



TECH/INDUSTRIAL  
LEASE



# RH NORTH CREEK BUSINESS CENTER

11812-11824 North Creek Parkway N | Bothell, WA

**Brian Stewart**

425.289.2222

[brians@rosenharbottle.com](mailto:brians@rosenharbottle.com)

**Caleb Farnworth, CCIM**

425.289.2235

[calebf@rosenharbottle.com](mailto:calebf@rosenharbottle.com)

425.454.3030  
[rosenharbottle.com](http://rosenharbottle.com)

PO Box 5003  
Bellevue, WA 98009 - 5003



# OFFICE/TECH/INDUSTRIAL LOCATED IN CLASS A CORPORATE CAMPUS

2,016 SF - 4,420 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

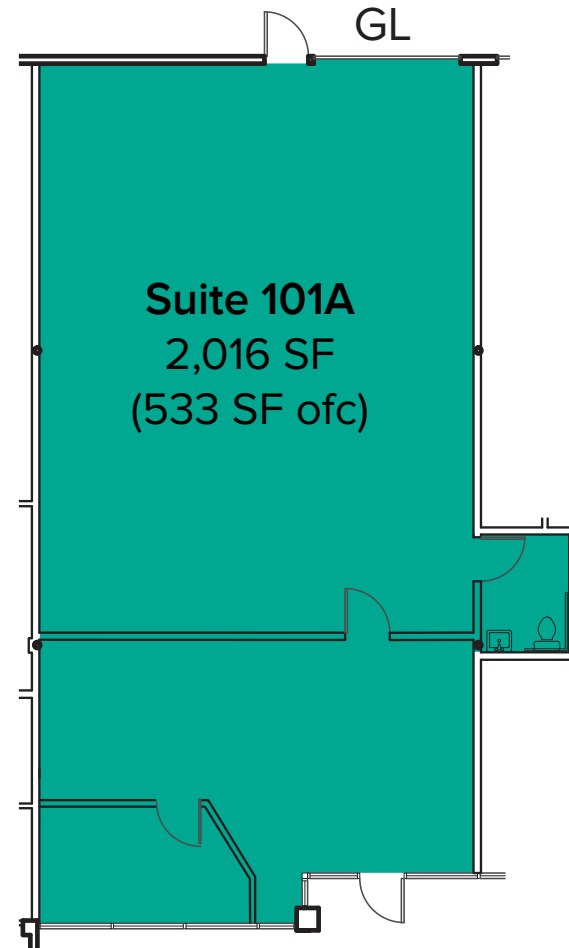


# BUILDING 3 (11824) FLOOR PLAN

## SUITE 101A FEATURES

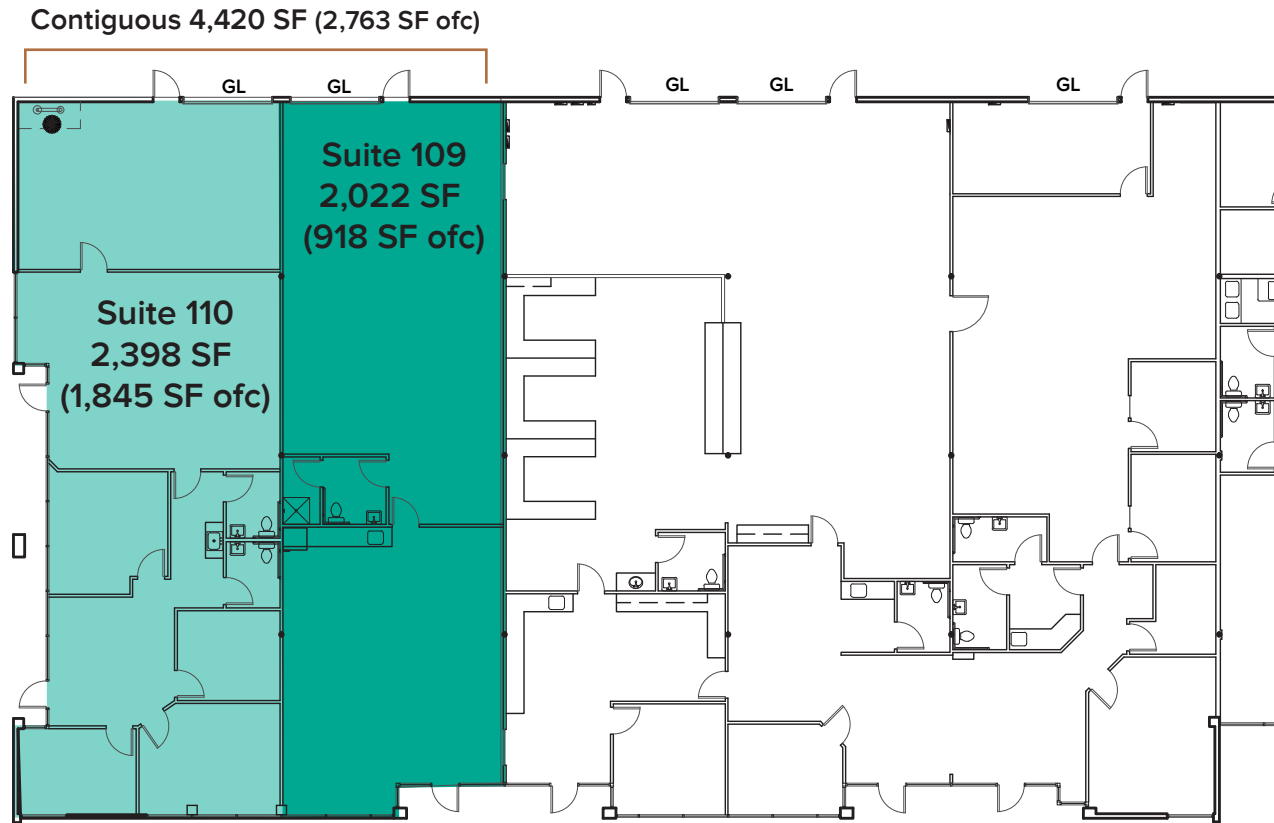
---

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



# BUILDING 6 (11822) FLOOR PLAN

Suite	SF	Rate	Notes
109	2,022 SF - 4,420 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 - 4,420 SF	\$26.00 - \$27.00 SF, NNN	Endcap office/flex space with open work space. HVAC throughout. Available 11/1/24, potentially earlier.



The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

# CORPORATE NEIGHBORS



## LEGEND:

- 01 AT&T
- 02 Solta Medical
- 03 Natus Medical
- 04 LuxarCare
- 05 ADT Security
- 06 Google
- 07 Puget Sound Energy
- 08 Genie Industries HQ
- 09 Residence Inn
- 10 WA State Dept of Revenue
- 11 Northshore YMCA
- 12 Byram Healthcare
- 13 Puget Sound Energy
- 14 Tetra Tech
- 15 Verathon

### DRIVE TIMES:

I-405 : 3 Minutes  
 Downtown Bothell: 6 Minutes  
 Downtown Woodinville: 8 Minutes