

FOR LEASE  
OFFICE / LAB / STORAGE

# NEXUS CANYON PARK

21720 23<sup>RD</sup> DRIVE SE, BOTHELL, WA





## AVAILABILITIES

SUITE	SIZE	COMMENTS
110	4,461 RSF	<ul style="list-style-type: none"><li>+ Available immediately</li><li>+ 6 offices, conference rooms, kitchenette, open office</li></ul>
120	7,532 RSF	<ul style="list-style-type: none"><li>+ Available March 1, 2020 (potentially sooner)</li><li>+ Vivarium buildout, five-private offices, open office</li><li>+ Lots of plumbing</li></ul>
140	4,672 RSF	<ul style="list-style-type: none"><li>+ Dead storage shell space (lower level)</li><li>+ Grade level roll door</li></ul>

## BUILDING INFORMATION

YEAR BUILT	2000
TOTAL BUILDING SIZE	152,050 RSF
ZONING	BP, City of Bothell
PARKING	2.1 stalls per 1,000 RSF
COMMUNICATIONS	Multiple Fiber Carriers in the Building.

## KEY FEATURES

- + 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 lab tenants in the Canyon Park area include Seattle Genetics, Sony Biotechnology, CMC Biologics, Thermo Fisher Scientific, and Cephiad



## NEXUS CANYON PARK



EXCLUSIVELY  
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