




# ELEMENT

RESEARCH CENTER

21720 23RD DRIVE SE | BOTHELL, WA



## ELEMENT

RESEARCH CENTER



**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.



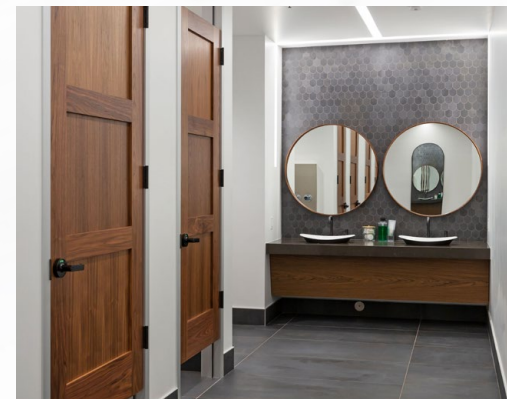
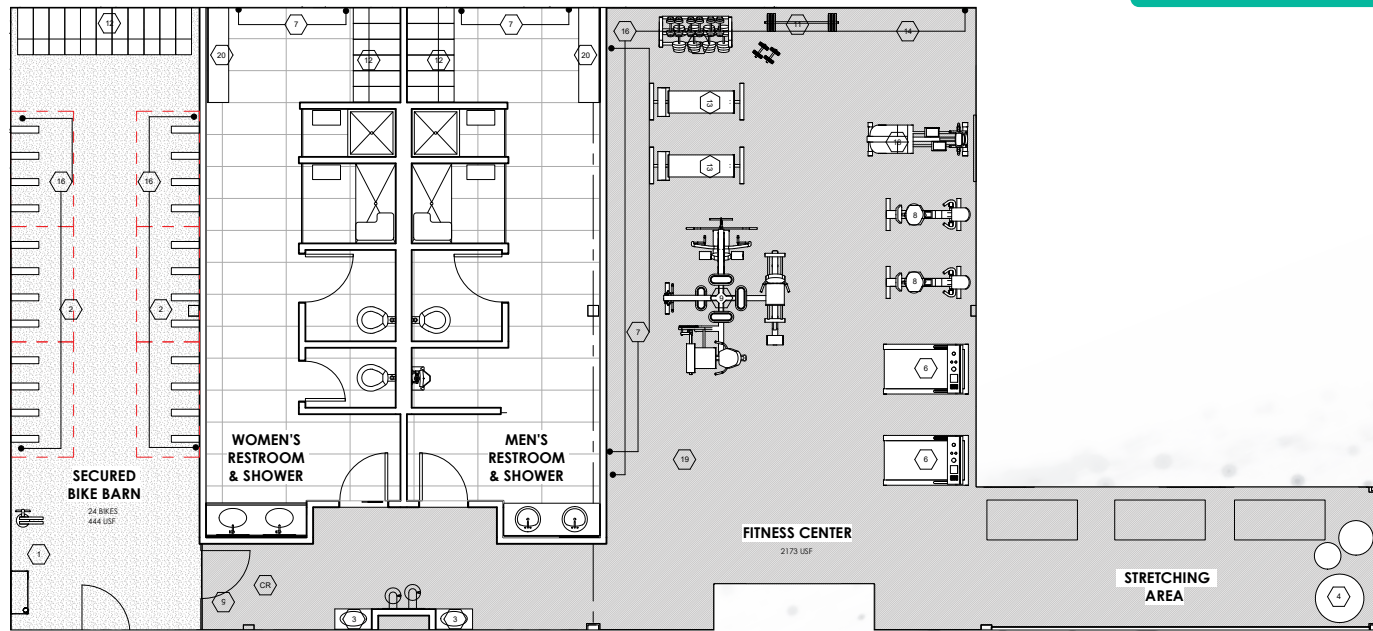
# BUILDING AMENITIES

## FITNESS CENTER, LOCKERS & BIKE LAB

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



 [Fitness Center Virtual Tour](#)



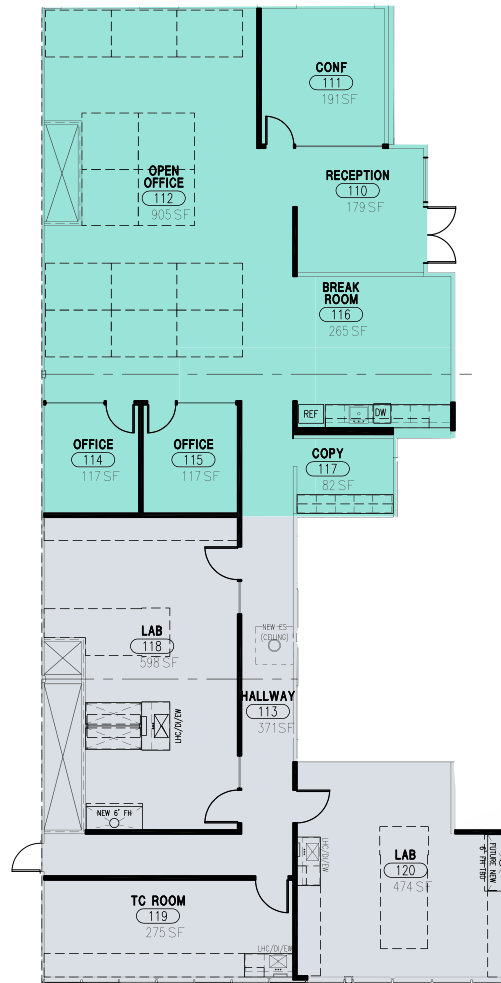
# SUITE 110

4,821 SF

AVAILABLE NOW



-  OFFICE
-  LAB



AS BUILT



# SUITE 290

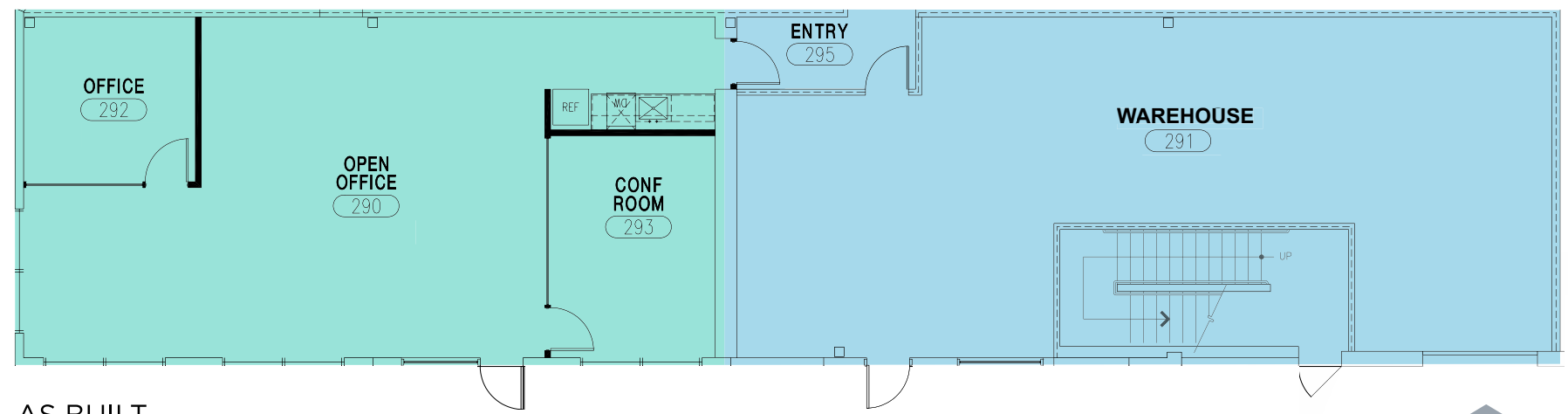
2,716 SF

AVAILABLE NOW



 [Suite 290 Virtual Tour](#)

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



AS BUILT

GRADE LEVEL DOOR



# SUITE 250

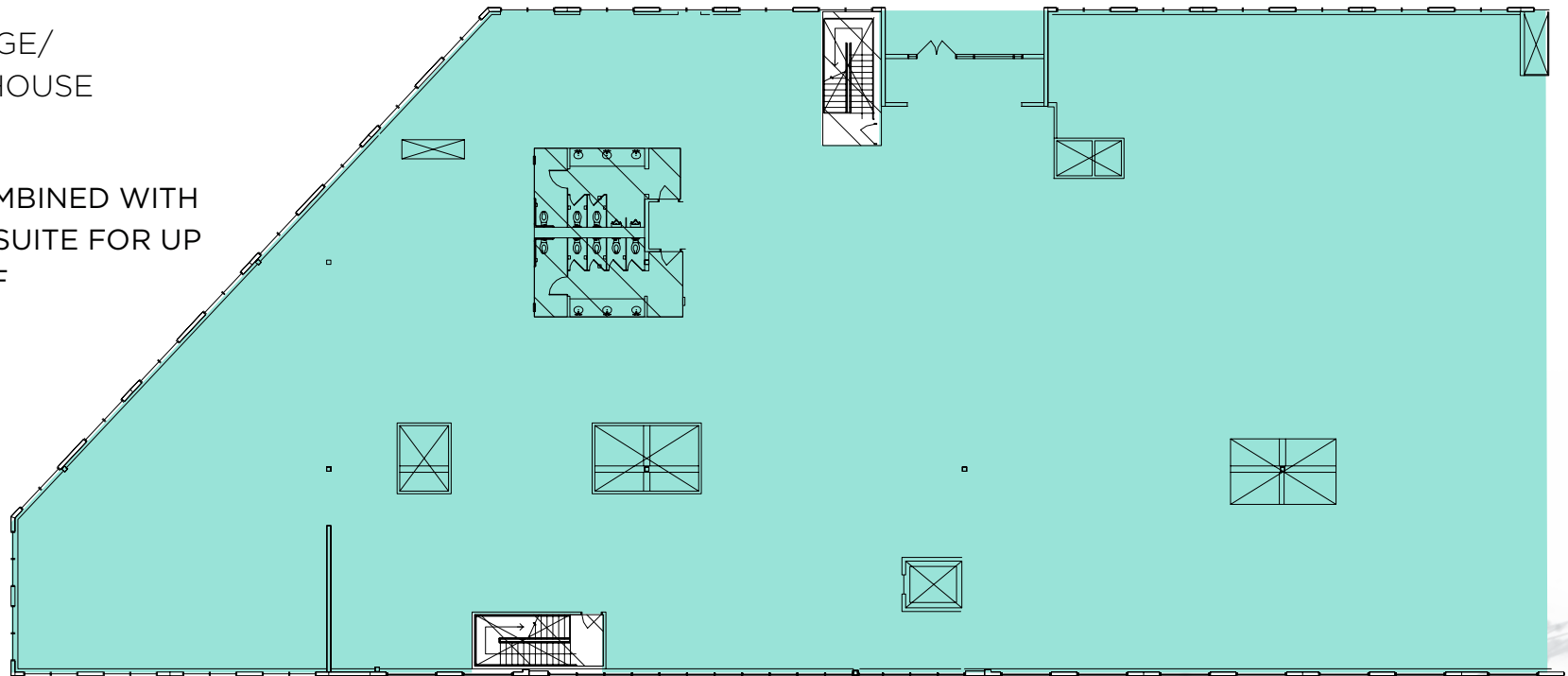
22,166 SF

AVAILABLE NOW

 Suite 250 Virtual Tour

-  OFFICE
-  LAB
-  STORAGE/  
WAREHOUSE

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



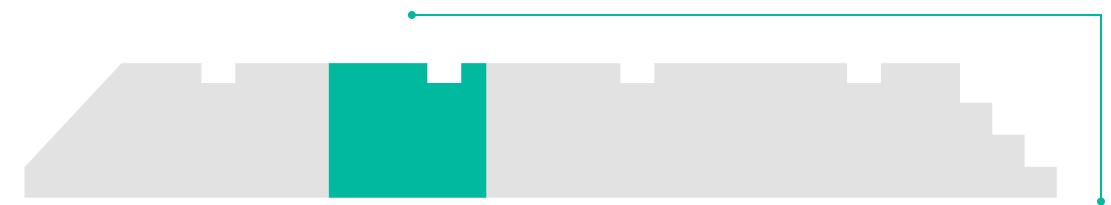
AS BUILT



# SUITE 225

15,409 SF

AVAILABLE NOW



**SPEC LAB MARKET READY UNDER CONSTRUCTION**

- OFFICE
- LAB
- STORAGE/  
WAREHOUSE

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





# SUITE 225 & 250

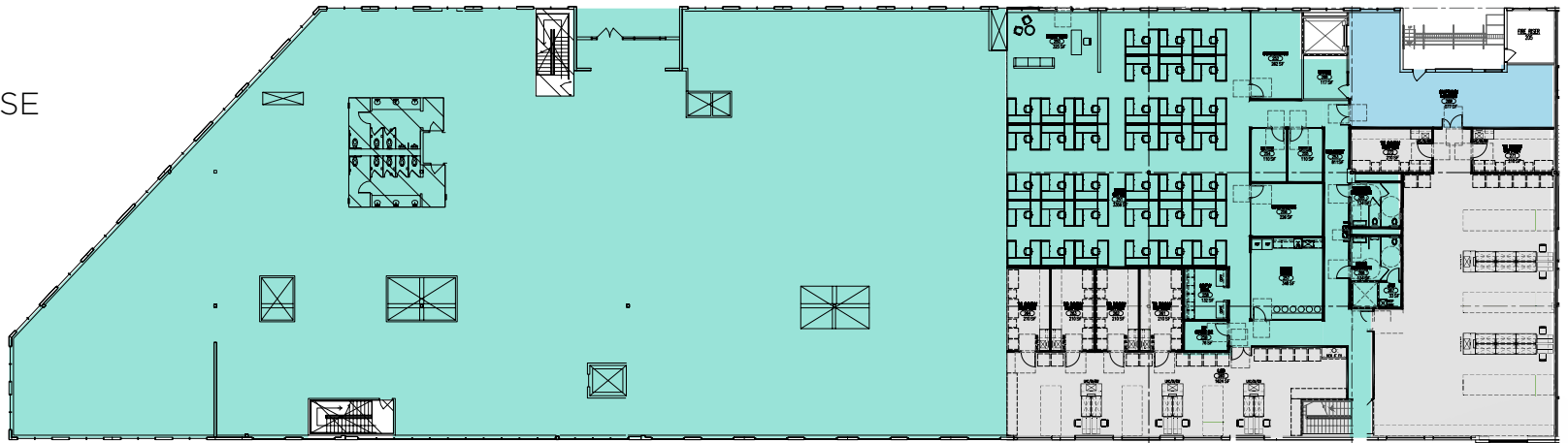
37,575 SF

AVAILABLE NOW



**SPEC LAB MARKET READY UNDER CONSTRUCTION**

- OFFICE
- LAB
- STORAGE/  
WAREHOUSE





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