

21312 30TH DRIVE SE | BOTHELL, WA 98021

HIGHLANDS



21520

Joe Lynch

Executive Managing Director

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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	8,109 SF	2,828 SF	10,937 SF
B	102 & 103	12,927 SF	7,155 SF	20,082 SF
B	All Suites	30,707 SF	9,758 SF	40,465 SF
C	120	5,163 SF	7,131 SF	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

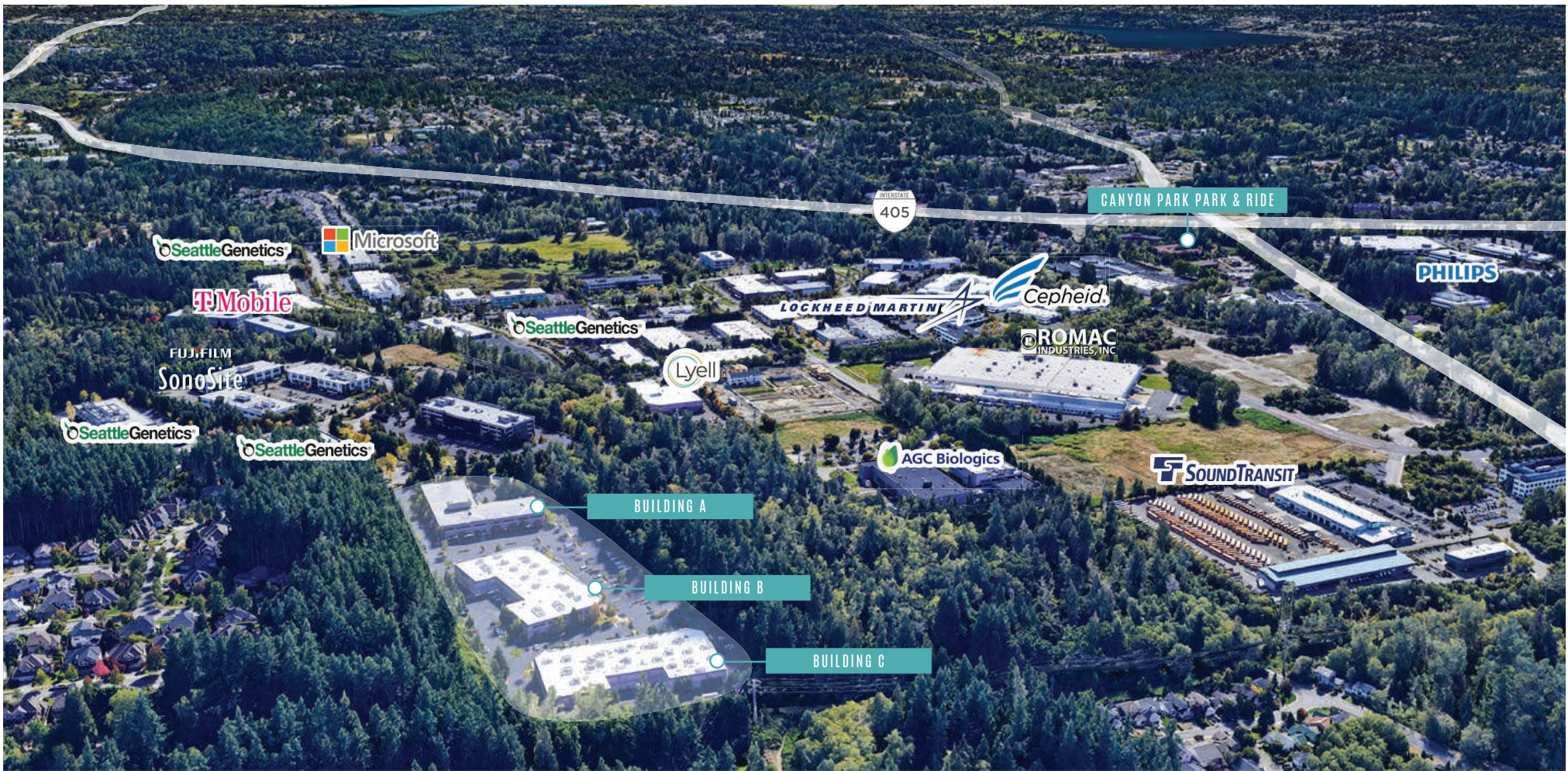


Heavy power, 24' clear warehouse with shared dock high and grade level loading



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

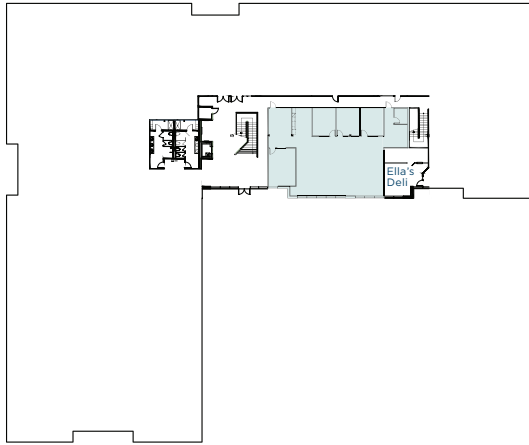
COMMUTE TIMES

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

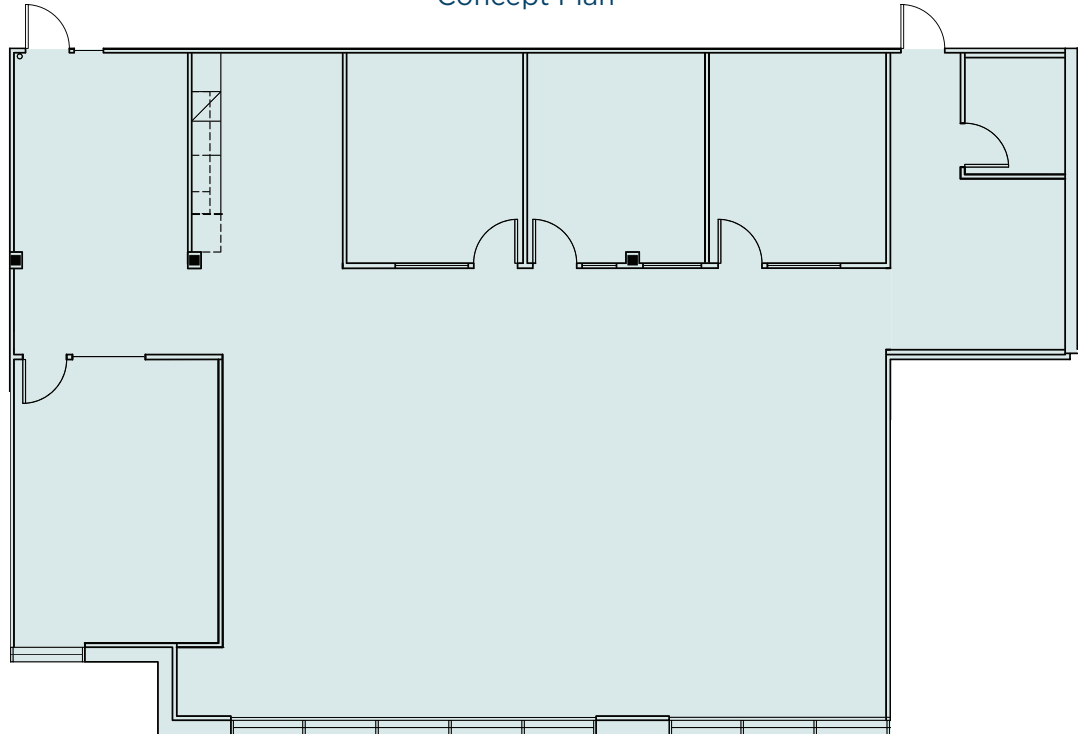
BUILDING A SUITE 105 FLOOR PLAN



First Floor



Concept Plan



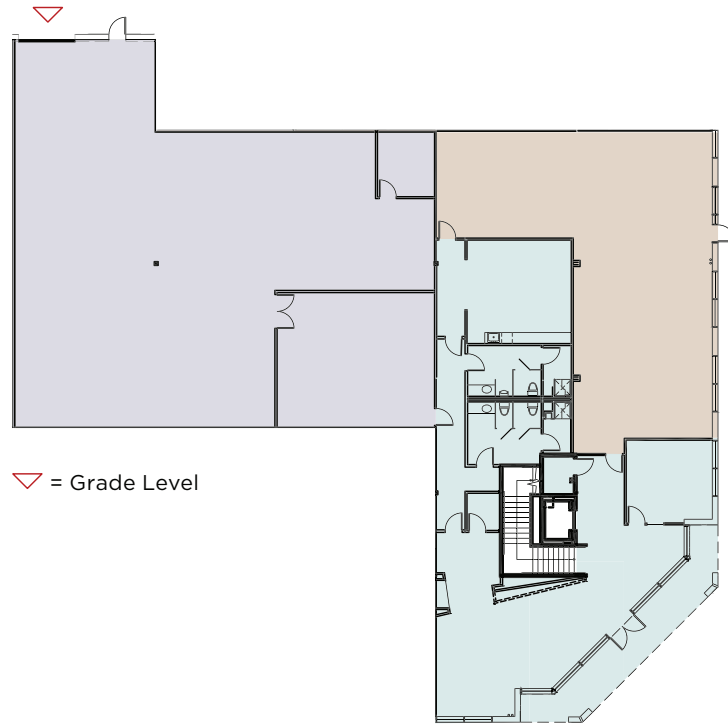
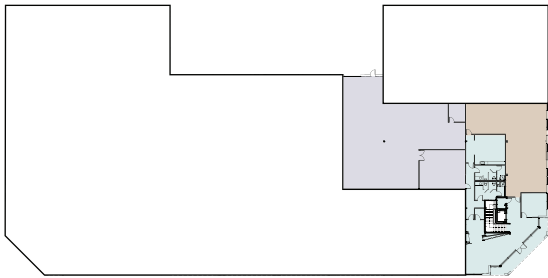
Total SF **3,287 SF**

Available **Immediately**

BUILDING B SUITES 102 AND 202 FLOOR PLANS



First Floor | Suite 102



▽ = Grade Level

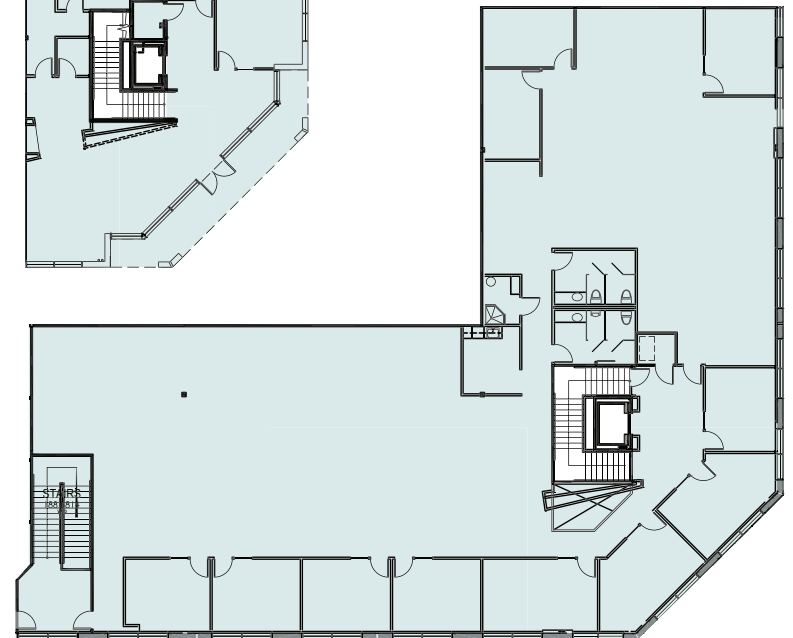
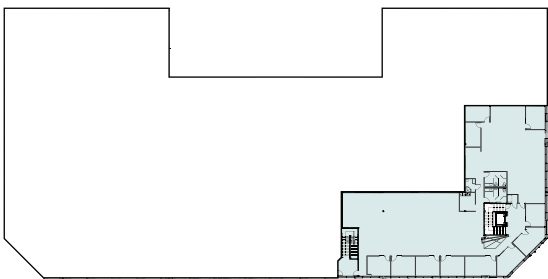
Total SF **18,189 SF**

Office SF **13,656 SF**

Warehouse SF **4,534 SF**

Available **Immediately**

Second Floor | Suite 202

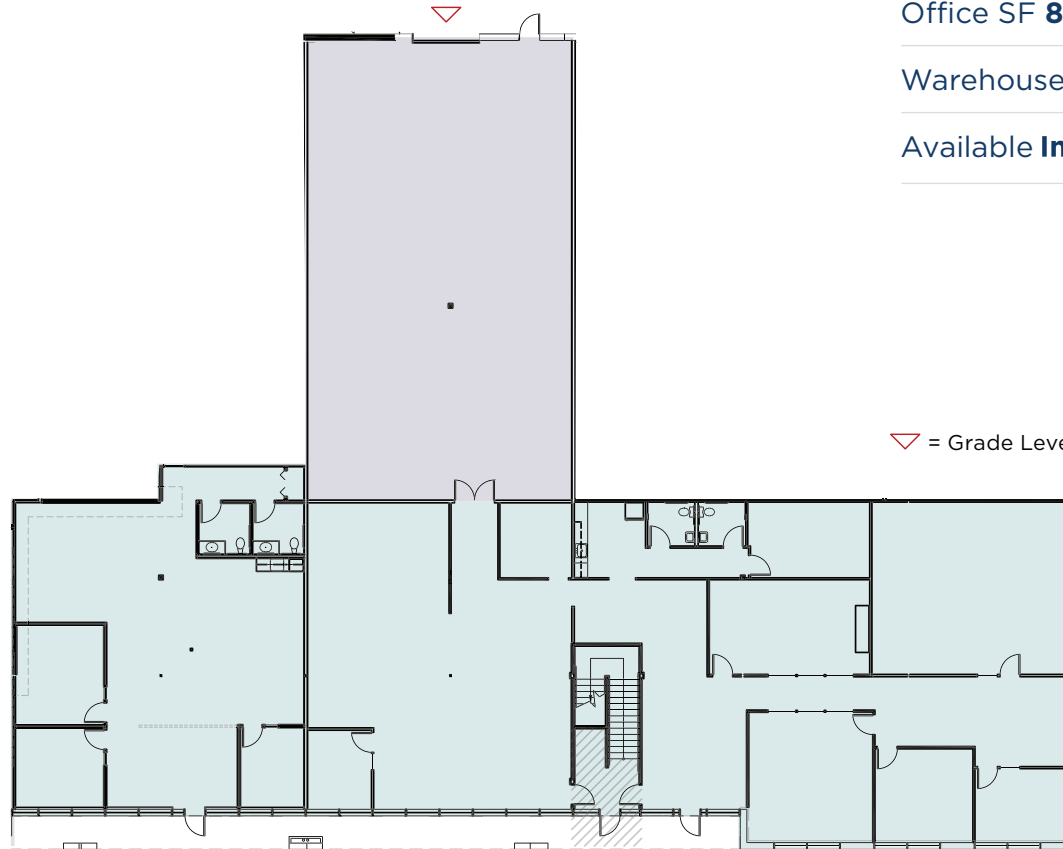
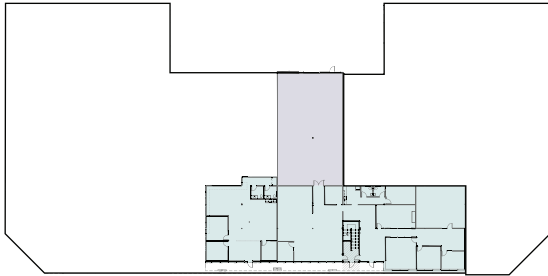


■ Office ■ Warehouse ■ Lab

BUILDING B SUITE 103



First Floor



Total SF **10,937 SF**

Office SF **8,109 SF**

Warehouse SF **2,828 SF**

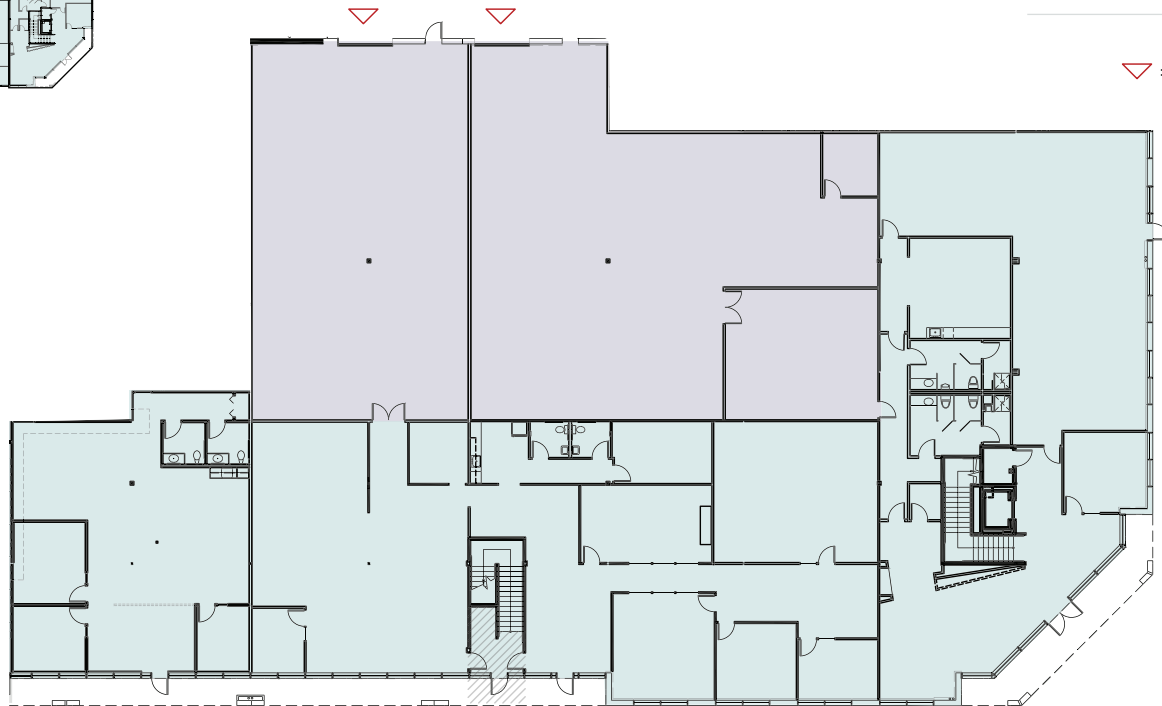
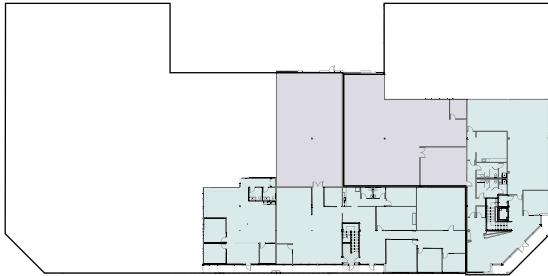
Available **Immediately**

■ Office ■ Warehouse

BUILDING B SUITES 102 AND 103



First Floor



Total SF **20,082 SF**

Office SF **13,006 SF**

Warehouse SF **7,155 SF**

Available **Immediately**

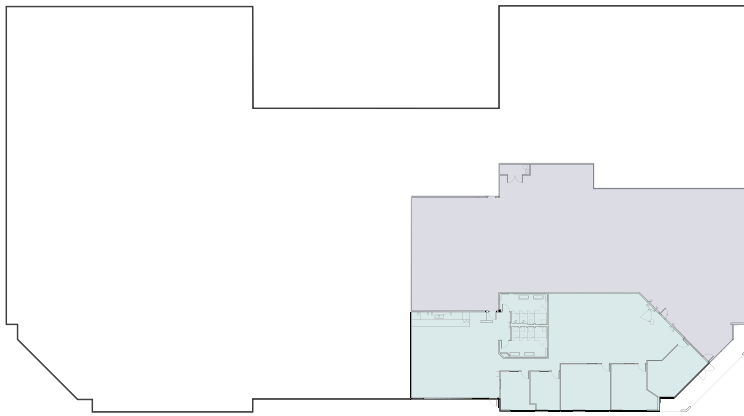
▽ = Grade Level

■ Office ■ Warehouse

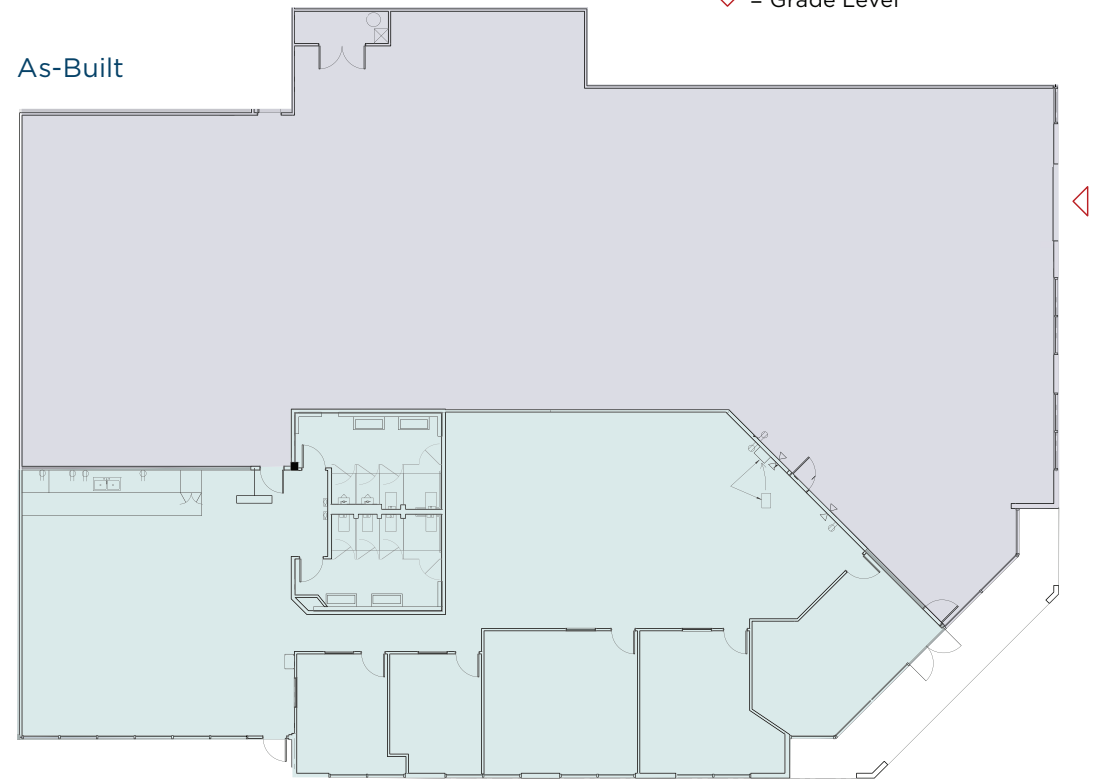
BUILDING C SUITE 120 FLOOR PLAN



First Floor



As-Built



Total SF **12,294 RSF**

Office SF **5,163 SF**

Warehouse SF **7,131 SF**

Available **Immediately**

 Office  Warehouse

HIGHLANDS

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