

# CANYON PARK EAST

22011-22215 26TH AVE SE AND 2525 223RD ST SE, BOTHELL, WA

ALCO INVESTMENT  
Company

CUSHMAN &  
WAKEFIELD

FLEX OFFICE / INDUSTRIAL FOR LEASE

**BUILDING A**  
76,345 SF

**BUILDING D**  
2,517 SF

**BUILDING D**  
43,940 SF



FLEX OFFICE / INDUSTRIAL, RESEARCH AND DEVELOPMENT | EXCELLENT LOCATION WITH FLEXIBLE OPTIONS

Canyon Park East is a very well-established multi-tenant 5-building business park. The assets are situated on nearly 17 acres within an attractive Canyon Park campus setting in Bothell, Washington. With both 1 and 2-story structures, the buildings possess a variety of flex, research and development, and office space which can accommodate multiple options and operational needs. The property offers a healthy parking ratio, substantial power capacity, convenient access to public transportation, and is maintained at institutional property levels.



BUILDING  
**A**

BUILDING  
**D**



22011

PCE

131 Pacific Ave



VIAT

225 26th AVE SE

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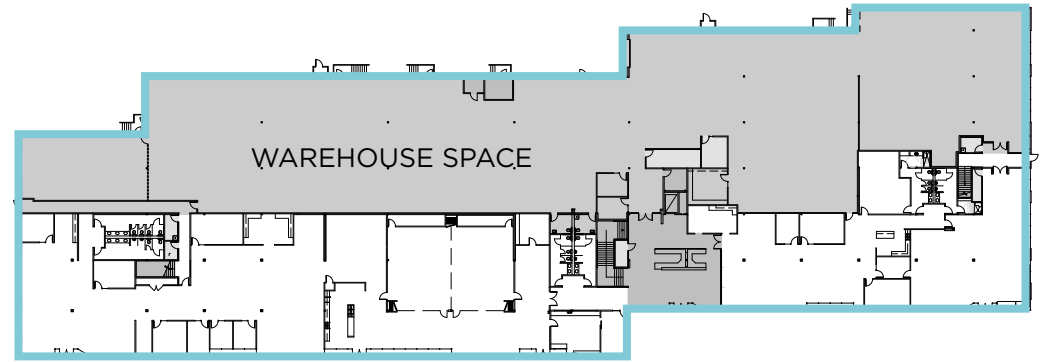
# CANYON PARK EAST BUILDING A

22011 26TH AVE SE

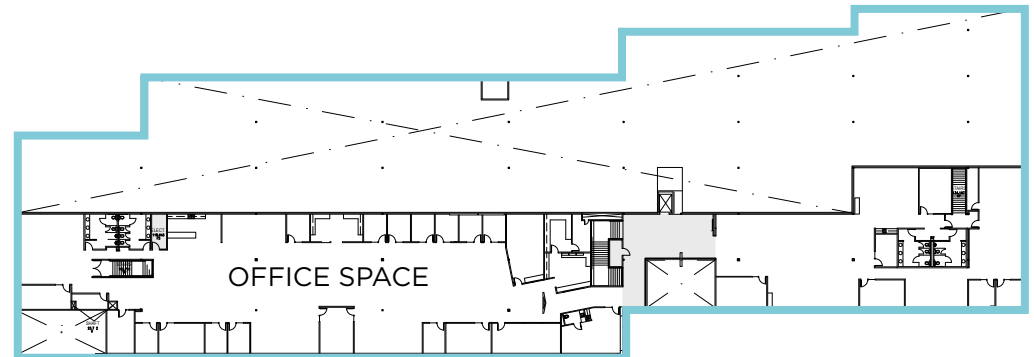
LEASE TYPE:	NNN			LEASE TERM:	Negotiable
AVAILABLE SPACE	OFFICE SF	HIGH BAY WH SF	LIGHT ASSEMBLY/OFF	TOTAL SF	BASE RENT / MO.
Full Building	24,086	27,877	24,382	76,345	Negotiable

## FEATURES:

- 1st Floor: 27,877 SF High Bay  
24,382 SF Light Assembly/Office
- 2nd Floor: 24,086 SF Office
- Free standing building with dock and grade level loading
- Full-building opportunity
- Large training room facility on 1st Floor
- 24' - 28' clear height



FIRST FLOOR



SECOND FLOOR



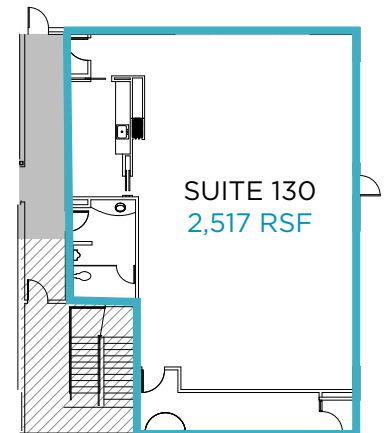
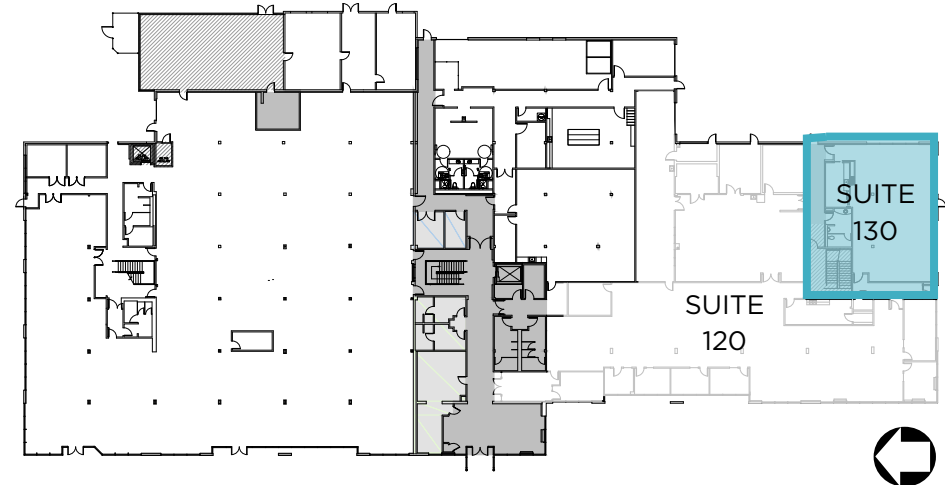
# CANYON PARK EAST BUILDING D

22215 26TH AVE SE

LEASE TYPE:	NNN		LEASE TERM:	Negotiable
AVAILABLE SPACE	OFFICE SF	WAREHOUSE SF	TOTAL SF	BASE RENT / MO.
Suite 130	2,517	-	2,517	Negotiable

## FEATURES:

- Suite 130: Available Now
- Separate Entrance
- Immediate freeway access, Close proximity to amenities
- Showers / lockers available
- Communication provider: Frontier
- Floor 1 - 12'9" ceiling heights



# CANYON PARK EAST BUILDING D

22215 26TH AVE SE

LEASE TYPE: NNN

LEASE TERM: NEGOTIABLE

AVAILABLE SPACE

FLEX SF

BASE RENT/MO.

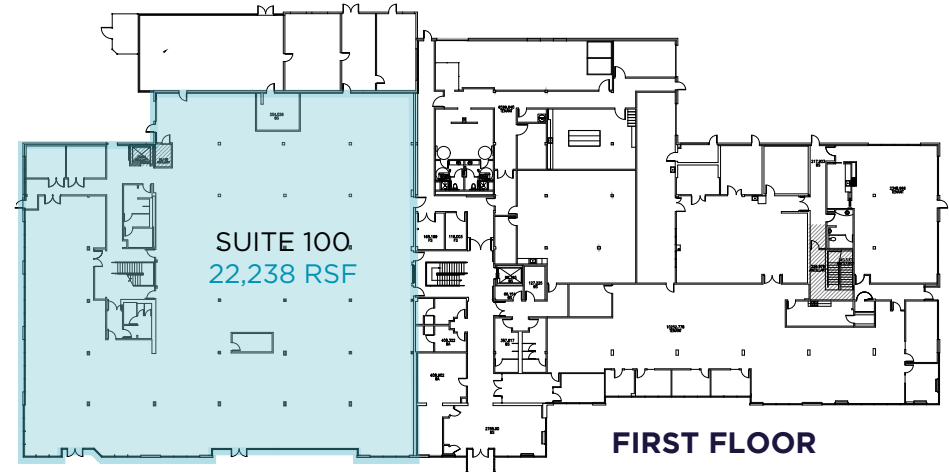
Suite 100/200

43,940

NEGOTIABLE

## FEATURES:

- Suite D100/D200: Available October 1, 2026
- Grade and dock loading available
- Immediate freeway access, Close proximity to amenities
- Showers / lockers available
- Floor 1 - 12'9" ceiling heights
- Internal Stairwell and elevator for suite use only



The Canyon Park neighborhood is an essential part of Bothell's economic core and a hub for the regions most influential companies. Canyon Park totals 300 acres and is comprised of 68 buildings, the largest business park in the City of Bothell.

## RESTAURANTS

- 1 Red Robin
- 2 Rama House
- 3 What the Pho
- 4 Taco Time
- 5 Viva Jalisco
- 6 Chick Fil A
- 7 Big Fish Sushi
- 8 Gyro Stop
- 9 Taco Bell
- 10 Grazie Ristorante Italiano
- 11 Wendys
- 12 Bamboo House R
- 13 Five Guys
- 14 Jack in the Box
- 15 Crystal Creek Café
- 16 Bonefish Grill
- 17 Outback Steakhouse
- 18 Readi Spaghetti
- 19 Royal Biryani House
- 20 Starbucks

## RECREATION

- 1 North Creek Trail
- 2 Green Acres Park
- 3 Cedar Grove Park
- 4 Hindu Cultural Center
- 5 Ridge Activity Center

## GROCERY

- 1 QFC
- 2 Safeway
- 3 PCC
- 4 Fred Meyer
- 5 International Market

## HEALTH

- 1 CVS
- 4 Indigo Urgent Care
- 5 EvergreenHealth

## BANKS

- 1 Chase Bank
- 2 Key Bank
- 3 Wells Fargo
- 4 US Bank
- 5 Bank of America

## FITNESS

- 1 Bothell Gymnastics Club
- 2 LA Fitness
- 3 Orangetheory
- 4 Fitness Together
- 5 Club Pilates
- 6 Orca Swim Club

## LODGING

- 1 Extended Stay
- 2 Hilton Garden Inn
- 3 Holiday Inn
- 4 Comfort Inn



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ALCO *Investment*  
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