

PROUDLY OWNED BY



PROFESSIONALLY MANAGED BY



Parklands North Creek

Bothell, Washington

EXCLUSIVELY LISTED BY:



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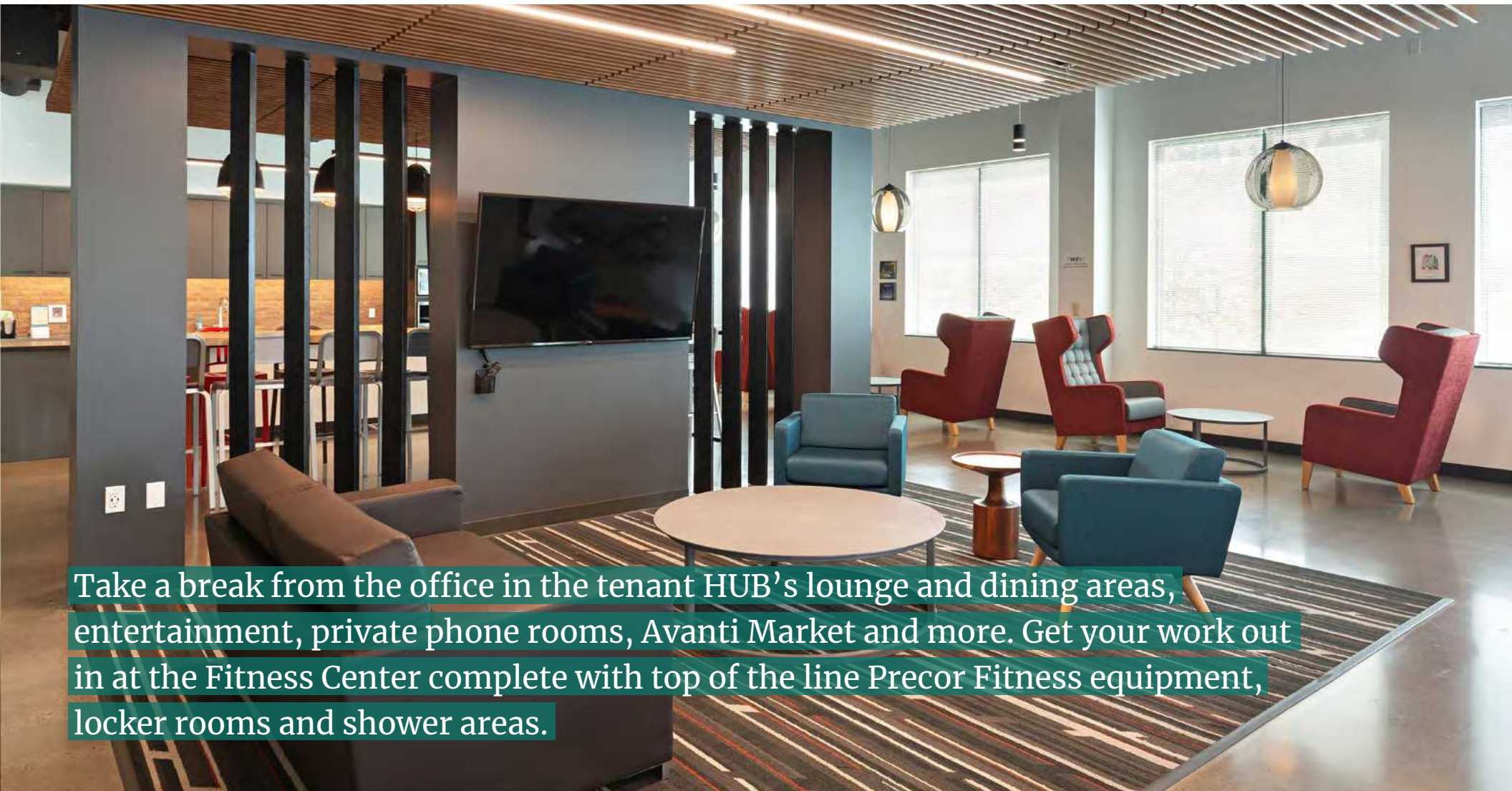
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A cutting edge corporate office campus designed to take full advantage of the area's inherent natural beauty, local amenities, vibrant, open spaces and optimal central location.

Property Features

- Exterior and interiors designed with finishes for the latest technology needs of Class A office users.
- Abundant power with 22.8 watts per square foot average
- Parking ratio 3.5/1,000 SF
- Secure card key access systems
- Rotating food trucks on campus 5 days a week
- Professionally managed by Schnitzer West, the original developer
- Newly built Tenant HUB and Fitness Center



Take a break from the office in the tenant HUB's lounge and dining areas, entertainment, private phone rooms, Avanti Market and more. Get your work out in at the Fitness Center complete with top of the line Precor Fitness equipment, locker rooms and shower areas.



Nearby Amenities

- Immediate access to I-405 and metro bus services, and within minutes of I-5 and SR 522
- Close proximity to retail, childcare, healthcare, 24 Hour Fitness, YMCA, hotel accommodations, UW Bothell Campus and Cascadia Community College
- The beautiful 9-mile North Creek Trail conveniently runs through the Parklands North Creek campus
- Nearby restaurants at Beardslee Crossing include John Howie's Beardslee Alehouse, Starbucks, Sushi Chinoise and Potbelly Sandwich Shop

Current Availabilities

| | | | | | |
|---------------|------------------------|-----------------------|--------------------|-----------|---|
| Bldg D | 19800 North Creek Pkwy | Full 1st Floor | 22,273 RSF | divisible | Available Now |
| | | Suite 100 | 10,712 RSF | | Available Now |
| | | Suite 101 | 11,493 RSF | | Available Now |
| Bldg F | 19910 North Creek Pkwy | Suite 202 | 10,825 RSF | | Available Now View Virtual Tour |
| Bldg G | 19900 North Creek Pkwy | Full Building | 47,009 RSF | | Available Now |
| Bldg Q | 19909 120th Ave NE | Suite 101 | 8,427 RSF | | Available 9/1/24 |
| | | 2nd Floor | 3,344 - 24,136 RSF | divisible | Available Now |



Building D | 19800 North Creek Parkway

Current Availabilities

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



● Potential roll-up door for grade level loading

● Potential roll-up door for dock high loading

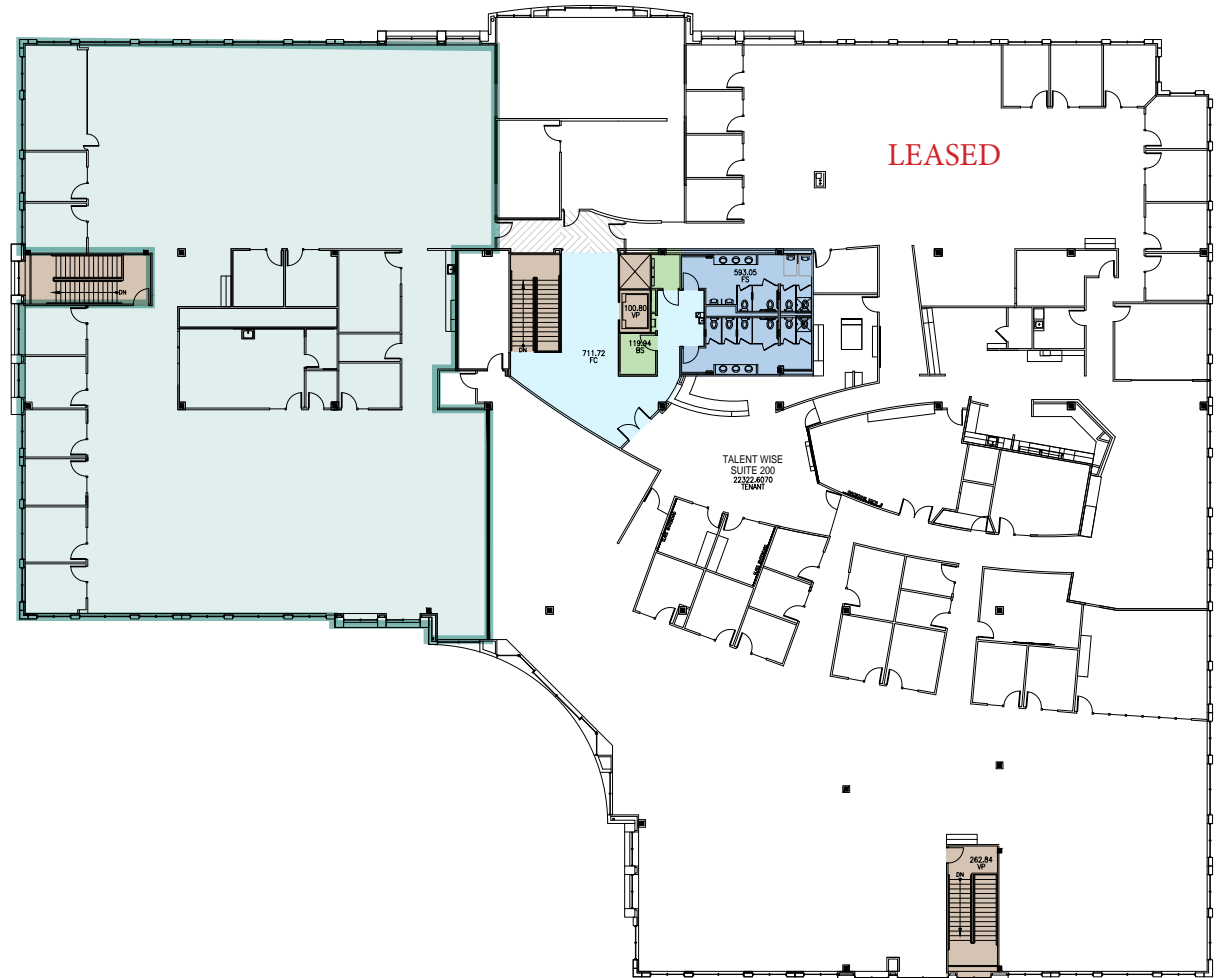


Building F | 19910 North Creek Parkway

Current Availabilities

| Suite | RSF | Available |
|-------|--------|-----------|
| 202 | 10,825 | Now |

[Virtual Tour](#)



Building G | 19900 North Creek Parkway

Current Availabilities

| Suite | RSF | Available |
|-----------|--------|-----------|
| Full Bldg | 47,009 | Now |

Building Feature

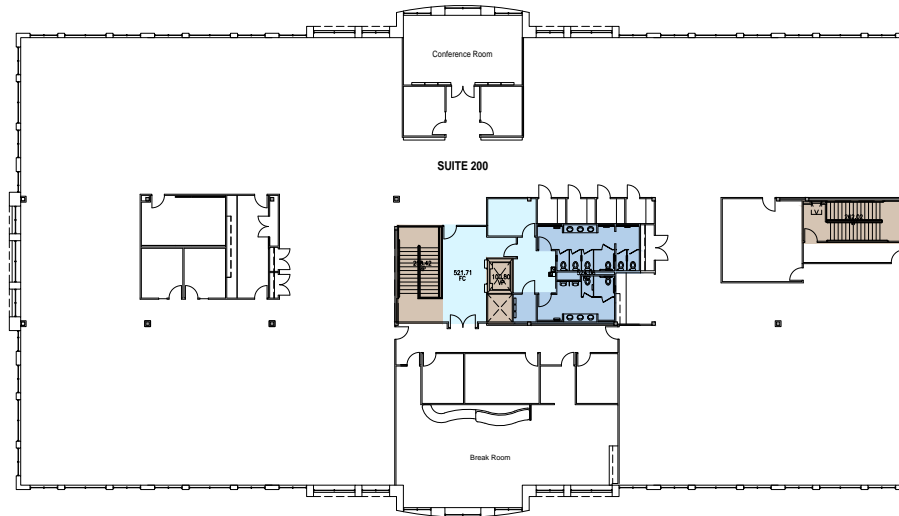
- Existing generator in place



First Floor



Second Floor



● Potential roll-up door for grade level loading



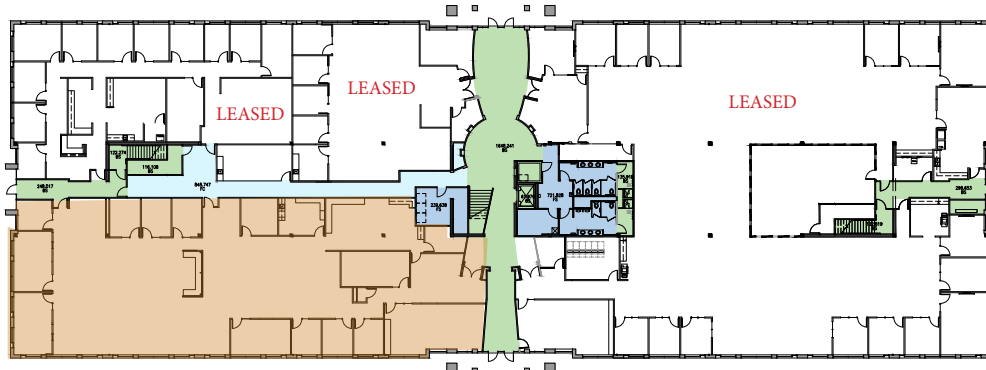
Building Q | 19909 120th Ave NE

Current Availabilities

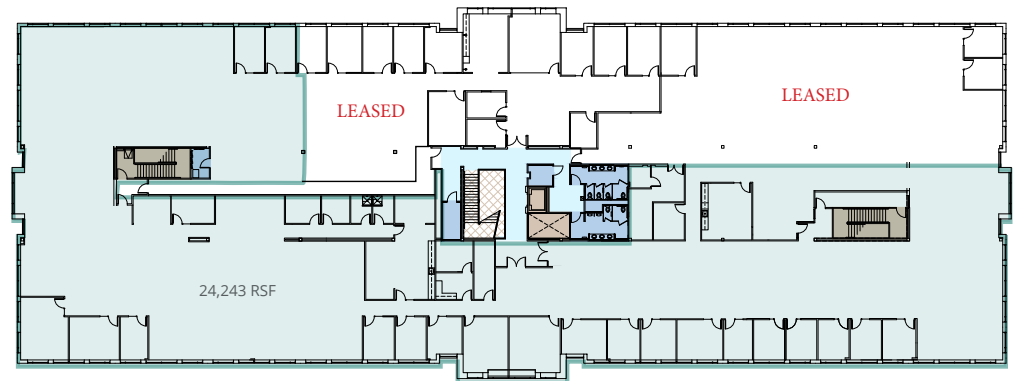
| Suite | RSF | Available |
|-----------|----------------|-----------|
| Suite 101 | 8,427 | 9/1/2024 |
| 2nd Floor | 3,344 - 24,136 | Now |



1st Floor



2nd Floor As-Built



2nd Floor Conceptual Build-to-Suit Options





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