

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

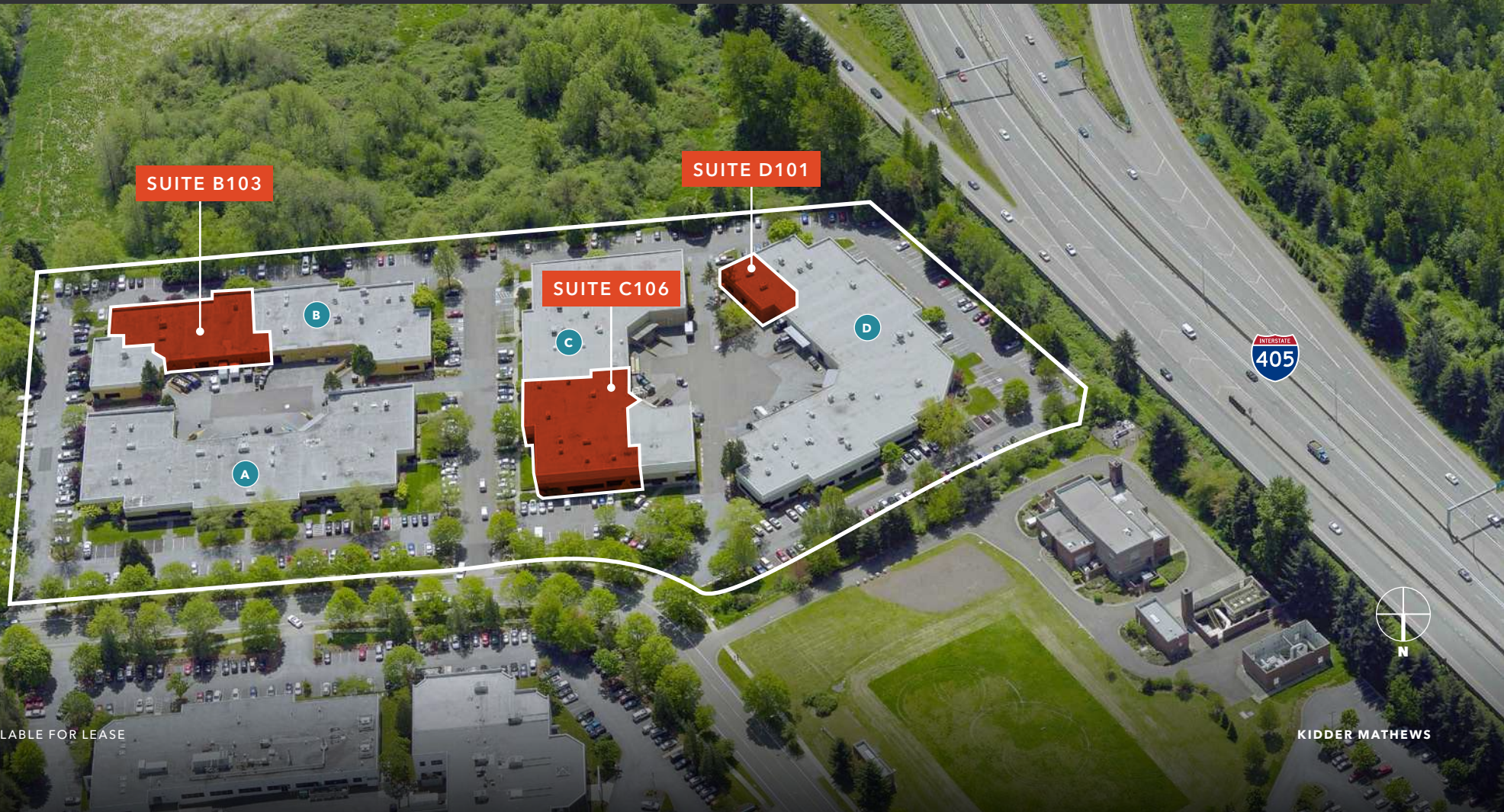
**DWS**

**km** Kidder  
Mathews

# BOTHELL 405 BUSINESS PARK

## SUITE AVAILABILITY

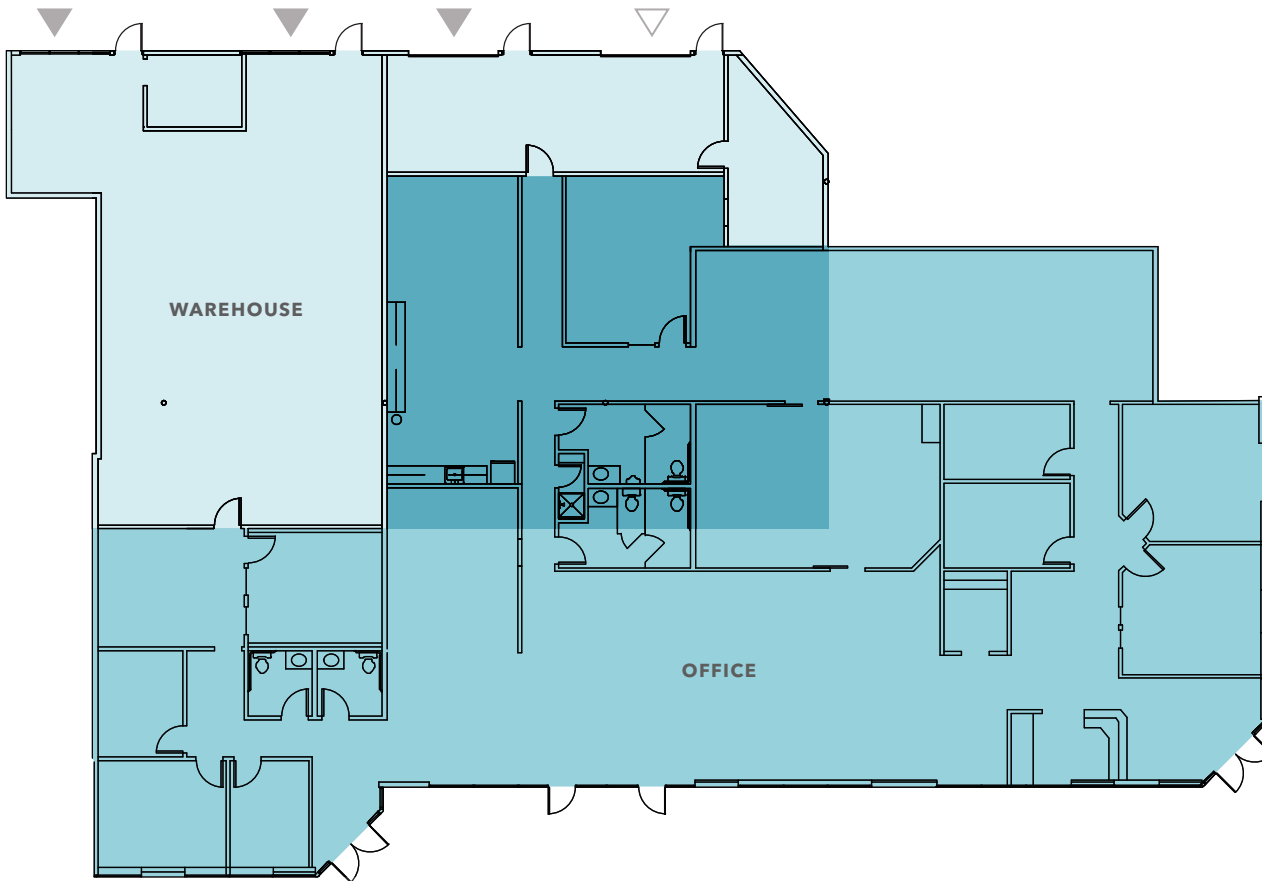
Suite	Total SF	Office SF	Warehouse SF	Office Rate/SF	Warehouse Rate/SF	NNN	Date Available
B103	9,904	6,315	3,589	\$2.35	\$1.45	\$0.53	12/01/24
C106 (RENOVATED)	13,328	4,358	8,970	\$2.35	\$1.45	\$0.53	02/01/25 (est)
D101	2,998	2,608	390	\$2.35	\$1.45	\$0.53	Now



AVAILABLE FOR LEASE

KIDDER MATHEWS

# 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

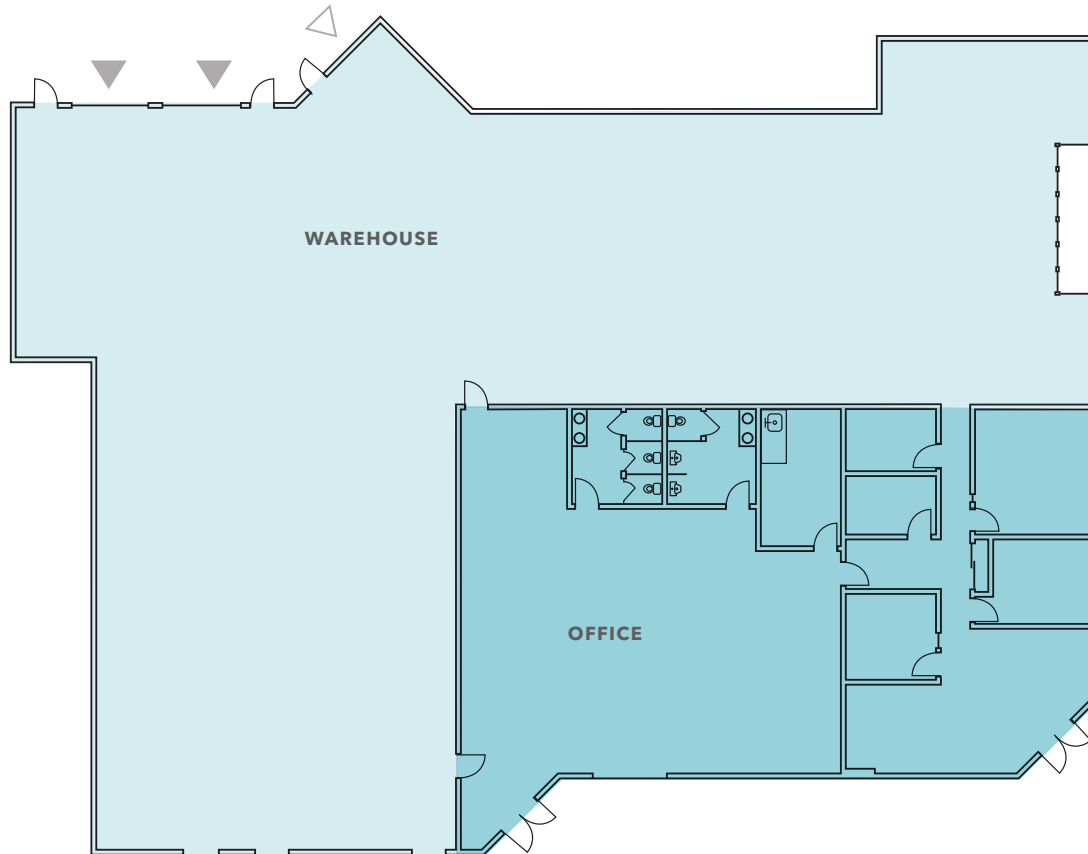


▲ Grade-level loading

△ 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*

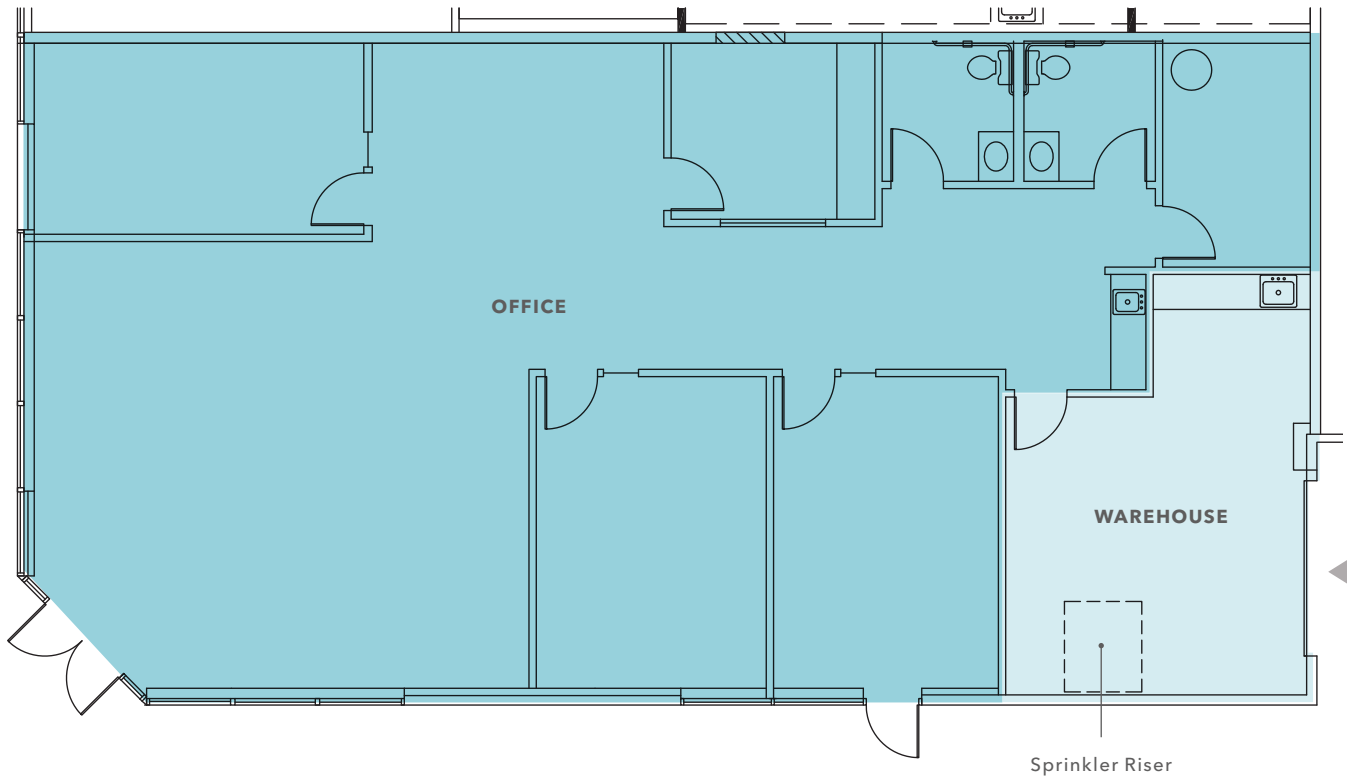
ESTIMATED DELIVERY



▲ 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

BEARDSTEE BLVD

NE 195TH ST

N CREEK PKWY

120TH AVE NE



AVAILABLE FOR LEASE

KIDDER MATHEWS



# BOTHELL 405

*Exclusively listed by*

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