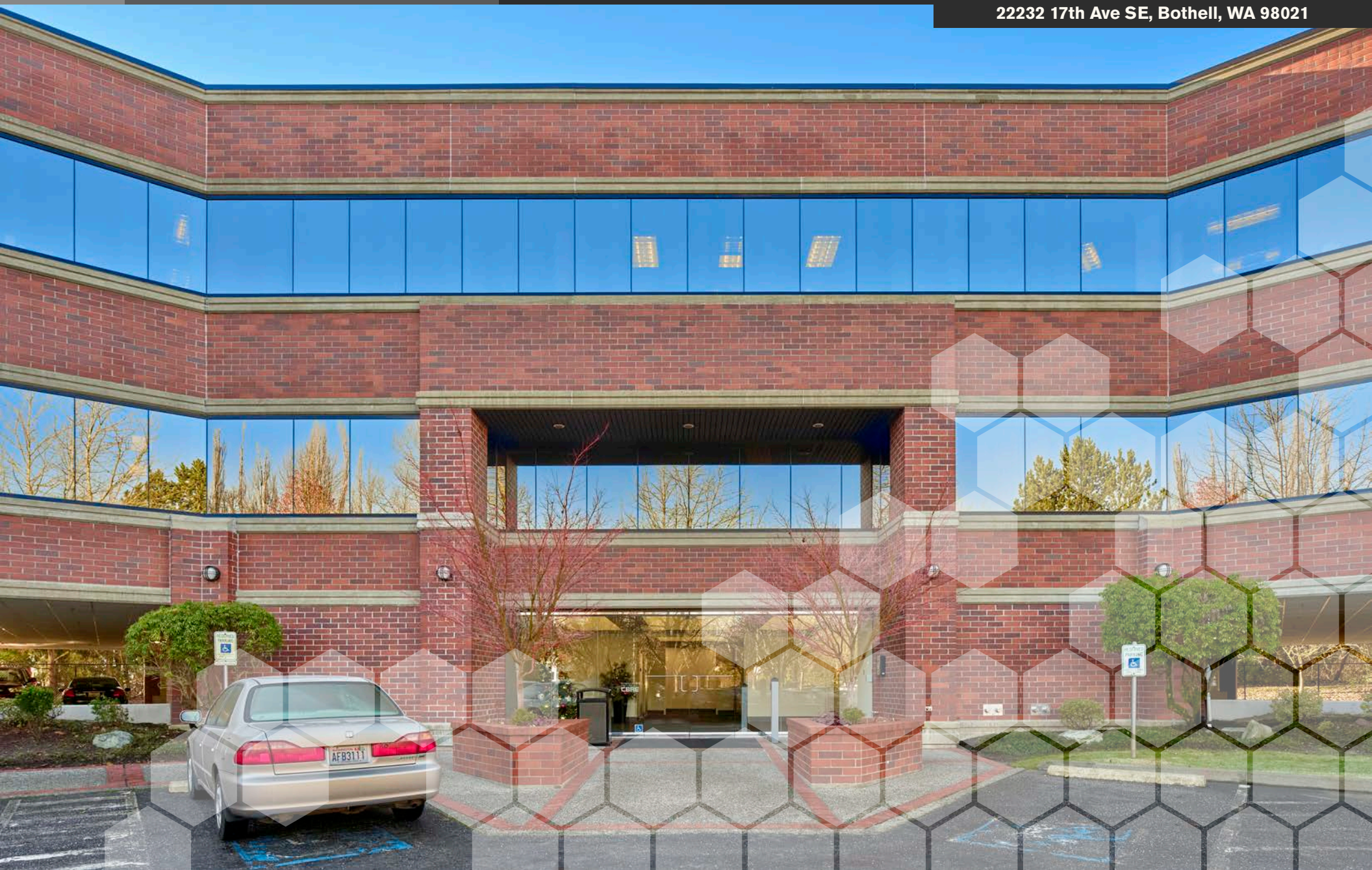


22232 17th Ave SE, Bothell, WA 98021



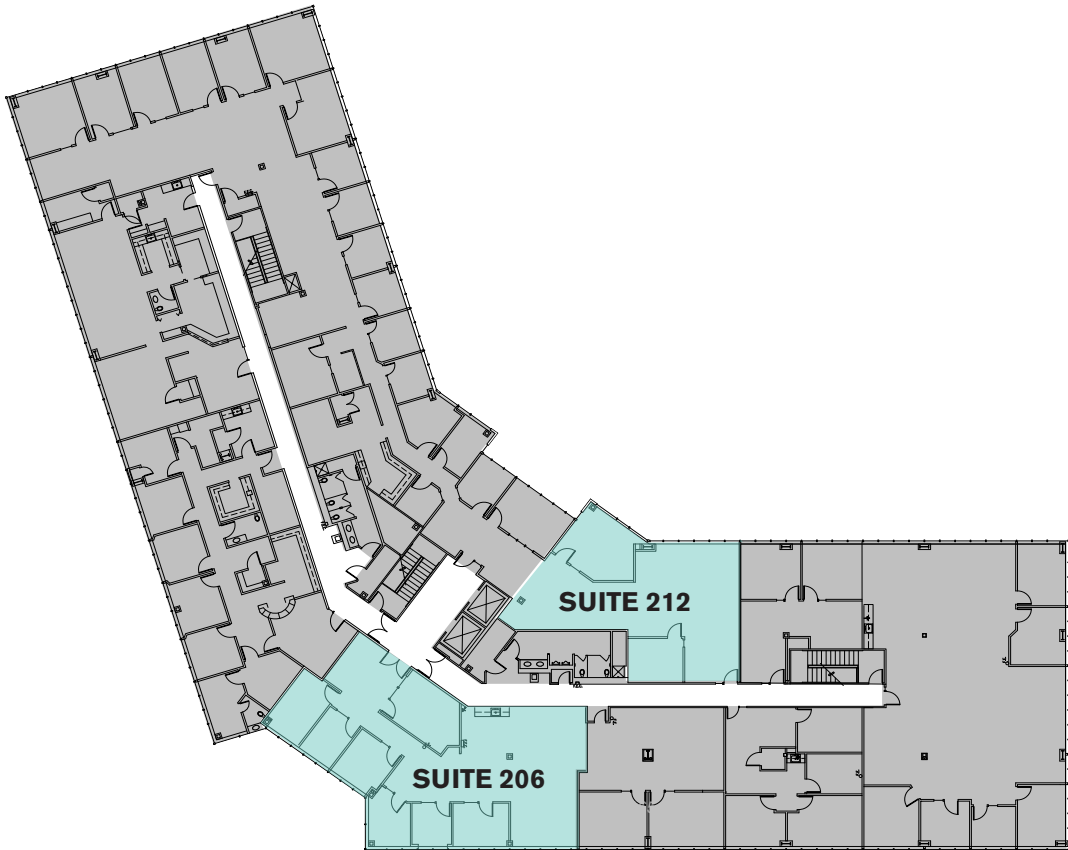


PROPERTY HIGHLIGHTS

- + Two-story brick façade building with extensive glass line
- + Natural setting with abundant natural light
- + Exceptional freeway and transit access
- + Walking distance to abundant desirable amenities
- + Adjacent to Canyon Park Park & Ride with 6 service routes and 298 parking stalls
- + On-site shower facility and two electric vehicle charging stations
- + 1/1,000 SF covered parking at \$75/ Stall/Month
- + Telecom service provided by Comcast, Frontier and Wave Broadband

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AVAILABILITIES

SECOND FLOOR SPACE DETAILS

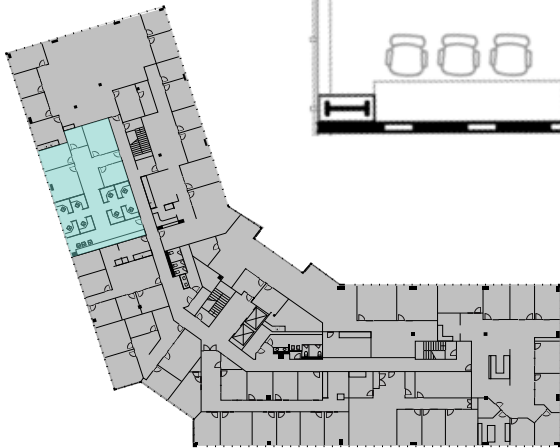
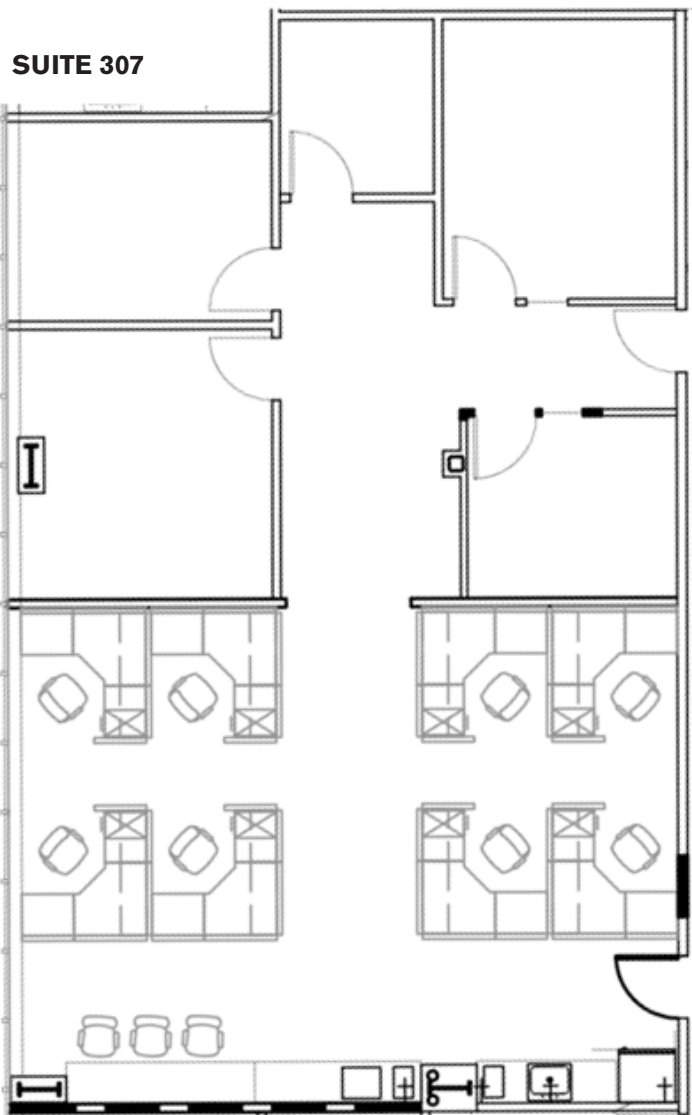
- + **SUITE 206: 2,502 SF**
Available with 60 days notice
- + **SUITE 212: 1,537 SF**
Available immediately
- + **ASKING RENTAL RATE:**
\$25.00/SF, Triple Net



AVAILABILITIES

THIRD FLOOR SPACE DETAILS

- + **SUITE 307: 1,906 RSF**
Available immediately
- + **ASKING RENTAL RATE:**
\$25.00/SF, NNN





Fred Meyer
Red Robin
GOURMET BURGERS and BEERS
Panera
BREAD®



CPOC

Canyon Park
Park & Ride
298 Stalls | 6 Routes



McDonald's **LA FITNESS**
Salted Grape Café
RAMA HOUSE **Starbucks**



OUTBACK STEAKHOUSE® **QDOBA MEXICAN EATS®**
BONEFISH GRILL® **hot yoga**
HAPPINESS HERE® **Capital One**



Wendy's **FIVE GUYS®**
BURGERS and FRIES
Applebee's **Arby's®**
GRILL + BAR
TORTAS **Jack in the box**



PICNIC **ZEEKS PIZZA**
NATURAL MARKET
Taco Time **Papa Murphy's**
MOD **QFC**
Quality Food Centers
Chick-fil-A **JIMMY JOHN'S**



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