

MONTE VILLA FARMS



ALEXANDRIA
Building the Future of Life-Changing Innovation™

PREMIER LIFE SCIENCE CAMPUS

3301, 3303, 3305, 3307 MONTE VILLA PARKWAY | BOTHELL, WASHINGTON



**ANCHOR TENANT CAMPUS OPPORTUNITY
UP TO 222,057 RSF MANUFACTURING,
LIFE SCIENCE & OFFICE SPACE**

BRODERICK
· GROUP ·

MONTE VILLA FARMS

LIFE SCIENCE CAMPUS HIGHLIGHTS



MONTE VILLA FARMS IS PART OF ALEXANDRIA'S 1.2M SF BOTHELL LIFE SCIENCE AND TECHNOLOGY CLUSTER - PROVIDING TENANTS A BUILT IN PATH TO SCALE



LANDMARK LIFE SCIENCE CAMPUS



CONVENIENT FREEWAY ACCESS TO I-405



ABUNDANT SURFACE PARKING



HIGH-END [RUSSELL'S RESTAURANT](#) INCLUDING CATERING SERVICES ON-SITE



MULTIPLE FIBER PROVIDERS AND STATE-OF-THE-ART BUILDING SYSTEMS



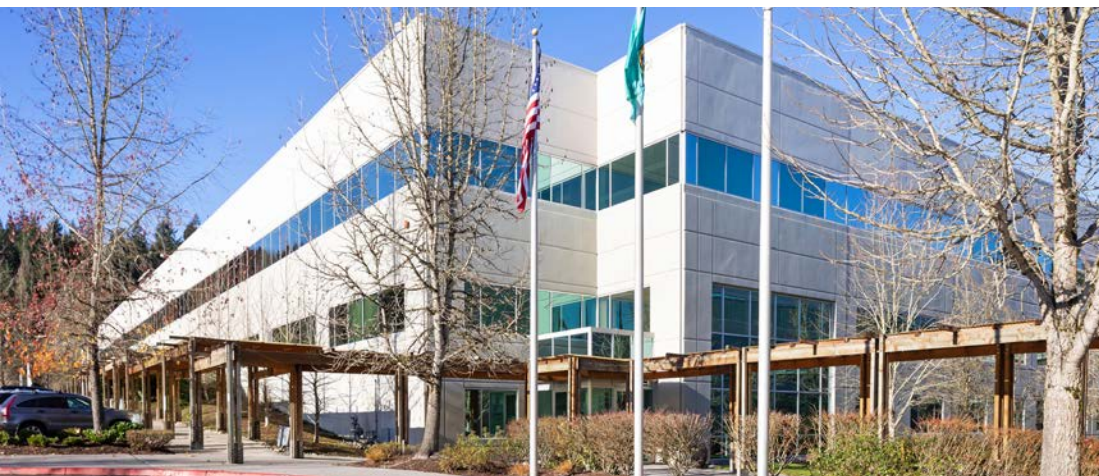
EXCITING TENANT AMENITIES SOON TO COME



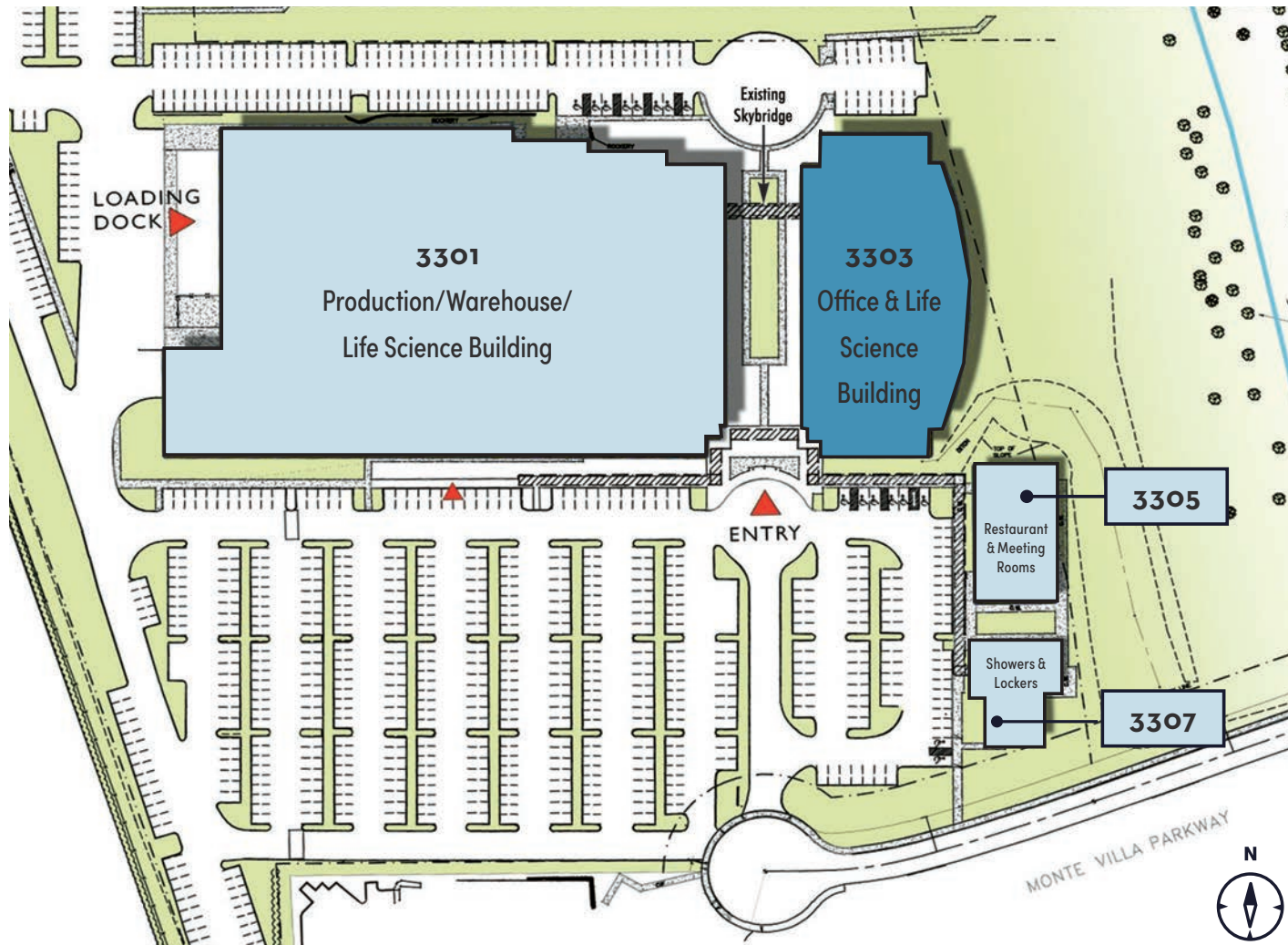
HISTORICAL BARN EVENT SPACE



[NORTH CREEK TRAIL](#) CONNECTING CAMPUS TO SAMMAMISH RIVER TRAIL AND "RAIL-TRAIL HALL OF FAME" BURKE-GILMAN TRAIL



MONTE VILLA FARMS



MONTE VILLA FARMS

3301 MONTE VILLA PARKWAY BOTHELL, WASHINGTON

**UP TO 222,057 RSF OF CONTIGUOUS MANUFACTURING,
LIFE SCIENCE & OFFICE SPACE AVAILABLE:**

3301 BUILDING

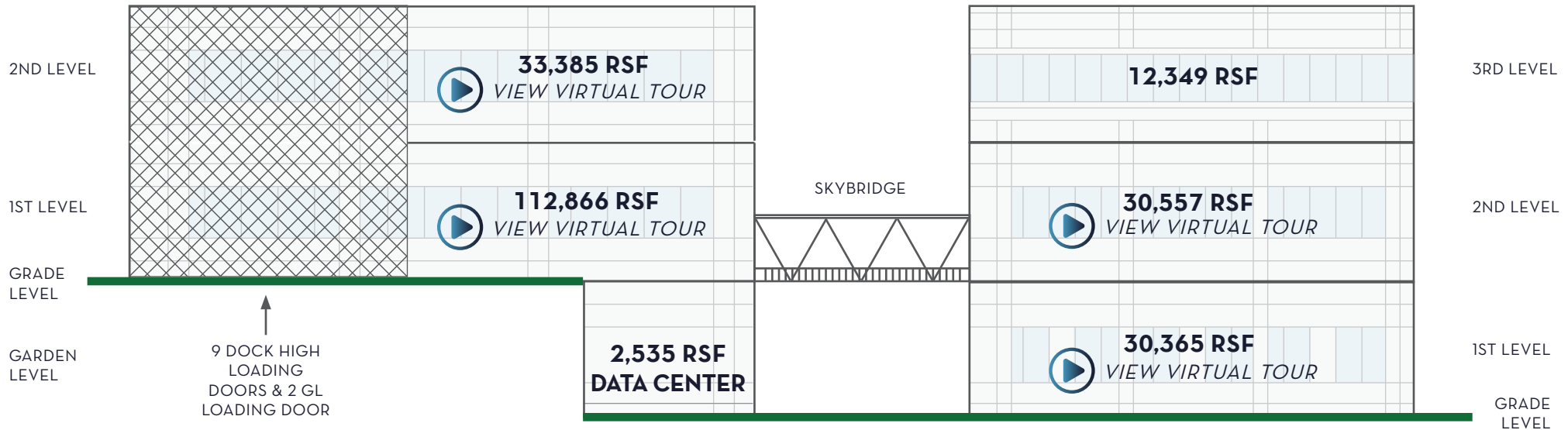
148,786 RSF CONTIGUOUS

MANUFACTURING, LIFE SCIENCE AND OFFICE SPACE

3303 BUILDING

73,271 RSF CONTIGUOUS

LIFE SCIENCE AND OFFICE SPACE



9 DOCK HIGH
LOADING
DOORS & 2 GL
LOADING DOOR



32' CLEAR HEIGHT



16' CLEAR HEIGHT - 3301 BLDG.



SLAB ON GRADE



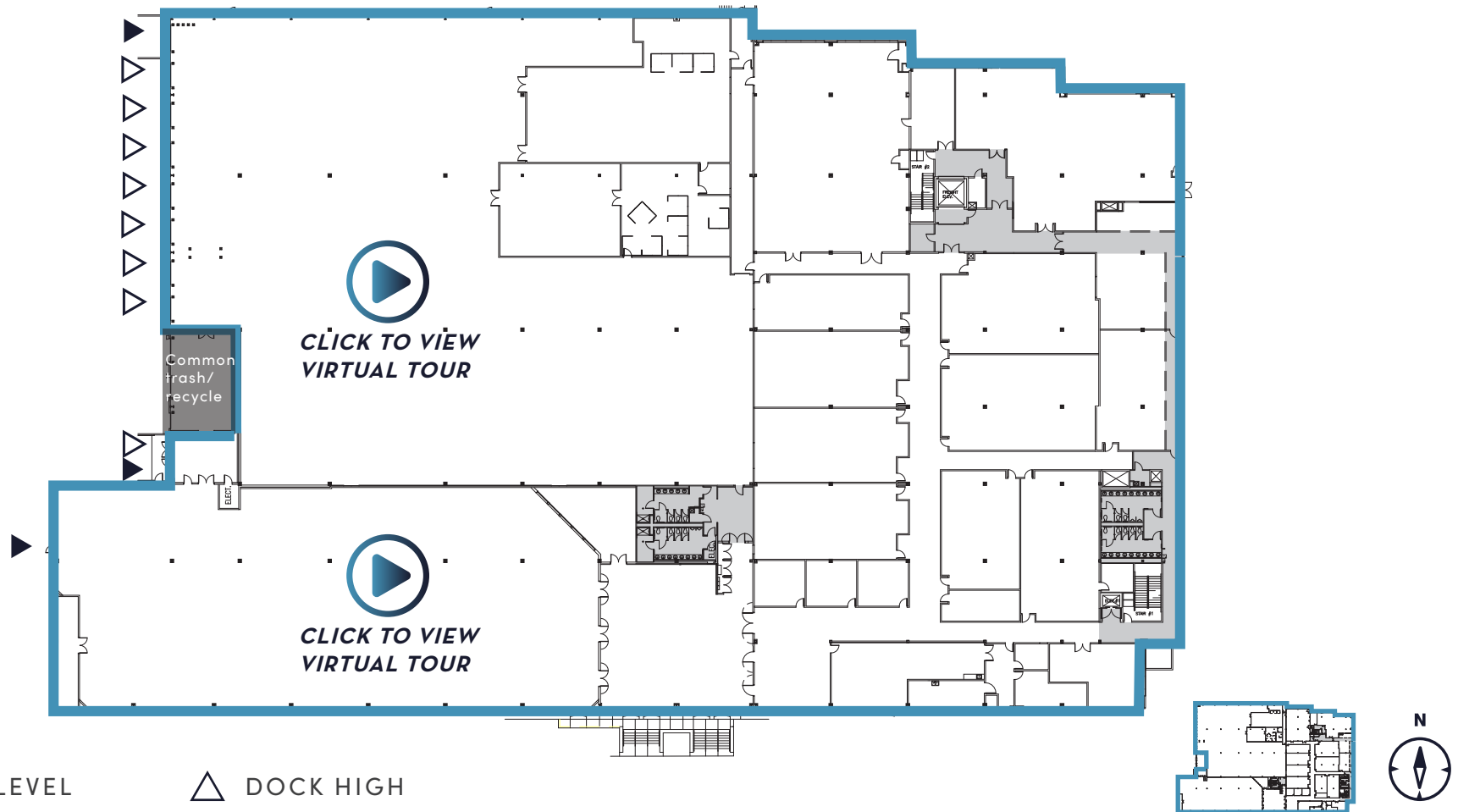
MONTE VILLA FARMS

3301 MONTE VILLA PARKWAY | BOTHELL, WASHINGTON

3301 BUILDING | LEVEL ONE

50,552 - 112,866 RSF

FULL FLOOR 16' - 32' CLEAR HEIGHTS WITH 9 DOCK HIGH LOADING DOORS AND 2 GL LOADING DOORS



MONTE VILLA FARMS

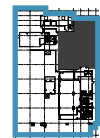
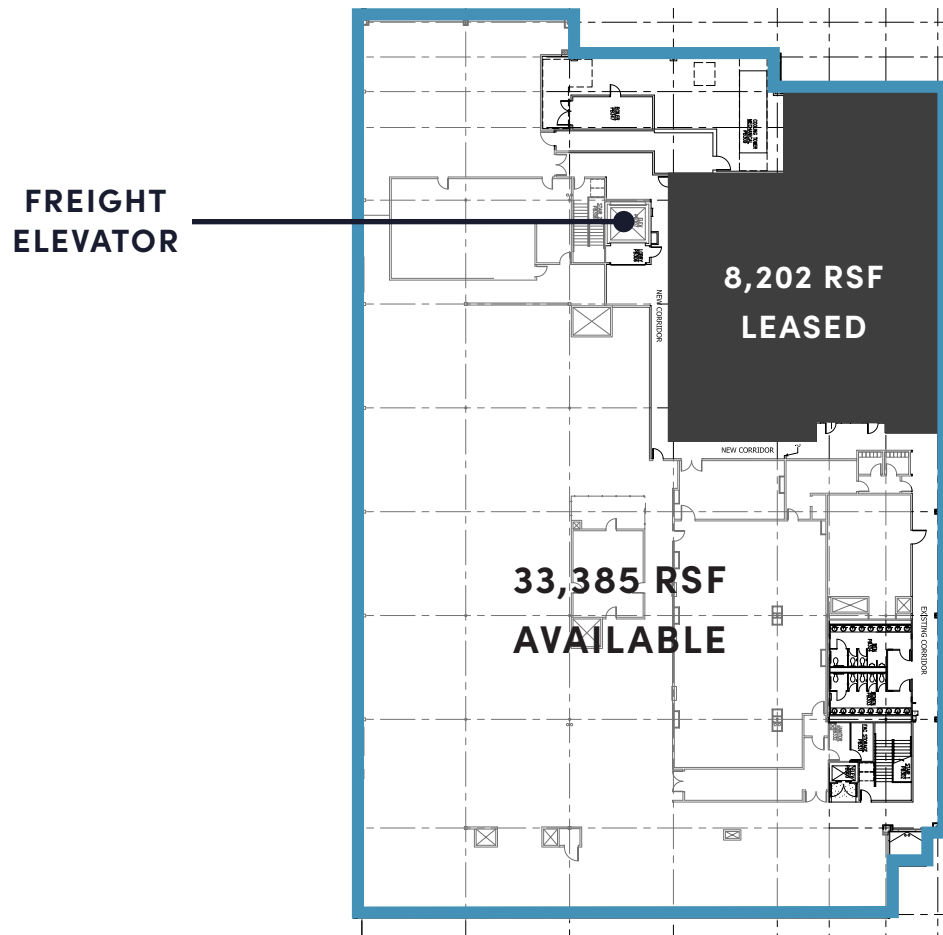
3301 MONTE VILLA PARKWAY | BOTHELL, WASHINGTON

3301 BUILDING | LEVEL TWO

33,385 RSF

CONTIGUOUS WITH FLOOR 1 VIA FREIGHT ELEVATOR AND INTERNAL STAIRWELL
16' CLEAR HEIGHTS

 **CLICK TO VIEW
VIRTUAL TOUR**



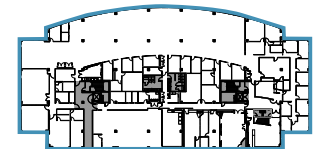
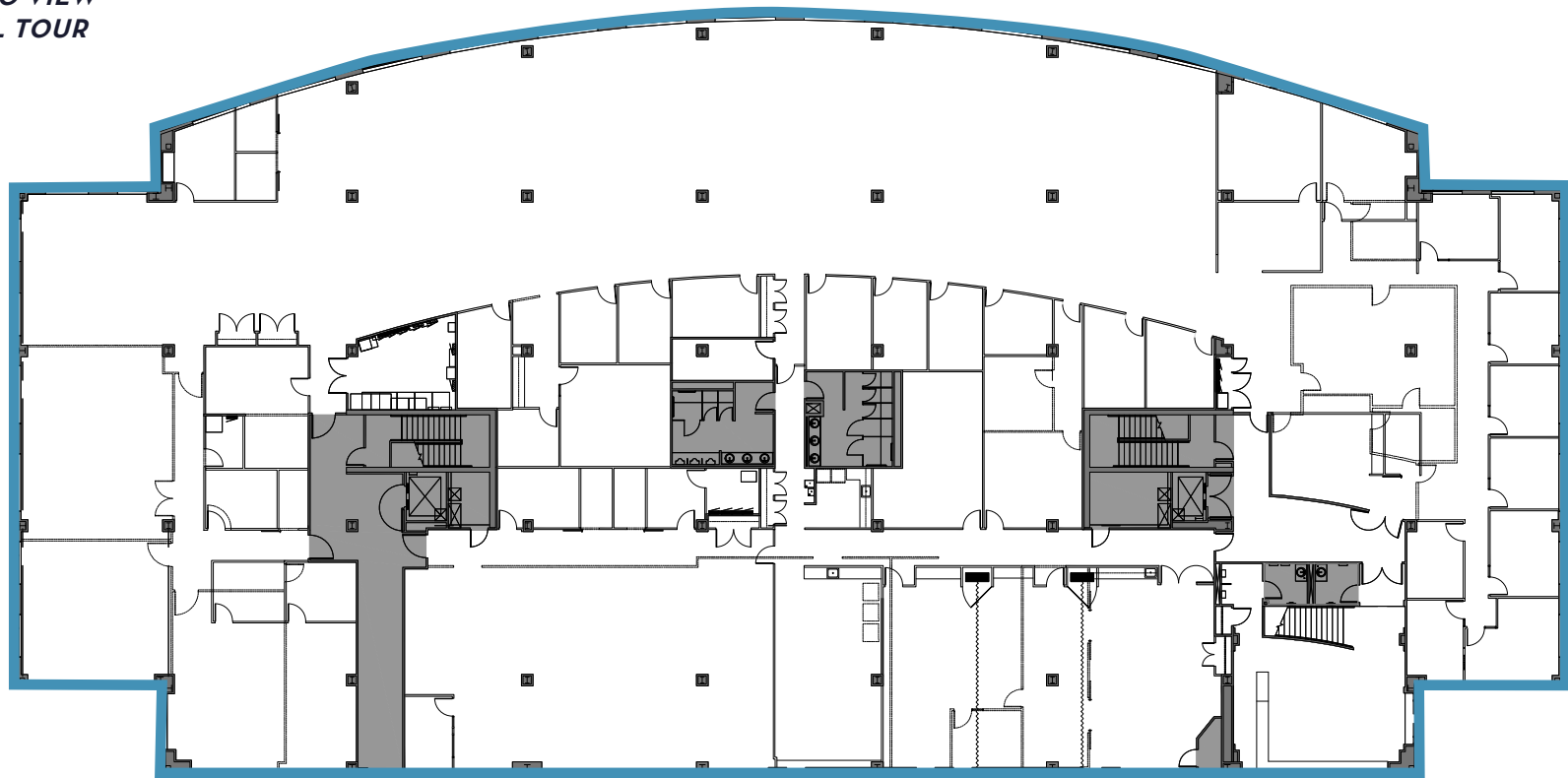
MONTE VILLA FARMS

3303 MONTE VILLA PARKWAY | BOTHELL, WASHINGTON

3303 BUILDING | LEVEL ONE

30,365 RSF OFFICE & LIFE SCIENCE SPACE

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MONTE VILLA FARMS

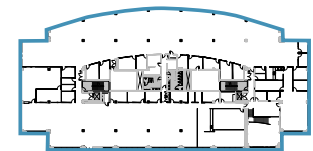
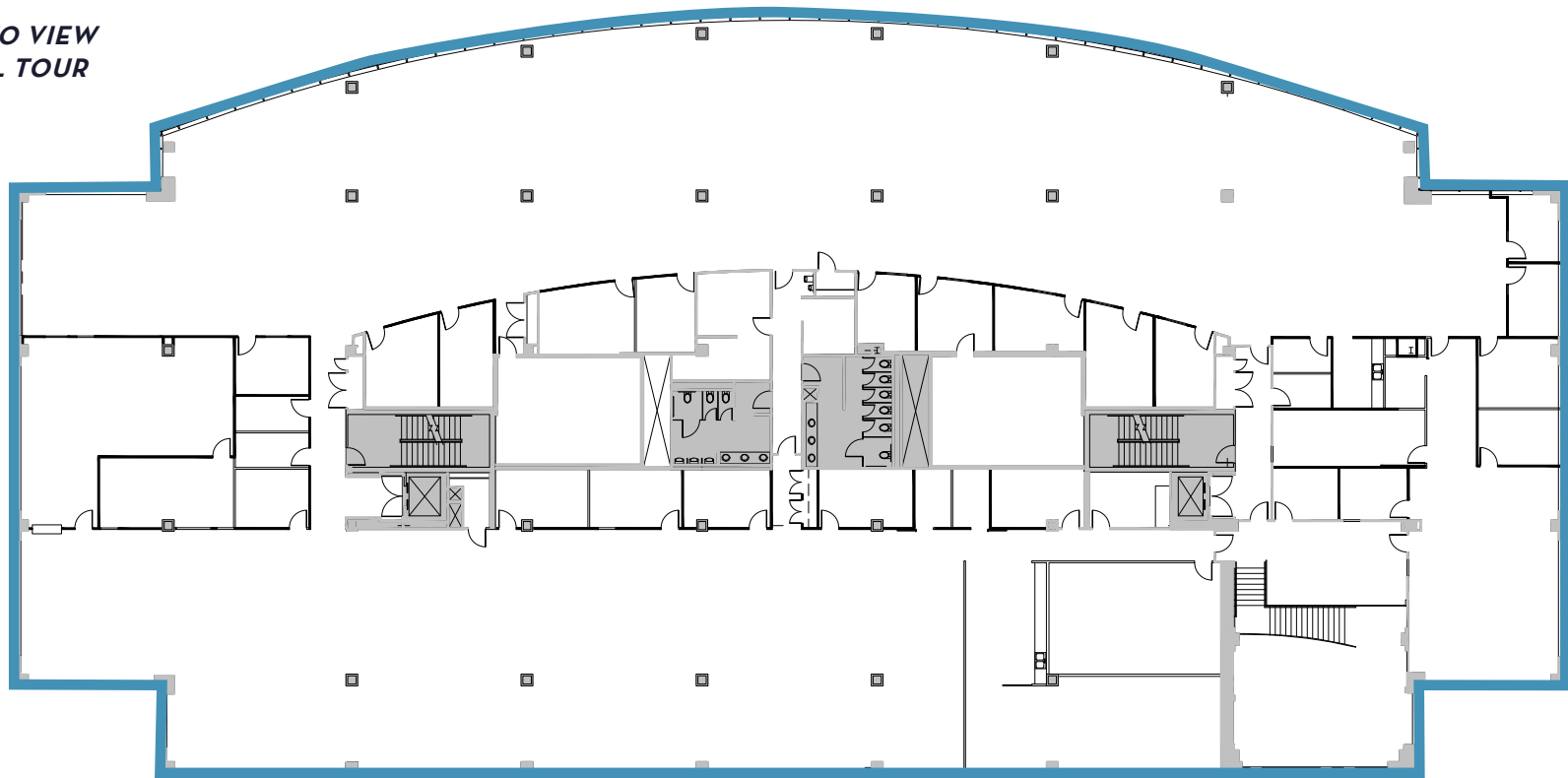
3303 MONTE VILLA PARKWAY | BOTHELL, WASHINGTON

3303 BUILDING | LEVEL TWO

30,557 RSF OFFICE & LIFE SCIENCE SPACE

INTERCONNECTED WITH 3301 BUILDING VIA SKYBRIDGE

 **CLICK TO VIEW
VIRTUAL TOUR**



MONTE VILLA FARMS

3303 MONTE VILLA PARKWAY | BOTHELL, WASHINGTON

3303 BUILDING | LEVEL THREE

3,083 RSF - 12,349 RSF OFFICE & LIFE SCIENCE SPACE

SUITE 320

4,192 RSF
AVAILABLE Q1 2022

SUITE 330

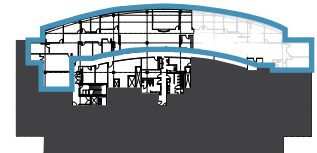
4,660 RSF
AVAILABLE NOW

[CLICK TO VIEW
VIRTUAL TOUR](#)



SUITE 340

3,083 RSF
AVAILABLE NOW



MONTE VILLA FARMS

PROPERTY INFORMATION

SF	3301	175,609 RSF
	3303	93,937 RSF
	3305	4,319 RSF
	3307	3,655 RSF
	TOTAL	277, 520 RSF
Site	Acreage	19.29
Parking Stalls	Current	750
	Potential add'l	85
Utilities	Electric	Sno Co PUD No. 1
	Gas	Puget Sound Energy
	Water	City of Bothell
	Sewer	Alderwood Water & Sewer
Electrical Service	3301	Building Service 3000 amp 480 volt Each floor served with 800 amp 480 volt Emergency lighting by Life Safety Generator
	3303	Building Service 2500 amp 480 volt Each floor served with 400 amp 480 volt standard power Emergency lighting by Life Safety Generator
Amenities	<ul style="list-style-type: none"> • Russell's Restaurant on-site offers discounted lunch to tenants • Along North Creek Trail • Close proximity to business-friendly hotels • Full-service, no-cost fitness center on-site • Near Community Transit and Metro bus lines • Multiple fiber providers to the site 	

