

FOR LEASE

BOTHELL 405

*A Four-Building, 152,566 SF Business
Park with Direct Access to I-405*

11711 - 11807 NORTH CREEK PKWY S, BOTHELL, WA



KIDDER.COM

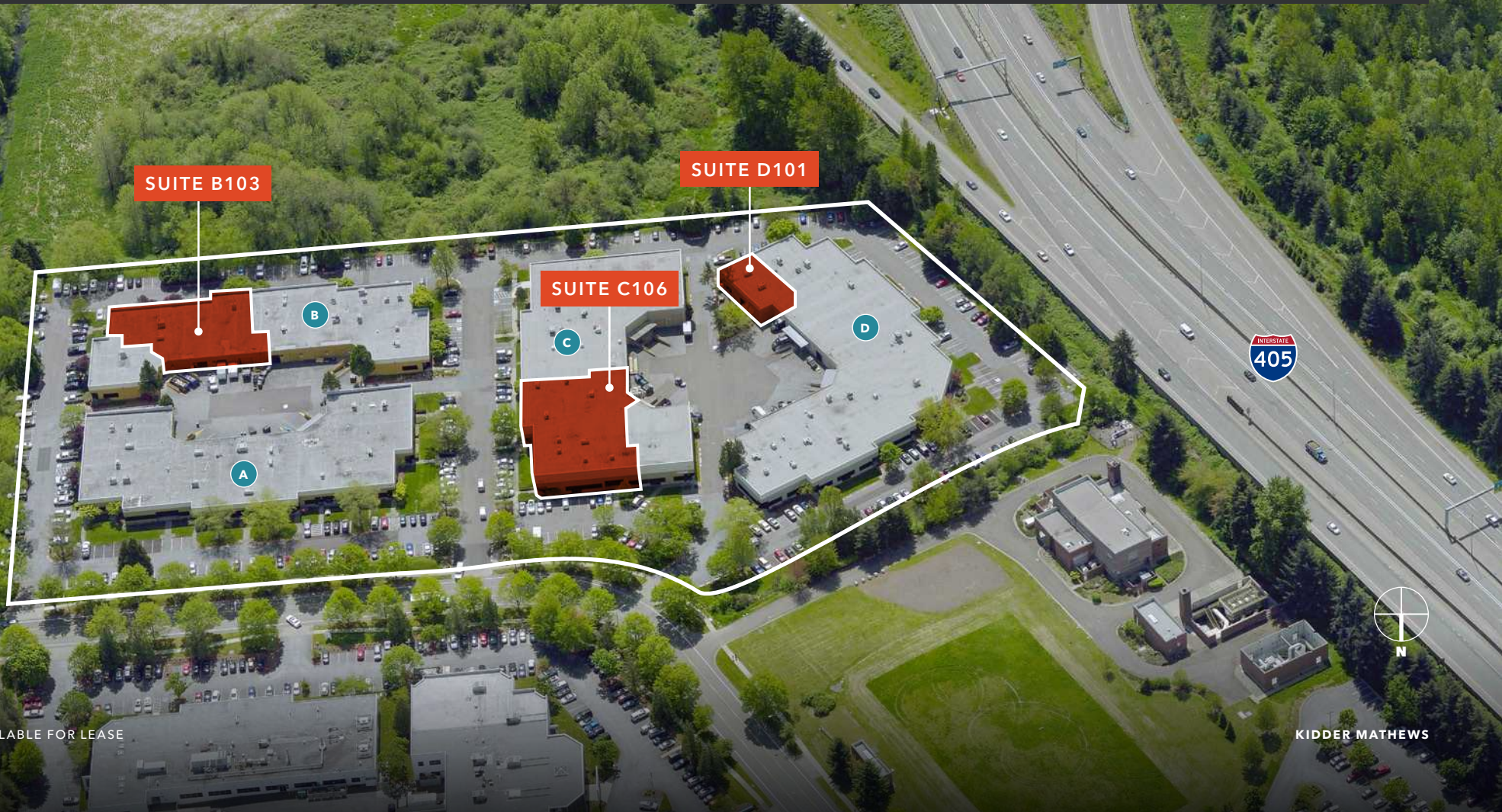
DWS

km Kidder
Mathews

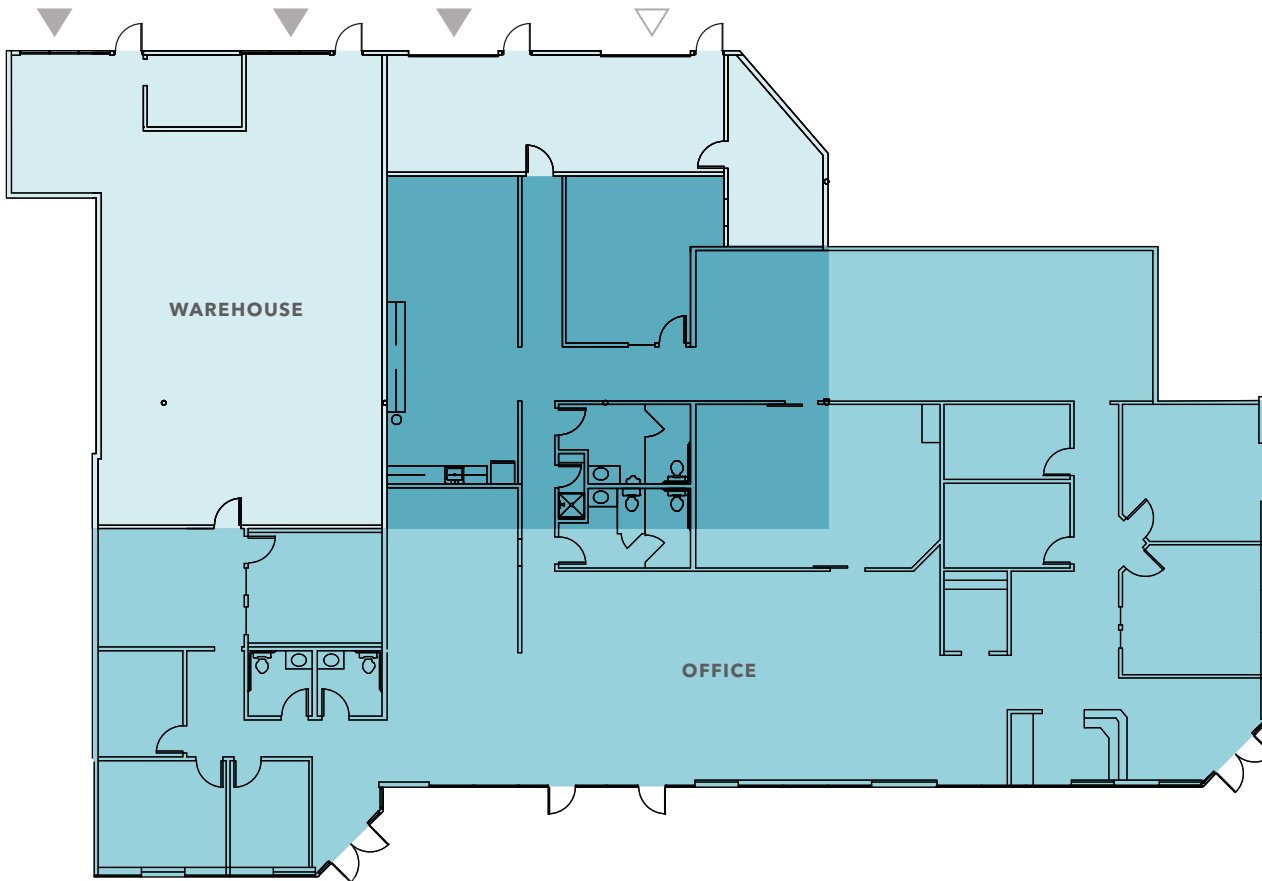
BOTHELL 405 BUSINESS PARK

SUITE AVAILABILITY

Suite	Total SF	Office SF	Warehouse SF	Office Rate/SF	Warehouse Rate/SF	NNN	Date Available
B103	9,904	6,315	3,589	\$2.35	\$1.45	\$0.53	12/01/24
C106 (RENOVATED)	13,328	4,358	8,970	\$2.35	\$1.45	\$0.53	02/01/25 (est)
D101	2,998	2,608	390	\$2.35	\$1.45	\$0.53	Now



SUITE B103



9,904 SF

TOTAL SF

6,315 SF

OFFICE SF

3,589 SF

WAREHOUSE SF

LOADING

DOCK-HIGH & GRADE-LEVEL

12/01/24

AVAILABLE

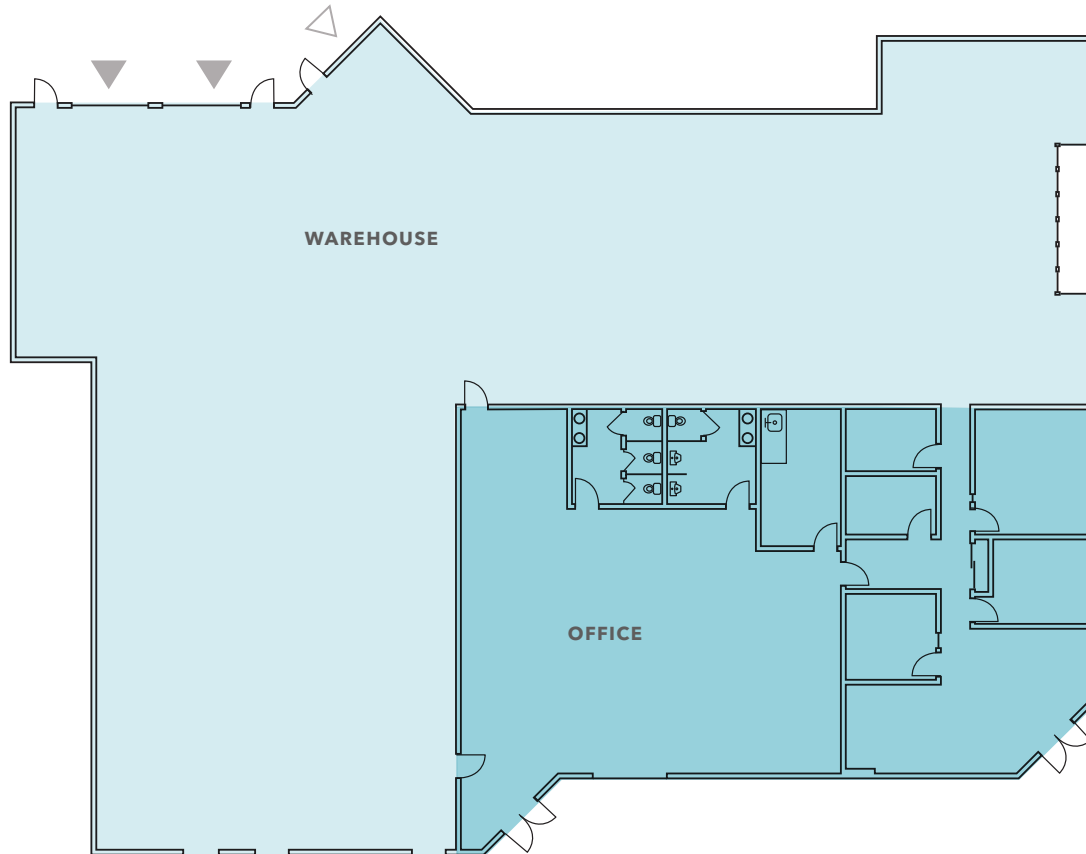


▲ Grade-level loading

△ Dock-high loading

SUITE C106

PLANNED RENOVATION



13,328 SF

TOTAL SF

4,358 SF

OFFICE SF

8,970 SF

WAREHOUSE SF

LOADING

DOCK-HIGH & GRADE-LEVEL

02/01/25

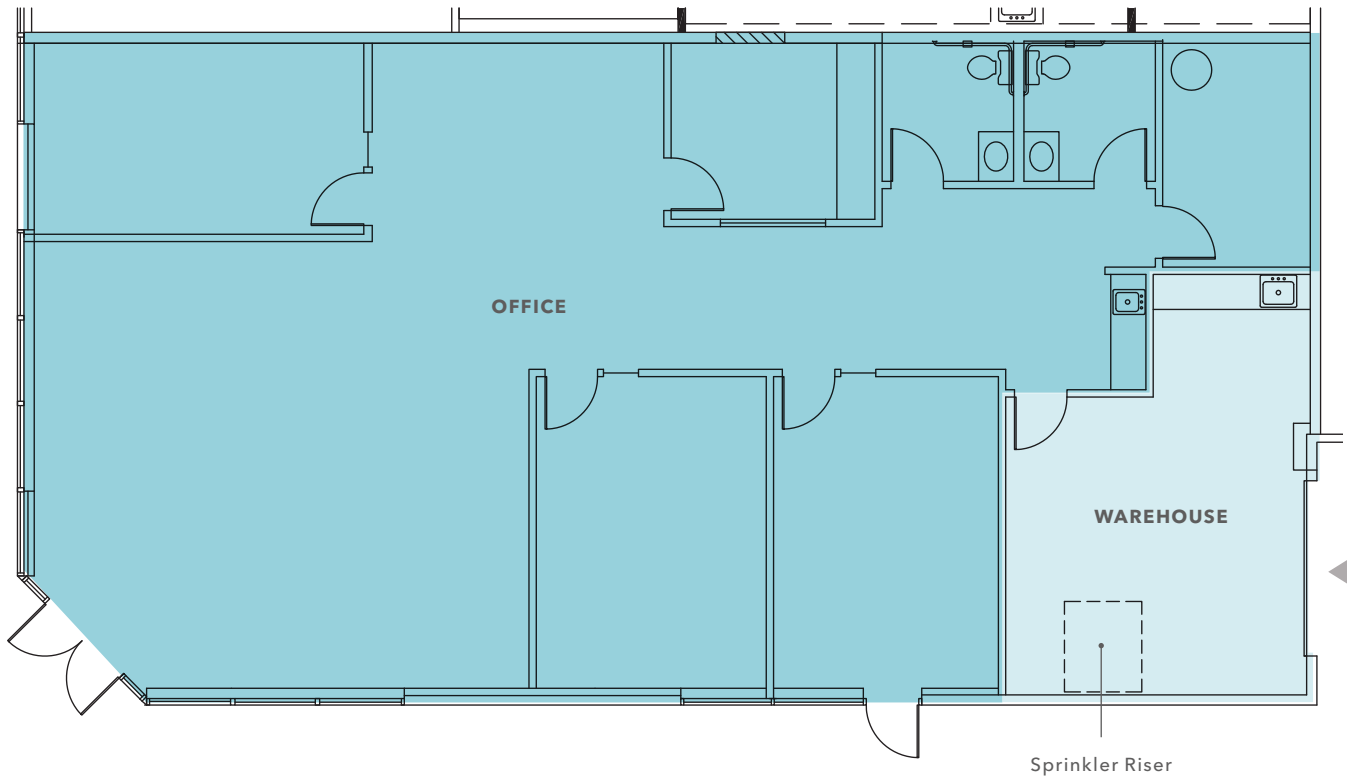
ESTIMATED DELIVERY



▲ Grade-level loading

△ Dock-high loading

SUITE D101



2,998 SF

TOTAL SF

2,608 SF

OFFICE SF

390 SF

WAREHOUSE SF

LOADING

DOCK-HIGH & GRADE-LEVEL

NOW

AVAILABLE



▲ Grade-level loading

△ Dock-high loading

BOTHELL 405 BUSINESS PARK



BOTHELL 405



BOTHELL



AVAILABLE FOR LEASE

KIDDER MATHEWS



BOTHELL 405

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