

PROUDLY OWNED BY



PROFESSIONALLY MANAGED BY



Parklands North Creek

Bothell, Washington

EXCLUSIVELY LISTED BY:



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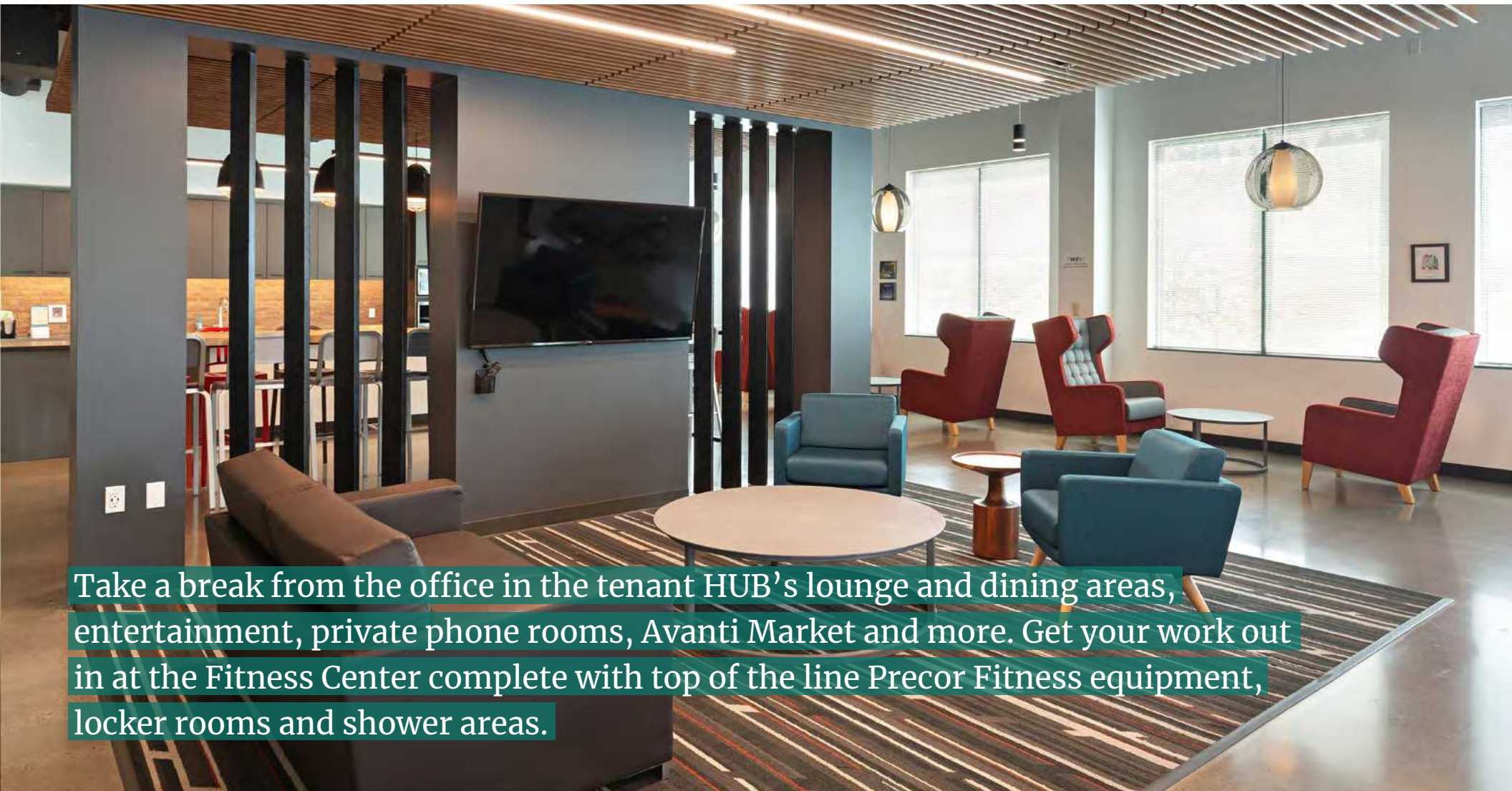
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A cutting edge corporate office campus designed to take full advantage of the area's inherent natural beauty, local amenities, vibrant, open spaces and optimal central location.

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.



Amaro Bistro
 Sparta's Pizza & Pasta
 McMenamins Tavern
 Poquitos Mexican
 The Cottage Restaurant
 Sushi Zone
 Ranch Drive-In
 Julio's Restaurant
 Alexa's Cafe & Catering
 and more...

**DOWNTOWN
 BOTHELL**

W
 UNIVERSITY of
 WASHINGTON
 BOTHELL

**Woodinville
 Town Center**

Nearby Amenities

- Immediate access to I-405 and metro bus services, and within minutes of I-5 and SR 522
- The beautiful 9-mile North Creek Trail conveniently runs through the Parklands North Creek campus
- Close proximity to retail, childcare, healthcare, 24 Hour Fitness, YMCA, hotel accommodations, UW Bothell Campus and Cascadia Community College
- 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

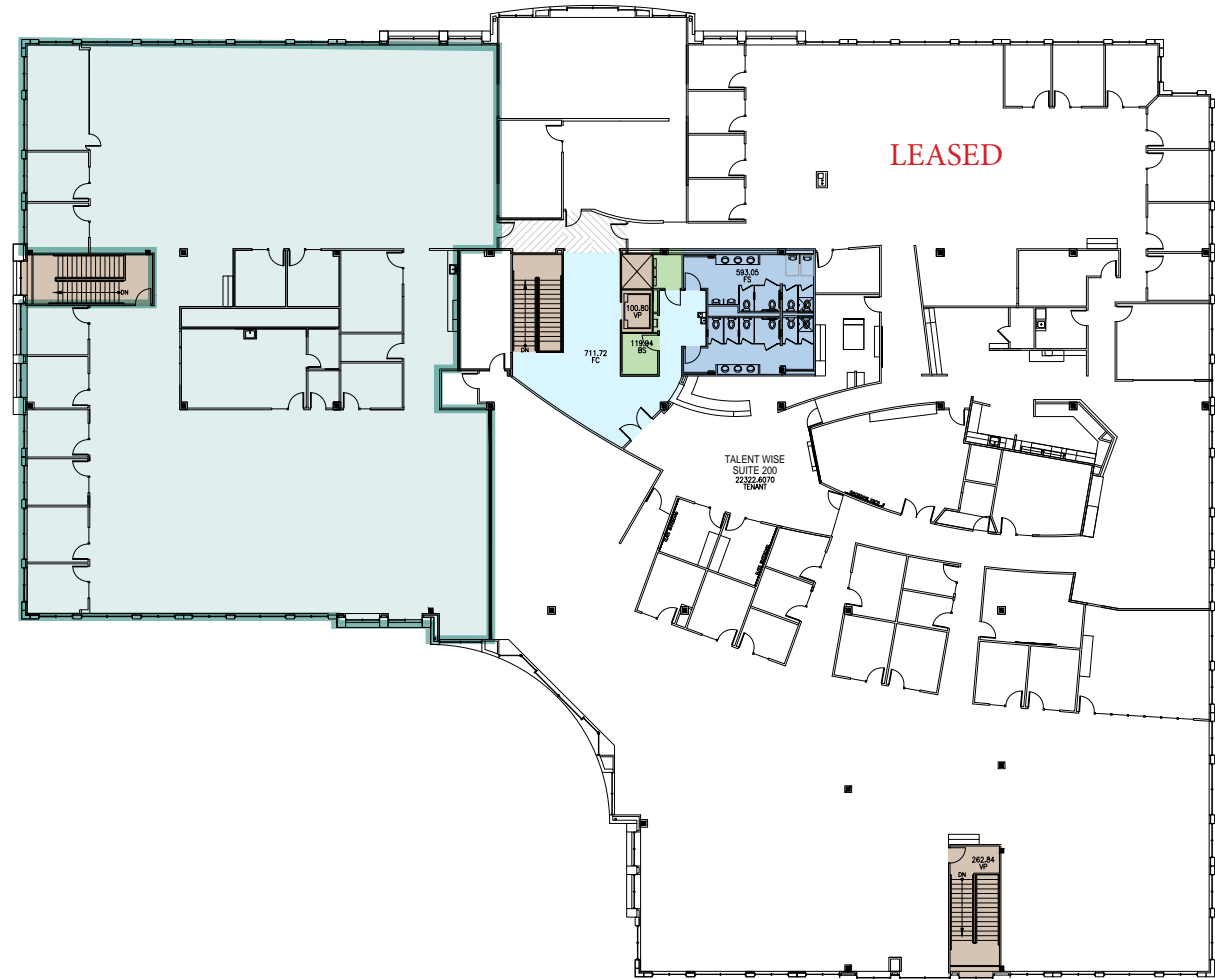


Building F | 19910 North Creek Parkway

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

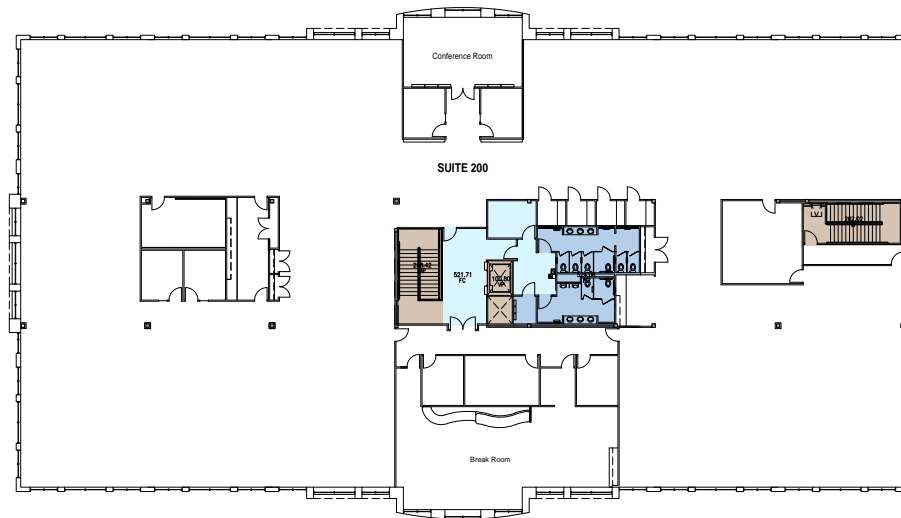
Building Feature

- Existing generator in place

First Floor



Second Floor



● Potential roll-up door for grade level loading



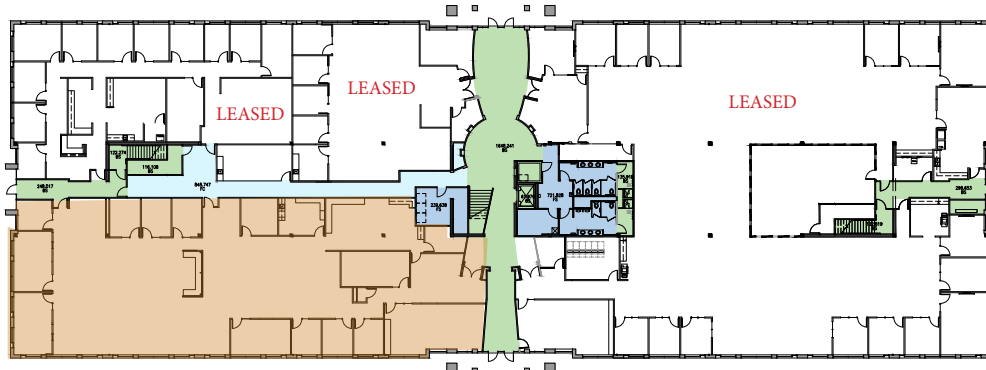
Building Q | 19909 120th Ave NE

Current Availabilities

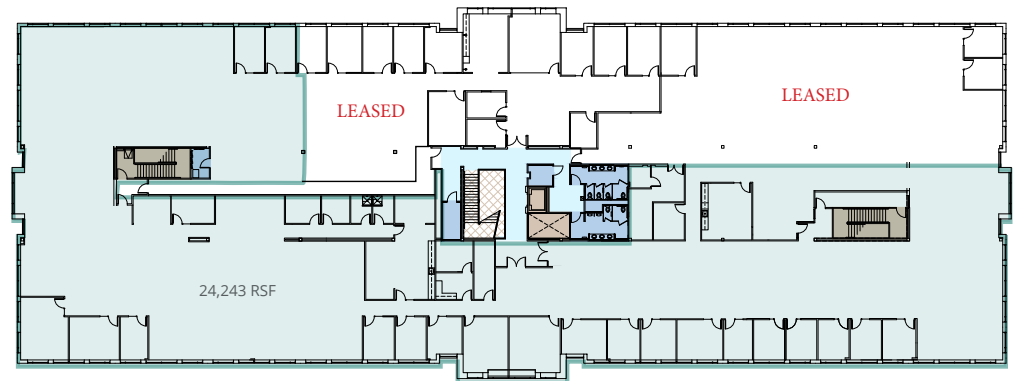
Suite	RSF	Available
Suite 101	8,427	9/1/2024
2nd Floor	3,344 - 24,136	Now



1st Floor



2nd Floor As-Built



2nd Floor Conceptual Build-to-Suit Options





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