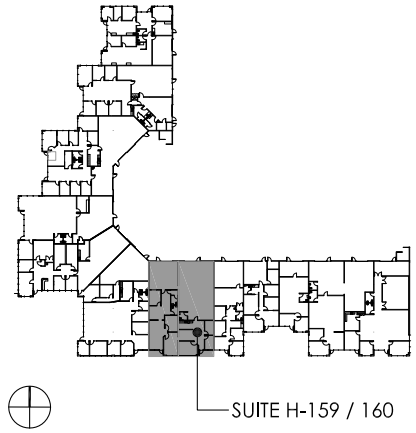
22122 20th Ave SE Suite H-159/160 Hypothetical

4,425 SF · 2,375 SF Office · 2,050 SF Warehouse



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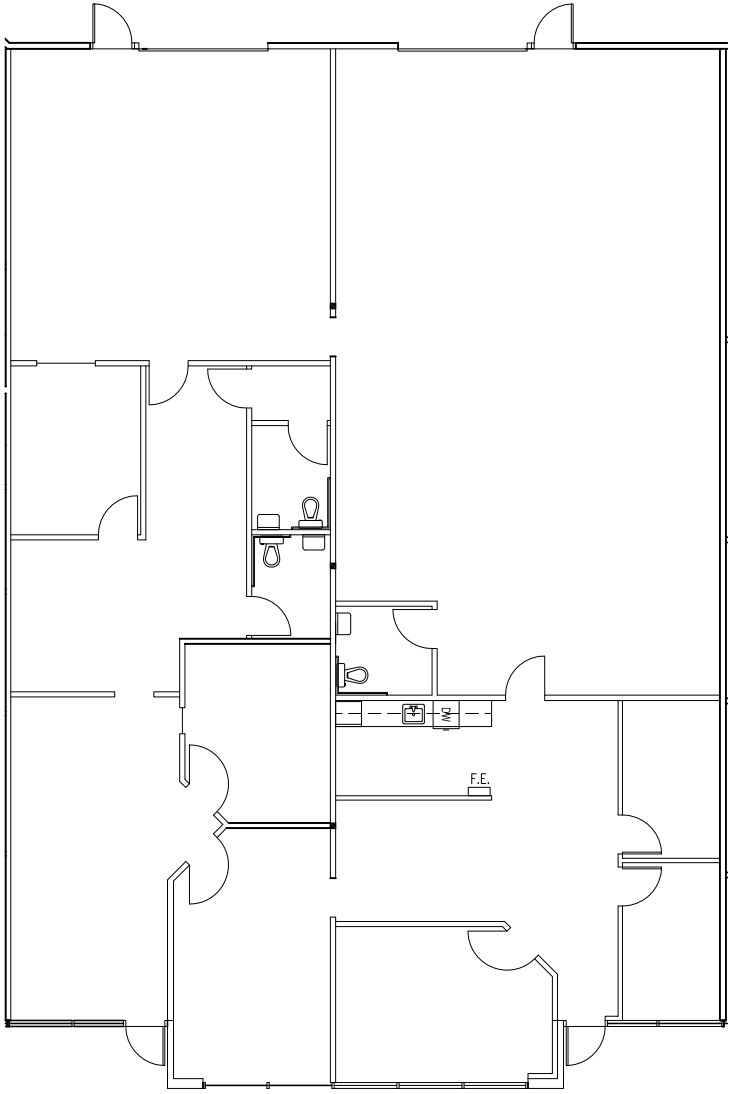

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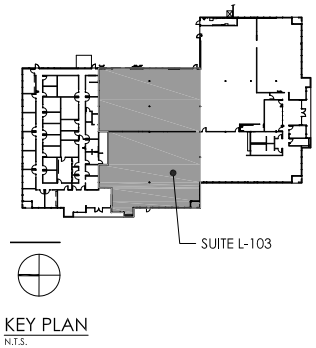
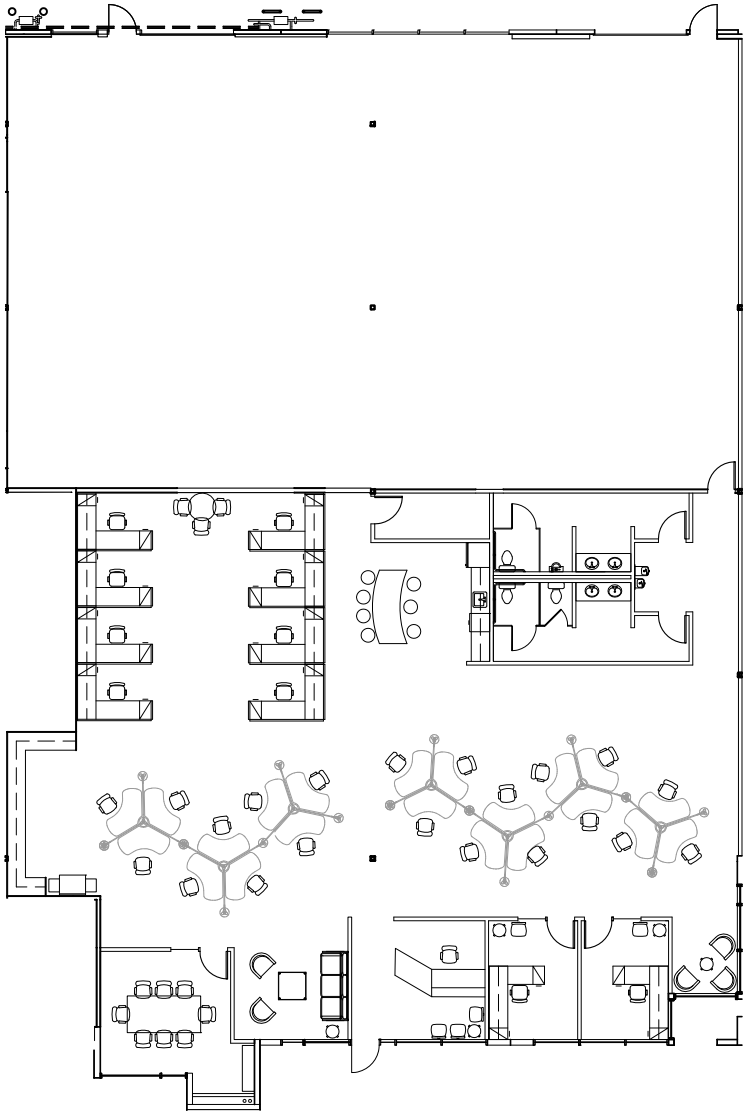
22026 20th Ave SE Suite L-103 Hypothetical

8,716 SF · 4,637 SF Office · 4,079 SF Warehouse





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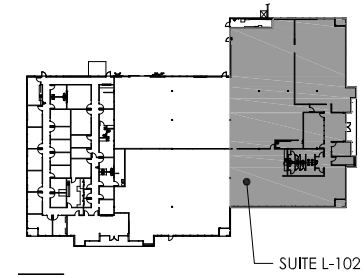
22026 20th Ave SE Suite L-102 Hypothetical

10,742 SF · 6,759 SF Office · 3,983 SF Warehouse



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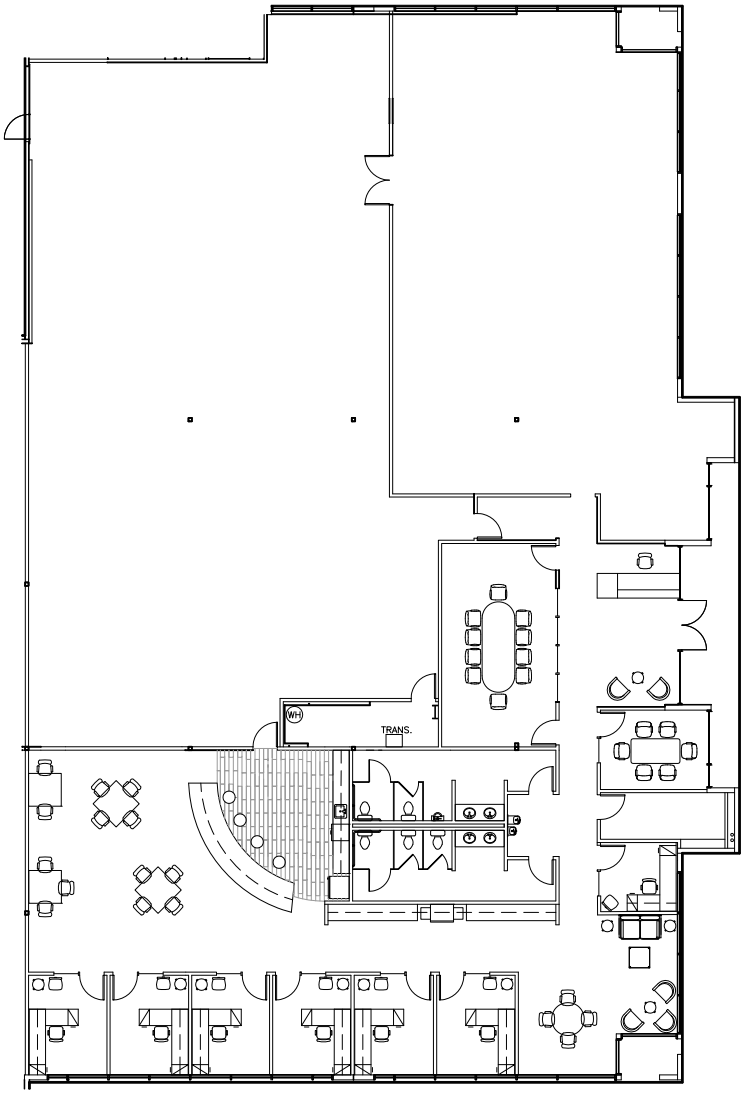

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22026 20th Ave SE Suite L-102

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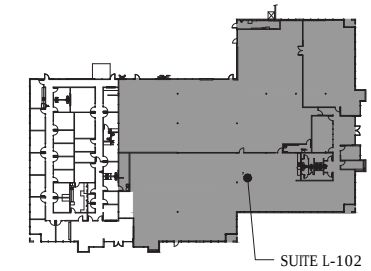

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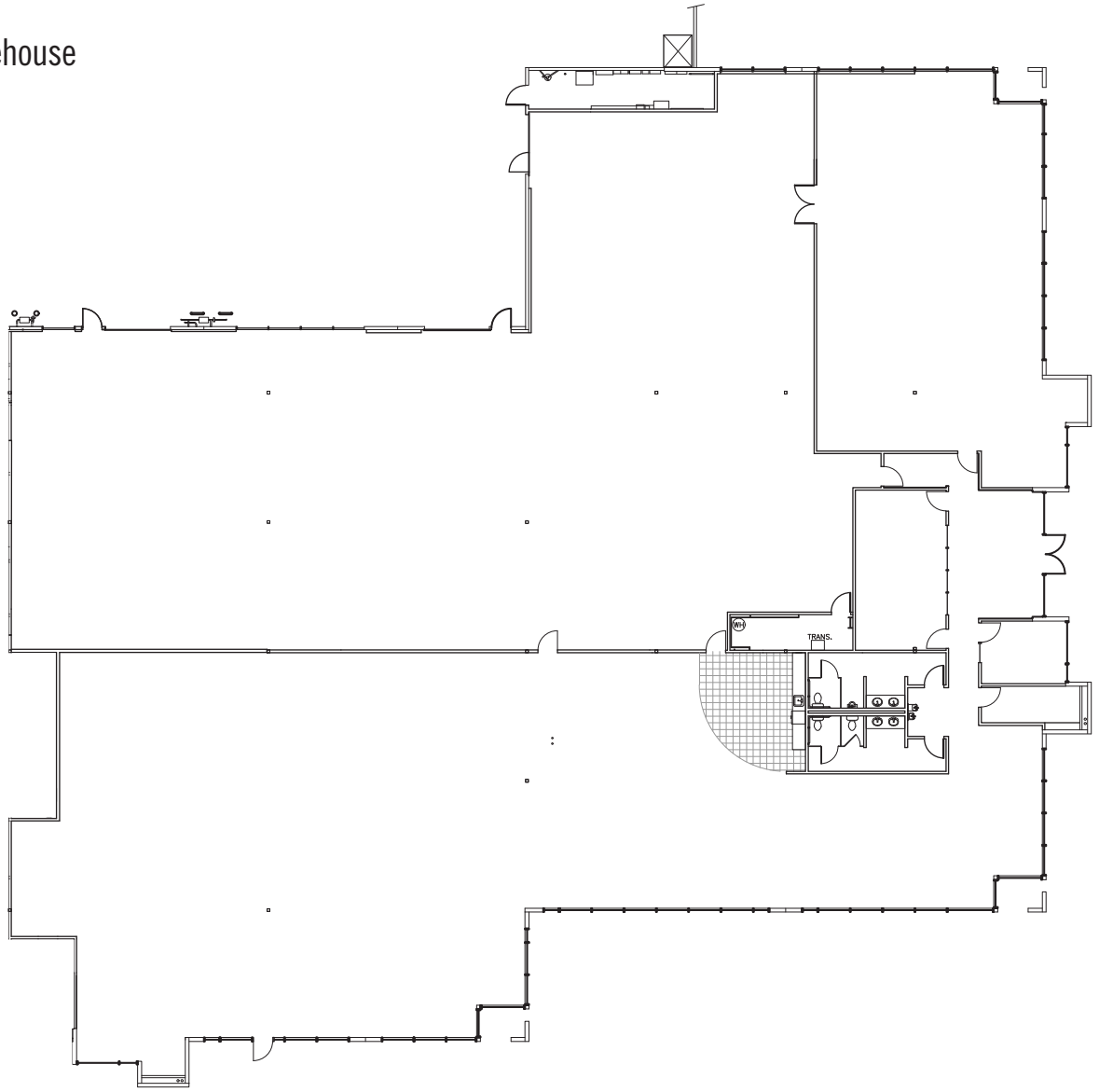

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1725 220th St SE Suite C-103

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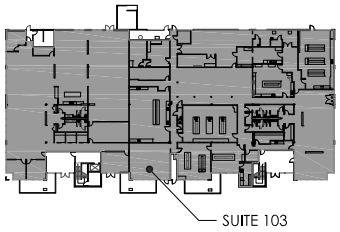

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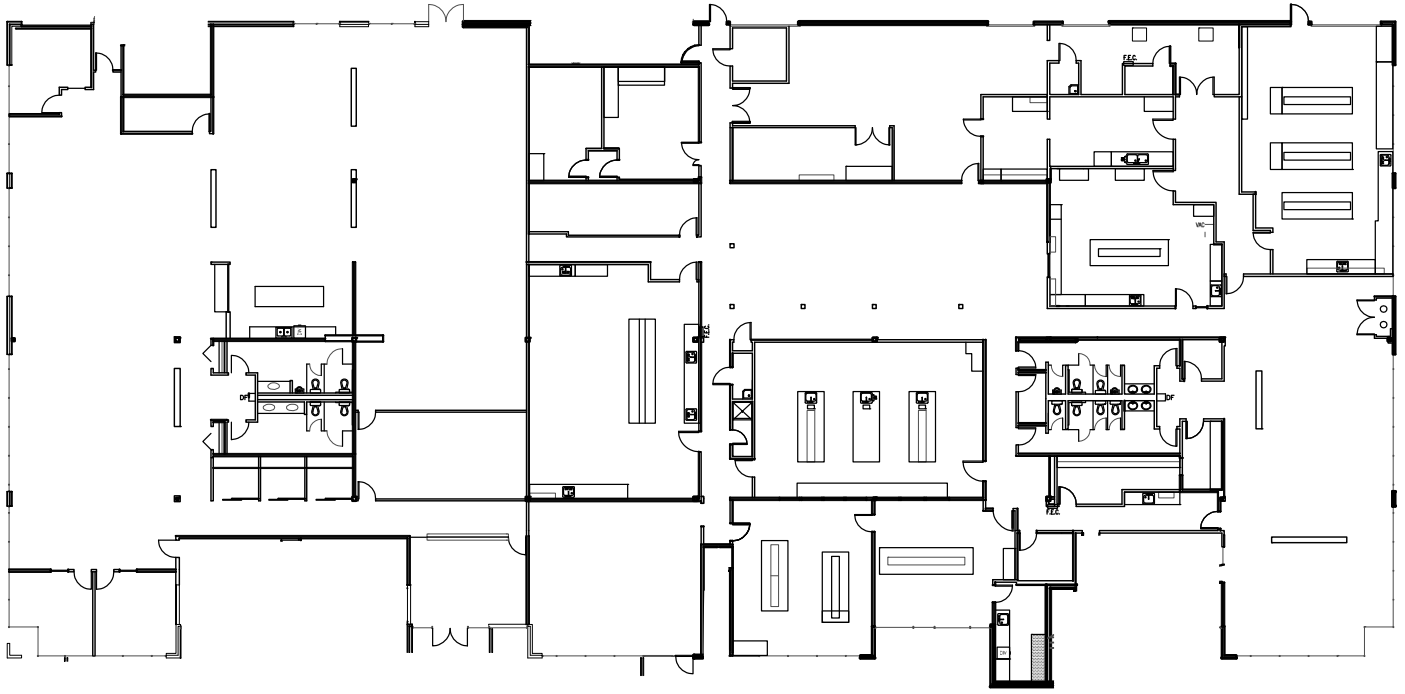

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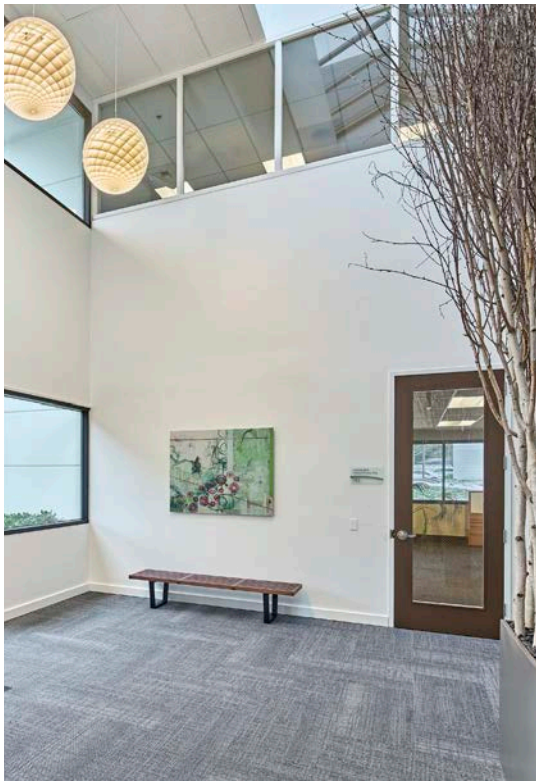


Building & Area Amenities

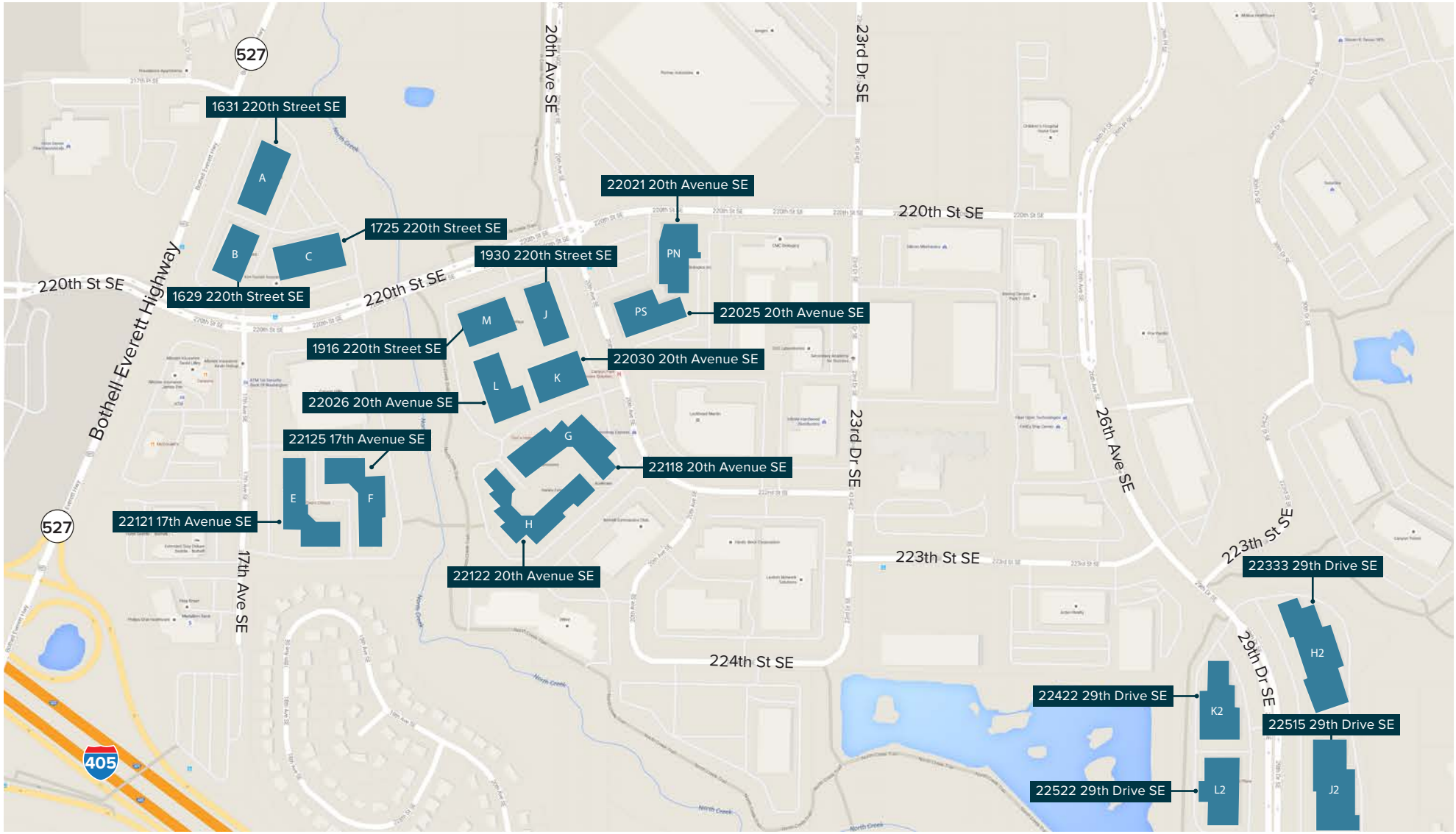
- Canyon Park Business Center offers 633,057 sf of flexible office, warehouse and lab spaces in 17 buildings over 51 acres. The buildings feature flexible floor plates, grade level loading bays, and excellent expansion opportunities in a naturally landscaped setting.
- The project offers an ample parking 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.

CANYON PARK BUSINESS CENTER

Bothell, Washington



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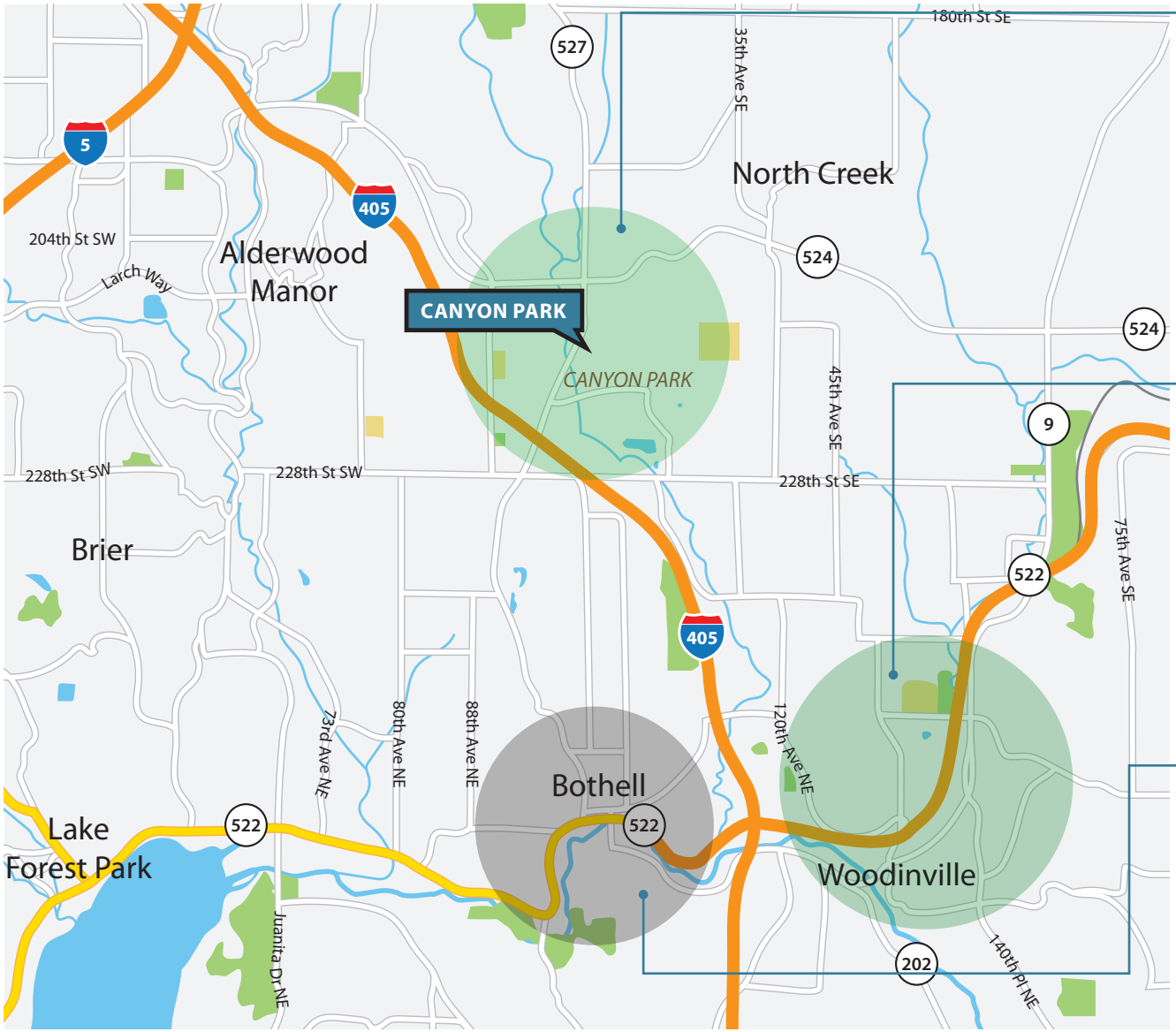

CANYON PARK

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 Teriaki, Jack In The Box, Woodinville Cafe, Thai Woodinville, Chan's Place, Twisted Cuban, Wendy's, Big Fish Grill, Thai Tanee, 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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