

21312 30TH DRIVE SE | BOTHELL, WA 98021

HIGHLANDS



Joe Lynch

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NEWMARK

 **STEELWAVE**

Rialto 
CAPITAL MANAGEMENT

AVAILABILITIES

BUILDING	SUITE	OFFICE	WAREHOUSE	TOTAL
B	110	4,053 SF	4,421 SF	8,474 SF
B	200	7,079 SF	—	7,079 SF
C	120 (pending)	5,163 SF	7,131 SF	12,294 SF



PROPERTY HIGHLIGHTS



Full property renovation completed to enhance the Class A image and functionality



Heavy power, 24' clear warehouse with shared dock high and grade level loading



On site amenities including – full service deli, ample parking and secure location



EPA Energy Star Certified





CORPORATE NEIGHBORS

- Pfizer
- Sound Transit
- Cepheid
- T-Mobile
- Microsoft
- ACG Biologics
- Lyell

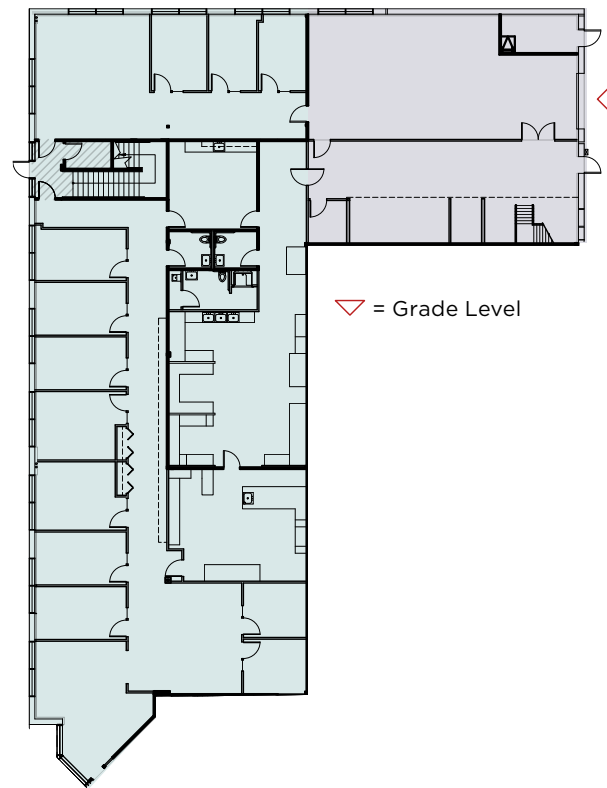
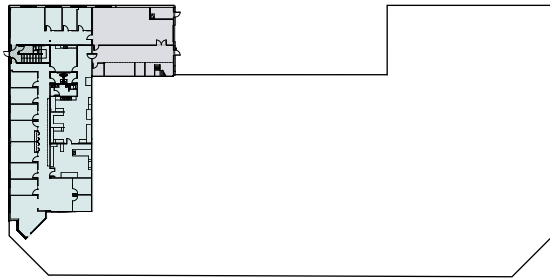
COMMUTE TIMES

DESTINATION	COMMUTE
Downtown Kirkland	10 minutes
Redmond	30 minutes
Downtown Bellevue	23 minutes
Downtown Seattle	34 minutes

BUILDING B SUITE 110

HIGHLANDS

First Floor



▽ = Grade Level

Total SF **8,474 SF**

Office SF **4,053 SF**

Warehouse SF **4,421 SF**

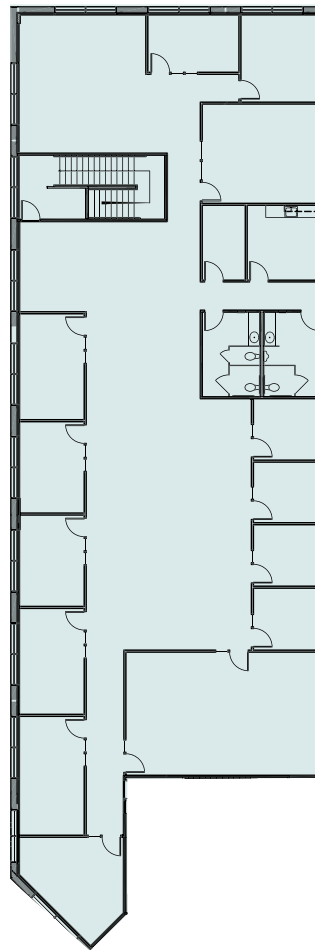
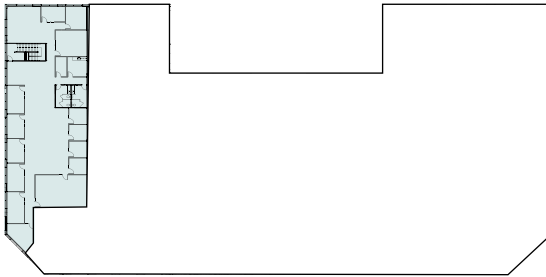
Available **June 1, 2027**

Office Warehouse Lab

BUILDING B SUITE 200

HIGHLANDS

Second Floor



Total SF **7,079 SF**

Office SF **7,079 SF**

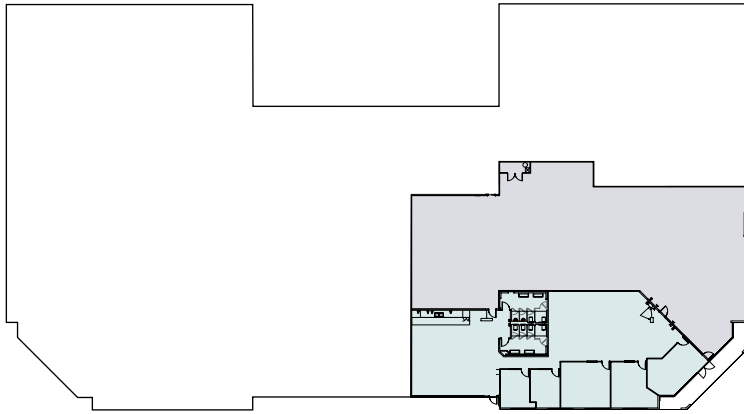
Available **June 1, 2027**

■ Office ■ Warehouse ■ Lab

BUILDING C SUITE 120

HIGHLANDS

First Floor



Total SF **12,294 RSF**

Office SF **5,163 SF**

Warehouse SF **7,131 SF**

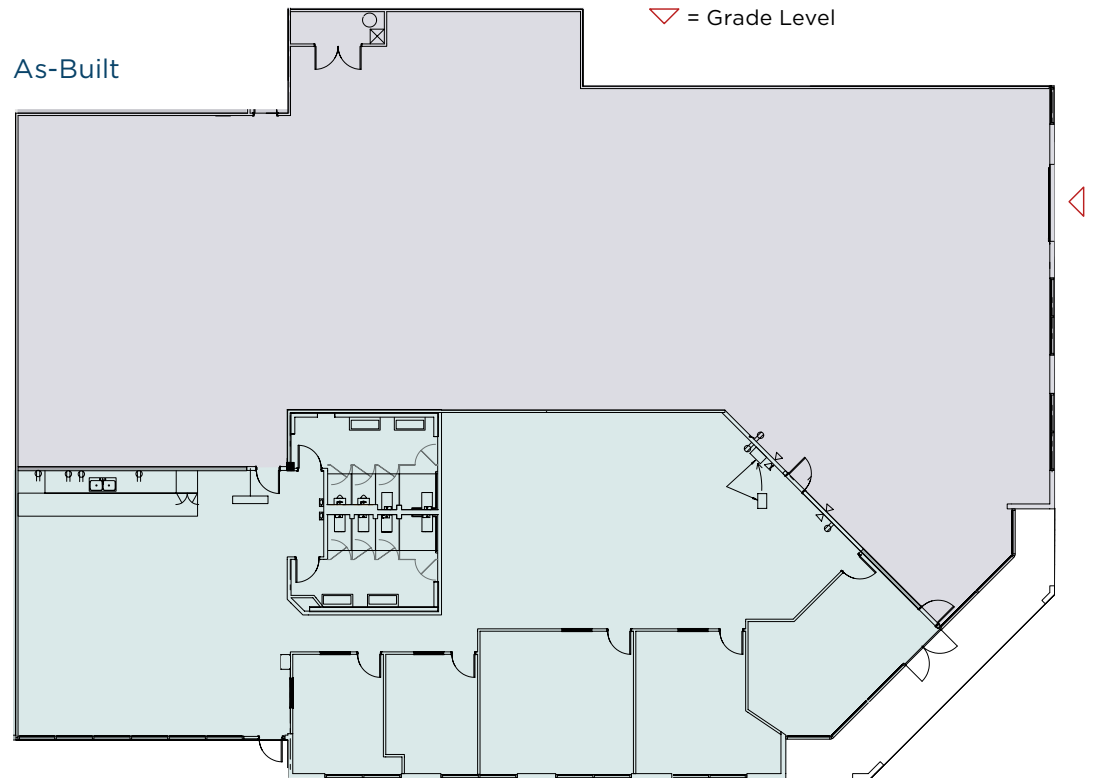
Available **Pending**

Suite has air conditioned warehouse space

 VIRTUAL TOUR

As-Built

▽ = Grade Level



 Office  Warehouse

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