

HIGHLANDS

CORPORATE CENTER

BUILDING C

22025 30TH DRIVE SE,
BOTHELL, WA

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22025 30TH DRIVE SE,
BOTHELL, WA

BUILDING FEATURES

Size:	Full Building: 49,805 SF 1st Floor: 24,851 SF 2nd Floor: 24,954 SF
Buildout:	First floor shell condition ready for Tenant specific TI's. Second floor built out as office, balanced mix of private offices, conference rooms and open area.
Floor/Deck Heights:	1st Floor: 12' clear height, 15'6" deck height 2nd Floor: 10' to drop ceiling, 15'9" deck height
Loading:	Dock high and grade level loading
Parking:	Abundant free surface parking with ratio of 4/1,000 SF
Fiber:	Frontier Communications
Power:	1,200 amp 277/480v, 3 Phase Service
Amenities:	Showers & lockers

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.



1st Floor



HIGHLANDS

CORPORATE CENTER

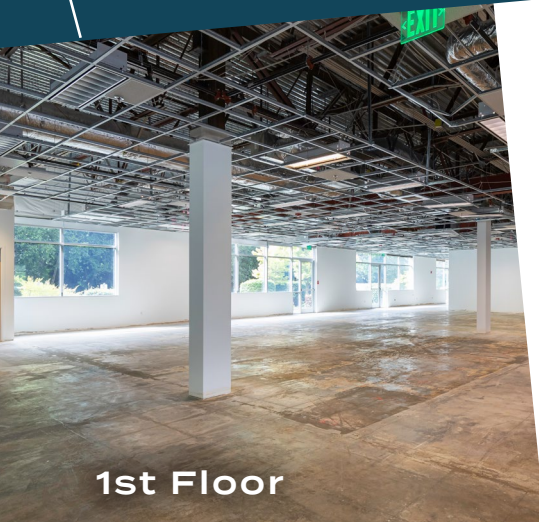
BUILDING C

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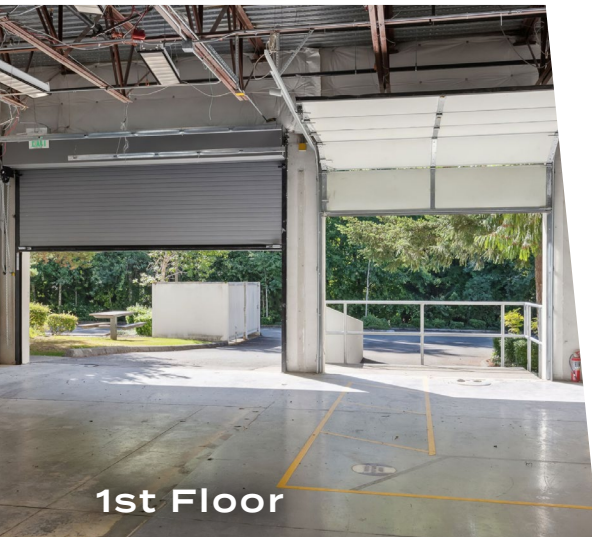


CLICK TO TAKE A
VIRTUAL TOUR

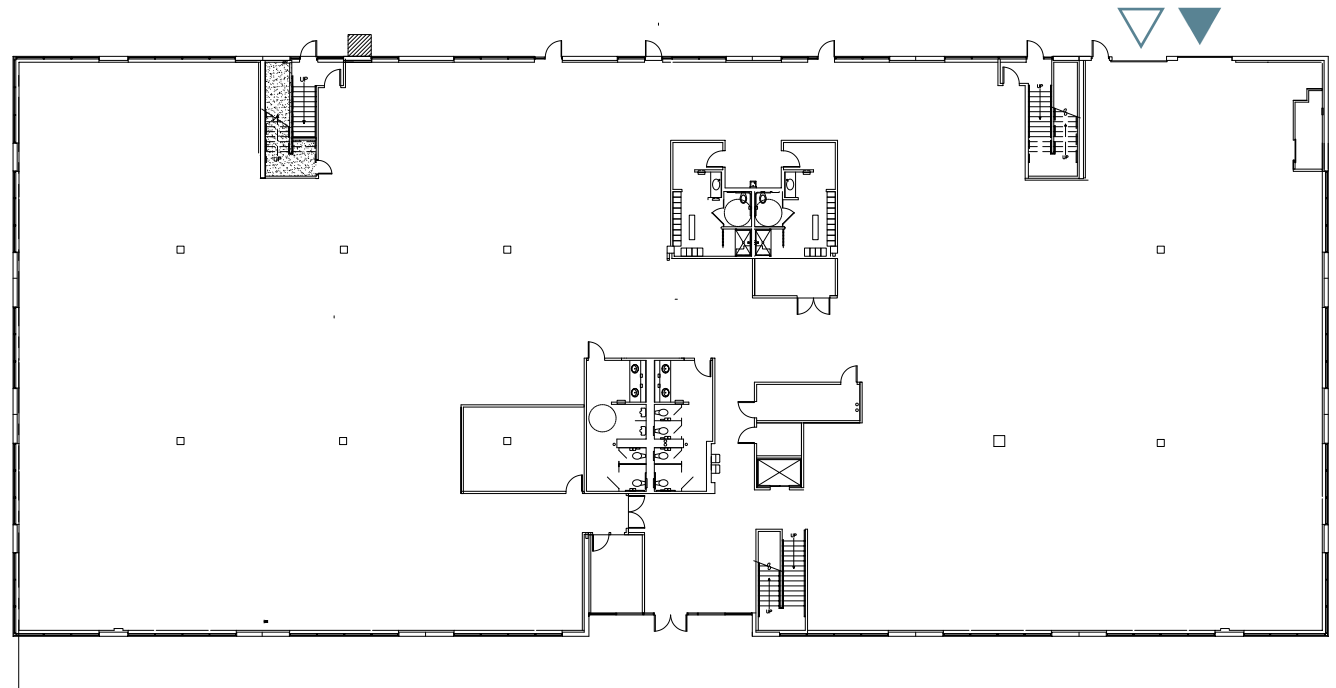
FLOOR 1
24,851 SF



1st Floor



1st Floor



Grade Level Loading



Dock High Door

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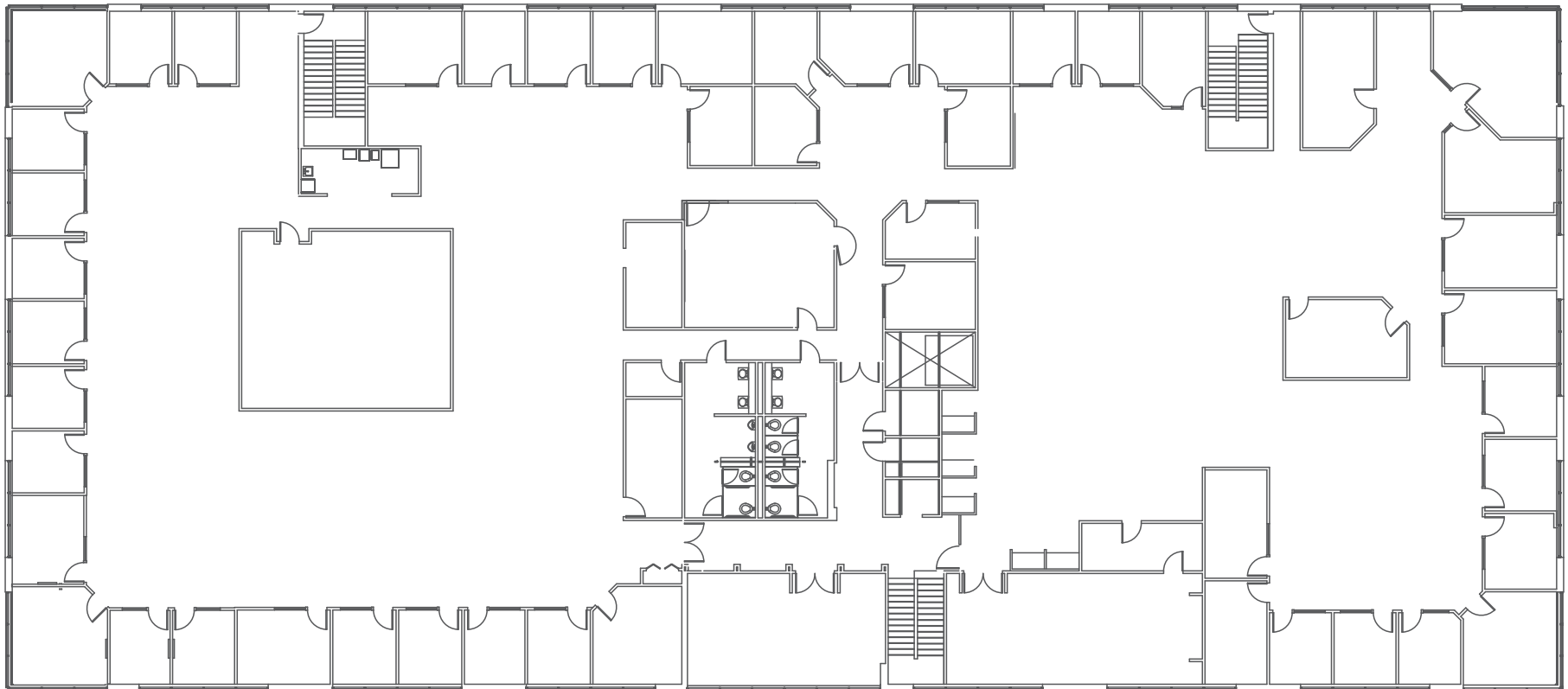
22025 30TH DRIVE SE,
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CLICK TO TAKE A
VIRTUAL TOUR

FLOOR 2

24,954 SF



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22025 30TH DRIVE SE,
BOTHELL, WA



5 MINUTES
TO I-405

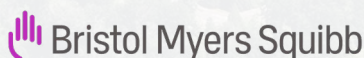

CLISE

6 MINUTES
TO I-405

BRODERICK
• GROUP •



HIGHLANDS CORPORATE CENTER BUILDING C



CANYON PARK
PARK & RIDE



W
UNIVERSITY of
WASHINGTON
BOTHELL

HIGHLANDS

CORPORATE CENTER

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NEARBY AMENITIES

POPULAR RESTAURANTS

- | | | | |
|---|------------------------|----|--|
| 1 | Applebee's | 10 | Pizza Hut (Thrashers Corner) |
| 2 | Bonefish Grill | 11 | Red Robin Gourmet Burgers (Thrashers Corner) |
| 3 | Inchins Bamboo Garden | 12 | Starbucks |
| 4 | Crystal Creek Cafe | 13 | Tully's |
| 5 | Five Guys | 14 | Wendy's |
| 6 | Jimmy Johns | 15 | Gretchen's Place |
| 7 | MOD Pizza, Chick Fil-A | 16 | Banh Mi Pho U! |
| 8 | Outback Steakhouse | | |
| 9 | Panera Bread | | |

FITNESS

- 17 Bothell Gymnastics Club
- 18 LA Fitness

GROCERY STORES

- 19 Safeway (Thrashers Corner)
- 20 Quality Food Centers (QFC, PCC)

PARKS

- 21 Cedar Grove Park
- 22 North Creek Forest
- 23 Stipek Park
- 24 William Penn Park