

# HILLCREST BUILDING

18704 Bothell Way NE | Bothell, WA

Full Building **11,337 SF** Jewel Box  
Office Building Available in  
**Downtown Bothell**



Hillcrest Building is  
**within walking distance**  
of Downtown Bothell's  
urban amenities.

Your business location is important for *engaging and enriching the work environment* of your employees. Hillcrest Building is located in Downtown Bothell, *an up-and-coming urban location* where employees can walk to cafés and delis for lunch, pubs for after work happy hour or dinner, or run daily errands nearby. *Everything is within walking distance* to the Hillcrest Building.

**BRODERICK**  
• GROUP •

**TYLER SLONE**  
(425) 274-4281  
slone@broderickgroup.com

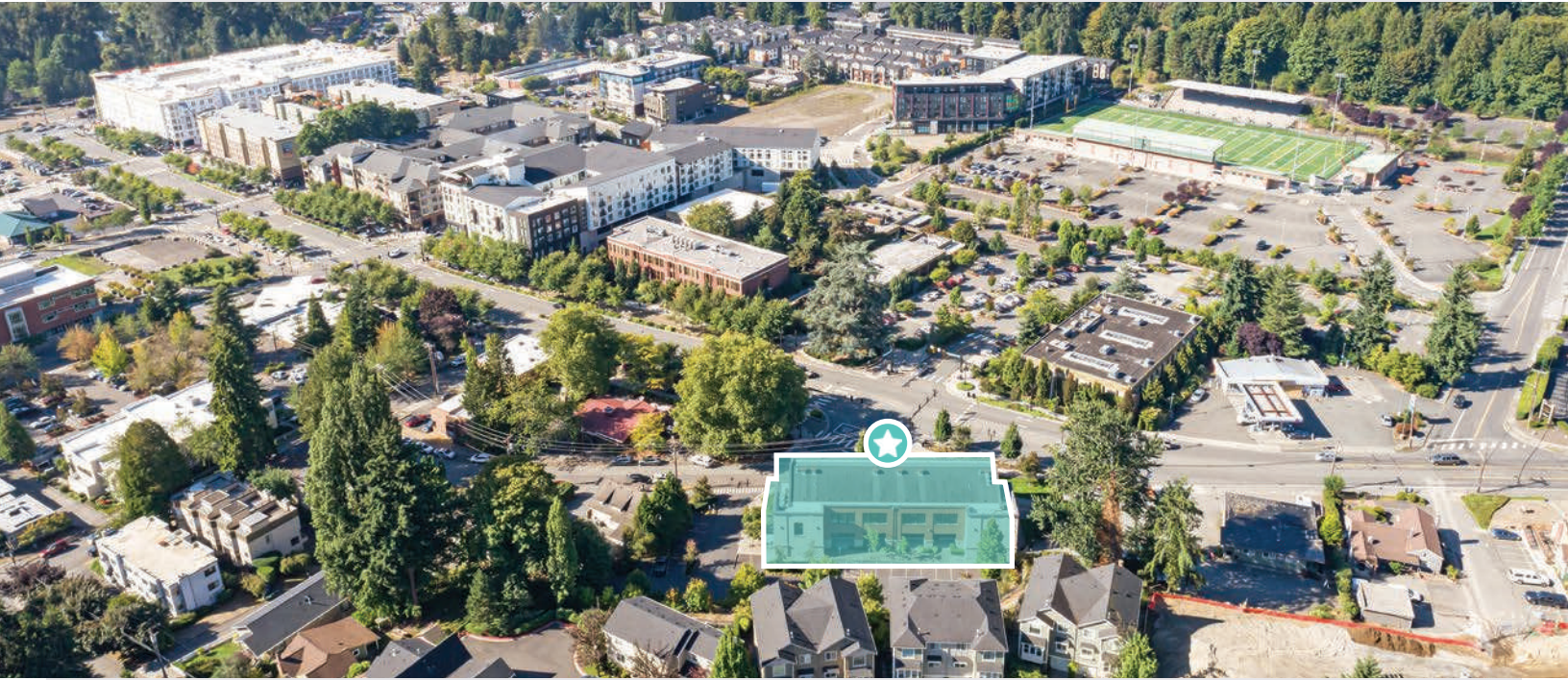
**PAUL JERUE**  
(425) 646-5223  
jerue@broderickgroup.com



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## DOWNTOWN BOTHELL Urban Amenities Await



### Available Space for Lease

- 5,936 SF Second Floor
- 5,401 SF First Floor
- 11,337 SF Total
- Available now

### Building Features

- Building signage available
- Showers Room
- Parking Ratio: Approximately 3.88/1,000 (44 stalls)

### Notable Amenities

- Within Walking Distance: Cafe Ladro, Pop Keeney Field, Bothell Landing and the Sammamish River Trail
- Transit: ST 522 Express is a few blocks away on SR-522 and provides express service to downtown Seattle in about 30 minutes
- Apartment complexes include The 104 Apartments, Six Oaks, Element, Junction, POP and The Merc



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## ALL WITHIN A SHORT DISTANCE Neighborhood Amenities



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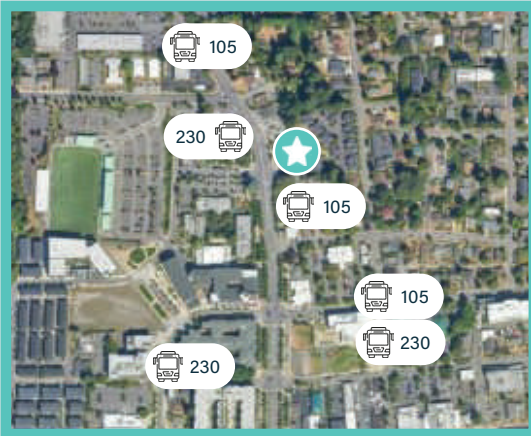
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## CENTRAL DOWNTOWN LOCATION Transportation Options



Community Transit Bus Routes 105 and 238 service stops are located within walking distance from Hillcrest Building.

Access to two of the regions main thoroughfares, I-405 and I-5, are easily accessed via SR-522, which is only minutes from the Hillcrest Building.



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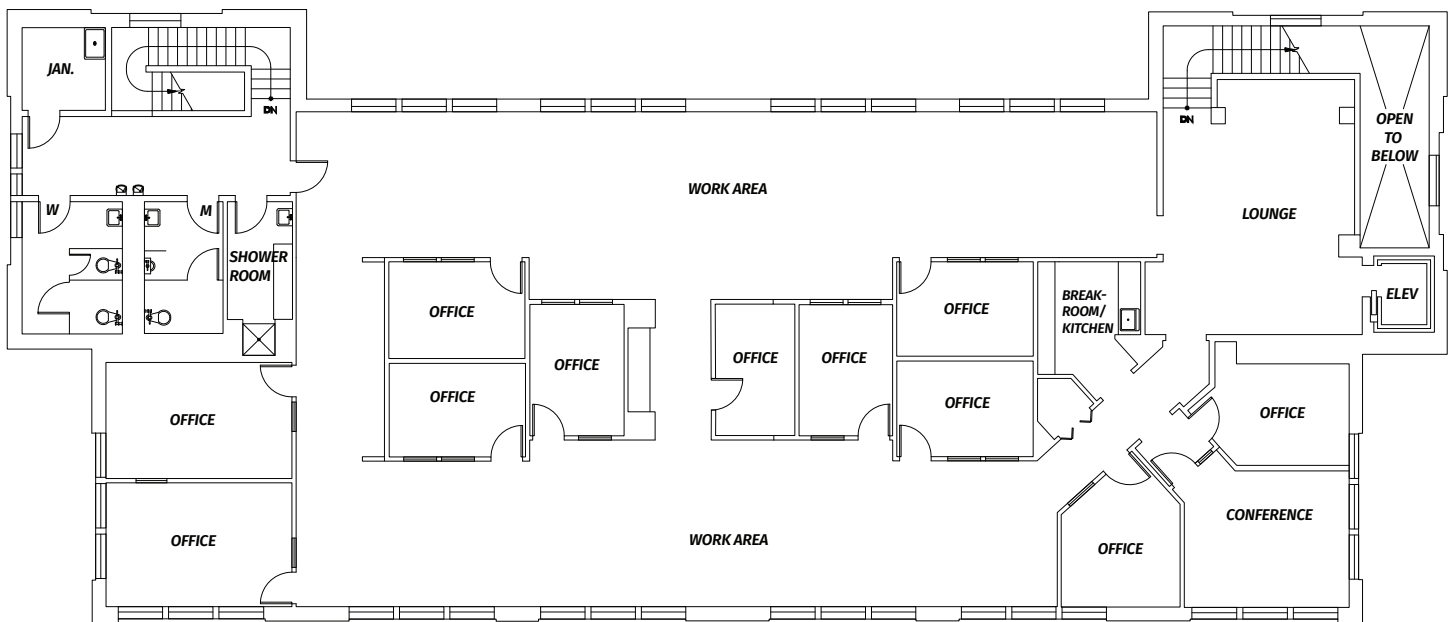
## FLOOR PLAN Second Floor - 5,936 SF



### 2nd Floor

- 5,936 RSF

[VIEW VIRTUAL TOUR](#)



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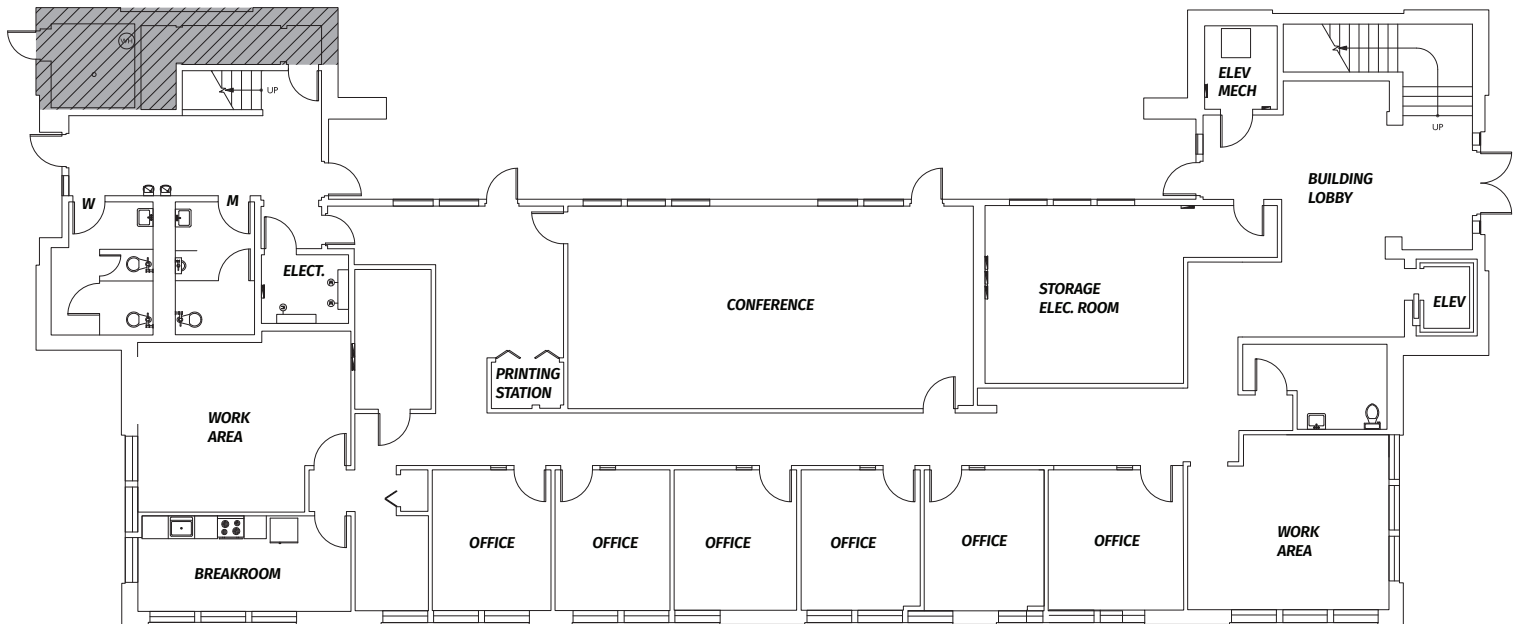
## FLOOR PLAN First Floor - 5,401 SF



### 1st Floor

- 5,401 RSF

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