

# PARKLANDS NORTH CREEK



EASY ACCESS TO I-405



NATURAL LIGHTING



OFFICE CAMPUS SETTING



EXCLUSIVELY LISTED BY:



**DEREK HEED**  
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***Parklands North Creek delivers the infrastructure for success in an environment designed to ignite innovation.***

**PROPERTY FEATURES**

- » The premier Class A suburban office product on the Eastside
- » Exterior and interiors designed and finished to respond to the needs of today's technology and Class A office users
- » Abundant power with 22.8 watts per square foot average
- » Parking ratio 3.5/1,000 SF
- » Professionally managed by Schnitzer, the original developer
- » Community HUB: includes fitness facility, tenant lounge, Avanti Market

**NEARBY AMENITIES**

- » Immediate access to I-405 and metro bus services, and within minutes of I-5 and SR 522
- » Close proximity to Beardslee Crossing (including John Howie's Beardslee Alehouse, Starbucks and Potbelly Sandwich Shop)
- » Close proximity to restaurants, retail, childcare, healthcare, 24 Hour Fitness, YMCA, hotel accommodations, UW Bothell Campus and Cascadia Community College
- » Meandering jogging and parcourse trails along picturesque North Creek



# PARKLANDS NORTH CREEK

is a cutting edge corporate office campus designed to take full advantage of the area's inherent natural beauty, local amenities, vibrant open space and optimal central location.

## Current Availabilities

RSF	Building	Suite	Available
22,273 (divisible)	D	100	Immediately
21,440	E	200	Immediately
10,825	F	202	Immediately
47,009	G	Entire Building	Immediately
2,890 - 29,670	Q	2nd Floor	Immediately



# PARKLANDS NORTH CREEK

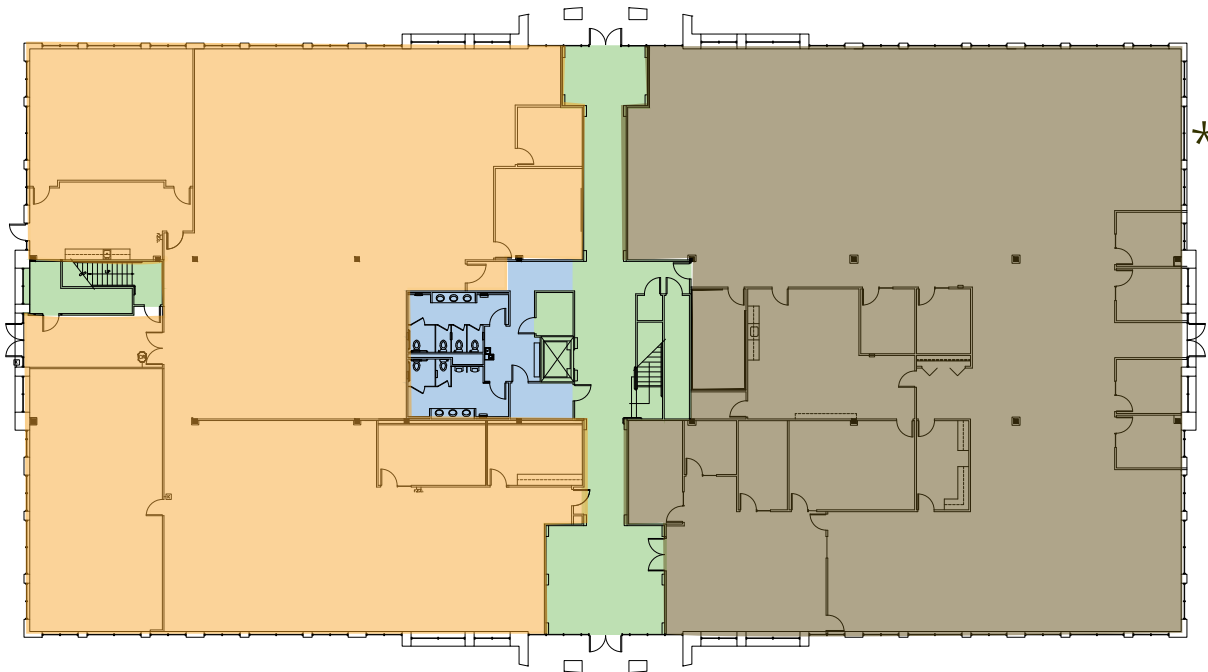


## BUILDING D - 1st Floor

19800 North Creek Parkway · Bothell, WA

**SUITE 100**  
» 10,712 RSF

**SUITE 101**  
» 11,493 RSF



\* Potential roll-up door for dock and grade level loading

### AVAILABLE SPACE

RSF	Building	Suite	Available
22,273	D	1st floor	Immediately
10,712	D	D-100	Immediately
11,493	D	D-101	Immediately

### BUILDING FEATURES

- » Parking ratio 3.5/1,000 SF
- » Secure card key access systems
- » Connectivity provided by Comcast and CenturyLink



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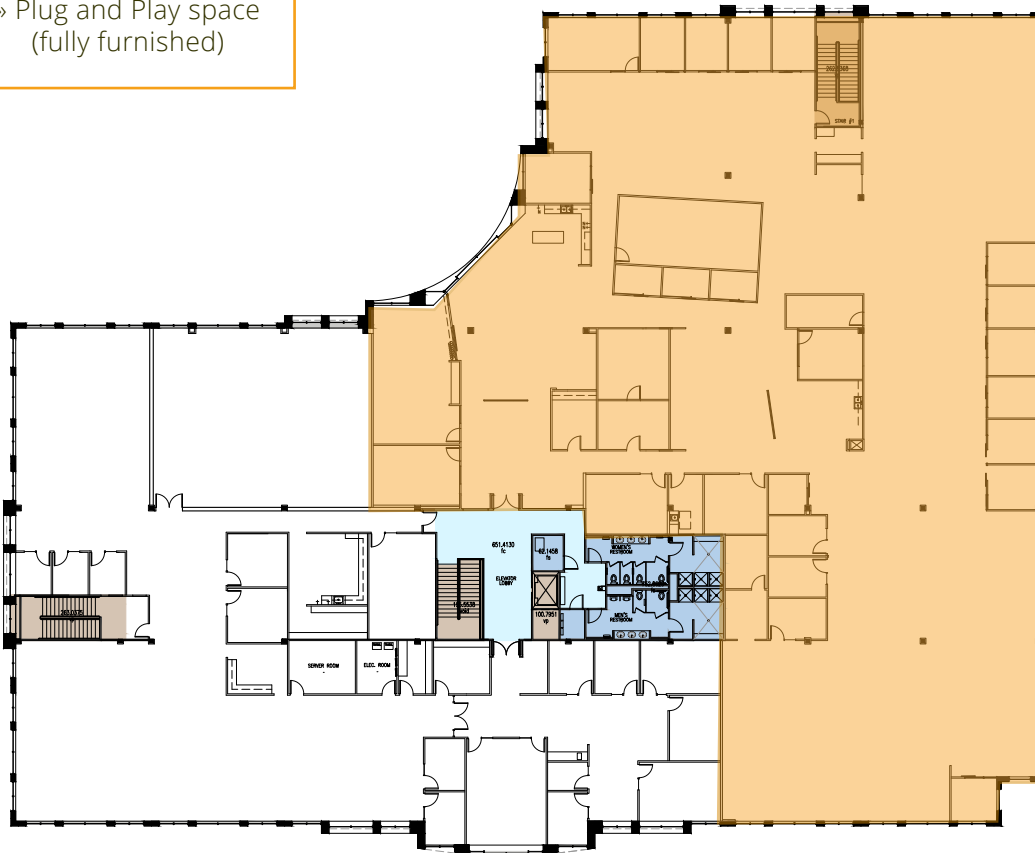


## BUILDING E

19820 North Creek Parkway · Bothell, WA

### SUITE 200

- » 21,440 RSF
- » Plug and Play space (fully furnished)



### AVAILABLE SPACE

RSF	Building	Suite	Available
21,440	E	200	Immediately

### BUILDING FEATURES

- » Parking ratio 3.5/1,000 SF
- » Secure card key access systems
- » Connectivity provided by Comcast and CenturyLink



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# PARKLANDS NORTH CREEK



## BUILDING F

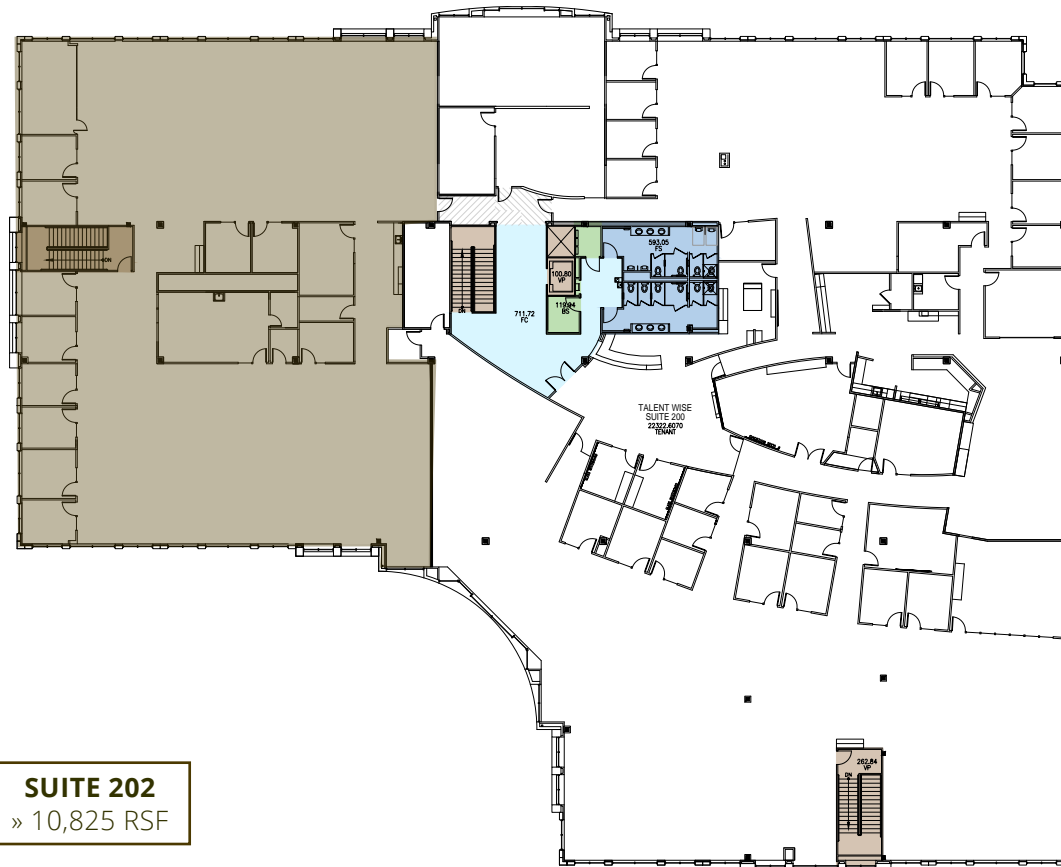
1910 North Creek Parkway · Bothell, WA

### AVAILABLE SPACE

RSF	Building	Suite	Available
10,825	F	202	Immediately

### BUILDING FEATURES

- » Parking ratio 3.5/1,000 SF
- » Secure card key access systems
- » Connectivity provided by Comcast and CenturyLink



**SUITE 202**  
» 10,825 RSF

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# PARKLANDS NORTH CREEK



## BUILDING G

1990 North Creek Parkway · Bothell, WA



**First  
Floor**



**Second  
Floor**

### AVAILABLE SPACE

RSF	Building	Suite	Available
47,009	G	Entire Building	Immediately

### BUILDING FEATURES

- » Parking ratio 3.5/1,000 SF
- » Secure card key access systems
- » Connectivity provided by CenturyLink



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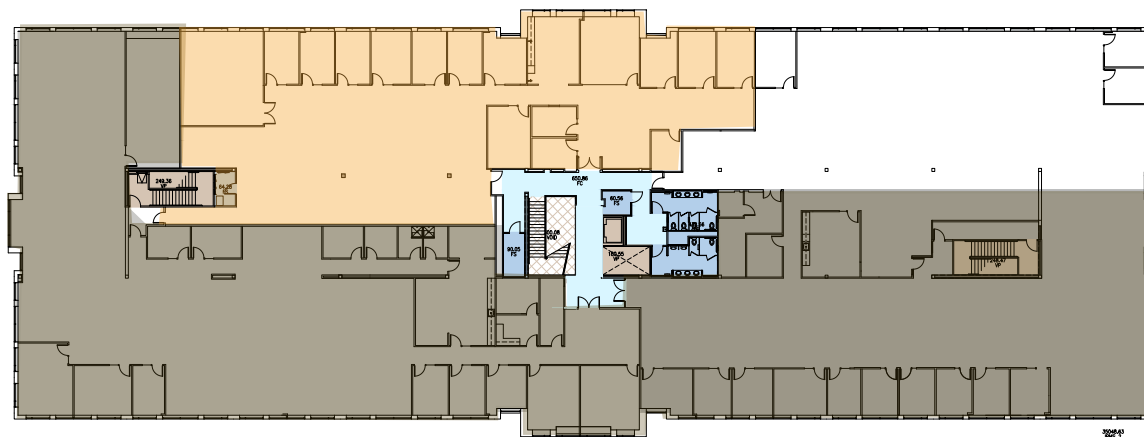
# PARKLANDS NORTH CREEK



## BUILDING Q - Current configuration

19909 120th Avenue NE · Bothell, WA

**SUITE 203**  
» 8,248 RSF



**SUITE 202**  
» 21,422 RSF

### AVAILABLE SPACE

RSF	Building	Suite	Available
8,248 *	Q	203	Immediately
21,422 * (divisible)	Q	202	Immediately
29,670	Q	* can be combined	

### BUILDING FEATURES

- » Parking ratio 3.5/1,000 SF
- » Secure card key access systems
- » Connectivity provided by Comcast and CenturyLink



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

# PARKLANDS NORTH CREEK



## BUILDING Q - 2nd floor divisible options

19909 120th Avenue NE · Bothell, WA



- |   |                      |   |                         |
|---|----------------------|---|-------------------------|
|  | 4770 SF Vacant Suite |  | 3745 SF Vacant Suite    |
|  | 2890 SF Vacant Suite |  | AllState Occupied Suite |
|  | 7000 SF Vacant Suite |  | Building Common         |
|  | 7236 SF Vacant Suite |   |                         |

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# PARKLANDS NORTH CREEK



## ONSITE AMENITIES AND RECREATION

- Walking/Jogging Trail
- Outdoor Activities
- Fitness Center/Tenant Hub
- Food Trucks
- Common Area Wi-Fi
- Conference Room
- Toy Boxes



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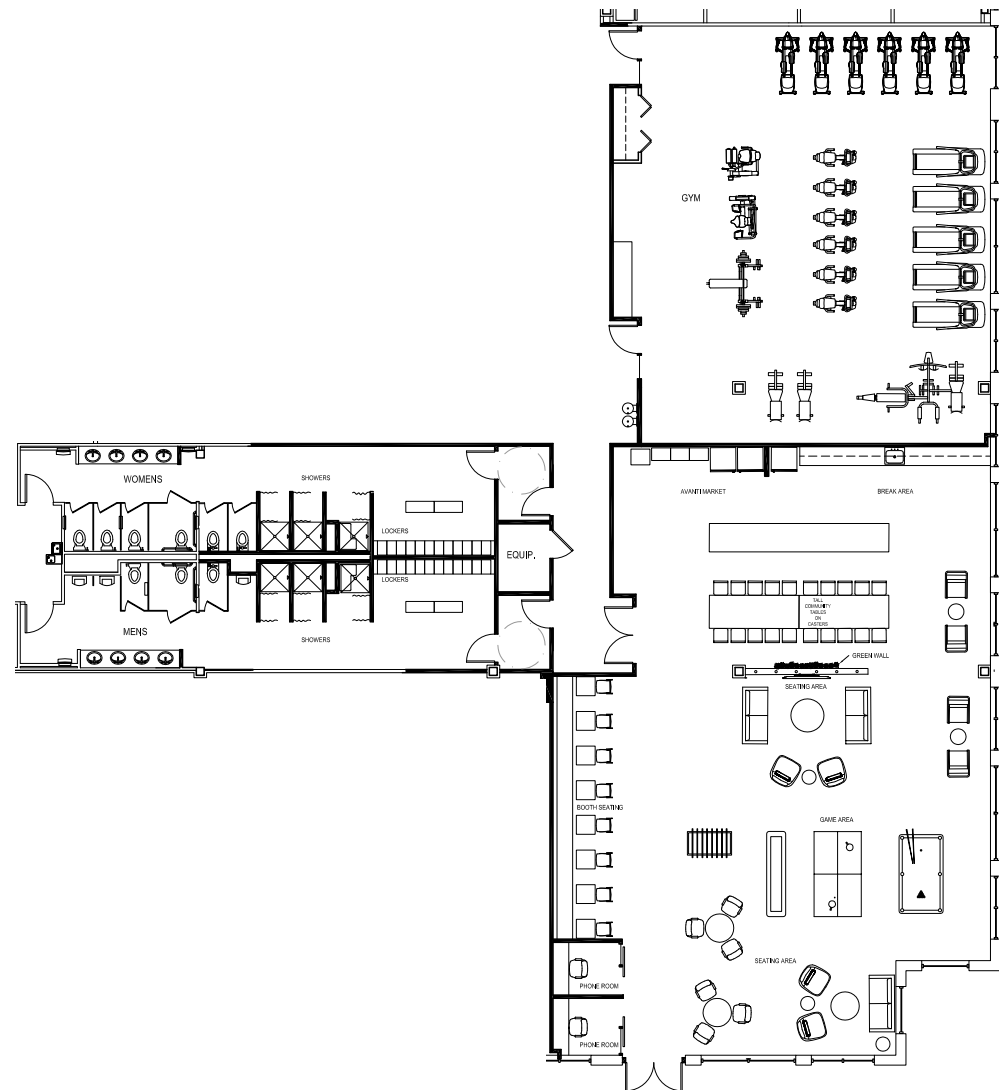
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# PARKLANDS NORTH CREEK

## Tenant HUB

### FEATURING:

- Fitness Center
- Restrooms with Locker Rooms/Showers
- Avanti Market:  
Self-Service Food and Beverage
- Game Area:  
Pool  
Ping Pong  
Shuffle Board  
Foos Ball
- Group Seating Areas
- Private Phone Rooms



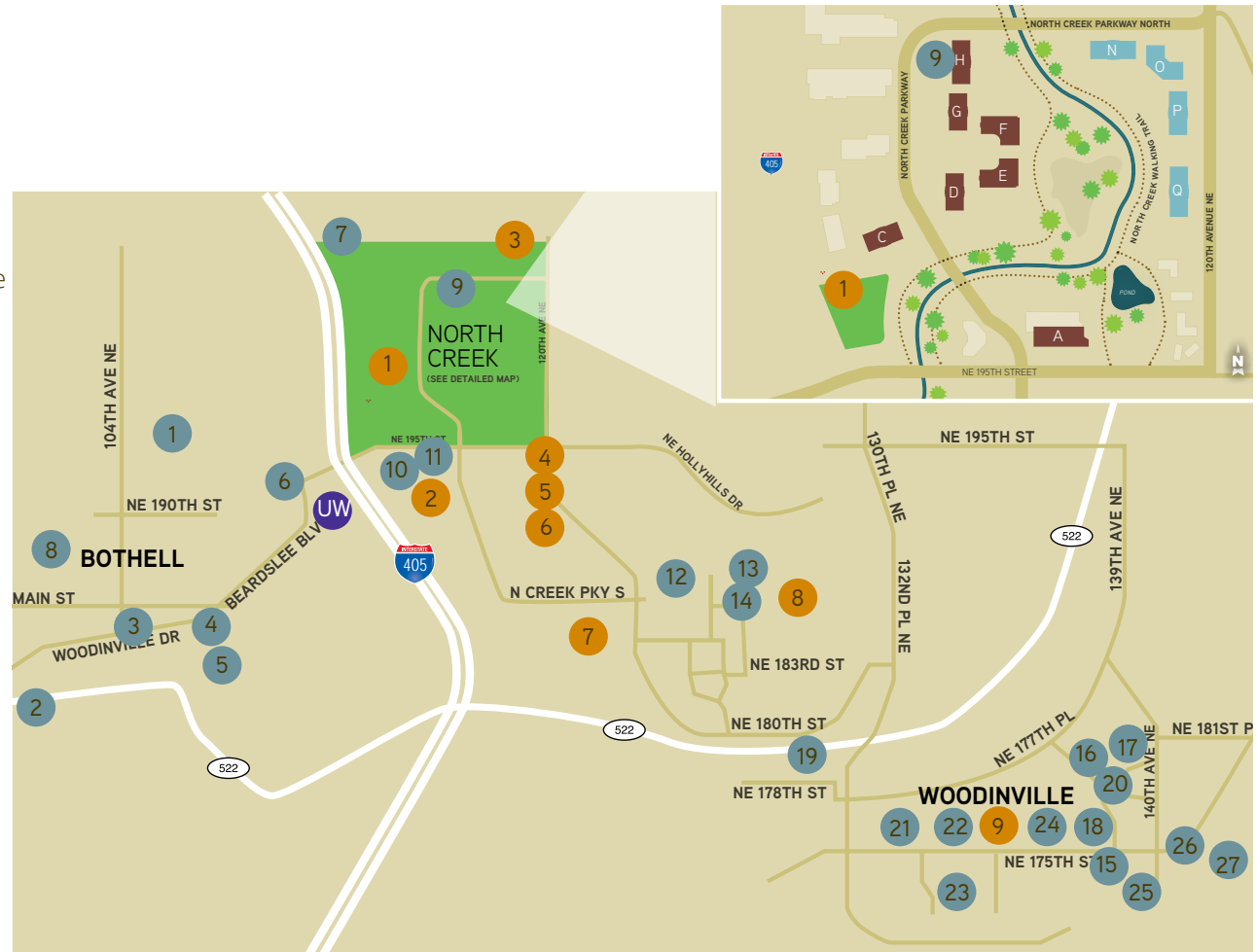
# PARKLANDS NORTH CREEK

## Food/Beverage

- 1 Ranch Drive-In
- 2 Preservation Kitchen
- 3 Pen Thai
- 4 Main Street Ale House
- 5 Alexa's Cafe
- 6 Beardslee Crossing  
(Beardslee Public House,  
Potbelly, Starbucks)
- 7 Russell's
- 8 McMenamins
- 9 Food Trucks at Parklands
- 19 Dairy Queen
- 20 MOD Pizza
- 21 Mi Tierra
- 22 Wendy's
- 23 Tokyo Japanese Steakhouse
- 24 Big Fish Grill
- 25 McDonald's
- 26 Round Table Pizza
- 27 Chans Place

## Other Amenities

- 10 Subway
- 11 Teriyaki Etc.
- 12 Starbucks
- 13 Quiznos Classic Subs
- 14 Jimmy Johns
- 15 Molbaks Garden Cafe
- 16 Red Robin
- 17 Qdoba Mexican Grill
- 18 Jimmy Johns/Panera
- 1 Bright Horizons
- 2 Country Inn & Suites
- 3 Springhill Suites
- 4 Residence Inn
- 5 YMCA
- 6 Group Health
- 7 Home Depot
- 8 Staples Office Supply
- 9 FedEx Office



*Parklands North Creek is conveniently located near a variety of restaurants, fitness and healthcare facilities, first-class corporate accommodations, shopping, daycare facilities and the University of Washington's satellite campus. Above is a map detailing these amenities.*