



ELEMENT

RESEARCH CENTER

21720 23RD DRIVE SE | BOTHELL, WA



ELEMENT

RESEARCH CENTER



NO
THRU
TRAFFIC

NEWMARK

 **STEELWAVE**

Rialto
CAPITAL MANAGEMENT

JOE LYNCH

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PROPERTY HIGHLIGHTS



Class A multi-level biotechnology, life science and flex building



Electrical: 6 megawatts of power; 4,000 amps of 277/480 volt 3-phase power



HVAC: Rooftops units with 240 tons capacity



Overhead sprinkler system with remote fire monitoring



Parking: 2.1 covered parking stalls per 1,000 RSF



Building amenities include fitness center and bike storage



Immediate access to I-405 and SR-527



EV Charging Available



THE NEIGHBORHOOD

Surrounded by nearly 3.0M square feet of biotechnology and life science related companies, Element Research Center supplies a strategic location for innovation. Employers benefit from nearby affordable housing, adjacent retail and favorable commute patterns via immediate access to both I-405 and SR-527. Few buildings in Bothell can provide companies with the existing infrastructure and flexibility Element Research Center offers.



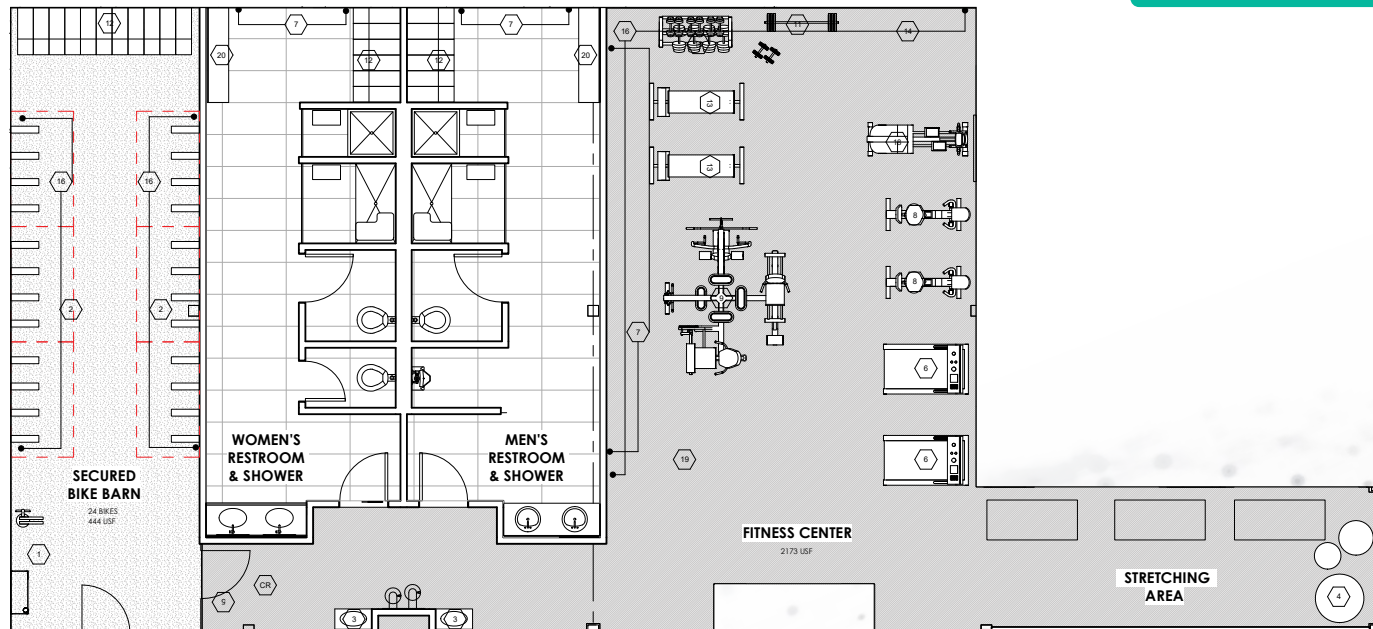
BUILDING AMENITIES

FITNESS CENTER, LOCKERS & BIKE LAB

Furnished with state-of-the-art equipment
brands like Peloton and Precor Fitness



 [Fitness Center Virtual Tour](#)



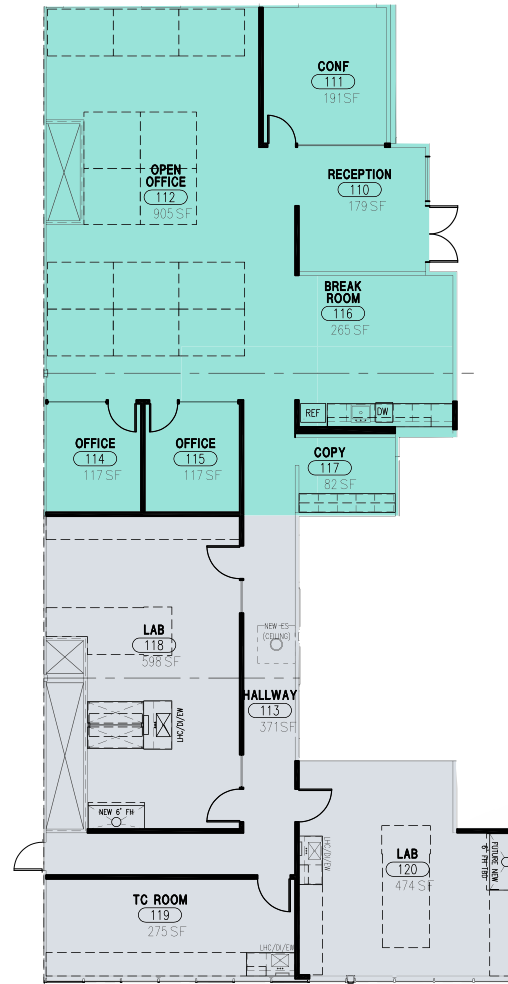
SUITE 110

4,821 SF

AVAILABLE NOW



-  OFFICE
-  LAB



AS BUILT





SUITE 290

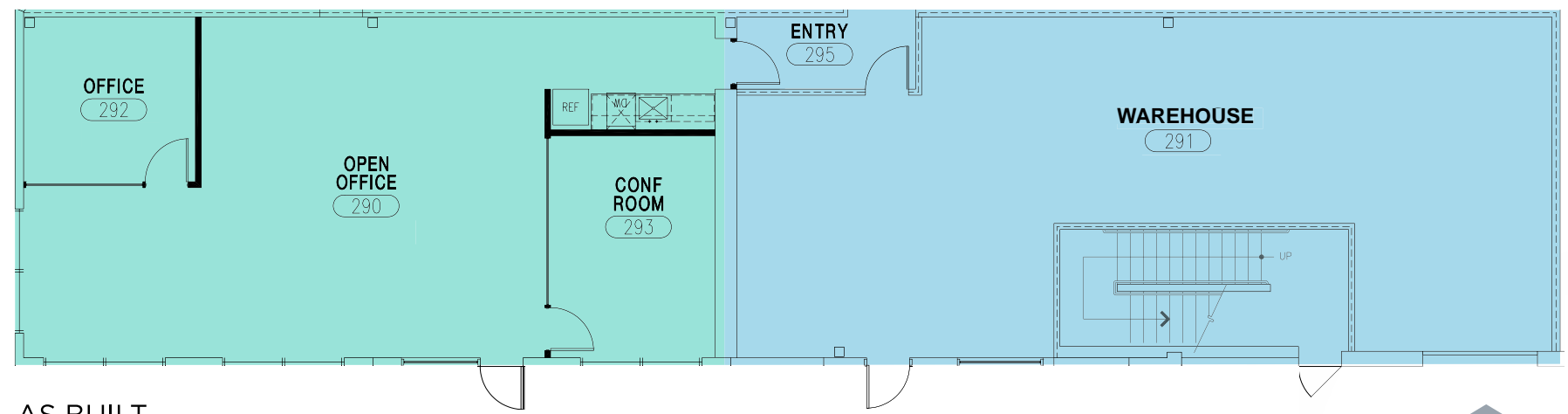
2,716 SF

AVAILABLE NOW



 [Suite 290 Virtual Tour](#)

-  OFFICE (1,428 SF)
-  WAREHOUSE (1,288 SF)




GRADE LEVEL
DOOR



SUITE 250

22,166 SF

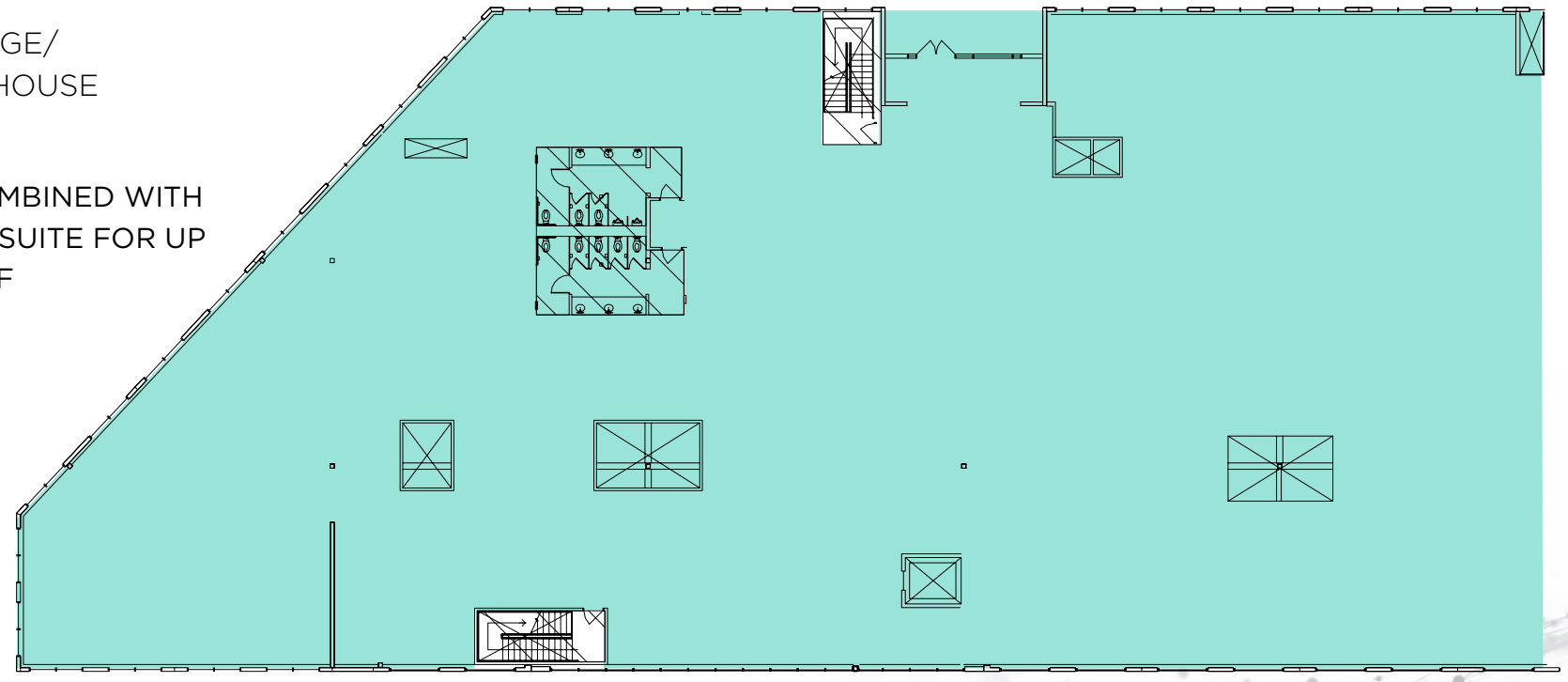
AVAILABLE NOW



 [Suite 250 Virtual Tour](#)

-  OFFICE
-  LAB
-  STORAGE/
WAREHOUSE

CAN BE COMBINED WITH
ADJACENT SUITE FOR UP
TO 37,575 SF



AS BUILT



SUITE 225 & 250

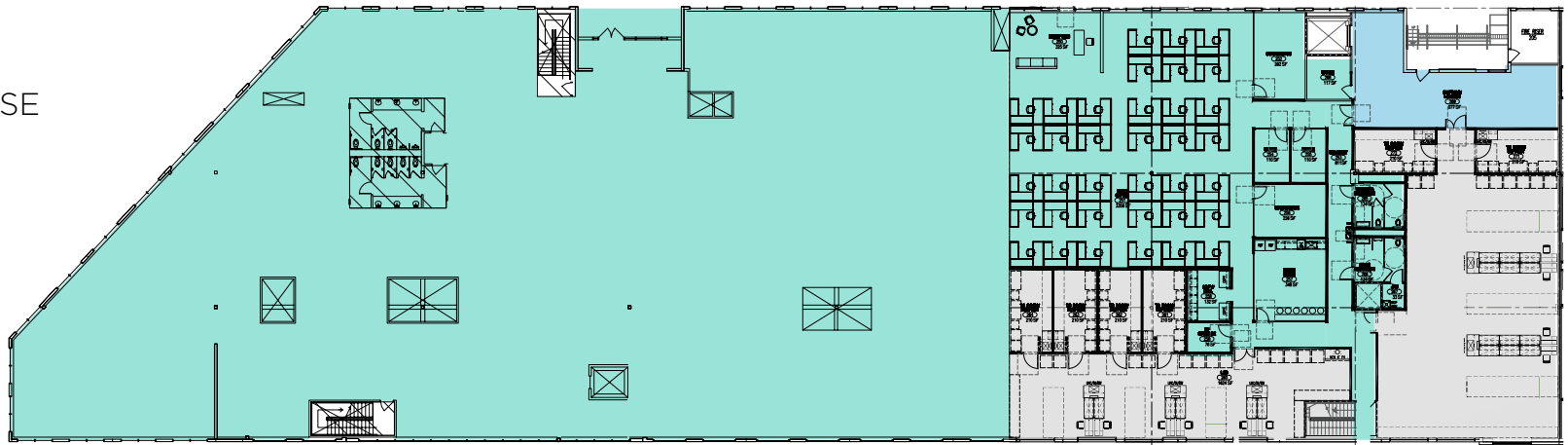
37,575 SF

AVAILABLE NOW



SPEC LAB MARKET READY UNDER CONSTRUCTION

- OFFICE
- LAB
- STORAGE/
WAREHOUSE





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