
FOR LEASE
HIGH IMAGE FLEX/TECH SPACE

NEXUS CANYON PARK

21720 23RD DRIVE SE, SUITE 300
BOTHELL, WA





KEY FEATURES

- + Warm shell ready for custom improvements
- + Located in the heart of the Puget Sound's second largest life science cluster
- + Close proximity to a wide range of restaurants, retail, and service amenities
- + Neighboring tenants in the Canyon Park area include Seattle Genetics, Sonosite, Group Health, Molina Healthcare, Acucela, Juno Therapeutics, Romac Industries
- + 66,568 total SF - divisible to 12,225 SF
- + Available immediately
- + Two floors each at grade
- + 4,000 amps 480/277v 3-phase service (upgrade potential)
- + Dock and grade-level loading
- + Two freight elevators
- + 16' floor to floor ($\pm 13'$ clear)
- + Power fed by 2 substations on different grids

BUILDING INFORMATION

YEAR BUILT

2000

TOTAL PROJECT SIZE

152,050 RSF

ZONING

BP, City of Bothell

COMMUNICATIONS

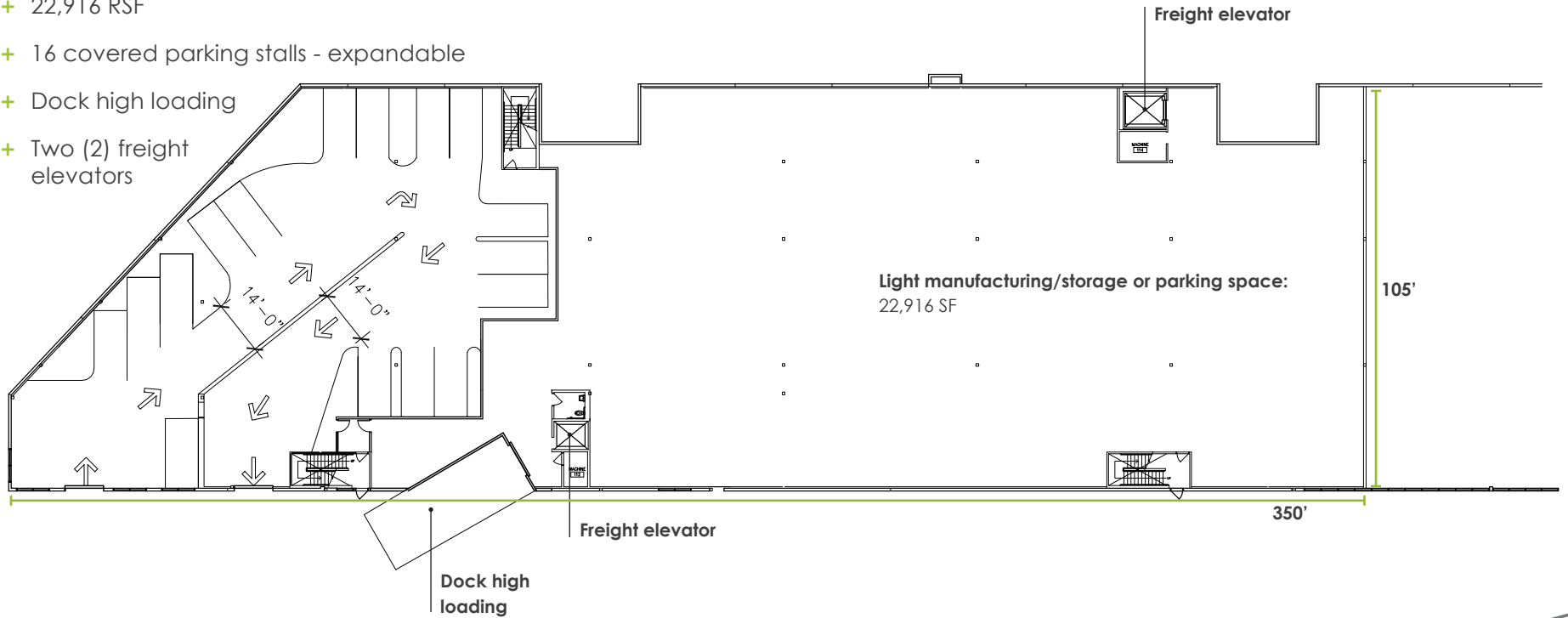
Multiple Fiber Carriers in the Building.
Labeled Cat-5 wiring throughout



FLOOR PLAN

SUITE 300 - CONCEPTUAL LAYOUT

- + Single tenant
- + 1st floor/lower level
- + 22,916 RSF
- + 16 covered parking stalls - expandable
- + Dock high loading
- + Two (2) freight elevators



FLOOR PLAN

SUITE 300 - CONCEPTUAL LAYOUT

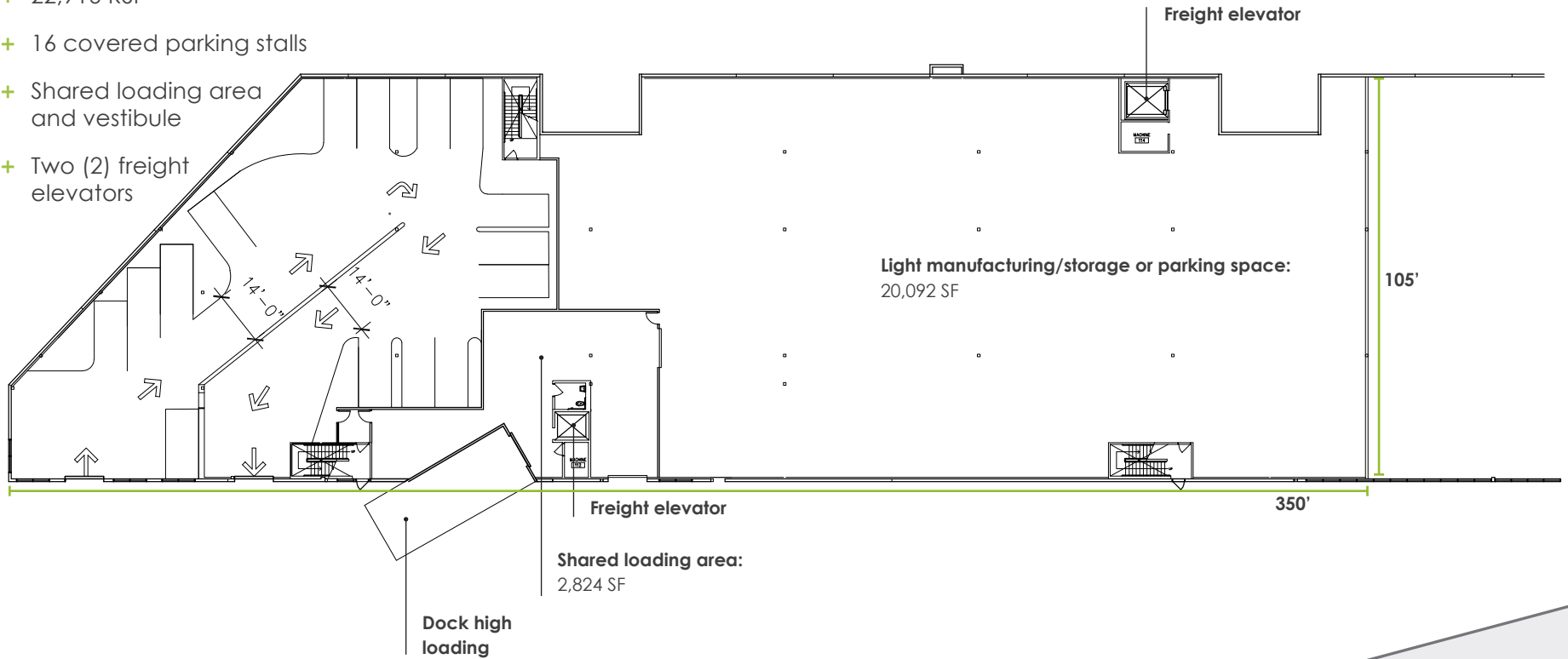
- + Single tenant
- + 2nd floor/upper level
- + 33,743 RSF
- + Dock high loading
- + Two (2) freight elevators



FLOOR PLAN

SUITE 300 - CONCEPTUAL LAYOUT

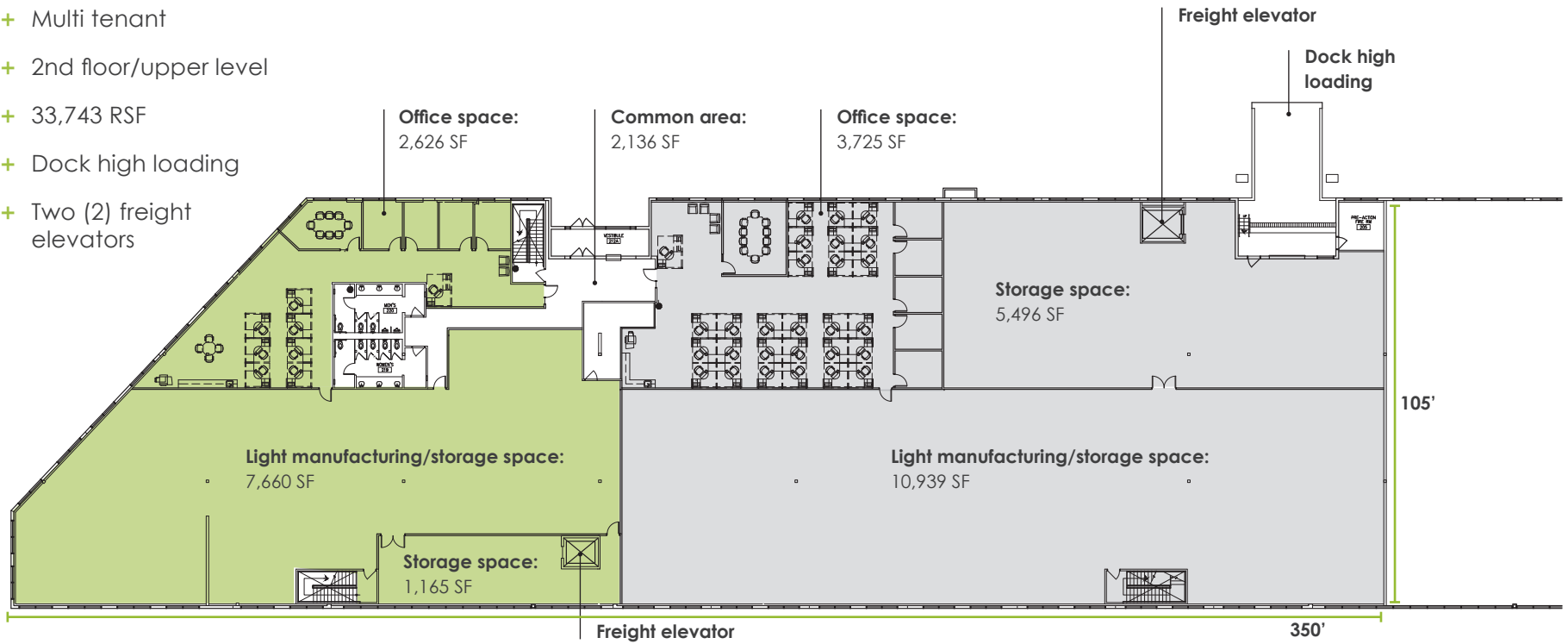
- + Multi tenant
- + 1st floor/lower level
- + 22,916 RSF
- + 16 covered parking stalls
- + Shared loading area and vestibule
- + Two (2) freight elevators



FLOOR PLAN

SUITE 300 - CONCEPTUAL LAYOUT

- + Multi tenant
- + 2nd floor/upper level
- + 33,743 RSF
- + Dock high loading
- + Two (2) freight elevators



Tenant "A"
@ ±12,225 SF

Tenant "B"
@ ±21,522 SF



NEXUS CANYON PARK

EXCLUSIVELY
OFFERED BY

BRENT JACKSON
+1 425 974 4015
brent.jackson@am.jll.com

