

FOR LEASE

North Creek Place

12100 NE 195th St, Bothell

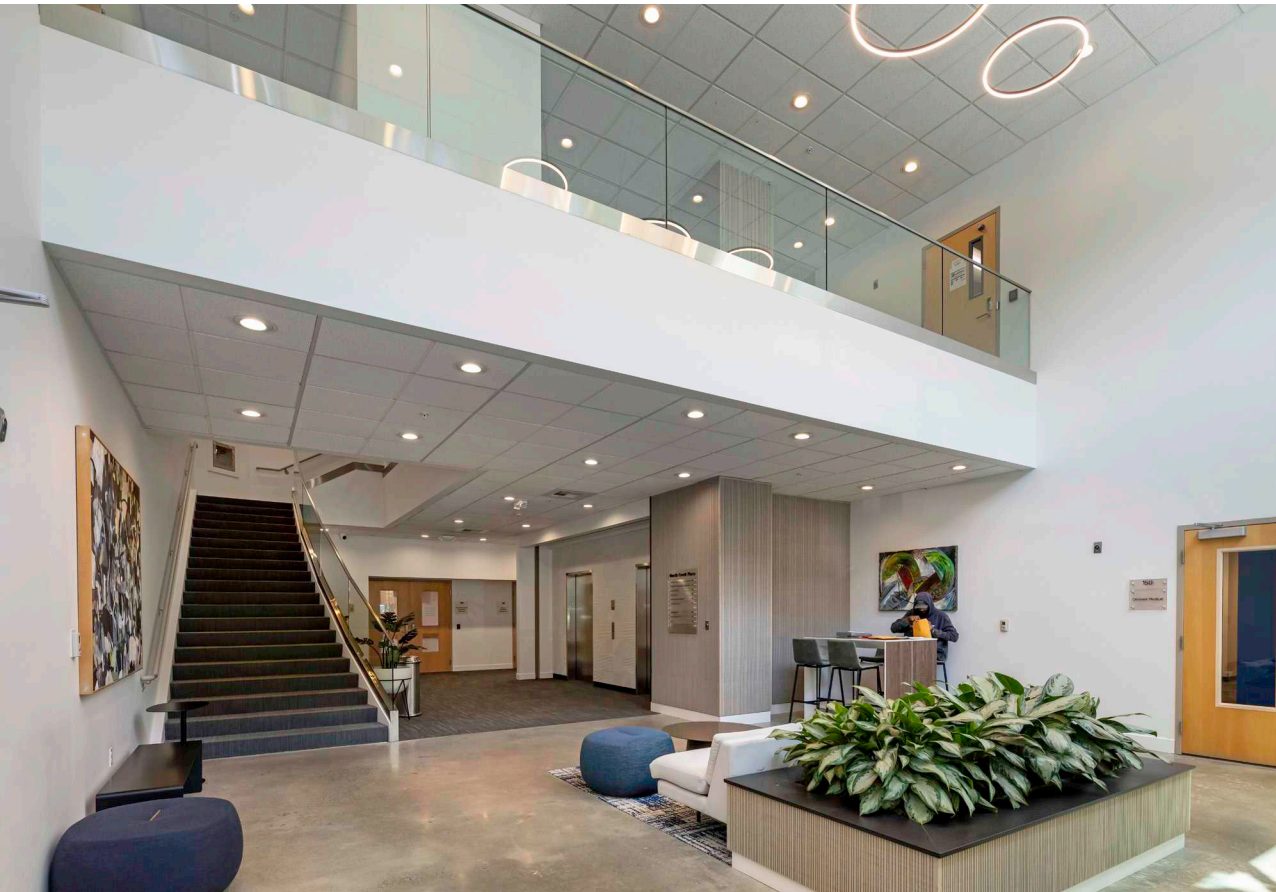


NEWMARK

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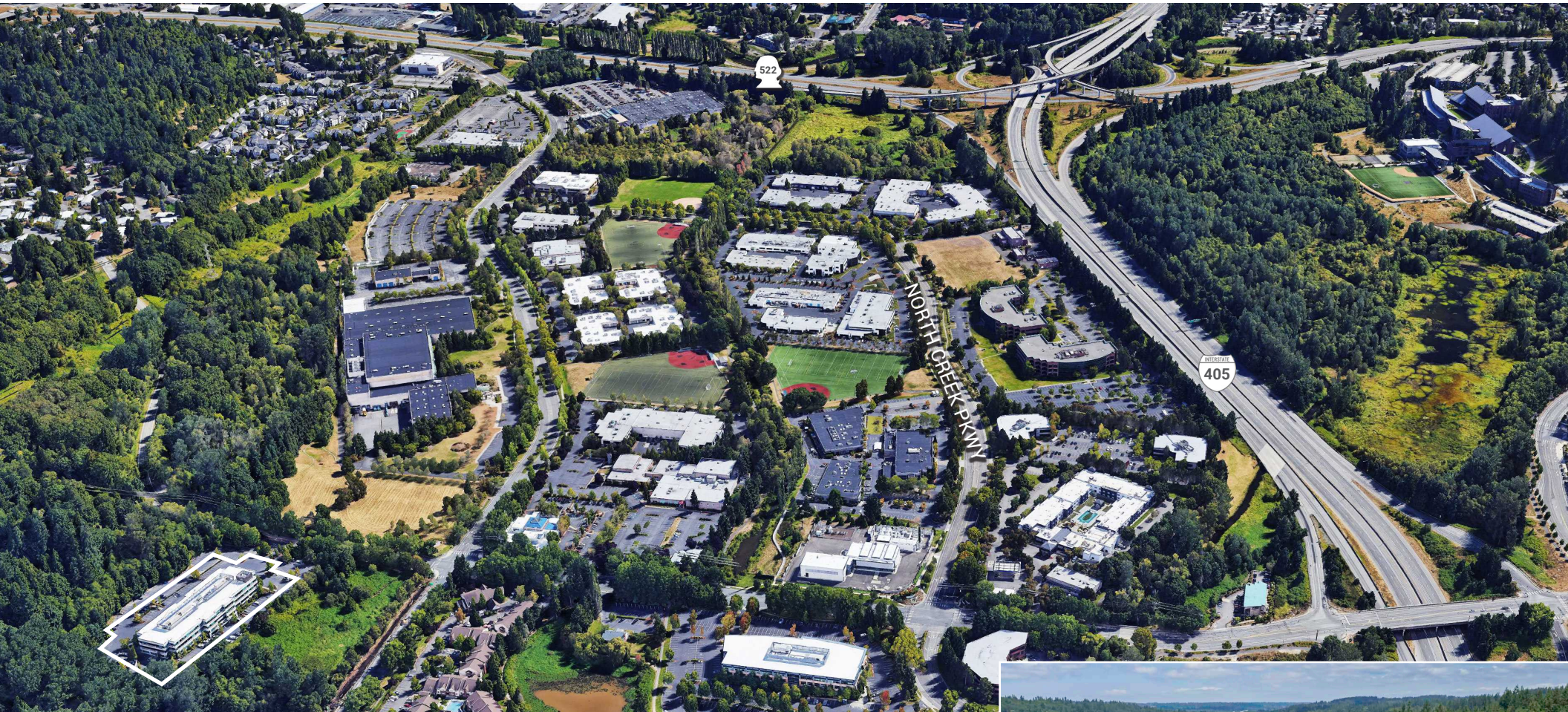
DAN HARDEN
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North Creek Place



BUILDING SIZE	90,062 SF
LAND AREA	38.7 acres
LOAD FACTORS	9.7% - 11.8% multi-tenant
2024 ESTIMATED OPEX	\$13.36 / RSF / YR
TYPE	Class A
STORIES	3 stories (1 floor covered parking / storage)
YEAR BUILT	1999
PARKING	3.8/1,000 SF 346 total stalls, covered parking available
STRUCTURAL SYSTEM	Post-tension concrete slab system
HVAC	Two 90-ton and one 75-ton McQuay rooftop air handling unit provides a total of 225 nominal tons of conditioned air to the building via medium pressured supply air risers
WINDOW HEIGHT	32" high sills and 8' 6" heads
COMMUNICATION / FIBER	TW Telecom & Frontier
ELEVATORS	Two Dover hydraulic elevators with 3,000 lb. capacity serve the building
ZONING	Office Professional (OP)
ELECTRICAL	28 watts/square foot
SECURITY	The building security panel is a Bosch D721 2G. Card readers are located at each exterior entrance to the building including the garage elevator lobby
FIRE PROTECTION	All floors have automatic fire sprinkler systems
STORAGE	There is 4,207 RSF of storage space in the parking area

North Creek Place



BUILDING HIGHLIGHTS

Close proximity and direct access to I-405 providing easy access to surrounding submarkets

Class A quality construction, post-tension concrete structure

Above average parking ratio with covered parking availabilities

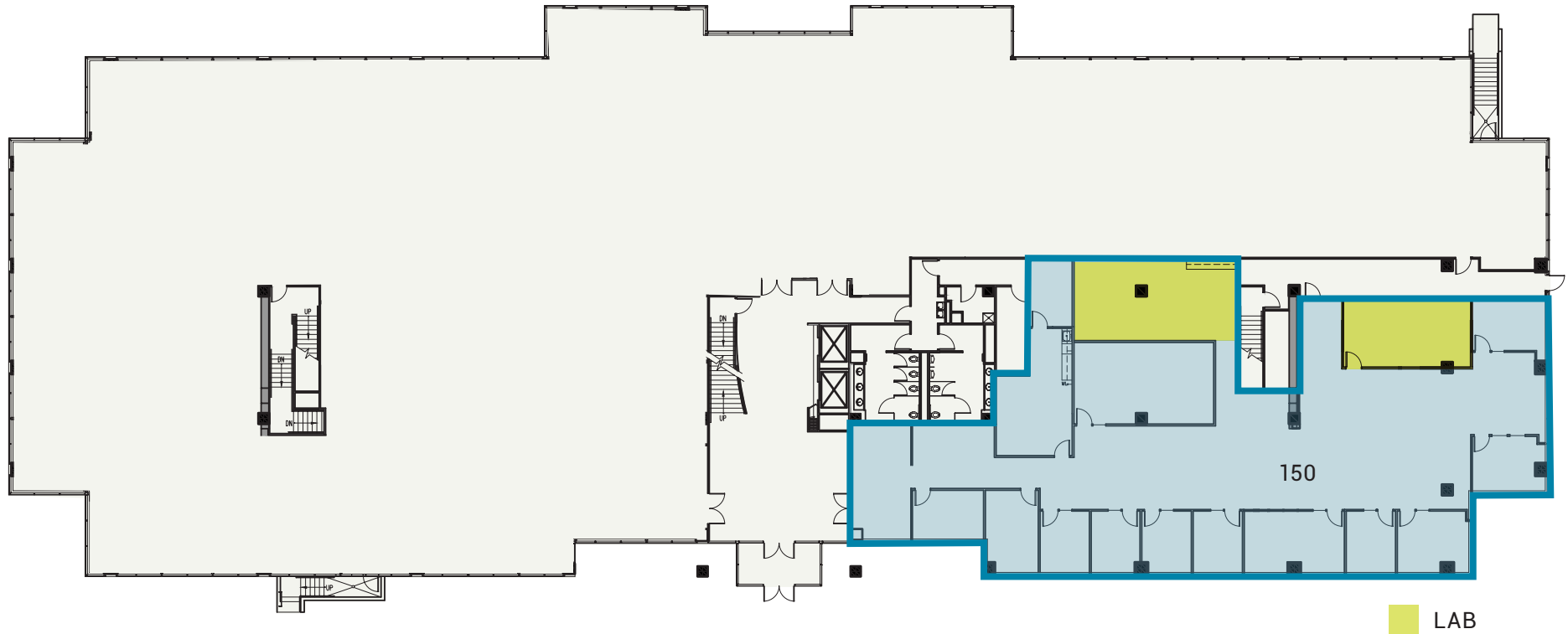
Corporate neighbors include AT&T, T-Mobile, PSE, Google, Boeing and Seattle Genetics

Hilltop location provides ample light and territorial views of North Creek.



North Creek Place

FLOOR PLAN



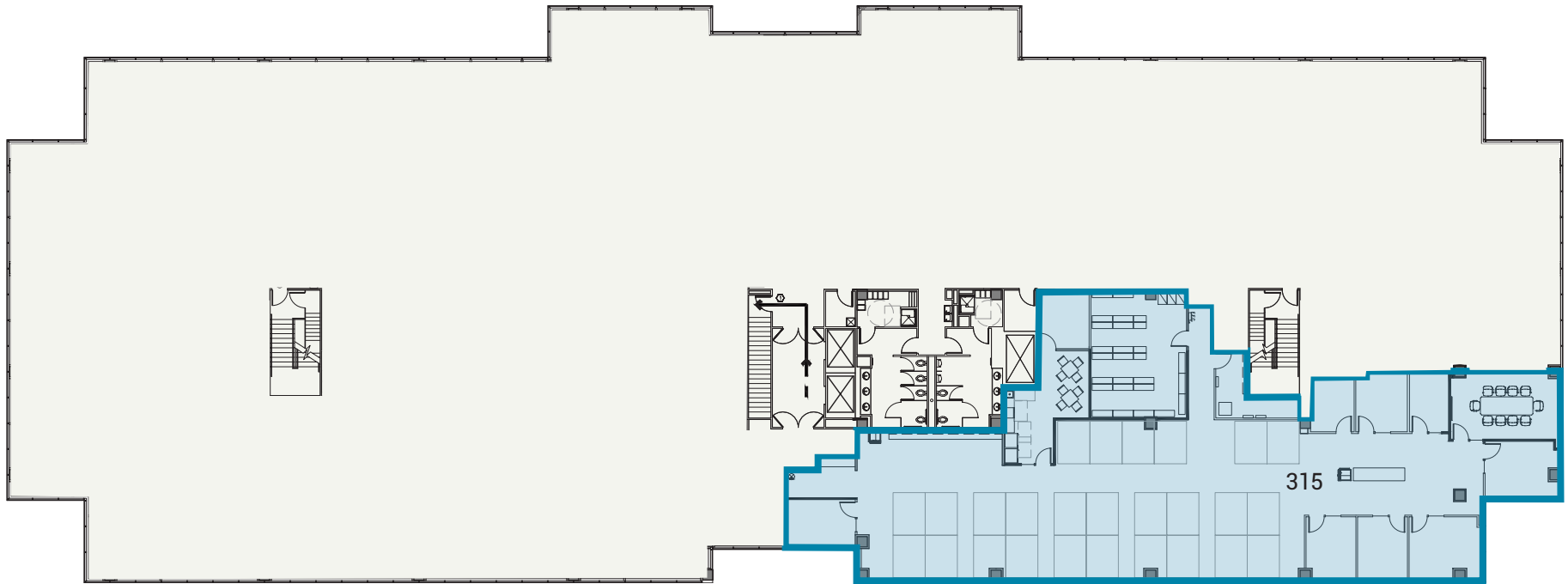
First Floor, Suite 150

SIZE: 6,729 SF

DATE AVAILABLE: Available Now

North Creek Place

FLOOR PLAN



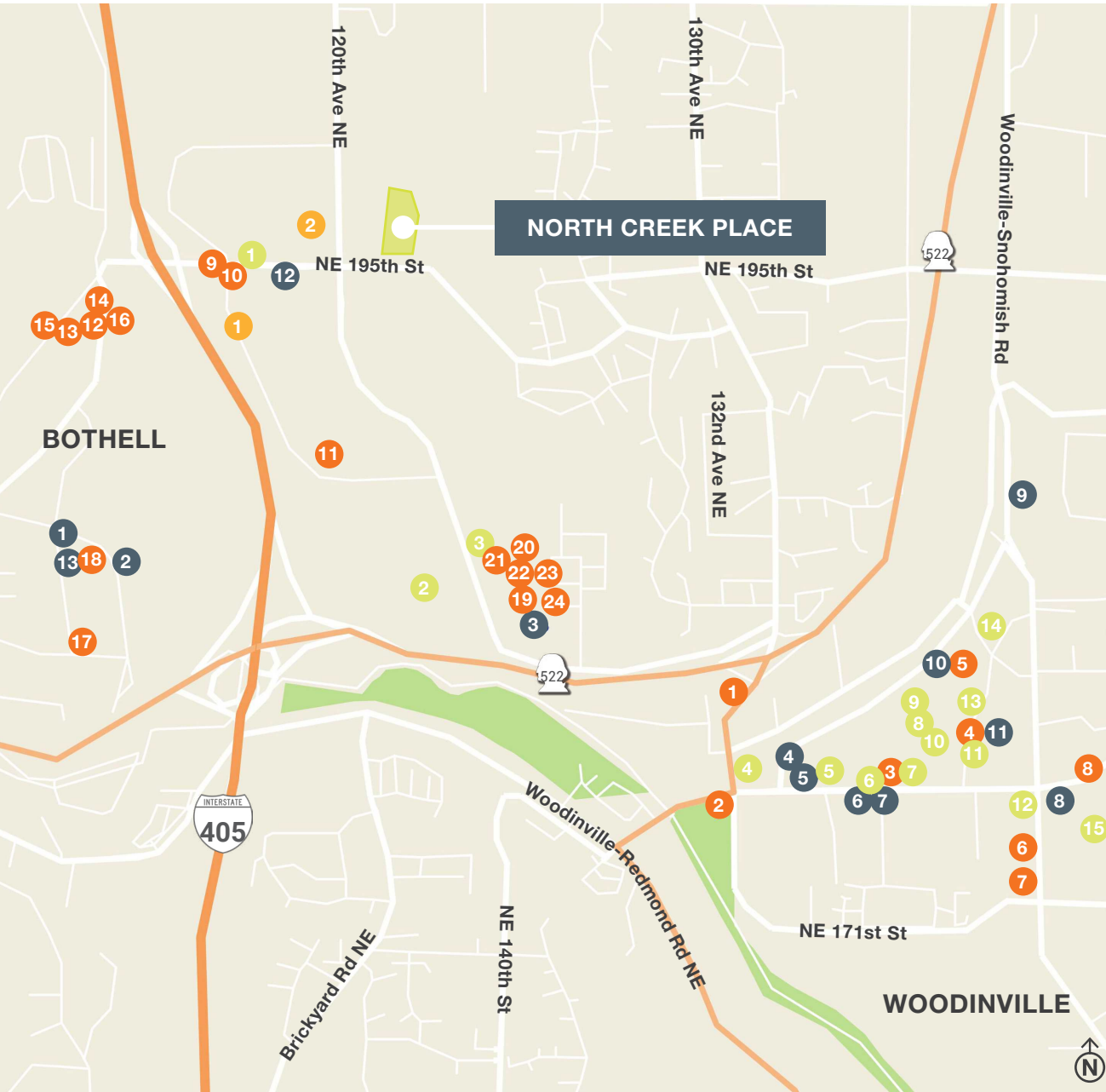
Third Floor, Suite 315

SIZE: 6,528 RSF

DATE AVAILABLE: Available June 1, 2025

North Creek Place

AMENITIES



SHOPPING

- 1 Chevron
- 2 Home Depot
- 3 Cash & Carry
- 4 Shell
- 5 O'Reilly Autoparts
- 6 Chevron
- 7 GNC
- 8 Petsmart
- 9 Ross
- 10 Haggen
- 11 Verizon
- 12 7 Eleven
- 13 AT&T
- 14 Target
- 15 Rite Aid

EAT / DRINK

- 1 Dairy Queen
- 2 Jack in the Box
- 3 Wendy's
- 4 Mod Pizza
- 5 Red Robin
- 6 McDonald's
- 7 KFC
- 8 Papa Murphy's
- 9 Subway
- 10 Teriyaki, etc!
- 11 Parkside Deli
- 12 Starbucks
- 13 Potbelly Sandwich Shop
- 14 Menchie's Frozen Yogurt
- 15 Beardslee Public House
- 16 Sushi Chinoise
- 17 Common Grounds Coffee
- 18 Subway
- 19 Dandy Dogs
- 20 Starbucks
- 21 Taco Del Mar
- 22 Greek Pita
- 23 Thai Tenee Express
- 24 Garlic Jim's Pizza

LIFESTYLE

- 1 Cascadia College
- 2 University of Washington
- 3 24 Fitness
- 4 Banner Bank
- 5 US Bank
- 6 Chase
- 7 Wells Fargo
- 8 Bank of America
- 9 Gold's Gym
- 10 Barnes & Noble
- 11 AMC Theater
- 12 Northshore YMCA
- 13 UW Bookstore

HOTELS

- 1 Country Inn & Suites
- 2 Residence Inn by Marriott