
FOR LEASE

CLASS A LABORATORY, DATA CENTER & OFFICE FACILITY

NEXUS CANYON PARK

21720 23RD DRIVE SE, BOTHELL, WA





AVAILABILITIES

74,728 RSF OF TOTAL SPACE AVAILABLE (non-contiguous)

| SUITE | SIZE | COMMENTS |
|-------|--|--|
| 100 | 16,616 RSF | <ul style="list-style-type: none"> + Available immediately + Divisible to ±12,000 + End cap location on the second floor of the building + Mix of office and laboratory space |
| 230 | 7,018 RSF (4,117 SF office / 2,901 SF of lab) | <ul style="list-style-type: none"> + Available immediately + Adjacent vacancies can be combined for 10,500 RSF + Mix of office and laboratory space |
| 250 | 3,554 RSF (1,546 SF office / 1,998 SF of lab) | <ul style="list-style-type: none"> + Recently fully renovated with new flooring, ceiling, paint and benching systems |
| 300 | 66,568 RSF | <ul style="list-style-type: none"> + Available immediately + 47,540 SF data center space + Includes an additional 7,600 SF fenced chiller yard + Tier II data center built to Tier III standards + 7MW of power with 10MW of back-up generators + Five 400-ton Trane Chillers and one 200-ton chiller + Power fed by 2 substations on different grids |

KEY FEATURES

- + State-of-the-art building infrastructure and systems
- + 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, Numira, Amgen, CMC Biologics, Acucela, Cephiad, and Halosource

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. Labeled Cat-5 wiring throughout |

LAB SUITE SPECIFICATIONS

SUITE 100

SUITES 230-250

ELECTRICAL SERVICE

- + 1,200 amps
- + 120/208 and 277/480 volt
- + Back-up Generator provides e-power to selected outlets

- + 120/208 and 277/480 volt
- + 375 kva back-up generator provides e-power to selected outlets

HVAC / MECHANICAL

- + Served by 2-40 ton Trane and 1-45 ton Energy Labs rooftop package units shared with the lower floor
- + 31 VAV boxes

- + Served by one 90 ton (35,000 CFM) air handler
- + One H-2 and two H-3 rooms with 810 CFM exhaust

ADDITIONAL LAB SPECIFICATIONS

- + Flexible research environment; open labs with benches; gas, electric, and water utilities to some lab benches
- + Tissue culture rooms with biosafety hoods
- + Shared central vacuum

- + Flexible research environment; open labs with benches; gas, electric, and water utilities to some lab benches
- + Central cylinder farm with piping to selected benches for nitrogen, argon, and helium

OUTSIDE AIR

- + 100% outside air throughout lab space

- + 90% outside air throughout lab and support space



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**EXCLUSIVELY
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