



TECH/INDUSTRIAL
LEASE



RH NORTH CREEK BUSINESS CENTER

11812-11824 North Creek Parkway N | Bothell, WA

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OFFICE/TECH/INDUSTRIAL LOCATED IN CLASS A CORPORATE CAMPUS

2,016 SF - 10,882 SF Available

\$24.00 - \$27.00/SF, NNN

LOCATION FEATURES:

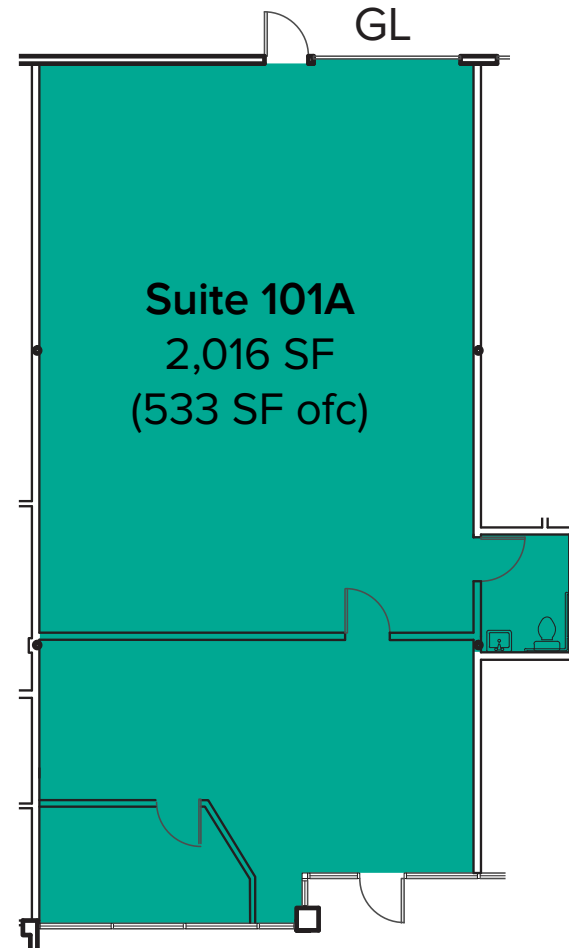
- On-Site Deli and Childcare
- Nearby Amenities: Restaurants, Retail Shops, Food Trucks, Walking Trails, Sports Fields, and Fitness Center
- Quick Access to I-405, SR-522 & Downtown Bothell



BUILDING 3 (11824) FLOOR PLAN

SUITE 101A FEATURES

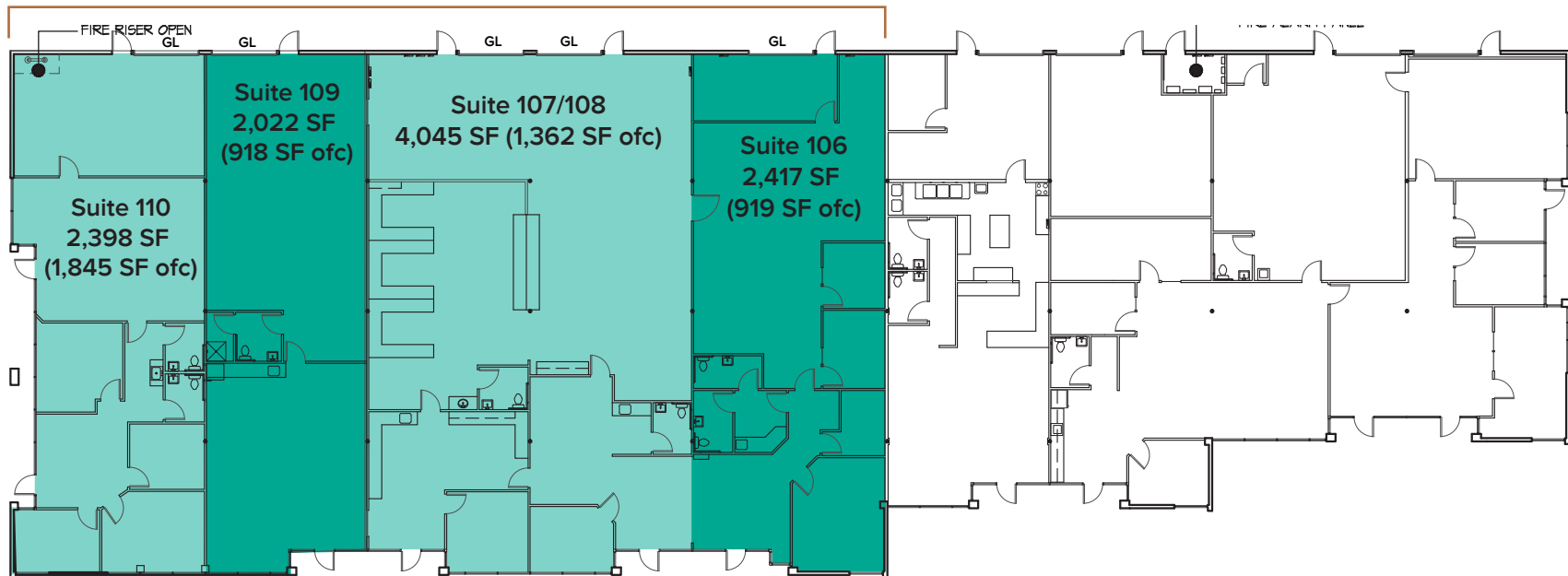
- Available 4/1/2024
- 2,016 SF (533 SF ofc)
- \$24.00/SF, NNN
- Office/Warehouse space
- 1 Restroom
- 1 Grade-Level Roll-up Loading Door



BUILDING 6 (11822) FLOOR PLAN

Suite	SF	Rate	Notes
106	2,417 SF - 10,882 SF	\$26.00 - \$27.00 SF, NNN	Warehouse/Flex/Light Lab/Tech space. Includes full HVAC, improved flooring, electrical distribution, private rooms, restrooms, break room with kitchenette, and 1 Grade-Level loading door. Available 10/1/24.
107/108	4,045 SF - 10,882 SF	\$26.00 - \$27.00 SF, NNN	Warehouse/Flex/Light Lab/Tech space. Includes full HVAC, improved flooring, electrical distribution, private rooms, restrooms, break room with kitchenette, and 2 Grade-Level loading doors. Available 10/1/24.
109	2,022 SF - 10,882 SF	\$26.00 - \$27.00 SF, NNN	Flex Space with open office; heating and cooling throughout; and 1 RR with shower. 1 GL, 16' CH. Available 11/1/24, potentially earlier.
110	2,398 SF - 10,882 SF	\$26.00 - \$27.00 SF, NNN	Endcap office/flex space with open work space and 2 restrooms. HVAC throughout. Available 11/1/24, potentially earlier.

Contiguous 10,882 SF (5,044 SF)



CORPORATE NEIGHBORS



LEGEND:

- 01 AT&T
- 02 Valeant Solta Medical
- 03 General Dynamics
- 04 LuxerCare
- 05 ADT Security
- 06 Google
- 07 Puget Sound Energy
- 08 Genie Industries HQ
- 09 Residence Inn
- 10 Core Design, Inc
- 11 WA State Dept of Revenue
- 12 Byram Healthcare
- 13 Puget Sound Energy
- 14 Tetra Tech
- 15 Verathon

DRIVE TIMES:

I-405 (—): 3 Minutes
 Downtown Bothell: 6 Minutes
 Downtown Woodinville: 6 Minutes

