

# HIGHLANDS

## CORPORATE CENTER

**BUILDING C**

22025 30<sup>TH</sup> DRIVE SE,  
BOTHELL, WA



# HIGHLANDS

## CORPORATE CENTER

### BUILDING C

22025 30<sup>TH</sup> DRIVE SE,  
BOTHELL, WA

## BUILDING FEATURES

<b>Size:</b>	Full Building: 49,805 SF 1st Floor: 24,851 SF 2nd Floor: 24,954 SF
<b>Buildout:</b>	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.
<b>Floor/Deck Heights:</b>	1st Floor: 12' clear height, 15'6" deck height 2nd Floor: 10' to drop ceiling, 15'9" deck height
<b>Loading:</b>	Dock high and grade level loading
<b>Parking:</b>	Abundant free surface parking with ratio of 4/1,000 SF
<b>Fiber:</b>	Frontier Communications
<b>Power:</b>	1,200 amp 277/480v, 3 Phase Service
<b>Amenities:</b>	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

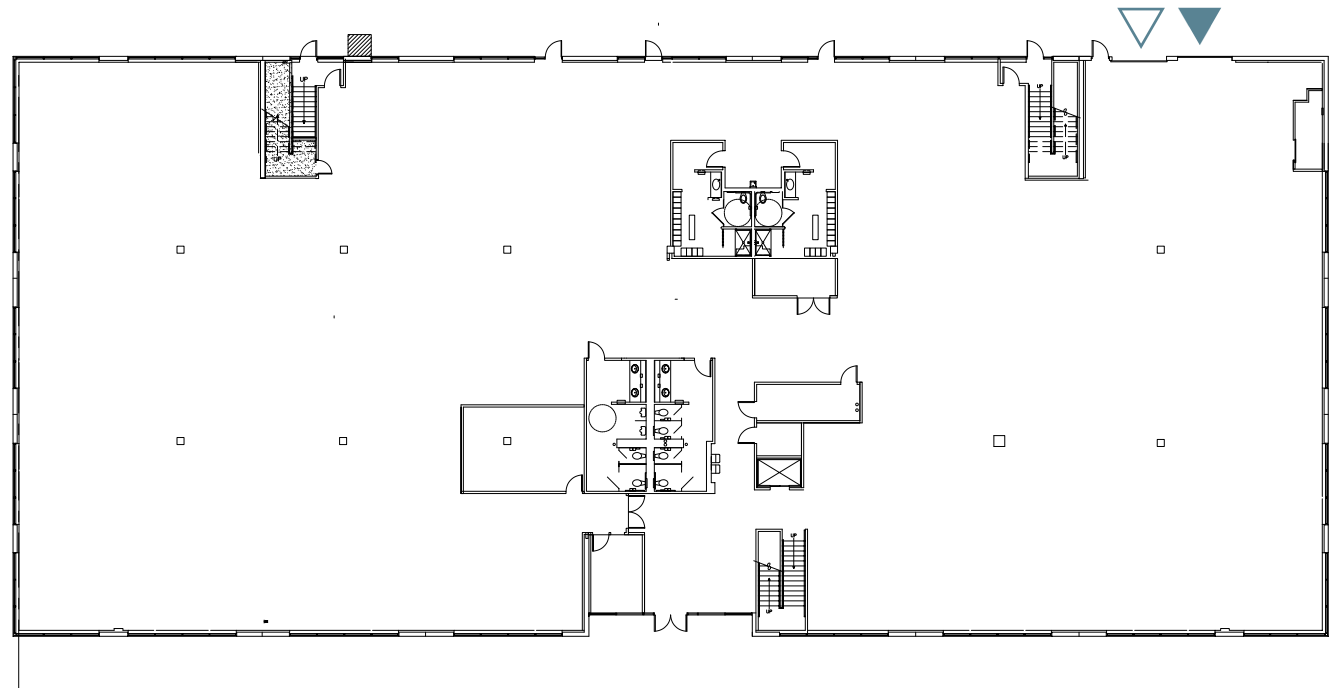
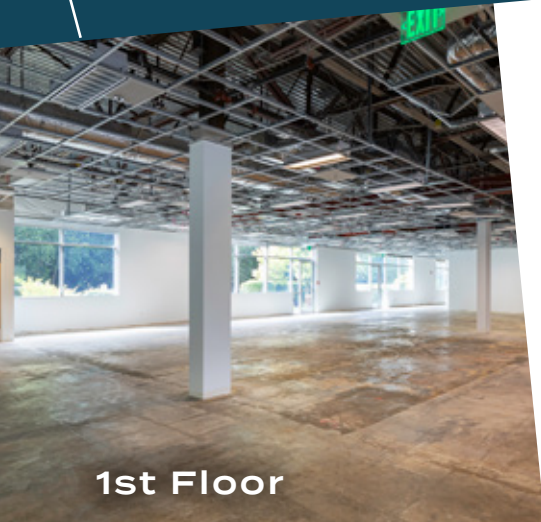
## CORPORATE CENTER

### BUILDING C

22025 30<sup>TH</sup> DRIVE SE,  
BOTHELL, WA

## FLOOR 1

24,851 SF



Grade Level Loading



Dock High Door

# HIGHLANDS

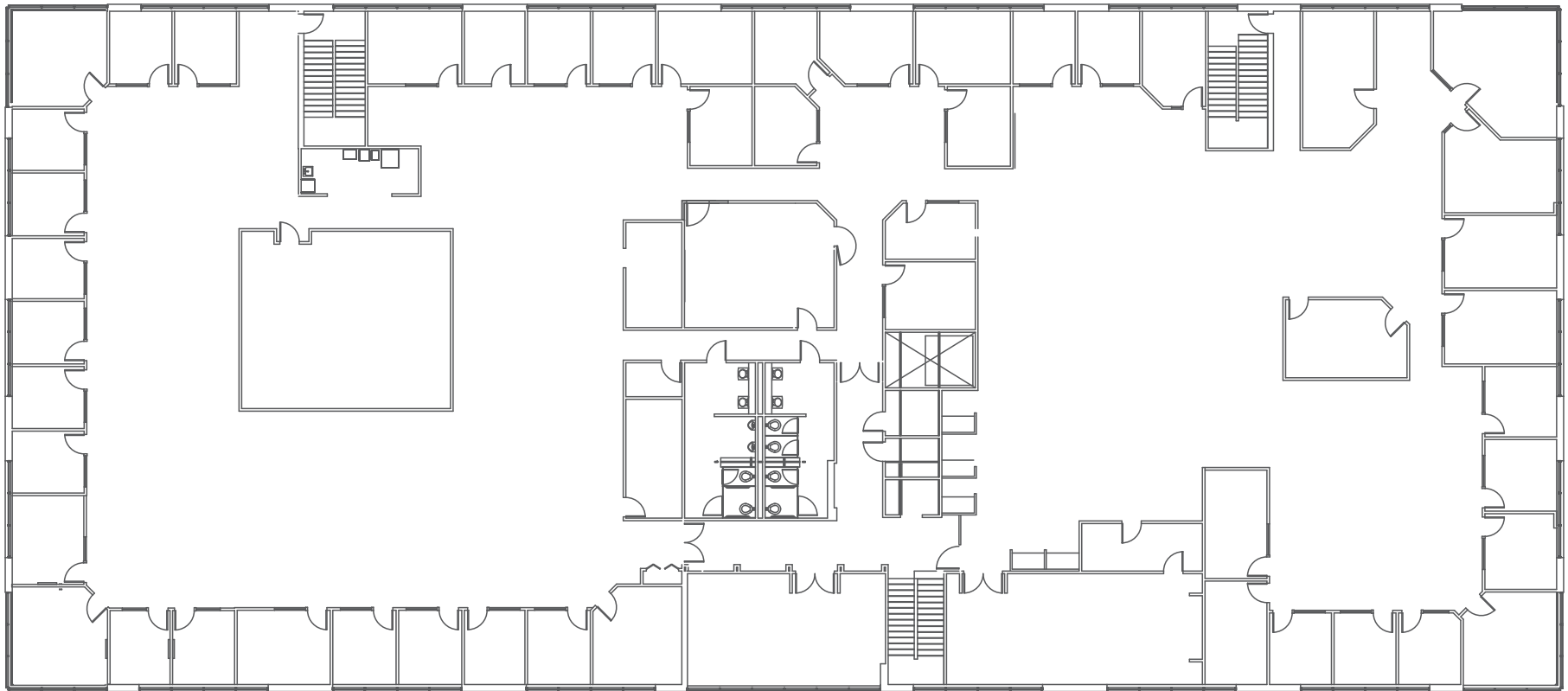
CORPORATE CENTER

BUILDING C

22025 30<sup>TH</sup> DRIVE SE,  
BOTHELL, WA

**FLOOR 2**

**24,954 SF**





# HIGHLANDS

CORPORATE CENTER

BUILDING C

22025 30<sup>TH</sup> DRIVE SE,  
BOTHELL, WA

5 MINUTES  
TO I-405

  
CLISE

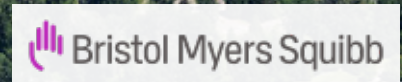
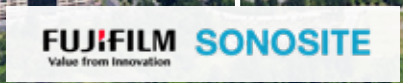
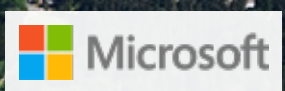
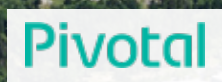
6 MINUTES  
TO I-405

BRODERICK  
• GROUP •





**HIGHLANDS**  
CORPORATE CENTER  
BUILDING C



**CANYON PARK  
PARK & RIDE**





# HIGHLANDS

## CORPORATE CENTER

### BUILDING C

22025 30<sup>TH</sup> DRIVE SE,  
BOTHELL, WA



## 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  |