




ELEMENT

RESEARCH CENTER

21720 23RD DRIVE SE | BOTHELL, WA



ELEMENT

RESEARCH CENTER



NO
THRU
TRAFFIC

NEWMARK

 **STEELWAVE**

Rialto
CAPITAL MANAGEMENT

JOE LYNCH

Executive Managing Director

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PROPERTY HIGHLIGHTS



Move-in-Ready Spec Lab suites available:
Suite 110 & 275.



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



Electrical: 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.



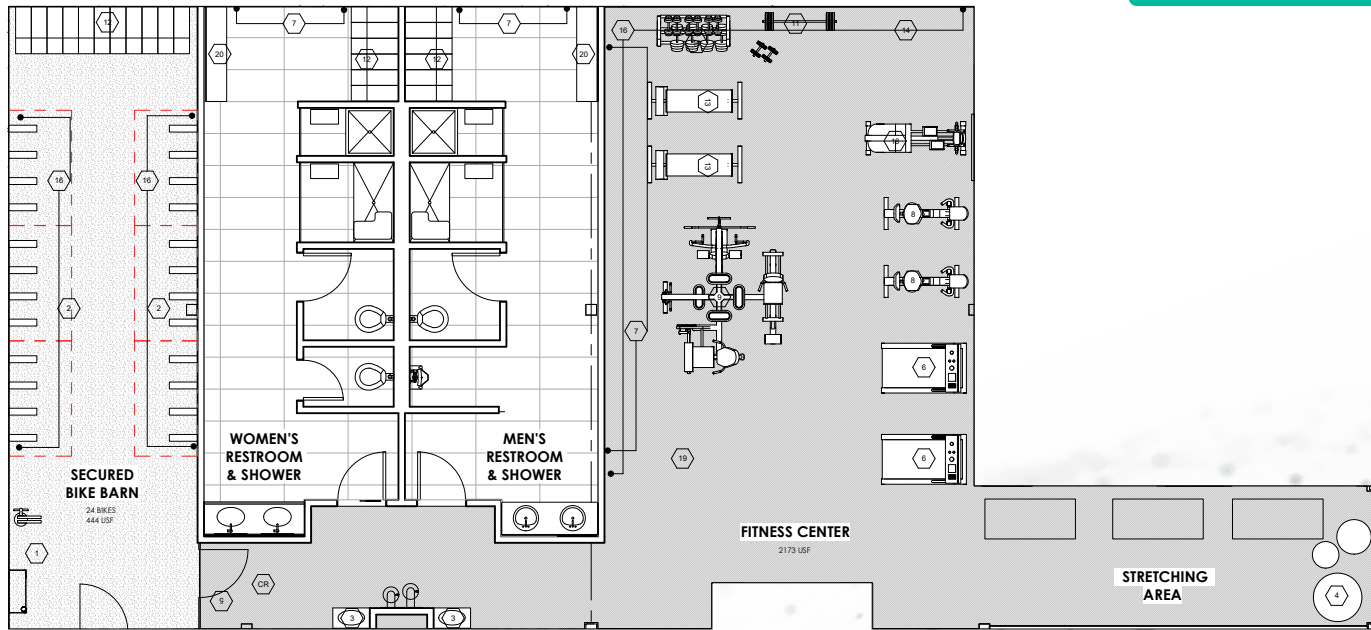
BUILDING AMENITIES

FITNESS CENTER, LOCKERS & BIKE LAB

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



 [Fitness Center Virtual Tour](#)



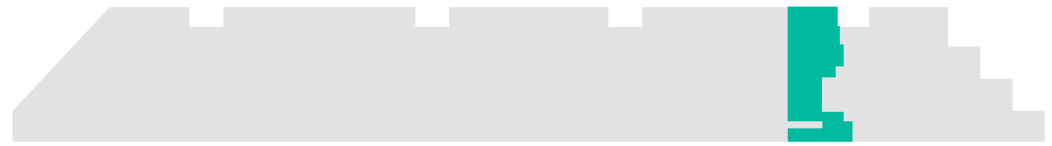
SUITE 110

4,821 SF

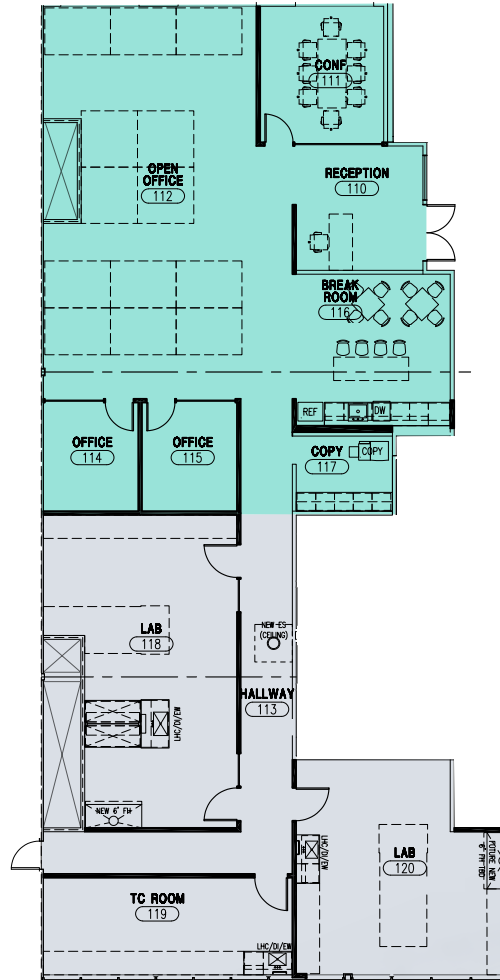
AVAILABLE NOW

 Suite 110 Virtual Tour

-  OFFICE
-  LAB



FURNISHED MOVE-IN-READY SPEC SUITE

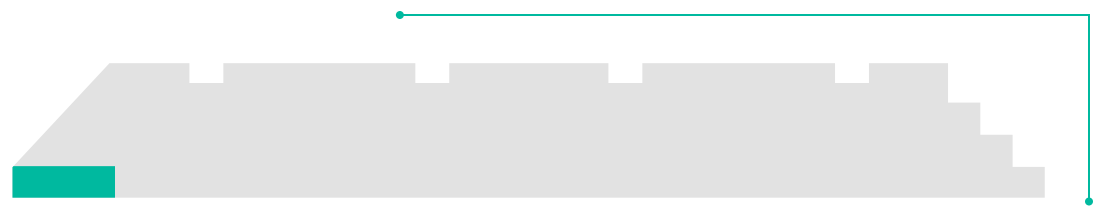


AS BUILT



SUITE 290

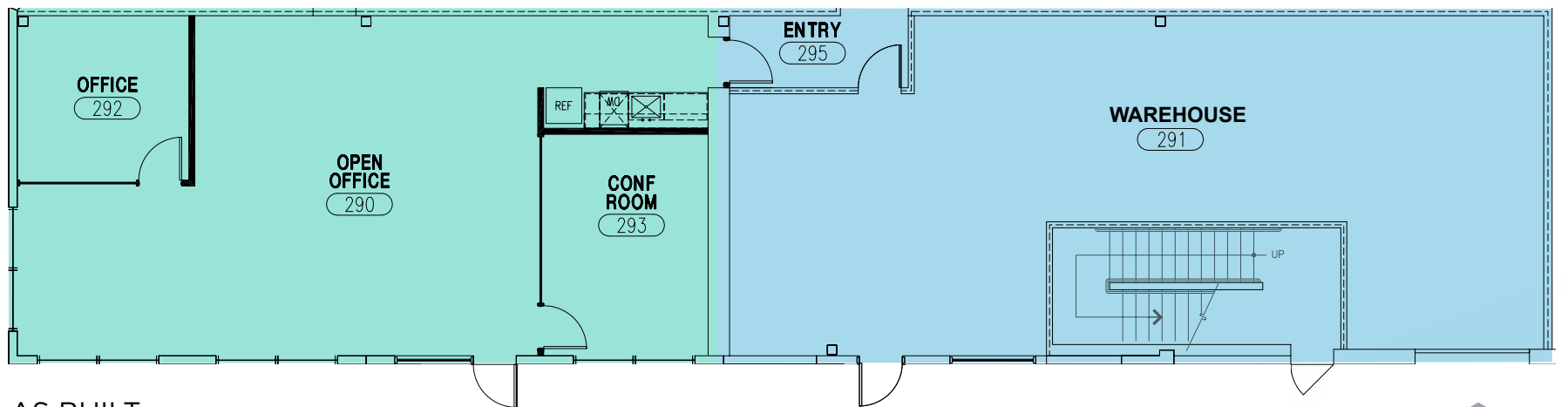
2,716 SF

AVAILABLE NOW



 [Suite 290 Virtual Tour](#)

-  OFFICE
-  WAREHOUSE



AS BUILT


GRADE LEVEL
DOOR



SUITE 275

6,333 SF

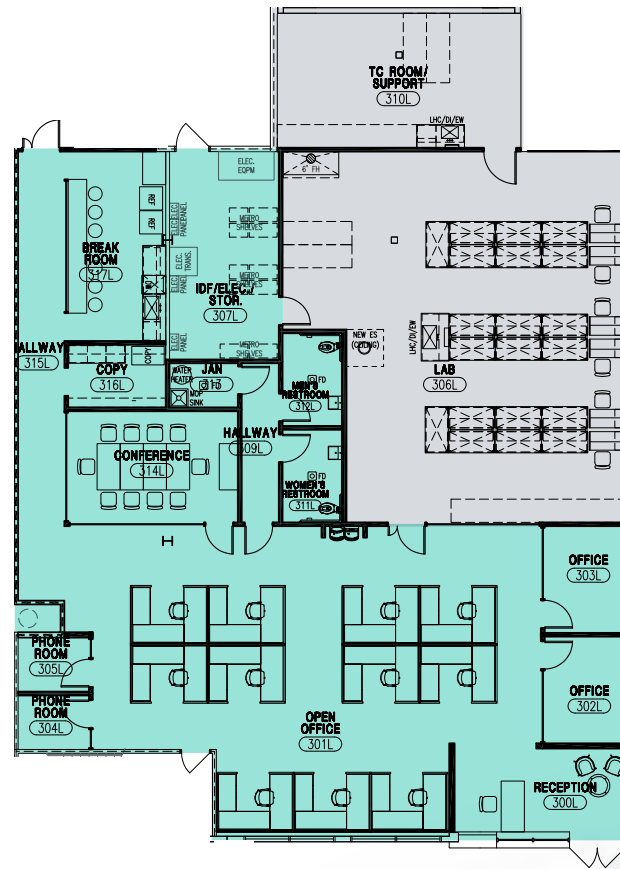
AVAILABLE NOW



FURNISHED MOVE-IN-READY SPEC SUITE

 Suite 275 Virtual Tour

-  OFFICE
-  LAB
-  STORAGE



AS BUILT

SUITE 250

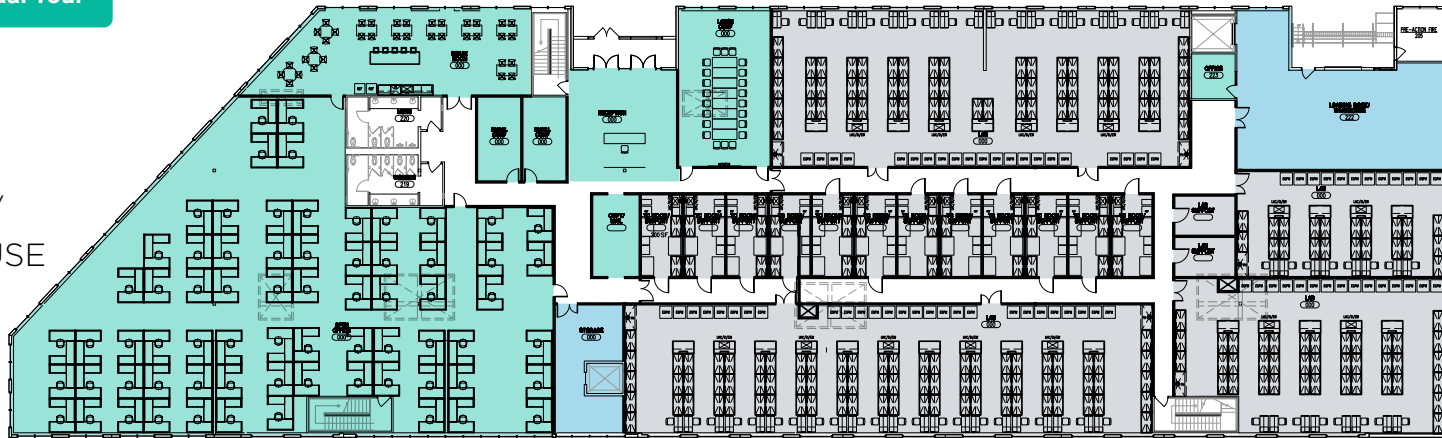
37,575 SF

AVAILABLE NOW

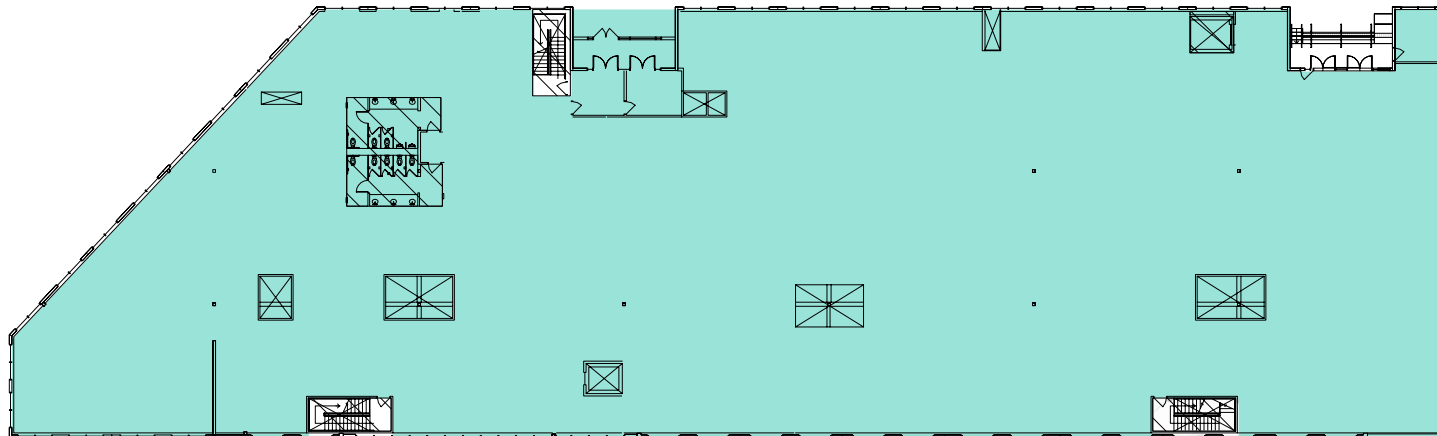


 [Suite 250 Virtual Tour](#)

-  OFFICE
-  LAB
-  STORAGE/
WAREHOUSE



LAB CONCEPT PLAN



AS BUILT





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NEWMARK



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