

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

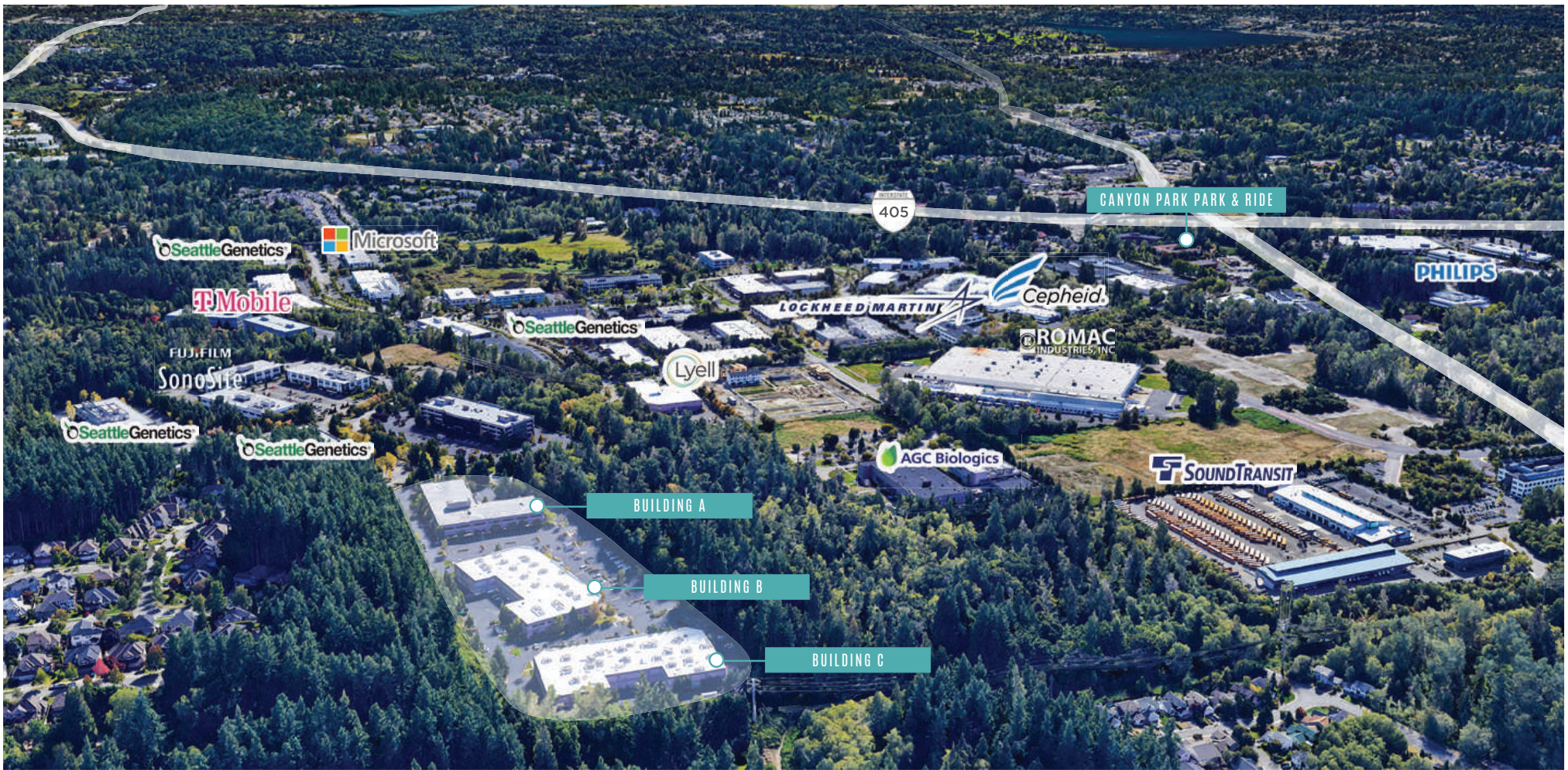


Heavy power, 24' clear warehouse with shared dock high and grade level loading



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

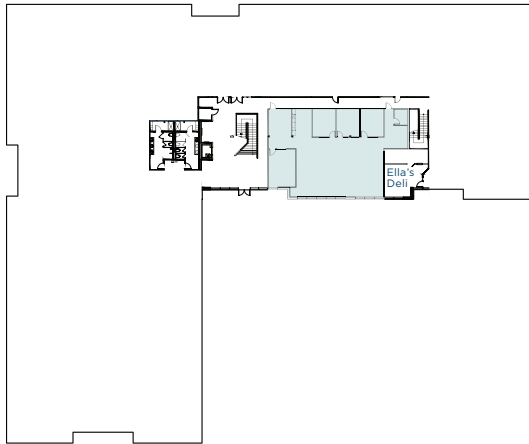
COMMUTE TIMES

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

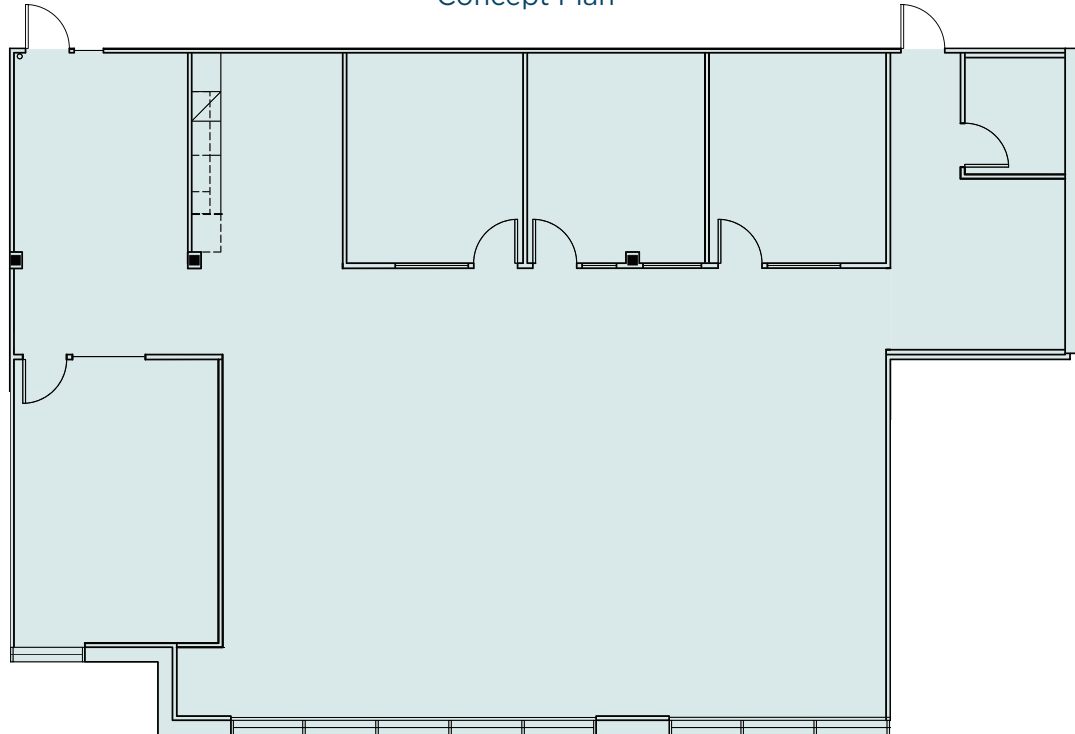
BUILDING A SUITE 105 FLOOR PLAN



First Floor



Concept Plan



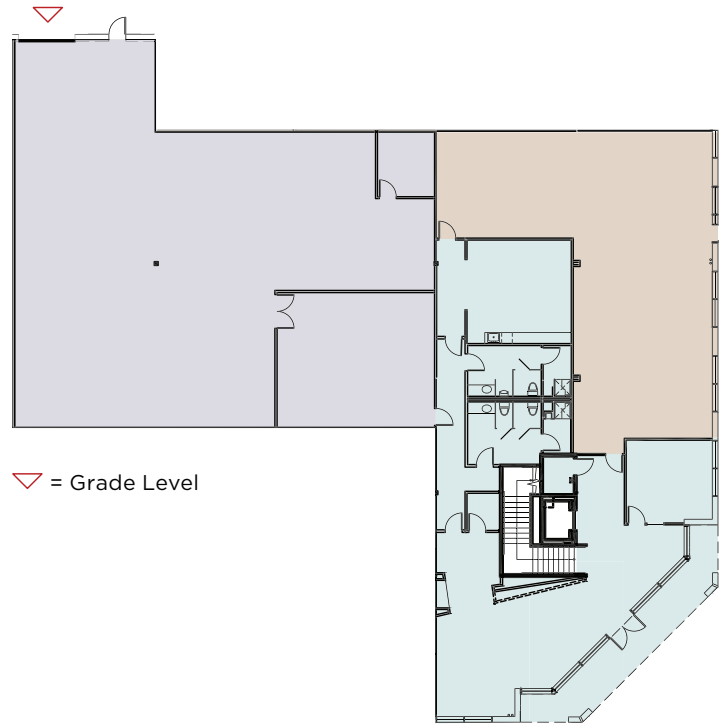
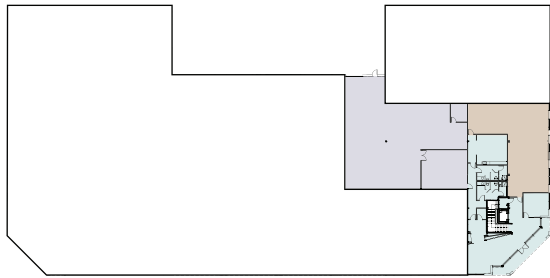
Total SF **3,287 SF**

Available **Immediately**

BUILDING B SUITES 102 AND 202 FLOOR PLANS



First Floor | Suite 102



▽ = Grade Level

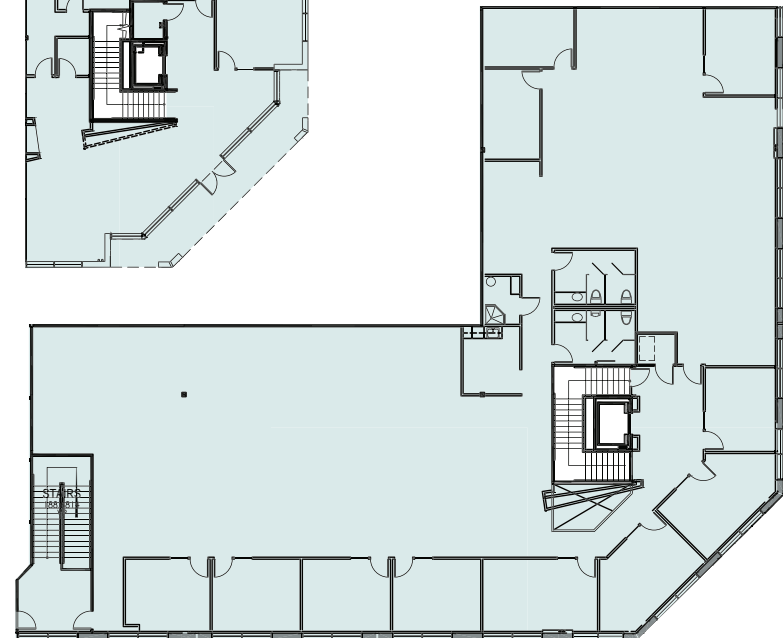
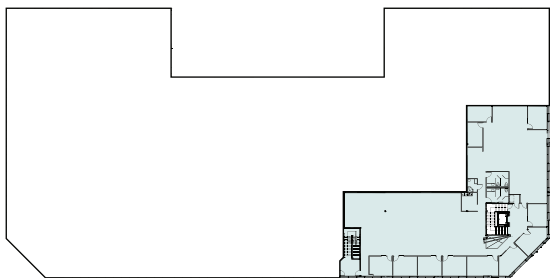
Total SF **18,189 SF**

Office SF **13,656 SF**

Warehouse SF **4,534 SF**

Available **September 2024**

Second Floor | Suite 202

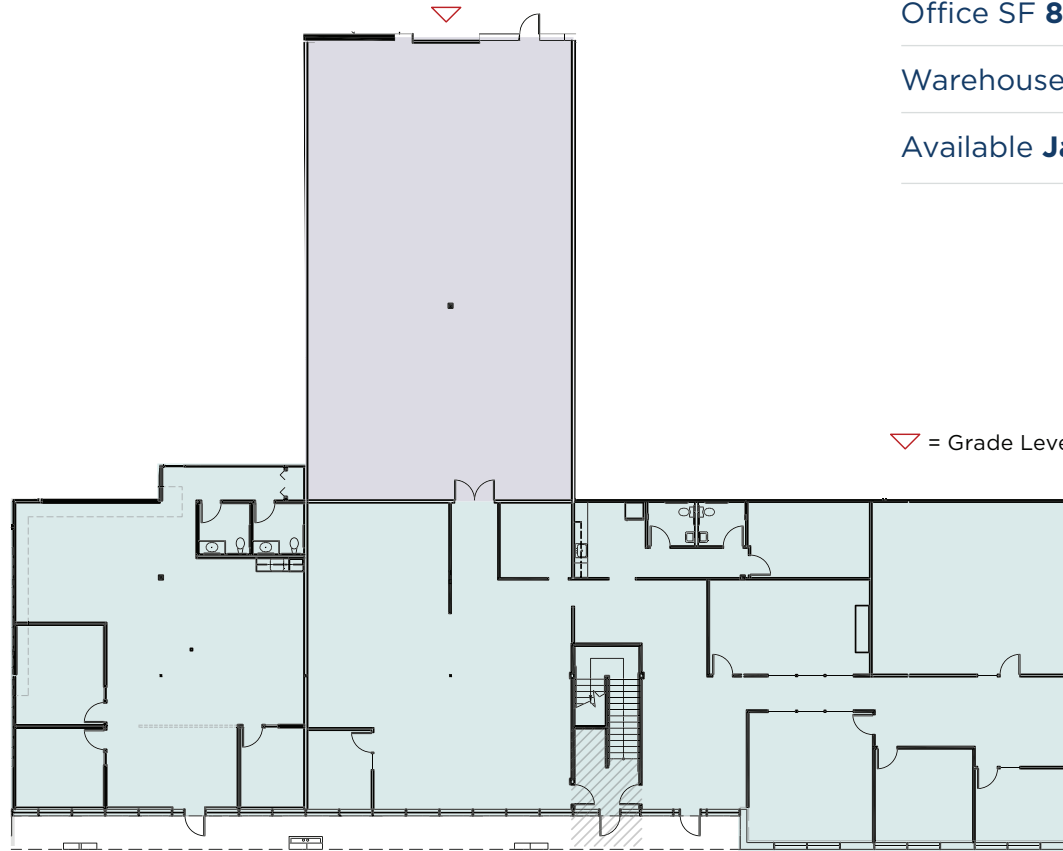
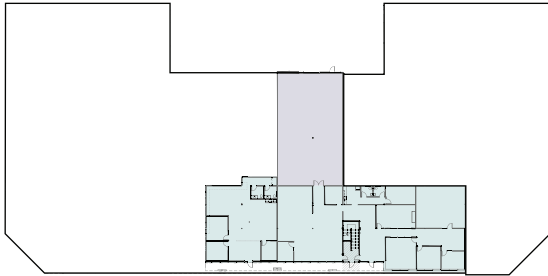


■ Office ■ Warehouse ■ Lab

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

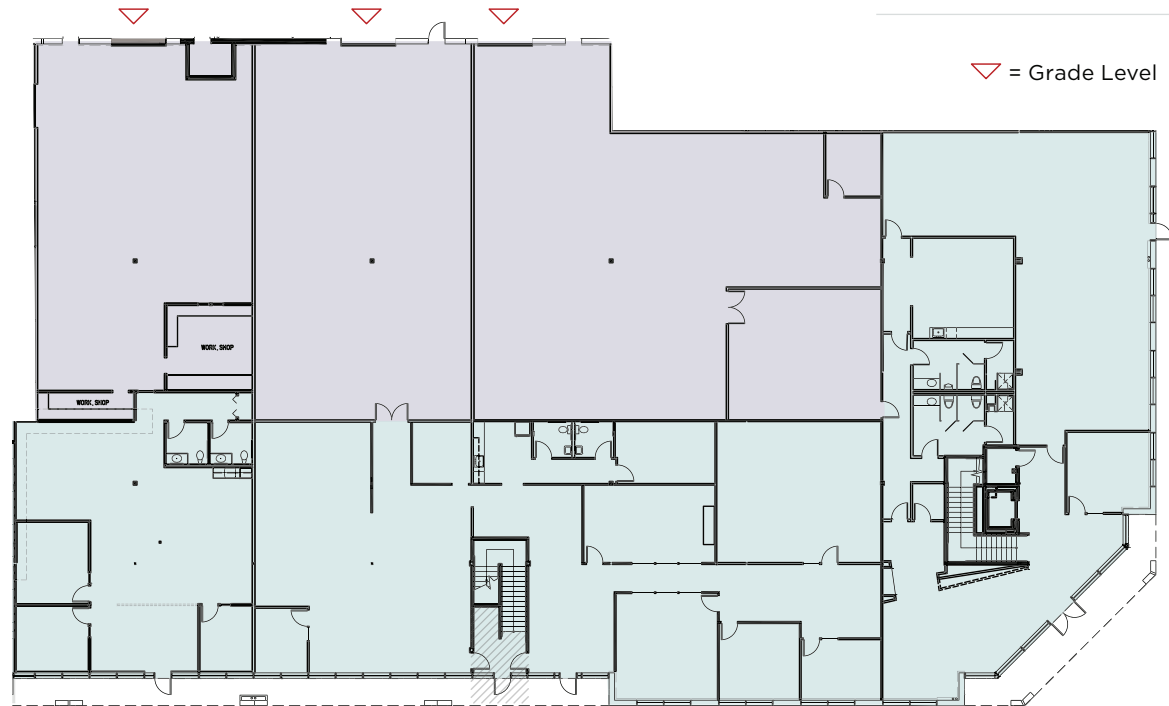


Total SF **22,685 SF**

Office SF **12,927 SF**

Warehouse SF **9,758 SF**

Available **January 2025**

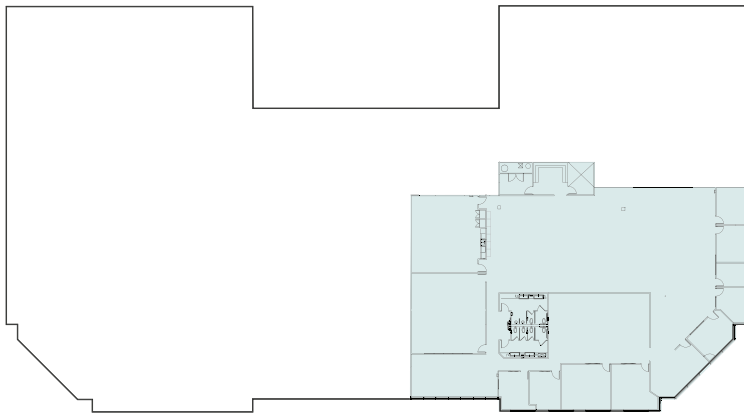


■ Office ■ Warehouse

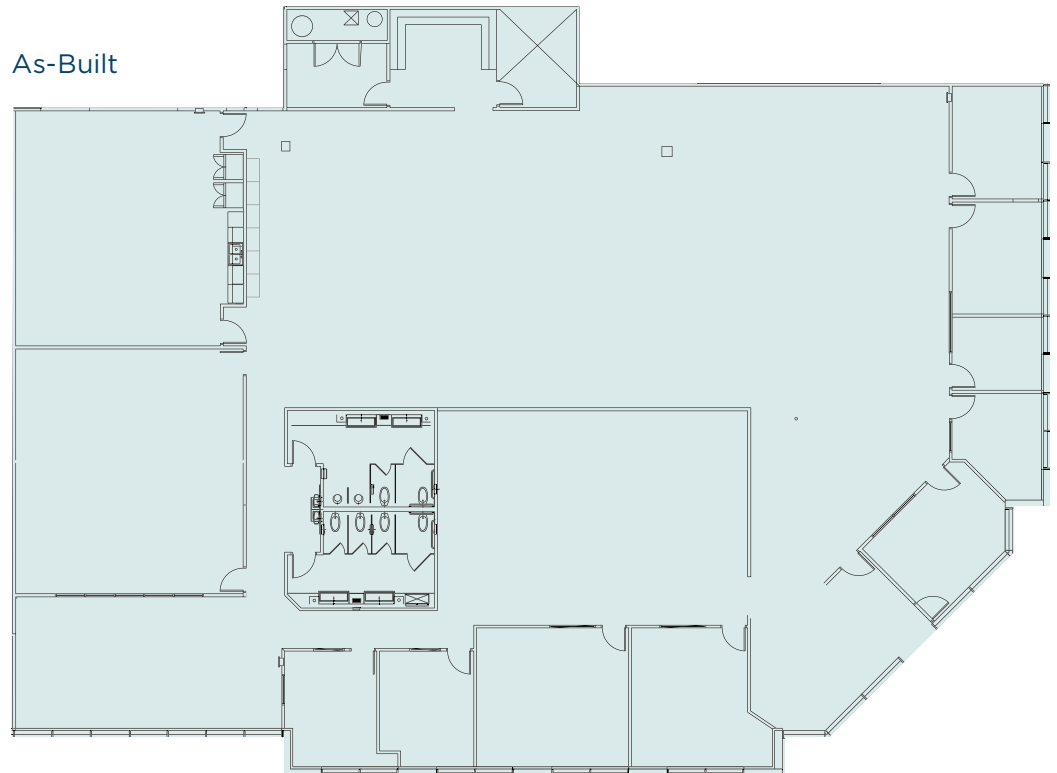
BUILDING C SUITE 120 FLOOR PLAN



First Floor



As-Built



Total SF **12,294 RSF**

Available **Immediately**

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

HIGHLANDS

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