



HIGHLANDS CAMPUS TECH CENTRE BUILDING C

21222 30th Drive SE, BOTHELL, WA 98021



INVESTCORP



HIGHLANDS CAMPUS TECH CENTRE BUILDING C

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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

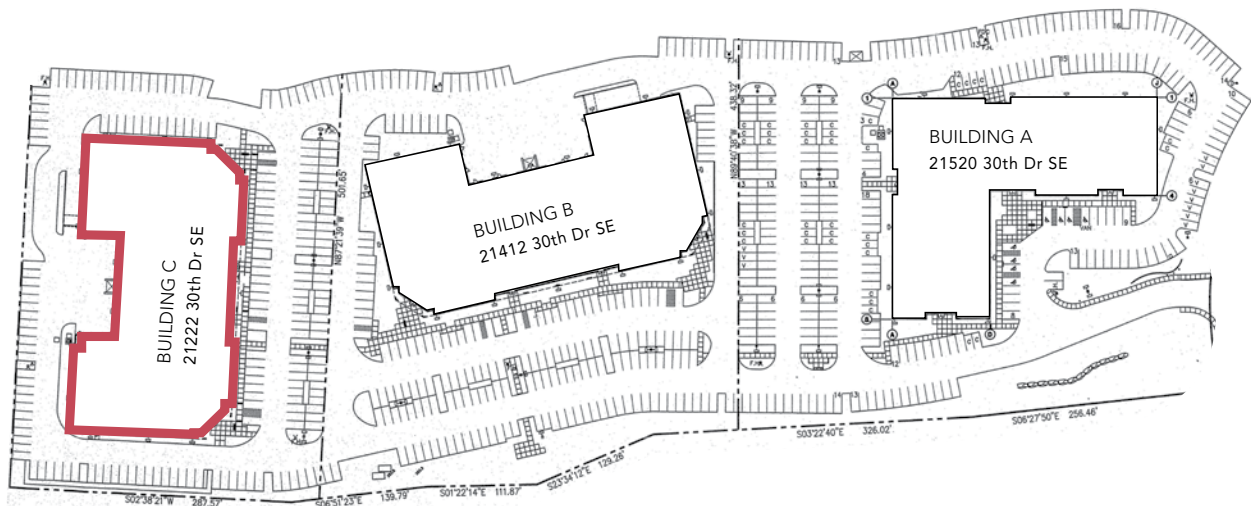
BUILDING / FLOOR	SUITE	RSF
C 1st	122	5,767 (BTS office)

BUILDING FACTS

HIGHLANDS CAMPUS TECH CENTRE | BUILDING C


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

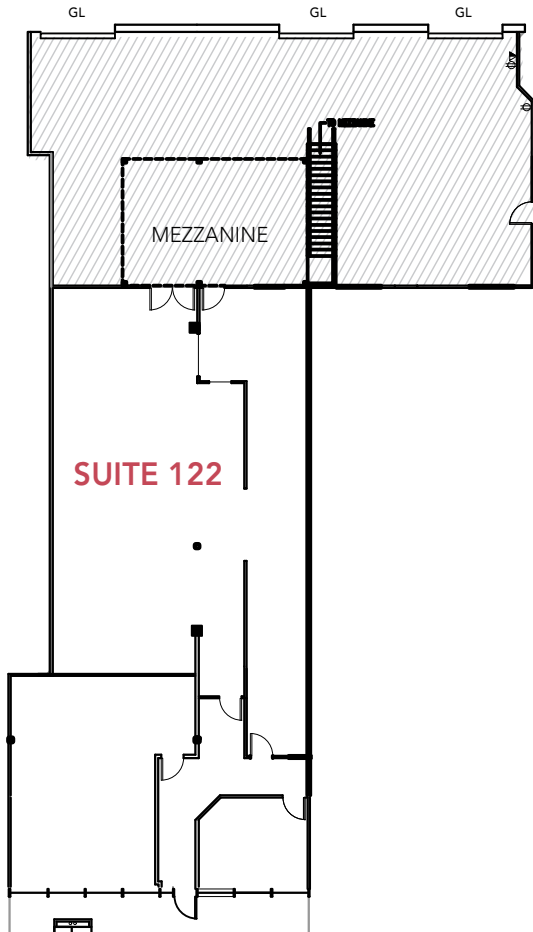


BRENT JACKSON
+1 425 974 4015
brent.jackson@am.jll.com

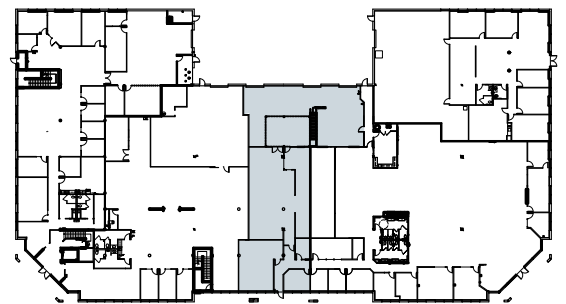
DYLAN WELCH
+1 425 974 4038
dylan.welch@am.jll.com

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