

21312 30TH DRIVE SE | BOTHELL, WA 98021

# HIGHLANDS



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**NEWMARK**

 **STEELWAVE**

**Rialto**   
CAPITAL MANAGEMENT



# OVERVIEW

*Highlands is a state-of-the-art technology center in the heart of Bothell's life sciences and technologies hub. Tenants are drawn to its Class A amenities and strategic location.*

21222  
BUILDING C

21312  
BUILDING B

21520  
BUILDING A

# PROPERTY HIGHLIGHTS

195,684 SF TOTAL FOR BUILDINGS A, B AND C



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





# THE NEIGHBORHOOD

## CORPORATE NEIGHBORS

- Seattle Genetics
- Sound Transit
- Molina Healthcare
- T-Mobile
- Microsoft
- ACG Biologics
- Lyell

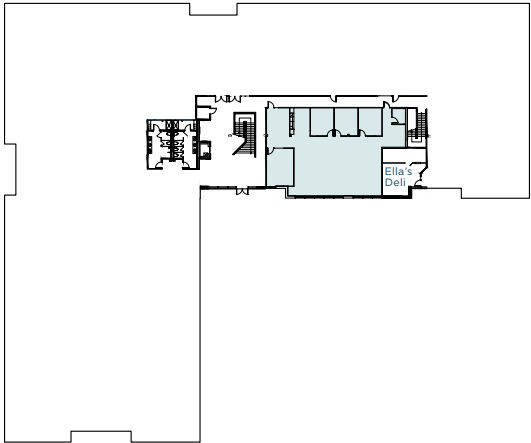
## COMMUTE TIMES

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

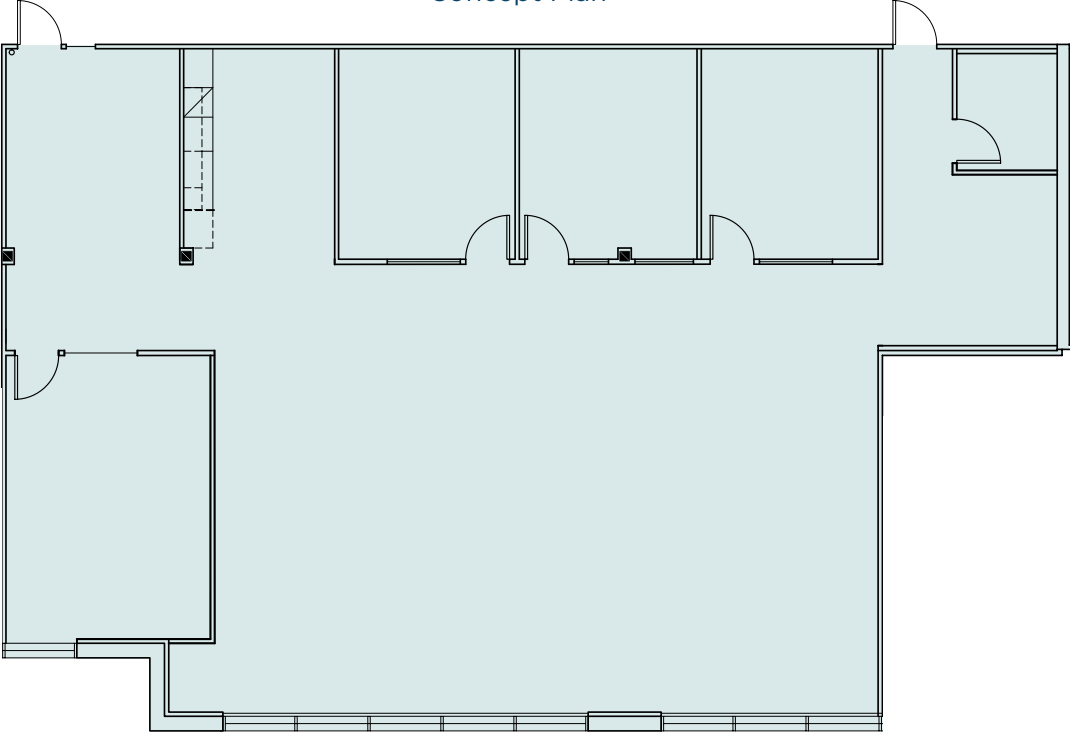
# BUILDING A SUITE 105 FLOOR PLAN



## First Floor



Concept Plan



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Total SF **3,287 SF**

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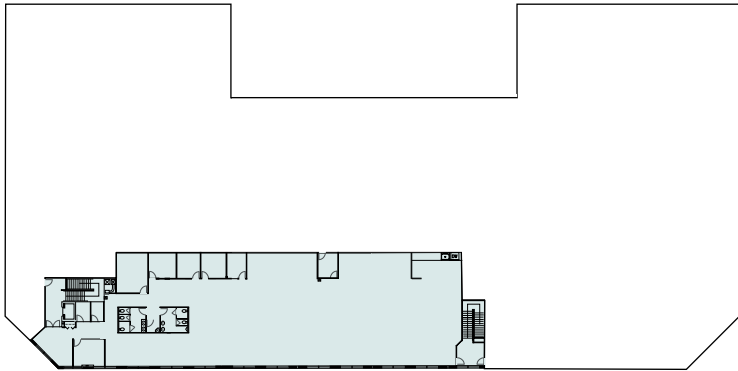
Available **Immediately**

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# BUILDING B SUITE 201 FLOOR PLAN



## Second Floor

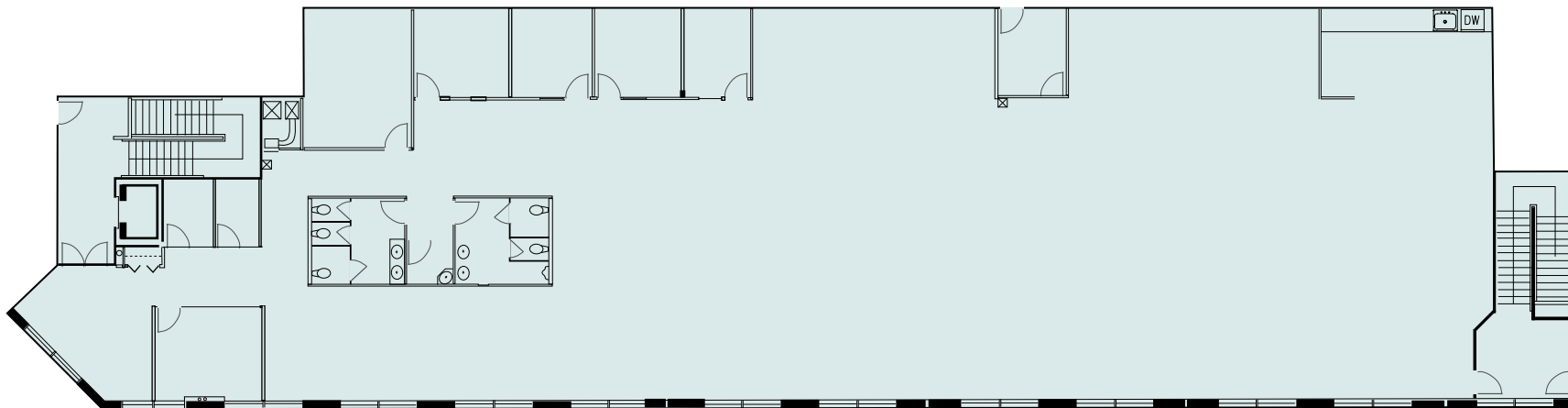


Total SF **9,594 SF**

Available **Immediately**

\*Can be leased together with Suite B105

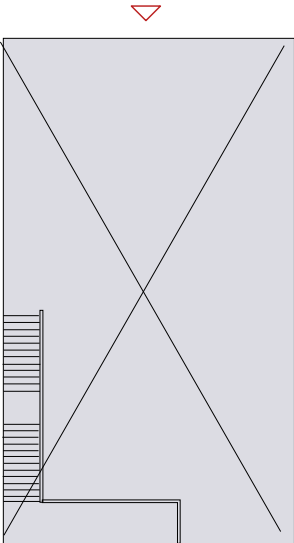
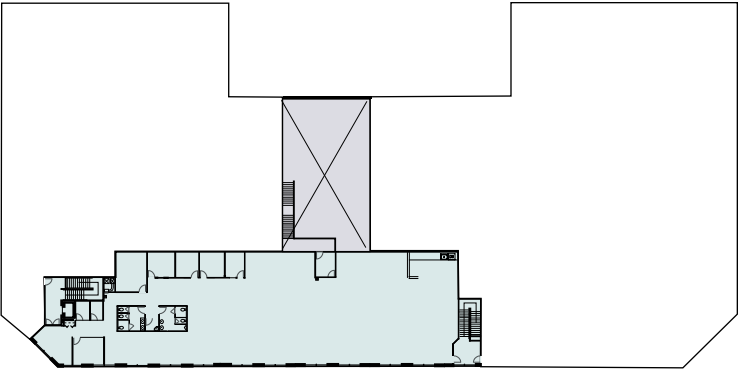
## As-Built



# BUILDING B SUITES 201 AND 105 FLOOR PLANS



## First and Second Floors



Total SF **12,197 SF**

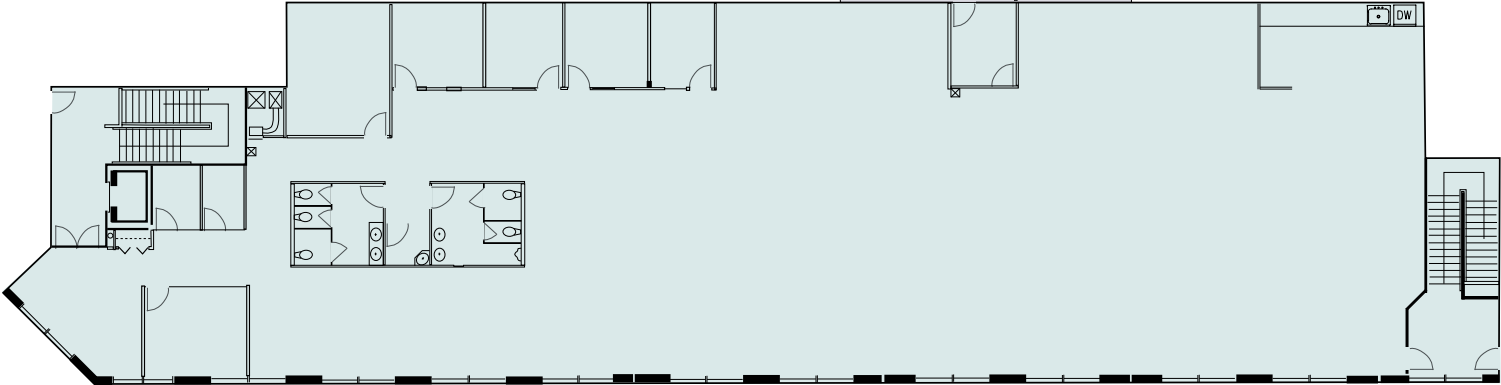
Office SF **9,594 SF**

Warehouse SF **2,603 SF**

Available **Immediately**

As-Built

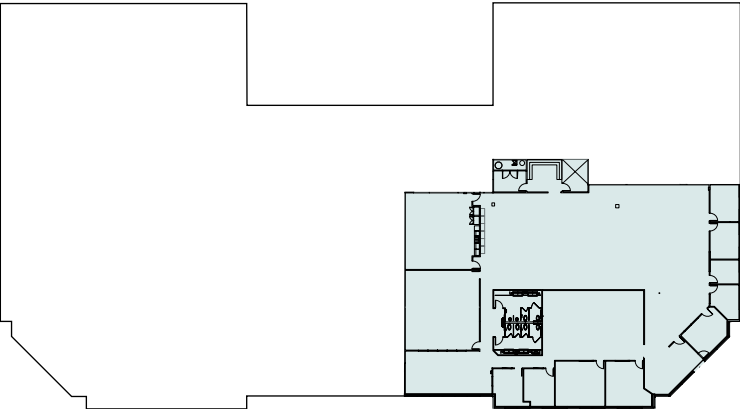
▽ = Grade Level



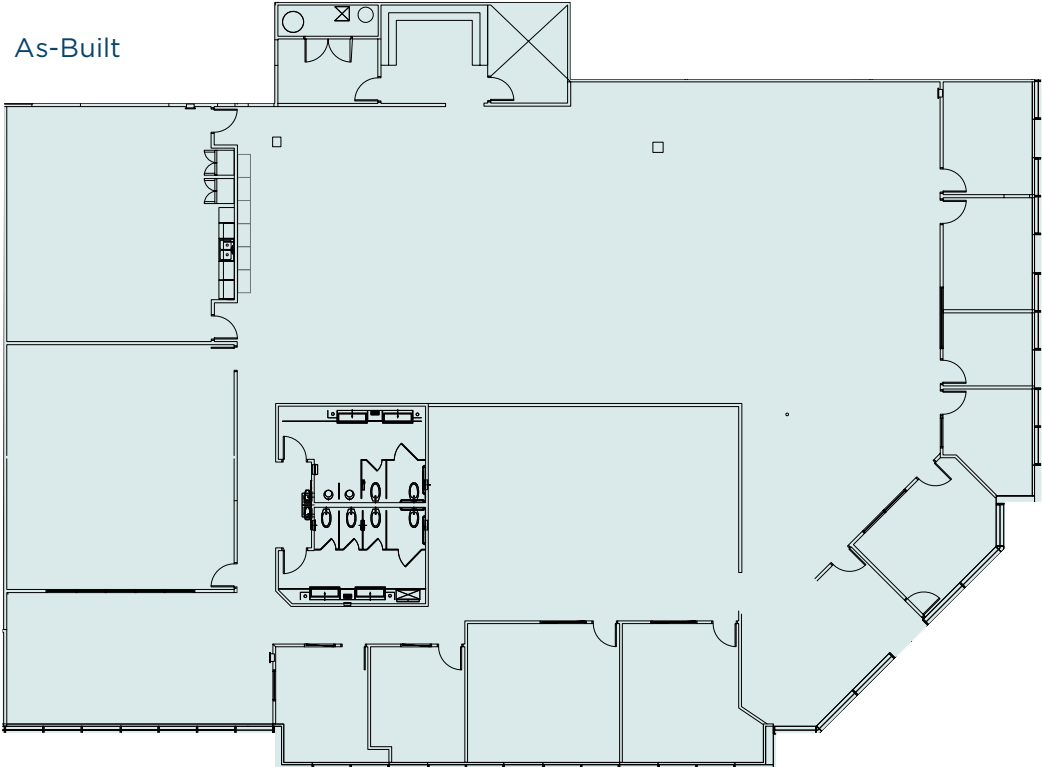
# BUILDING C SUITE 120 FLOOR PLAN



## First Floor



As-Built



Total SF **12,294 RSF**

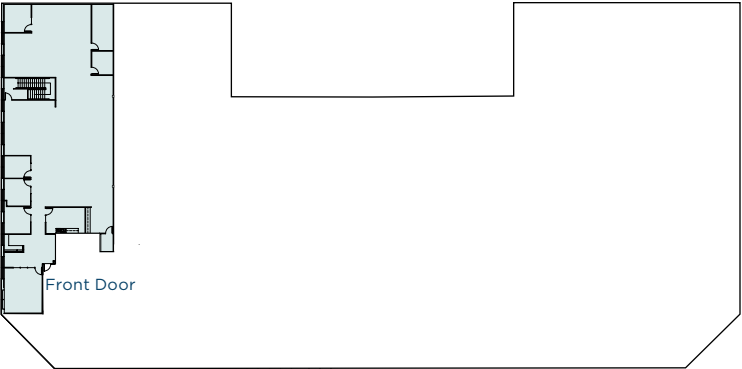
Available **February 2024**



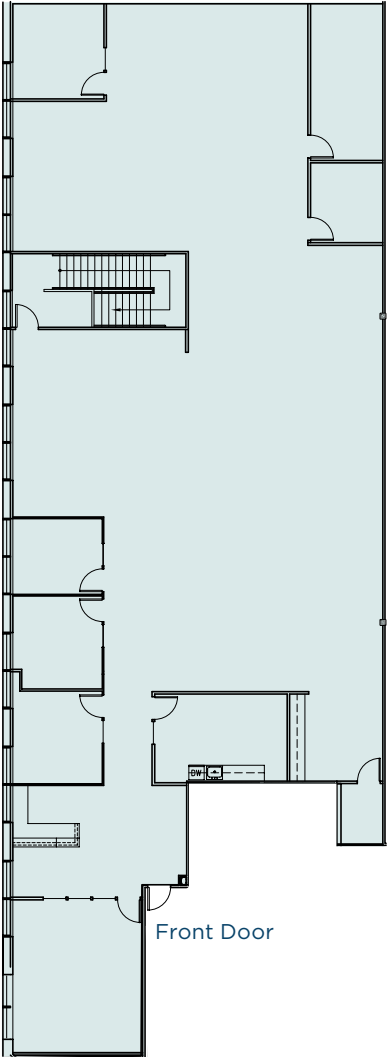
# BUILDING C SUITE 210 FLOOR PLAN



## Second Floor



As-Built



Total SF **6,279 SF**

Available **Immediately**

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