



21720 23RD DRIVE SE | BOTHELL, WA



NEWMARK

 **STEELWAVE**

Rialto
CAPITAL MANAGEMENT

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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.

1



2



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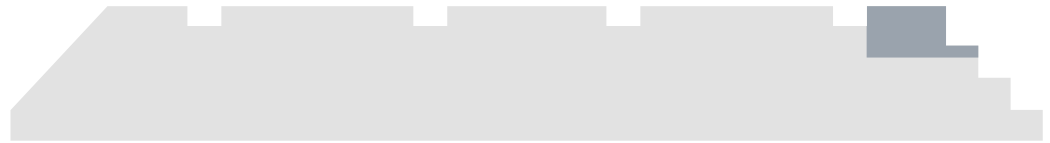
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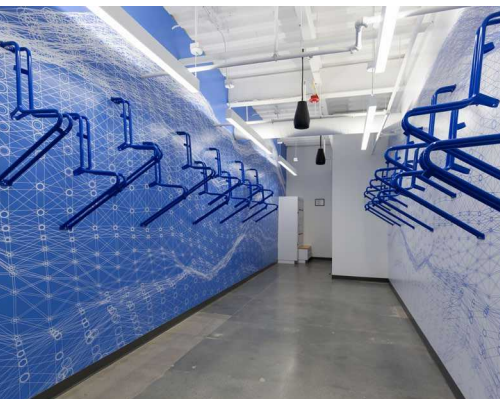
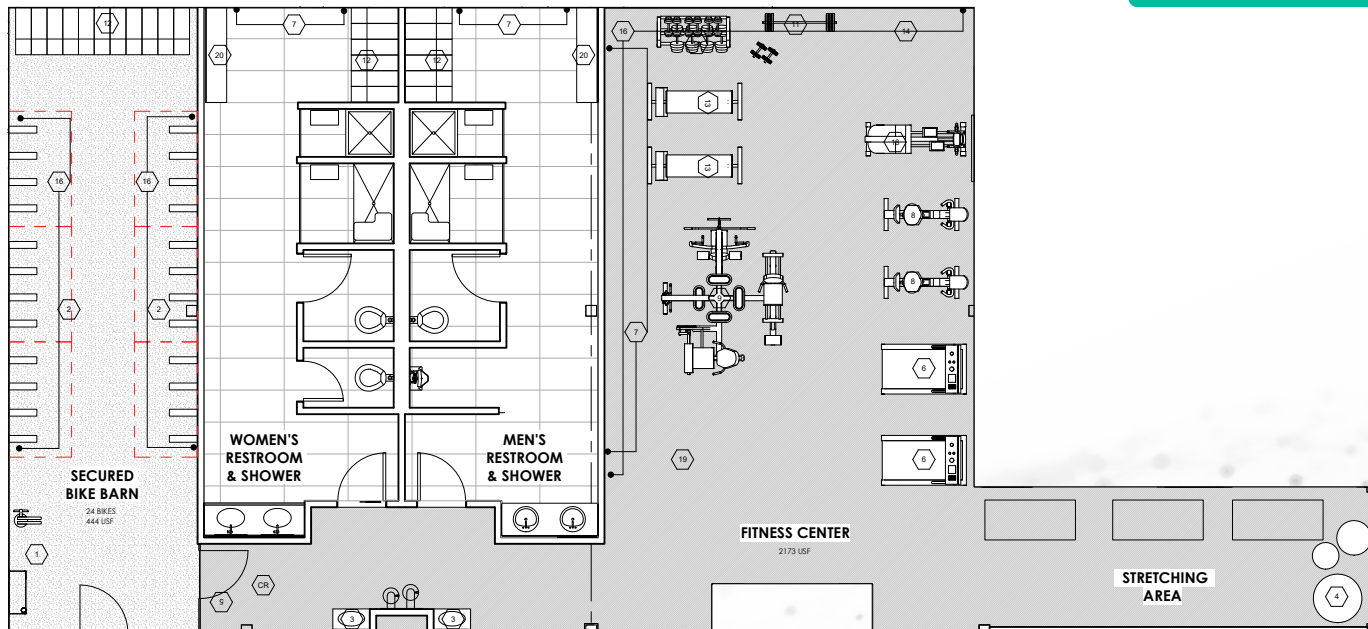
BUILDING AMENITIES

FITNESS CENTER, LOCKERS & BIKE LAB

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



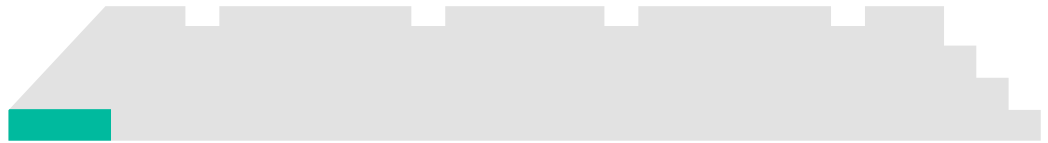
Fitness Center Virtual Tour



SUITE 290

2,716 SF

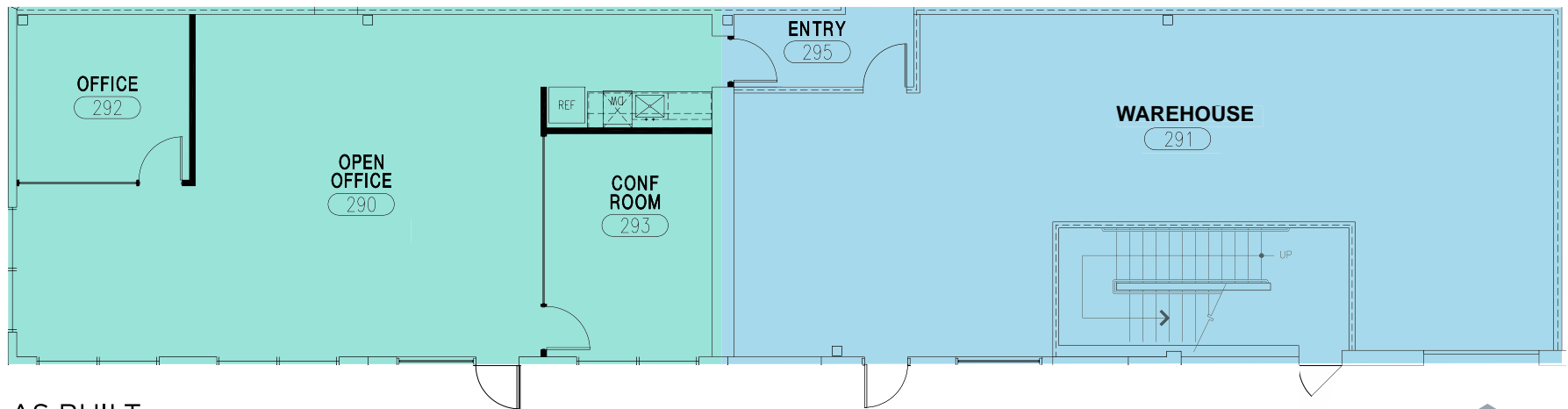
AVAILABLE NOW



Suite 290 Virtual Tour

OFFICE (1,428 SF)

WAREHOUSE (1,288 SF)



AS BUILT

GRADE LEVEL
DOOR



ELEMENT

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NEWMARK



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