

21312 30TH DRIVE SE | BOTHELL, WA 98021

# HIGHLANDS

21520

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**NEWMARK**

 **STEELWAVE**

**Rialto**   
CAPITAL MANAGEMENT

# AVAILABILITIES

BUILDING	SUITE	OFFICE	WAREHOUSE	TOTAL
A	105	3,287 SF	0	3,287 SF
B	102 & 202	13,656 SF	4,534 SF	18,189 SF
B	103	8,030 SF	2,797 SF	10,826 SF
B	102, 103 & 105	12,927 SF	9,758 SF	22,685 SF
B	All Suites	30,707 SF	9,758 SF	40,465 SF
C	120	12,294 SF	0 (Able to convert up to ±6,000)	12,294 SF



# PROPERTY HIGHLIGHTS

195,684 SF TOTAL FOR BUILDINGS A, B AND C



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

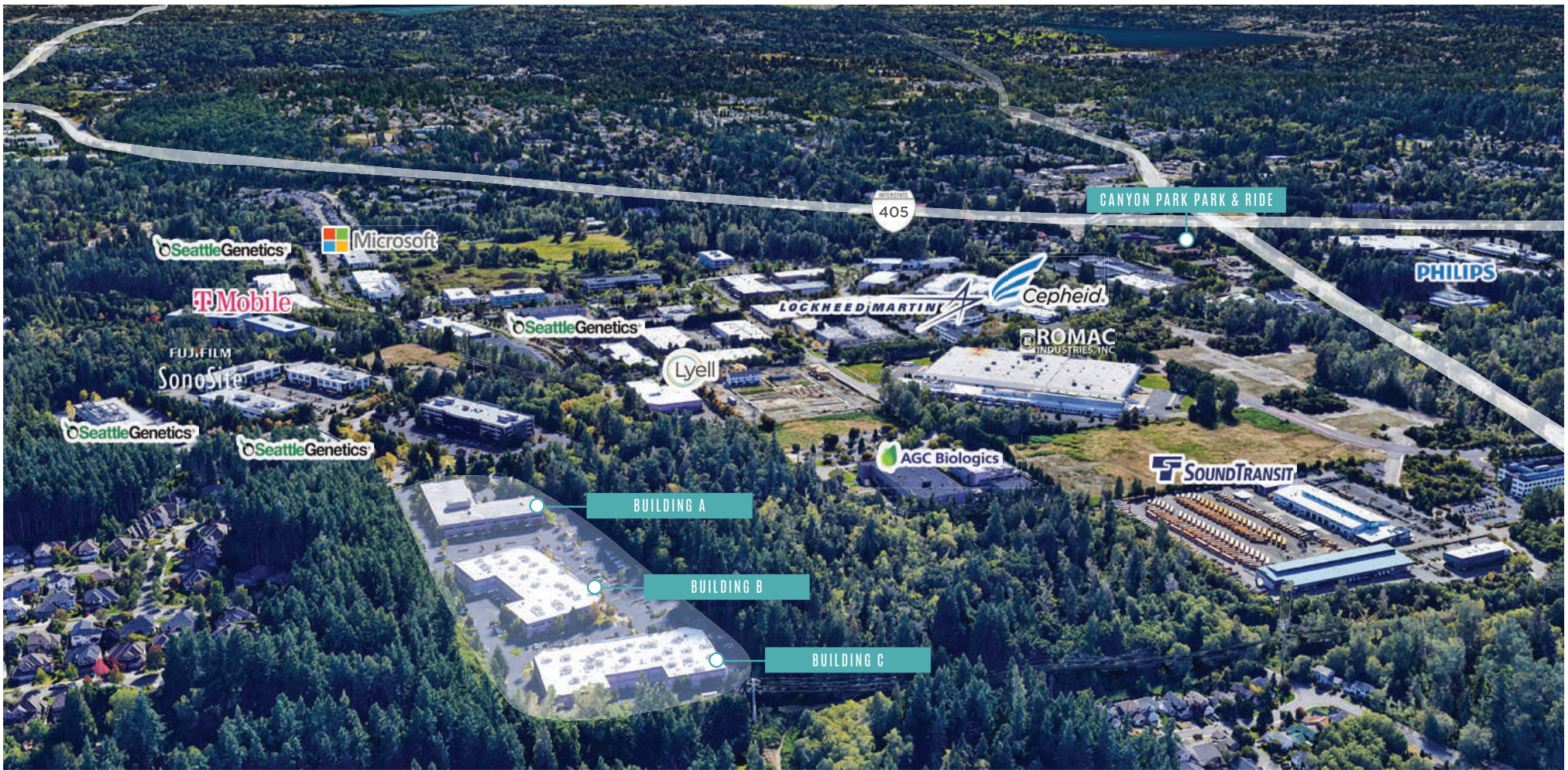


Heavy power, 24' clear warehouse with shared dock high and grade level loading



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





# THE NEIGHBORHOOD

## CORPORATE NEIGHBORS

- Seattle Genetics
- Sound Transit
- Cepheid
- T-Mobile
- Microsoft
- ACG Biologics
- Lyell

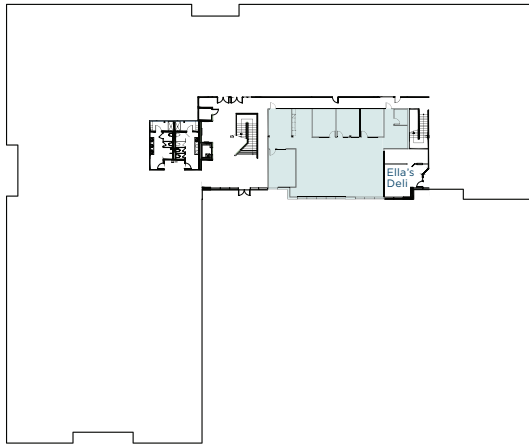
## COMMUTE TIMES

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

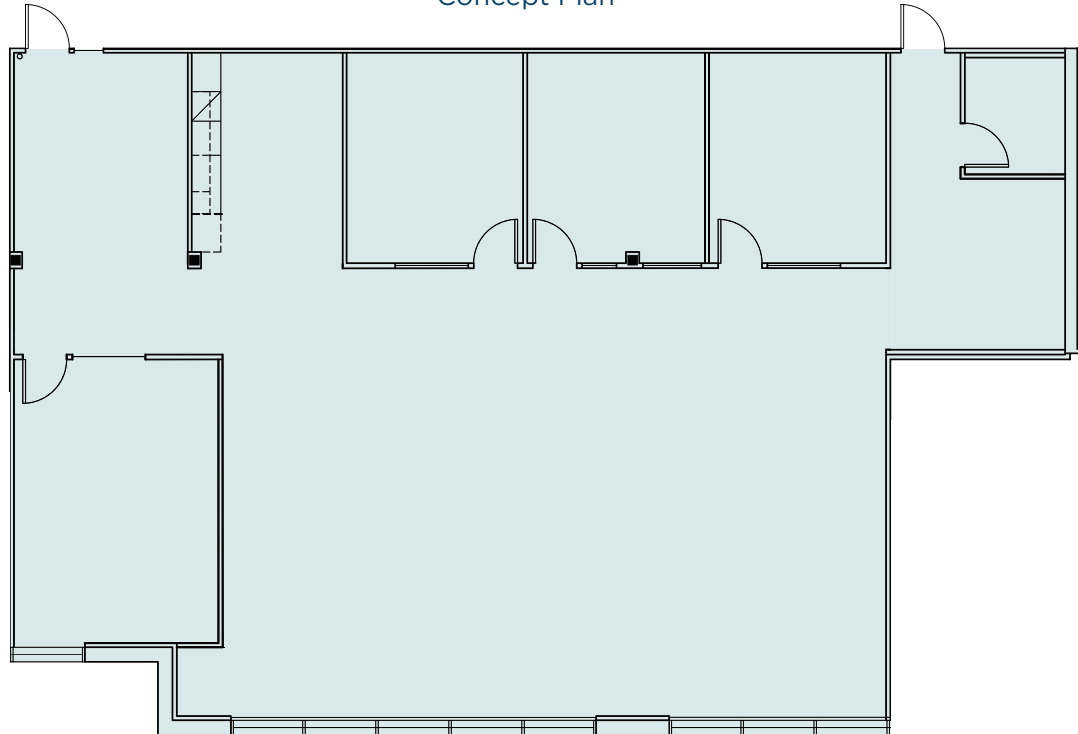
# BUILDING A SUITE 105 FLOOR PLAN



## First Floor



Concept Plan



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Total SF **3,287 SF**

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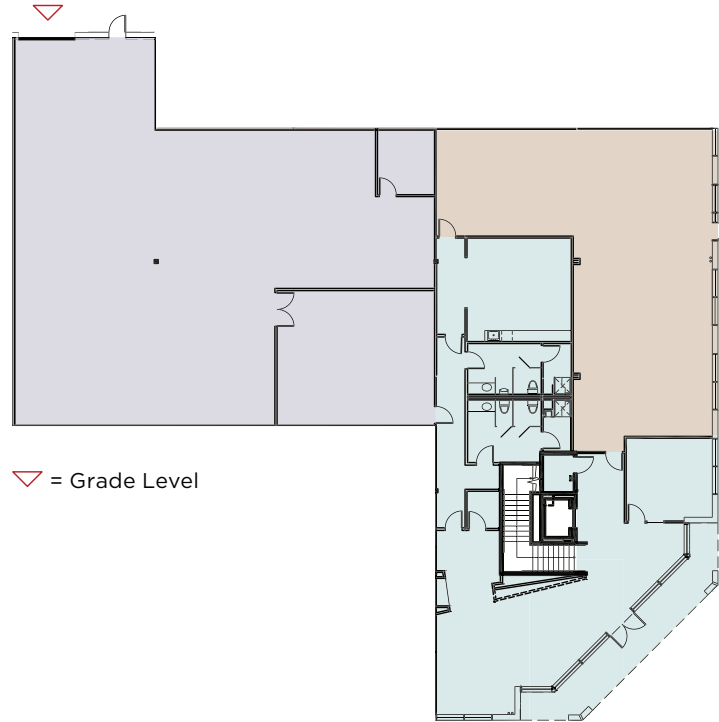
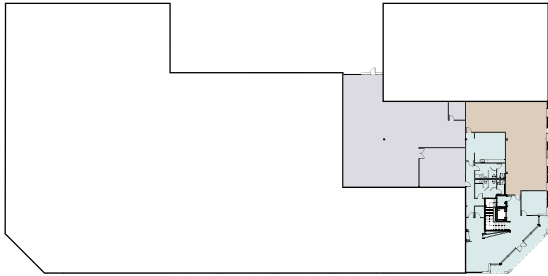
Available **Immediately**

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# BUILDING B SUITES 102 AND 202 FLOOR PLANS



## First Floor | Suite 102



▽ = Grade Level

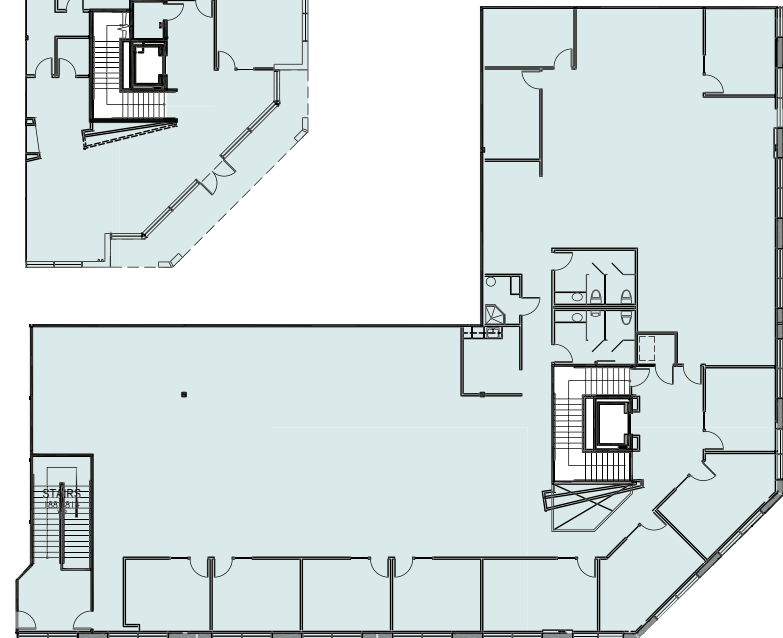
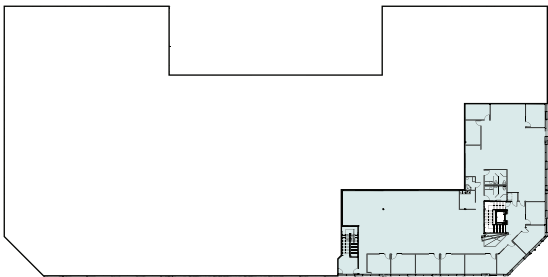
Total SF **18,189 SF**

Office SF **13,656 SF**

Warehouse SF **4,534 SF**

Available **September 2024**

## Second Floor | Suite 202

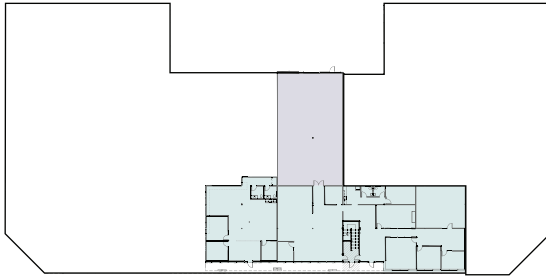


■ Office   ■ Warehouse   ■ Lab

# BUILDING B SUITE 103



## First Floor

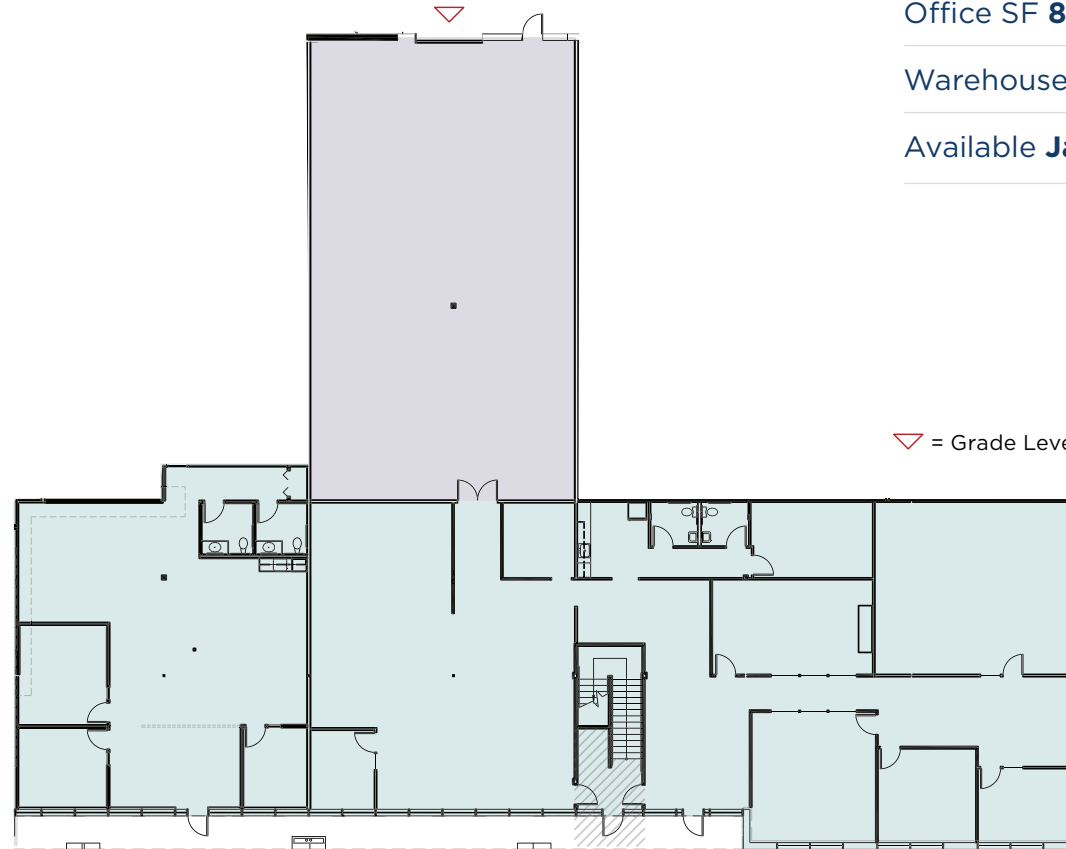


Total SF **10,826 SF**

Office SF **8,030 SF**

Warehouse SF **2,797 SF**

Available **January 2025**



▽ = Grade Level

■ Office   ■ Warehouse

# BUILDING B SUITES 102, 103, AND 105



## First Floor

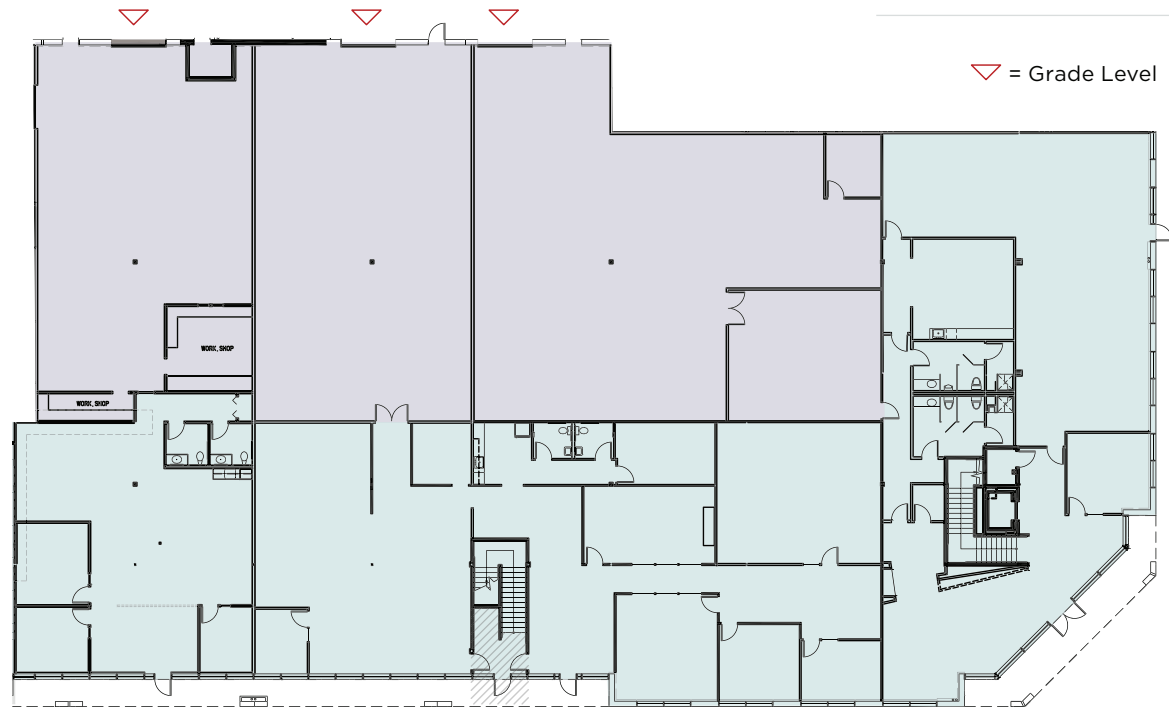


Total SF **22,685 SF**

Office SF **12,927 SF**

Warehouse SF **9,758 SF**

Available **January 2025**



▽ = Grade Level

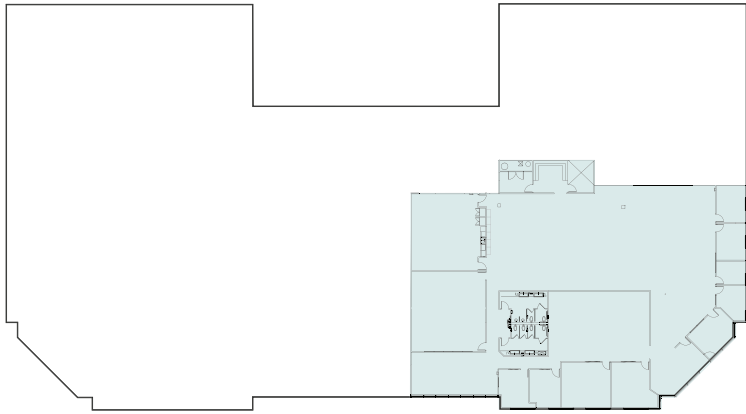
■ Office   ■ Warehouse



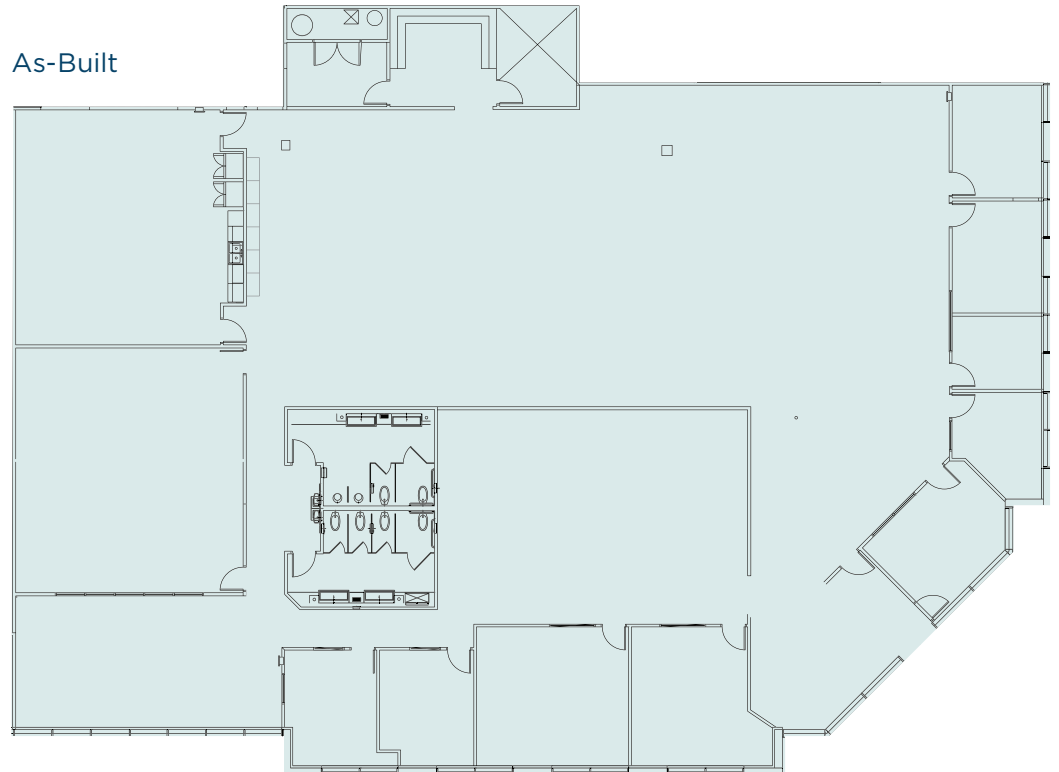
# BUILDING C SUITE 120 FLOOR PLAN



## First Floor



## As-Built



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Total SF **12,294 RSF**

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Available **Immediately**

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\*Available to reconfigure to 50% warehouse with grade level loading

# HIGHLANDS

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