

21312 30TH DRIVE SE | BOTHELL, WA 98021

HIGHLANDS



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NEWMARK

 **STEELWAVE**

Rialto 
CAPITAL MANAGEMENT

AVAILABILITIES

BUILDING	SUITE	OFFICE	WAREHOUSE	TOTAL
B	102	4,849 SF	4,534 SF	9,383 SF
B	103	8,109 SF	2,828 SF	10,937 SF
B	102 & 103	12,957 SF	7,362 SF	20,319 SF
C	120	5,163 SF	7,131 SF	12,294 SF



PROPERTY HIGHLIGHTS



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



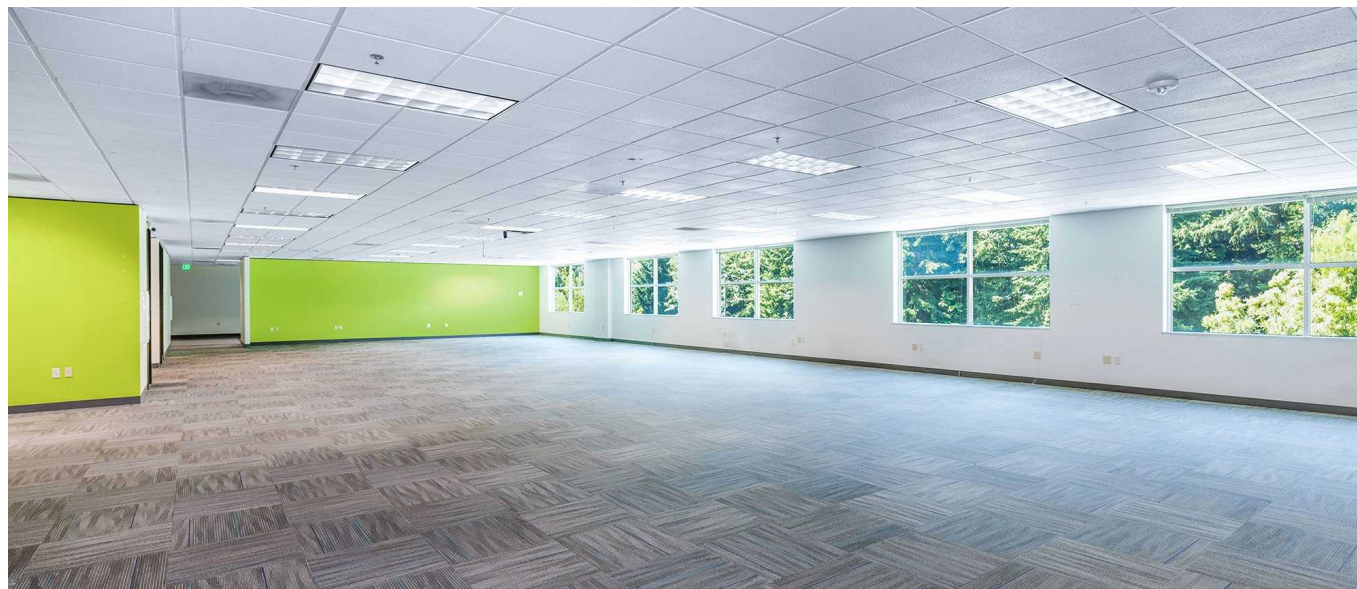
Heavy power, 24' clear warehouse with shared dock high and grade level loading



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



EPA Energy Star Certified





CORPORATE NEIGHBORS

- Pfizer
- Sound Transit
- Cepheid
- T-Mobile
- Microsoft
- ACG Biologics
- Lyell

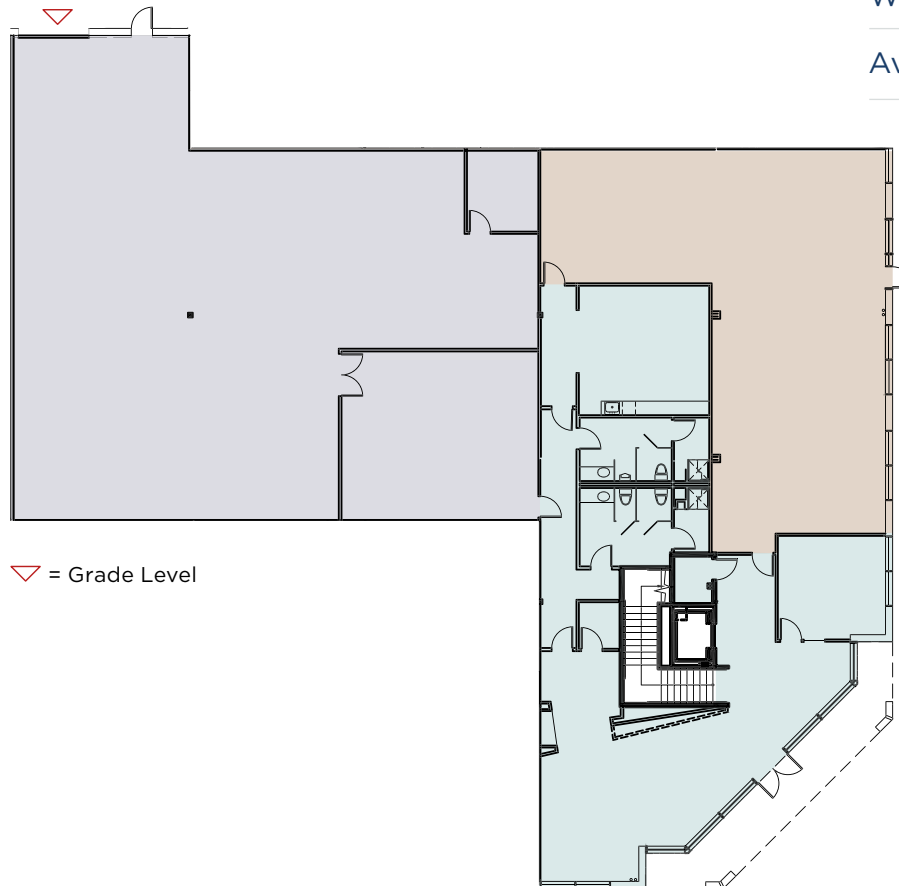
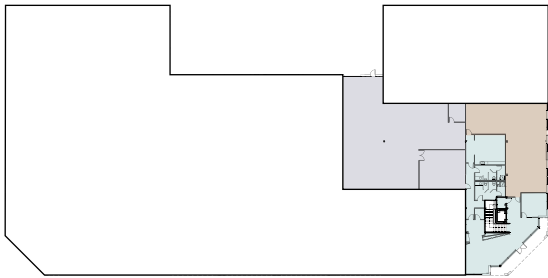
COMMUTE TIMES

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

BUILDING B SUITE 102

HIGHLANDS

First Floor



▽ = Grade Level

Total SF **9,383 SF**

Office SF **4,849 SF**

Warehouse SF **4,534 SF**

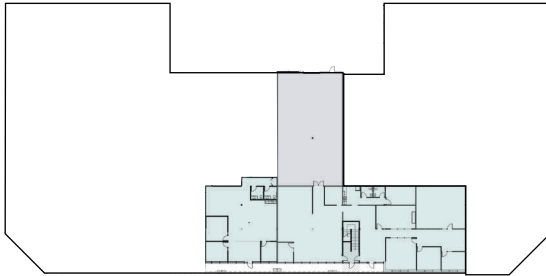
Available **Immediately**

Office Warehouse Lab

BUILDING B SUITE 103

HIGHLANDS

First Floor

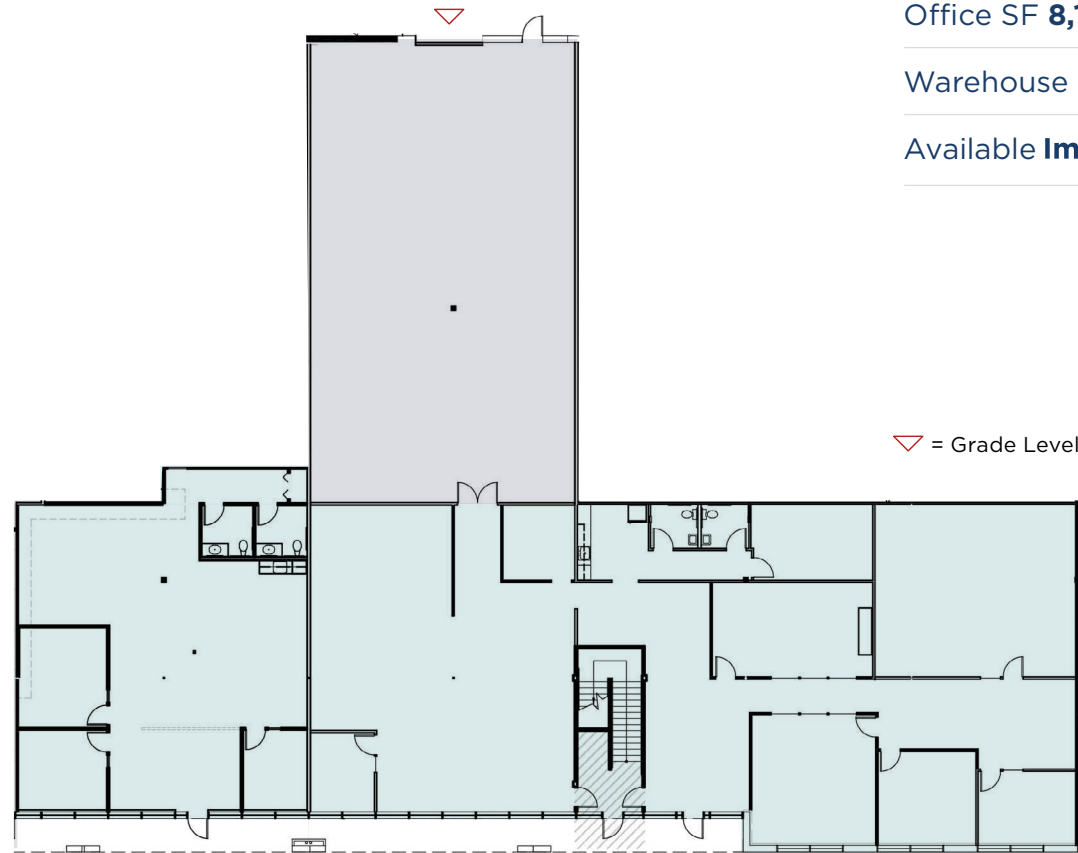


Total SF **10,937 SF**

Office SF **8,109 SF**

Warehouse SF **2,828 SF**

Available **Immediately**



▽ = Grade Level

Office Warehouse

BUILDING B SUITES 102 AND 103

HIGHLANDS

First Floor



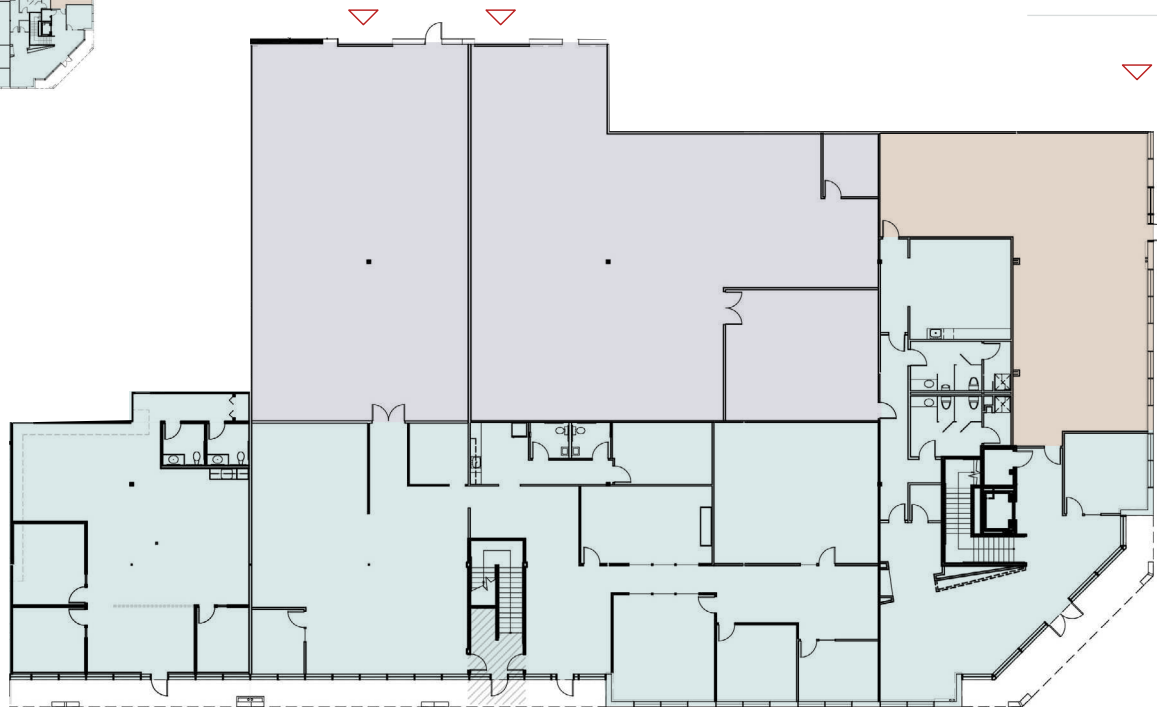
Total SF **20,319 SF**

Office SF **12,957 SF**

Warehouse SF **7,362 SF**

Available **Immediately**

▽ = Grade Level

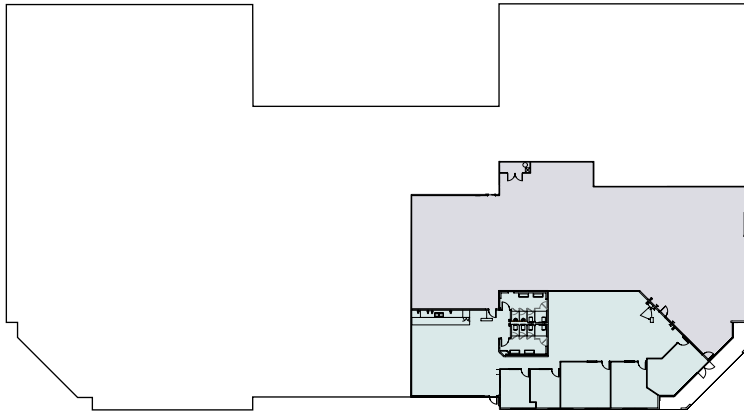


Office Warehouse Lab

BUILDING C SUITE 120

HIGHLANDS

First Floor



Total SF **12,294 RSF**

Office SF **5,163 SF**

Warehouse SF **7,131 SF**

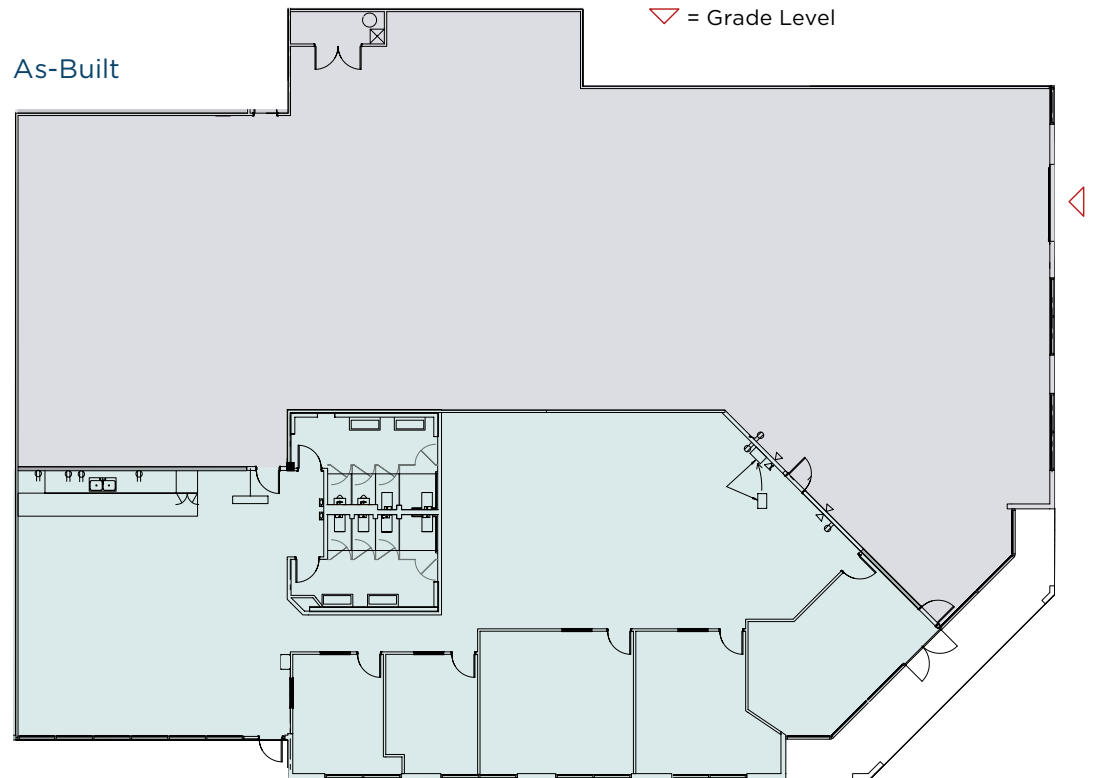
Available **Immediately**

Suite has air conditioned warehouse space

 VIRTUAL TOUR

As-Built

▽ = Grade Level



 Office  Warehouse

HIGHLANDS

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