
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

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- + 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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