



---

# HIGHLANDS CAMPUS TECH CENTRE BUILDING C

21222 30th Drive SE, BOTHELL, WA 98021



INVESTCORP



# HIGHLANDS CAMPUS TECH CENTRE BUILDING C

21222 30th Drive SE, BOTHELL, WA 98021

## FEATURES AND AVAILABILITIES



### BUILDING FEATURES

- » Class A construction quality
- » Plentiful parking surrounding the buildings
- » Functional design and layout
- » Heavy power, 24' clear warehouse, shared dock high available and grade level loading
- » On-site delicatessen
- » Part of the master planned Highlands Campus development
- » Corporate neighbors include Molina Healthcare, Seattle Genetics, SonoSite, and T-Mobile

### AVAILABILITIES

| BUILDING / FLOOR | SUITE | RSF  |
|------------------|-------|--|
| C 2nd            | 210   | 6,279*<br>(100% office)                      |
| C 1st            | 122   | 5,767<br>(3,229 sf office / 2,538 sf whse)   |
| C 1st            | 110   | 7,024**<br>(4,011 sf office / 3,013 sf whse) |

\* See promotional flyer

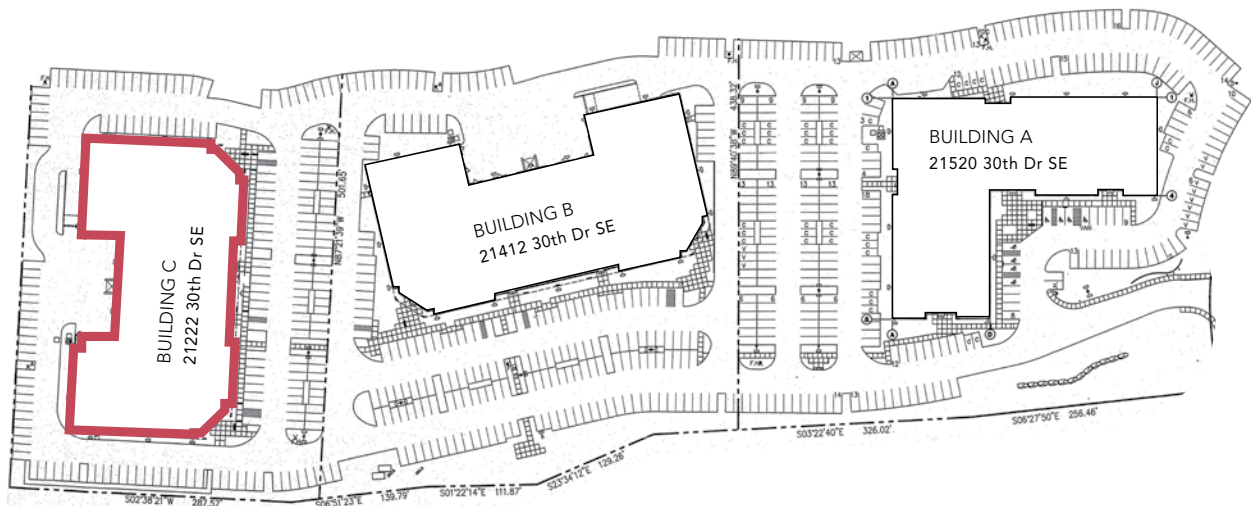
\*\* Available +/- July 1, 2017

# BUILDING FACTS

## HIGHLANDS CAMPUS TECH CENTRE | BUILDING C

|                                |  |
|--------------------------------|--|
| <b>Year built:</b>             | 1999   |
| <b>Building area:</b>          | Building C: approximately 56,167 RSF of office and warehouse space   |
| <b>Stories:</b>                | 2 floors (partial)   |
| <b>Zoning:</b>                 | Office Professional (OP) & Light Industrial (LI)   |
| <b>Access:</b>                 | The project is located less than one mile from Interstate 405/Exit 26 off ramp.  |
| <b>Structure:</b>              | Steel frame, concrete panels; second floor office areas are reinforced light weight concrete topping floor slab over steel joist and metal decking |
| <b>Floor to floor heights:</b> | 13' on the first floor and 12' on the second floor   |
| <b>Ceiling heights:</b>        | 9' on the first and second floors  |
| <b>Windows:</b>                | Clear, anodized aluminum frames and insulated tinted glazing.  |
| <b>Fire protection system:</b> | Automatic fire sprinkler system on both floors   |
| <b>HVAC system:</b>            | Multiple roof top units (RTU's) designed specifically for each suite   |
| <b>Electrical system:</b>      | Building C: 1,200 amps 480/277v  |
| <b>Communication:</b>          | High-speed internet and fiber optic provider is TW Telecom   |
| <b>Elevators:</b>              | Building C: one Dover hydraulic elevator   |
| <b>Parking:</b>                | 706 total stalls providing a ratio of approximately 3.5/1,000 RSF serving all 3 buildings  |

## HIGHLANDS CAMPUS TECH CENTRE





**BOTHELL**

  
**20+ Restaurants**

.....

  
**2 Hotels**

.....

  
**50+ Retailers**

**WOODINVILLE/NORTH CREEK**

  
**40+ Restaurants**

.....

  
**4 Hotels**

.....

  
**50+ Retailers**


**CANYON PARK**

  
**30+ Restaurants**

.....

  
**5 Hotels**

.....

  
**15+ Retailers**



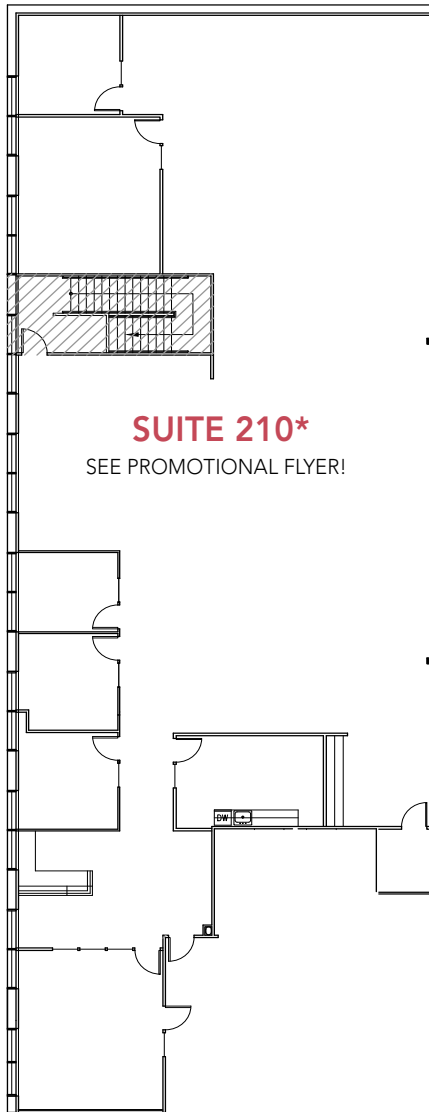
BRENT JACKSON  
 +1 425 974 4015  
 brent.jackson@am.jll.com

DYLAN WELCH  
 +1 425 974 4038  
 dylan.welch@am.jll.com

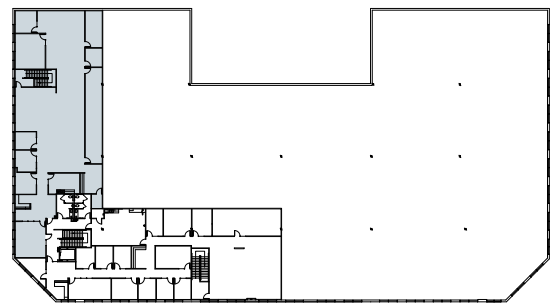
MARK FLIPPO  
 +1 425 974 4007  
 mark.flippo@am.jll.com

## HIGHLANDS CAMPUS TECH CENTER, BLDG. C

21222 30th Drive SE Bothell, WA 98021



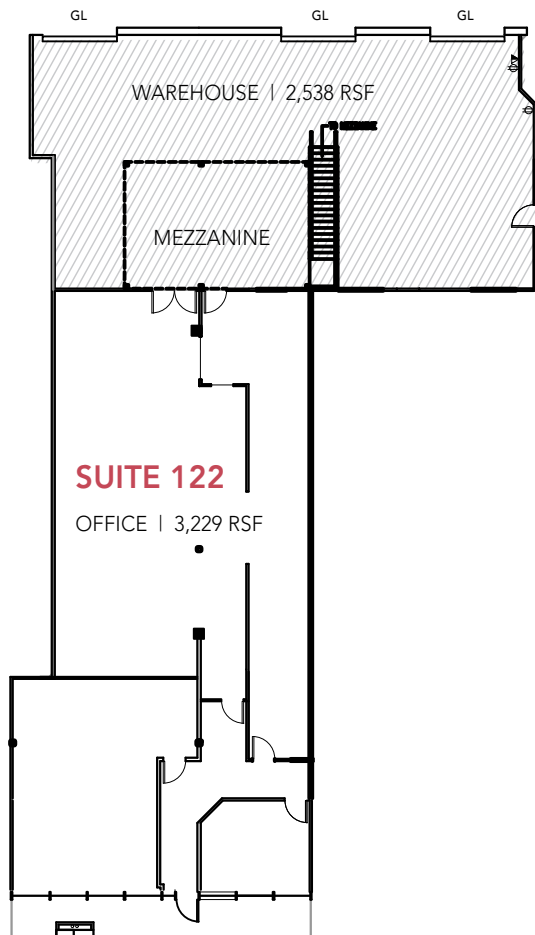
- » Move-in ready
- » End cap location
- » Great window line for natural light
- » Elevator served 2nd floor
- » TW Telecom - high speed internet available
- » On-site deli
- » Lush natural setting and walking trails



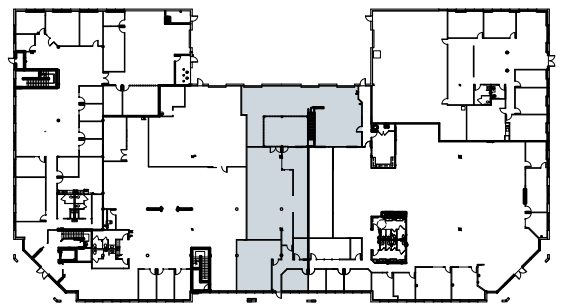
2ND FLOOR | SUITE 210 | 6,279 RSF

## HIGHLANDS CAMPUS TECH CENTER, BLDG. C

21222 30th Drive SE Bothell, WA 98021



- » Portions of office have 12' finished ceilings
- » Warehouse area can be expanded
- » 24' clear
- » 480v 3-phase power
- » Three grade level doors and shared deck
- » TW Telecom - high speed internet available

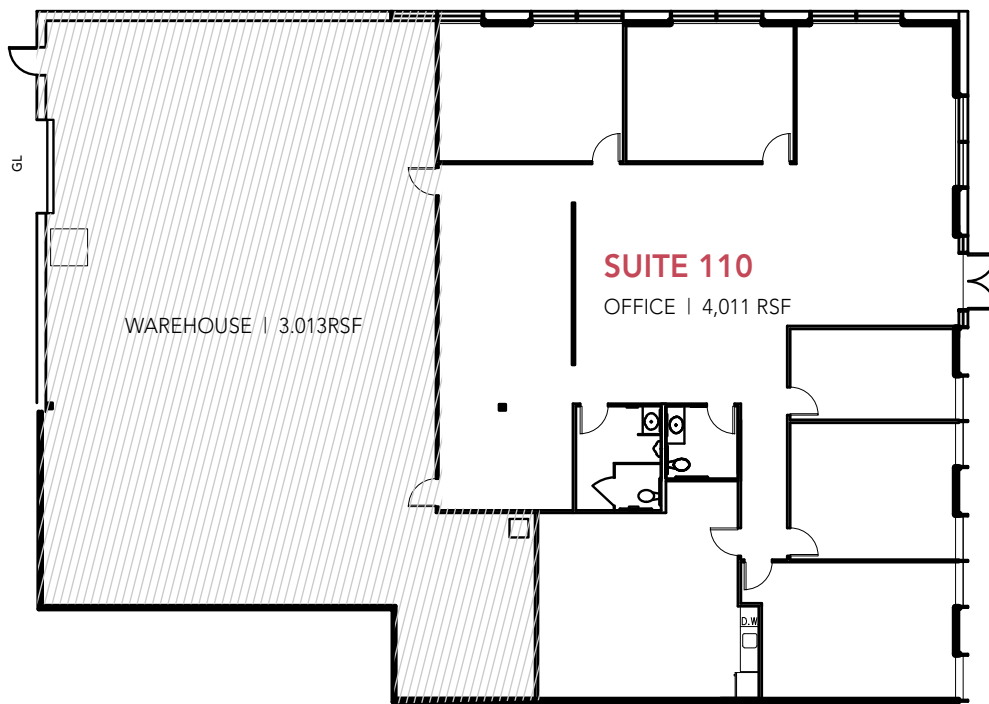


1ST FLOOR | SUITE 122 | 5,767 RSF

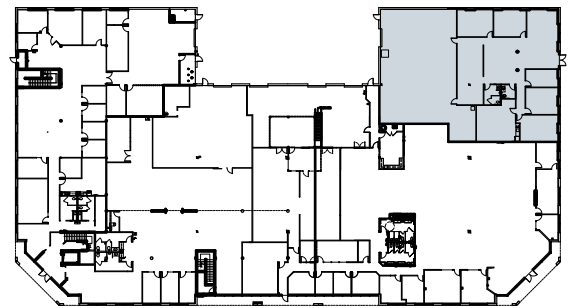
OFFICE 3,229 | WAREHOUSE 2,538 RSF

## HIGHLANDS CAMPUS TECH CENTER, BLDG. C

21222 30th Drive SE Bothell, WA 98021



- » Available July 1, 2017
- » End cap location
- » 3.0/1,000 parking
- » 1 grade level door with shared dock access
- » 24' clear
- » 480v 3-phase power
- » TW Telecom - high speed internet available



1ST FLOOR | SUITE 110 | 7,024 RSF

OFFICE 4,011 | WAREHOUSE 3,013 RSF