



TECH/INDUSTRIAL
LEASE



RH NORTH CREEK BUSINESS CENTER

11812-11824 North Creek Parkway N | Bothell, WA

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OFFICE/TECH/INDUSTRIAL LOCATED IN CLASS A CORPORATE CAMPUS

2,022 SF - 6,868 SF Available

\$24.00 - \$27.00/SF, NNN

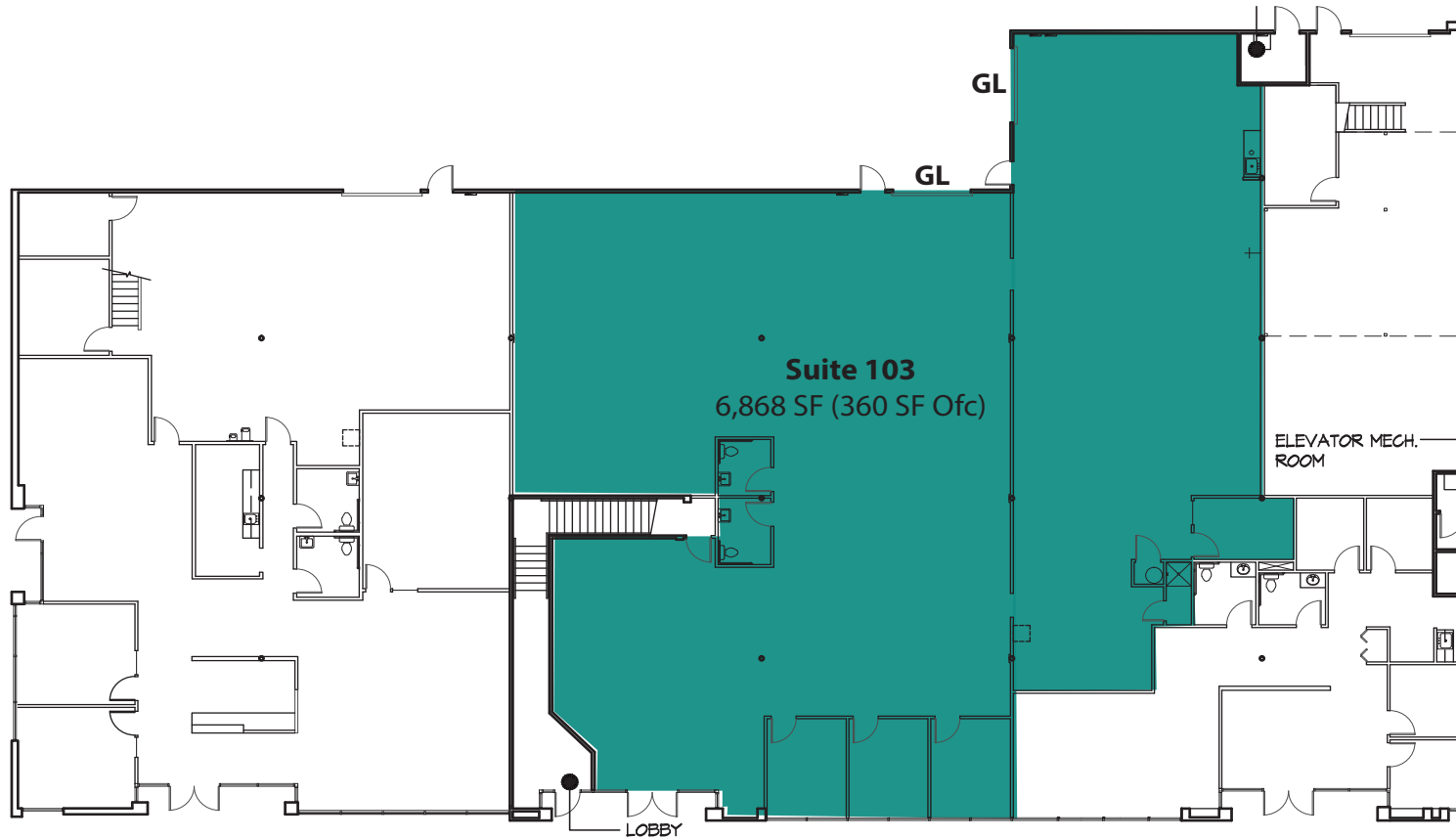
LOCATION FEATURES:

- 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 1 (11812) FLOOR PLAN

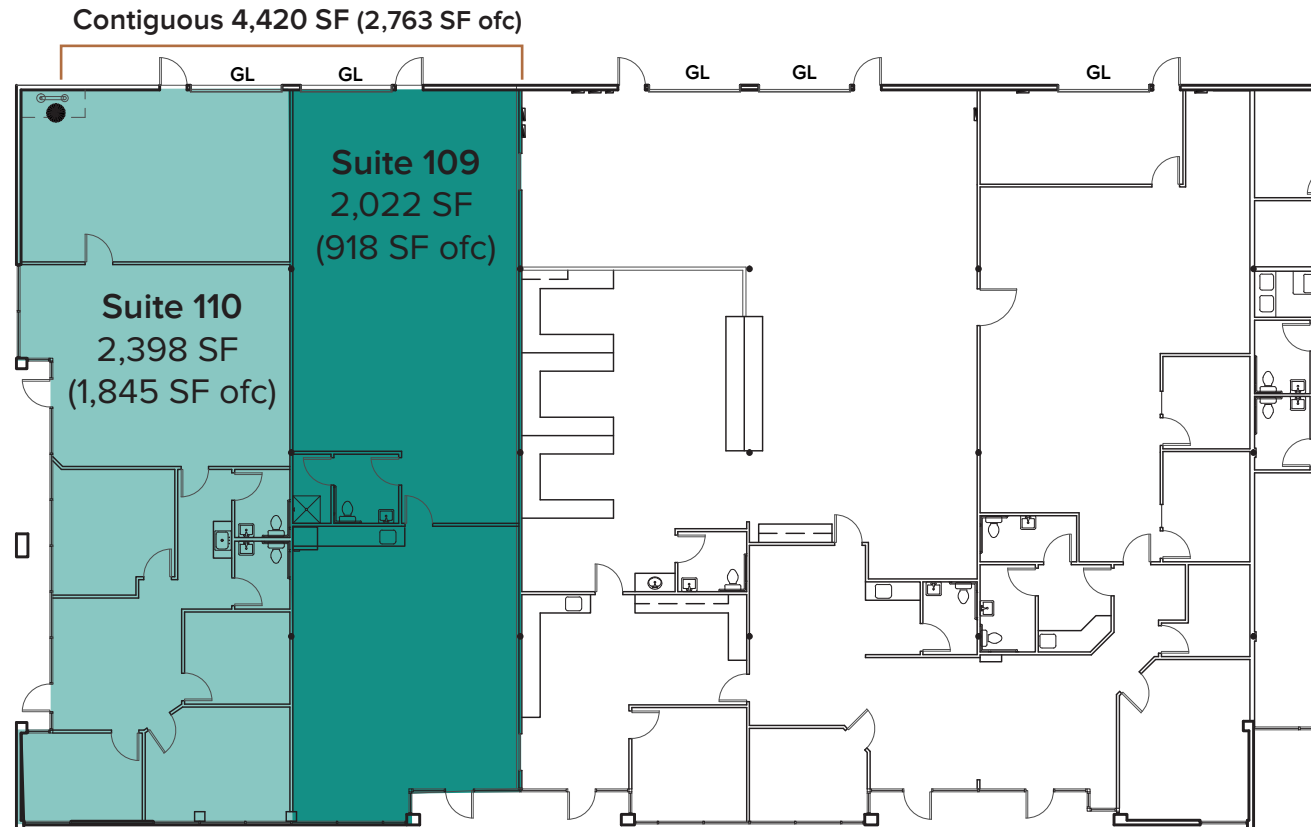
Suite	SF	Rate	Notes
103	6,868 SF (360 SF Ofc)	\$24.00/SF, NNN	Large warehouse/flex space with 3 private offices, 2 bathrooms, and 2 GL doors. Available 6/1/2025.



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.

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 Now.
110	2,398 SF - 4,420 SF	\$26.00 - \$27.00 SF, NNN	Endcap office/flex space with open work space. HVAC throughout. Available Now.



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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