

TWO BUILDING PORTFOLIO FOR SALE

OFFICE/ WAREHOUSE/ PRODUCTION BUILDINGS IN BOTHELL

22310 - 22322 20TH AVENUE SE • BOTHELL, WASHINGTON 98021



CP
seven

Canyon Park 7

CP
eight

Canyon Park 8

Contacts:



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PORTFOLIO FEATURES



Canyon Park 7



Canyon Park 8

PORTFOLIO
SALE PRICE:

\$10,500,000

PROPERTY FEATURES:

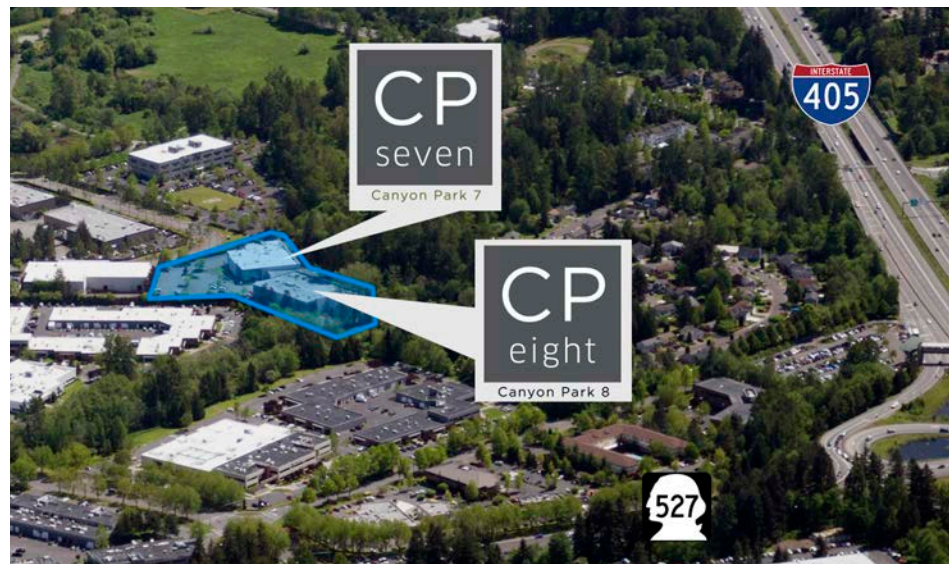
Canyon Park 7 & 8 are two Class A office/ high tech/ production buildings located in Bothell, Washington. The portfolio currently for sale consists of both buildings. CP7 is fully occupied with rent in place. CP8 is perfect for a Owner/User or as an investment property with space to fill.

- Fast access to I-405 and I-5 freeways
- Corporate neighbors include Boeing, AT&T, University of Washington Bothell, T-Mobile, Seattle Genetics, Sonosite
- Close proximity to banks, medical clinics, restaurants, Sierra Suites hotel, a large retail district and the University of Washington Bothell campus.
- Adjacent to North Creek Trail - a jogging trail along picturesque forests, a small creek and park meadows

DESIRABLE BOTHELL LOCATION:

Canyon Park 7 & 8 are strategically located in the City of Bothell, right off I-405, a major freeway serving the Puget Sound region. Close to many neighborhood amenities and Fortune 500 corporate neighbors, the area has many up-and-coming restaurants, life style and service retailers, and is also in close proximity to the UW Bothell Campus and the Cascadia Community College.

- Exceptional transit options - Less than ten minute walk to Canyon Park Park & Ride Station, servicing the entire Puget Sound Region.
- Bothell offers great parks and recreation opportunities, quality schools, excellent restaurant and retail options, and is currently undergoing a revitalization.



CP
seven

Canyon Park 7

LEASED BUILDING

35,785 SF Total Size

17,658 SF :: Leased to BLUE HERON

15,527 SF :: Leased 3-Wire

2,600 SF :: Warehouse for lease

CP
eight

Canyon Park 8

OWNER/USER OR INVESTMENT PROPERTY

33,500 SF Total Available for Lease

12,489 SF :: Second Floor Office

21,011 SF :: First Floor

9,936 SF High Bay Warehouse

9,121 SF Production/Tech Area

1,954 SF Office



PORTFOLIO FEATURES



Canyon Park 8

CANYON PARK 8 FEATURES:

- **CP8: Full Building** – 33,500 SF Office / Production / Warehouse space available – divisible to multiple configurations
(contact broker for details)
 - » **18,402 SF Total**
9,281 SF Office; 9,121 SF Production/Tech Area
 - » **24,479 SF Total**
14,443 SF Office; 9,936 SF High-Bay Warehouse
 - » **33,500 SF Total**
14,443 SF Office; 9,936 SF High-Bay Warehouse; 9,121 SF Production/Tech Area
- Office space includes perimeter private offices, open bullpen area, conference room(s), board room, lunch room and restrooms
- 24' clear height in warehouse
- Dock high loading
- Generous parking
- Signage available



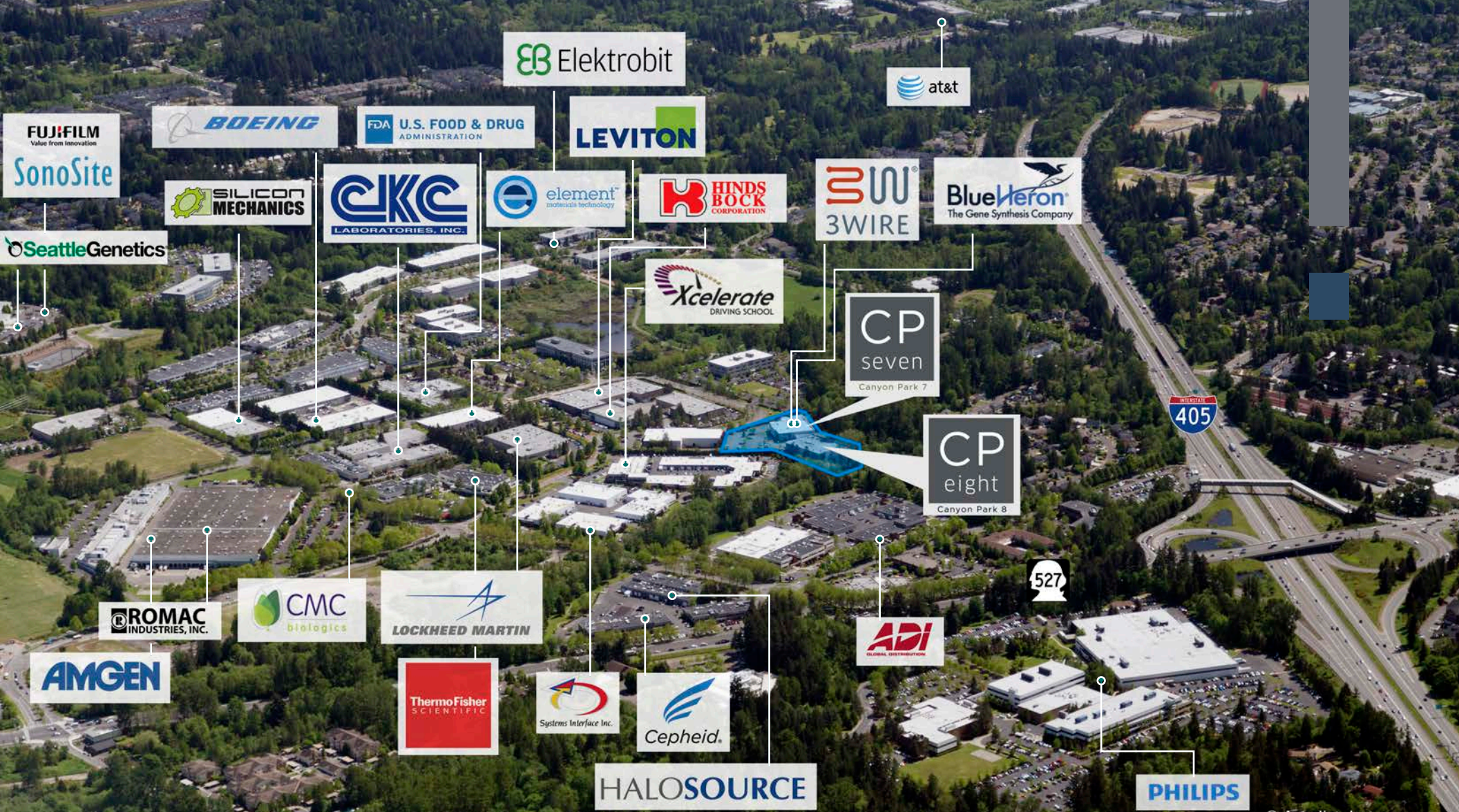
RENT SCHEDULE



CP7 & CP8 PORTFOLIO

Building	Tenant	Total SF	Base Rent as of July 1, 2016	Approx. Expiration
CP7	3-Wire	15,527	\$11,817.15	07/31/2019
CP7	Blue Heron	17,658	\$22,320	02/28/2020
CP7	Vacant	2,600	\$1,820.00*	TBD
CP8	Vacant	15,098	\$20,220.20**	TBD
CP8	Vacant	18,402	\$13,795.95**	TBD
		69,285	\$69,973.00 (monthly)	
			\$839,680.00 (annually)	

* Based on \$0.70 / SF
 ** Based on \$1.40 / SF 2nd Floor & \$0.75 / SF 1st Floor



The Canyon Park neighborhood is an essential part of Bothell's economic core and a hot spot for businesses. The 300-acre Canyon Park Business Center is comprised of 68 buildings, which is the largest business park in the city of Bothell. Business leaders in technology, bio-tech, biomedical R&D, software, telecommunications, mobile technology and financial services have made Canyon Park their business home choice.

Not only is the Canyon Park / Bothell area is one of the region's strongest markets, it is also home to many Fortune 500 companies. CP7 & CP8 are nestled amongst industry giants like, Boeing, Philips, AT&T, T-Mobile, Romac Industries, and Fuji Film/SonoSite. The area also boasts abundant and easy access to retail, restaurant, hotel, and services amenities within a few minutes' drive. Canyon Park is Bothell's largest shopping district, with a wide variety of services and in an extremely convenient location, where I-405 intersects with the Bothell-Everett Highway.

NEARBY BOTHELL AMENITIES

POPULAR RESTAURANTS

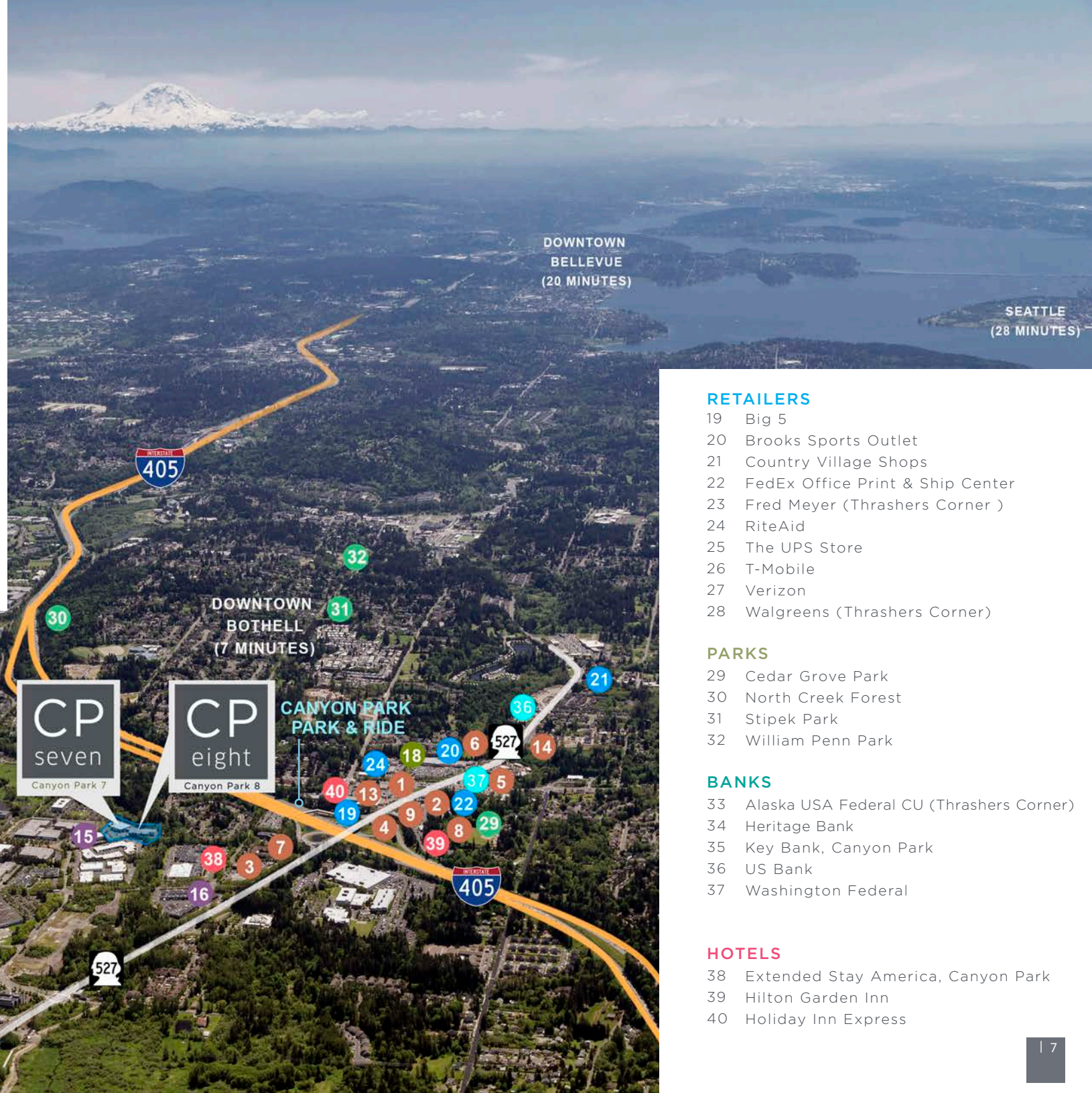
- 1 Applebee's
- 2 Bonefish Grill
- 3 Canyons
- 4 Crystal Creek Cafe
- 5 Five Guys
- 6 Jimmy Johns
- 7 McDonalds
- 8 Outback Steakhouse
- 9 Panera Bread
- 10 Pizza Hut (Thrashers Corner)
- 11 Red Robin Gourmet Burgers (Thrashers Corner)
- 12 Starbucks
- 13 Tully's
- 14 Wendy's

FITNESS

- 15 Bothell Gymnastics Club
- 16 LA Fitness

GROCERY STORES

- 17 Safeway (Thrashers Corner)
- 18 Quality Food Centers (QFC)



RETAILERS

- 19 Big 5
- 20 Brooks Sports Outlet
- 21 Country Village Shops
- 22 FedEx Office Print & Ship Center
- 23 Fred Meyer (Thrashers Corner)
- 24 RiteAid
- 25 The UPS Store
- 26 T-Mobile
- 27 Verizon
- 28 Walgreens (Thrashers Corner)

PARKS

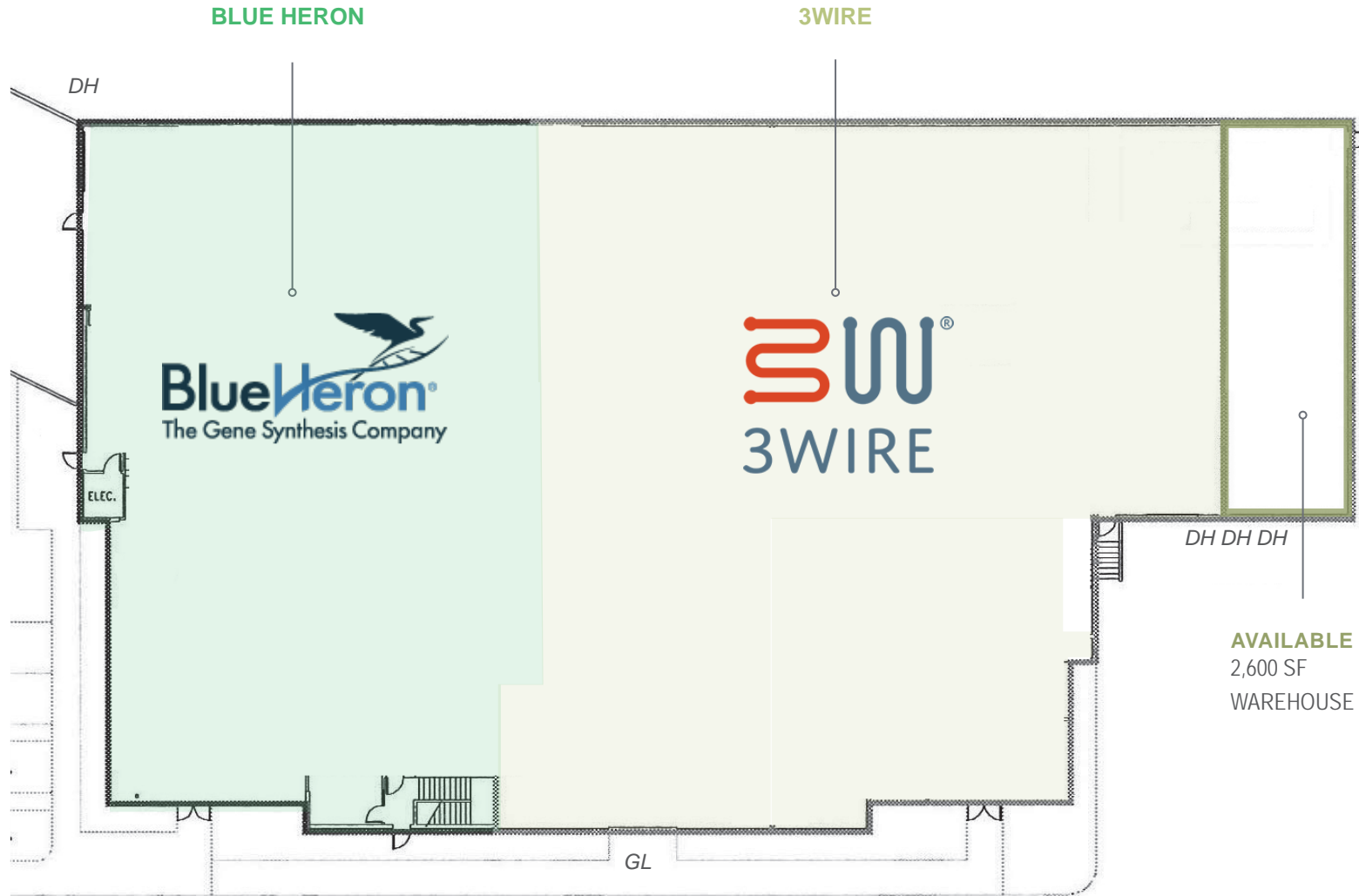
- 29 Cedar Grove Park
- 30 North Creek Forest
- 31 Stipek Park
- 32 William Penn Park

BANKS

- 33 Alaska USA Federal CU (Thrashers Corner)
- 34 Heritage Bank
- 35 Key Bank, Canyon Park
- 36 US Bank
- 37 Washington Federal

HOTELS

- 38 Extended Stay America, Canyon Park
- 39 Hilton Garden Inn
- 40 Holiday Inn Express



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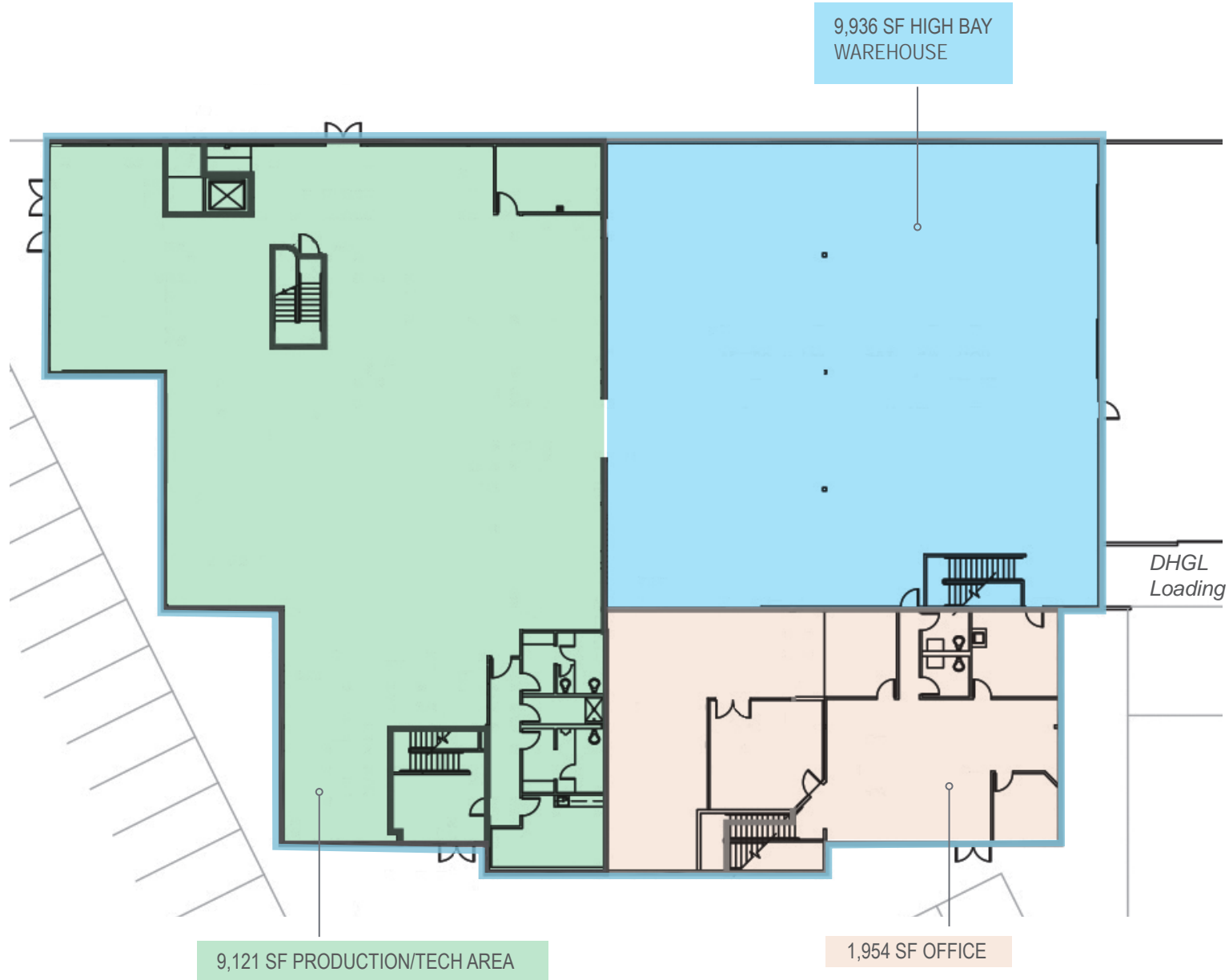
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FLOOR PLAN

First Floor :: 21,011 Square Feet Available

CP
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Canyon Park 8



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TOTAL AVAILABLE AT CP8
33,500 SF - Divisible to multiple configurations

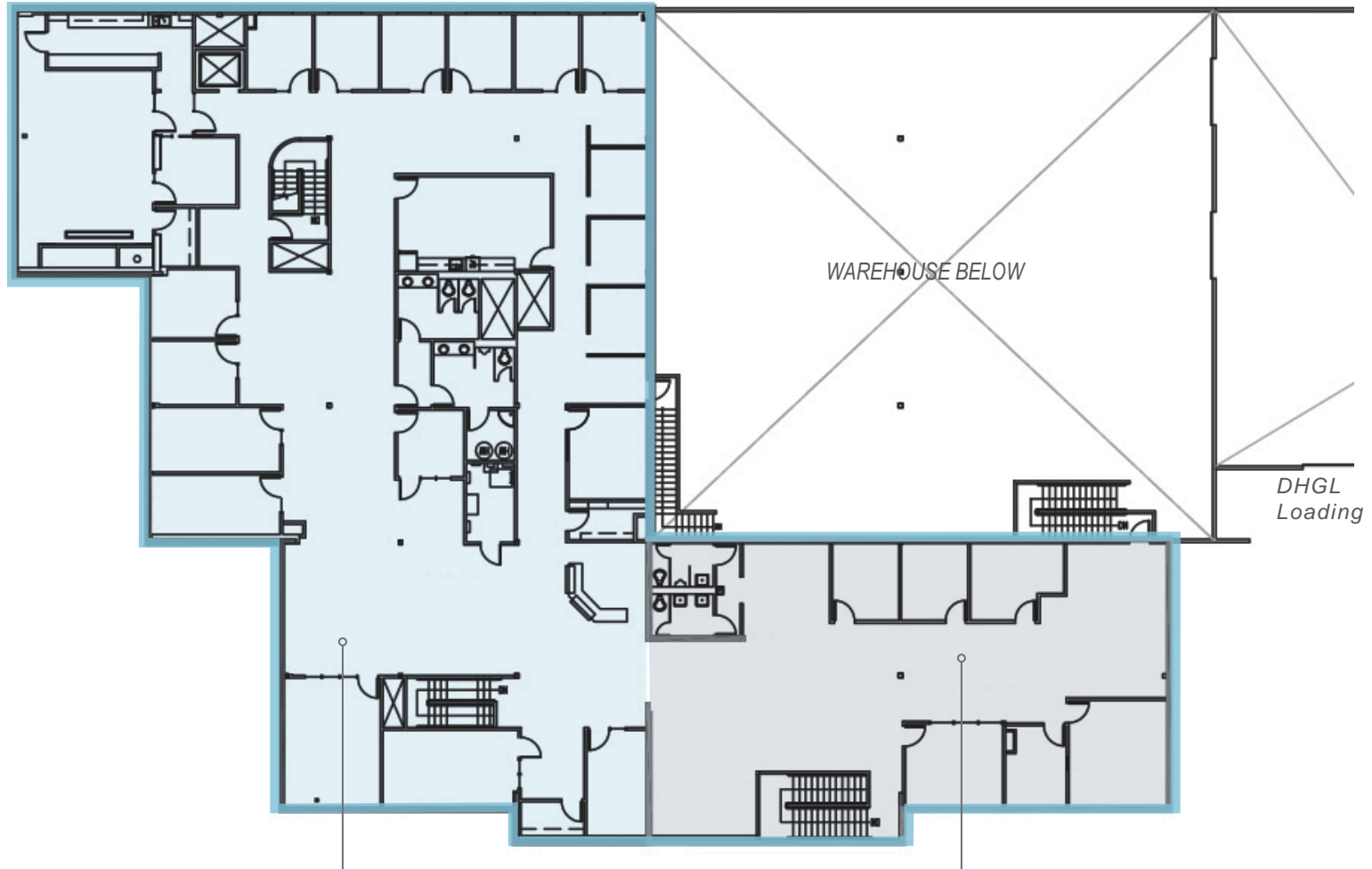

Benaroya

FLOOR PLAN

Second Floor :: 12,489 Square Feet Available

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9,281 SF OFFICE

3,208 SF OFFICE

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The information contained herein has been given to us by the owner or other sources that we deem reliable. We have no reason to doubt its accuracy. All prospective tenants should carefully verify the information contained herein.

