

PROUDLY OWNED BY



PROFESSIONALLY MANAGED BY



# Parklands North Creek

Bothell, Washington

EXCLUSIVELY LISTED BY:



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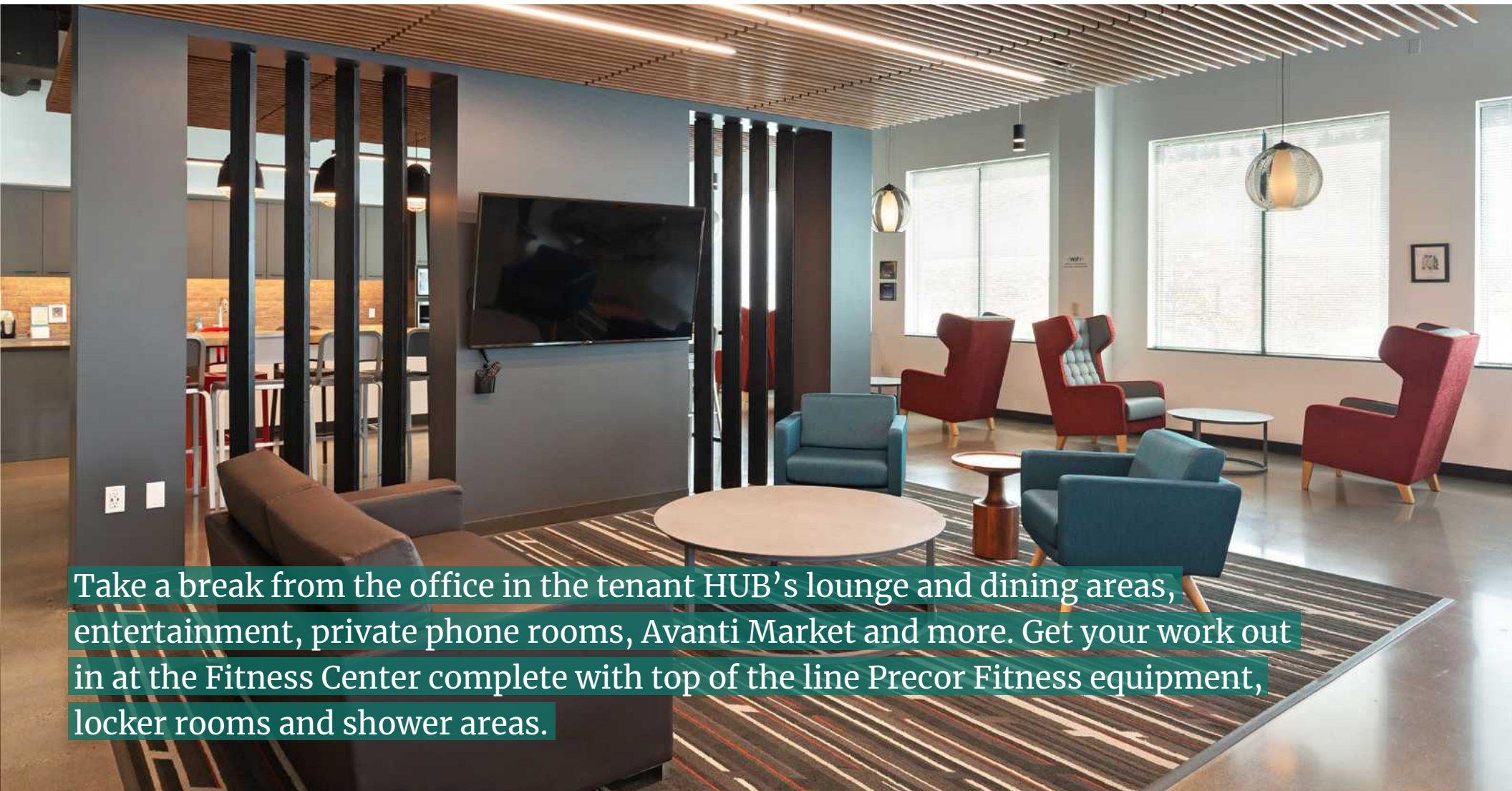


A cutting edge corporate office campus designed to take full advantage of the area's inherent natural beauty, local amenities, vibrant, open spaces and optimal central location.

## Property Features

- Exterior and interiors designed with finishes for the latest technology needs of Class A office users.
- Abundant power with 22.8 watts per square foot average
- Parking ratio 3.5/1,000 SF
- Secure card key access systems
- Rotating food trucks on campus 5 days a week
- Professionally managed by Schnitzer West, the original developer
- Newly built Tenant HUB and Fitness Center





Take a break from the office in the tenant HUB's lounge and dining areas, entertainment, private phone rooms, Avanti Market and more. Get your work out in at the Fitness Center complete with top of the line Precor Fitness equipment, locker rooms and shower areas.





Amaro Bistro  
 Sparta's Pizza & Pasta  
 McMenamins Tavern  
 Poquitos Mexican  
 The Cottage Restaurant  
 Sushi Zone  
 Ranch Drive-In  
 Julio's Restaurant  
 Alexa's Cafe & Catering  
 and more...

**DOWNTOWN  
 BOTHELL**

**W**  
 UNIVERSITY of  
 WASHINGTON  
 BOTHELL

**Woodinville  
 Town Center**

## Nearby Amenities

- Immediate access to I-405 and metro bus services, and within minutes of I-5 and SR 522
- Close proximity to retail, childcare, healthcare, 24 Hour Fitness, YMCA, hotel accommodations, UW Bothell Campus and Cascadia Community College
- The beautiful 9-mile North Creek Trail conveniently runs through the Parklands North Creek campus
- Nearby restaurants at Beardslee Crossing include John Howie's Beardslee Alehouse, Starbucks, Sushi Chinoise and Potbelly Sandwich Shop



# Current Availabilities

<b>Bldg D</b>	19800 North Creek Pkwy	<b>Full 1st Floor</b>	22,273 RSF	divisible	Available Now
		<b>Suite 100</b>	10,712 RSF		Available Now
		<b>Suite 101</b>	11,493 RSF		Available Now
		<b>Suite 201</b>	4,413 RSF		Available Now
<b>Bldg F</b>	19910 North Creek Pkwy	<b>Suite 202</b>	10,825 RSF		Available Now <a href="#">View Virtual Tour</a>
<b>Bldg G</b>	19900 North Creek Pkwy	<b>Full Building</b>	47,009 RSF		Available Now
<b>Bldg Q</b>	19909 120th Ave NE	<b>Suite 101</b>	3,871 - 8,427 RSF	divisible	Available Now
		<b>2nd Floor</b>	3,344 - 24,136 RSF	divisible	Available Now

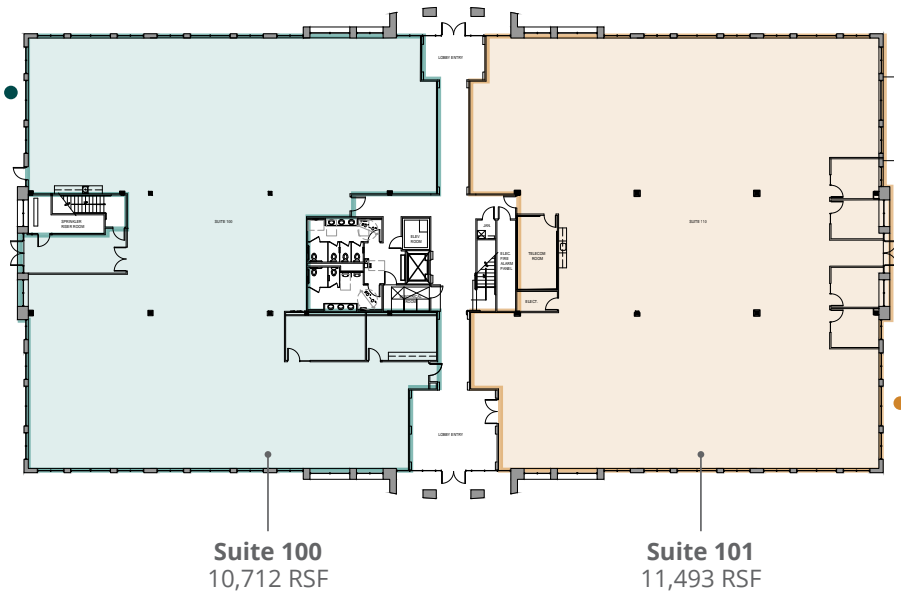




# Building D | 19800 North Creek Parkway

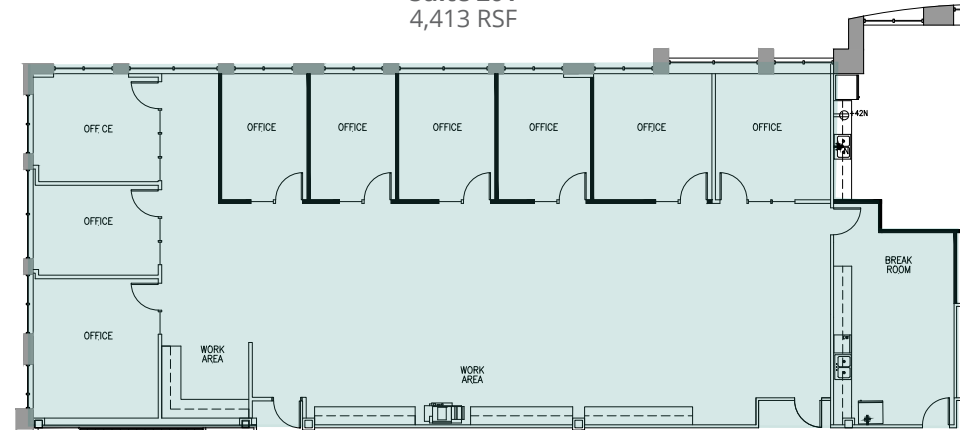
## Current Availabilities

Suite	RSF	Available
1st floor	22,273	Now
D-100	10,712	Now
D-101	11,493	Now
D-201	4,413	Now



- Potential roll-up door for grade level loading
- Potential roll-up door for dock high loading

**Suite 201**  
4,413 RSF

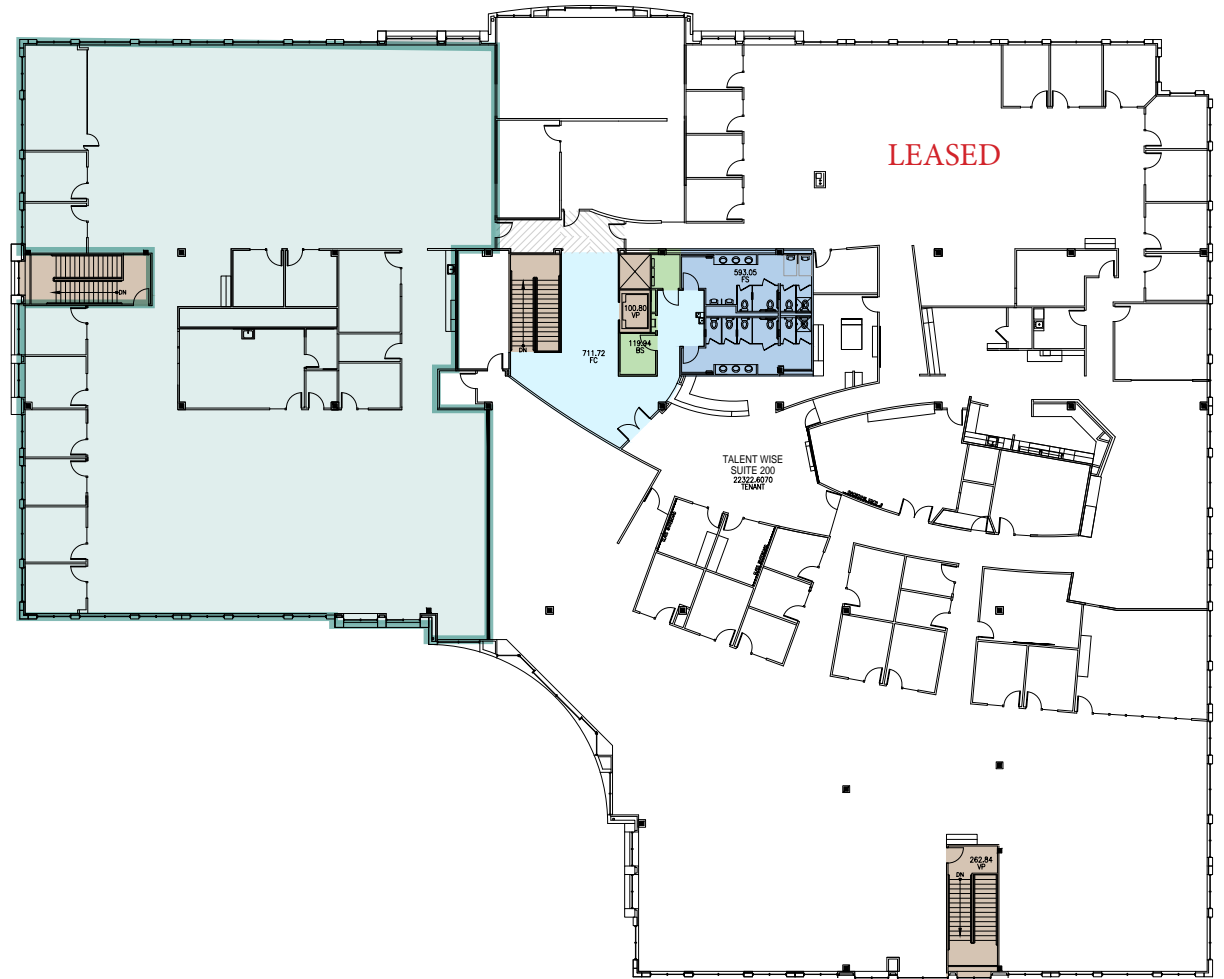


# Building F | 19910 North Creek Parkway

## Current Availabilities

Suite	RSF	Available
202	10,825	Now

[Virtual Tour](#)





# Building G | 19900 North Creek Parkway

## Current Availabilities

Suite	RSF	Available
Full Bldg	47,009	Now

## Building Feature

- Existing generator in place

First Floor



Second Floor



● Potential roll-up door for grade level loading





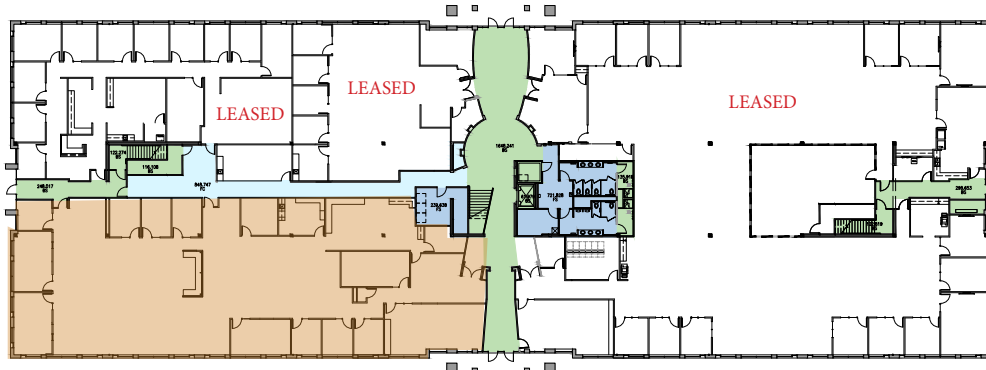
# Building Q | 19909 120th Ave NE

## Current Availabilities

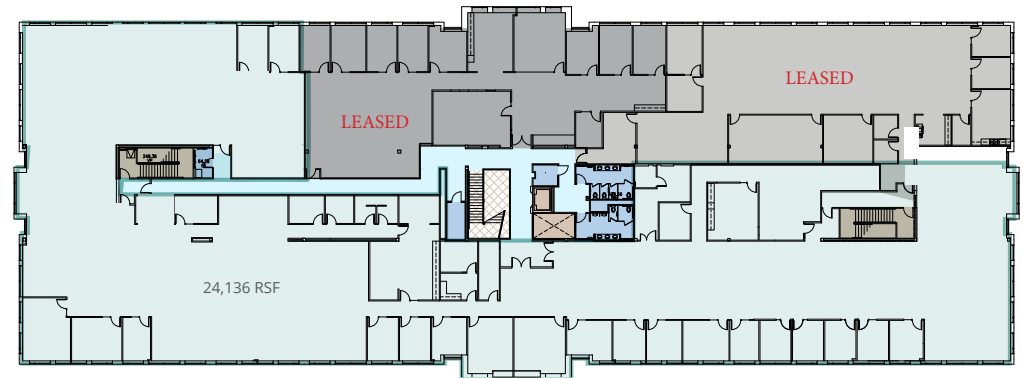
Suite	RSF	Available
Suite 101	3,871 - 8,427	Now
2nd Floor	3,344 - 24,136	Now



## 1st Floor

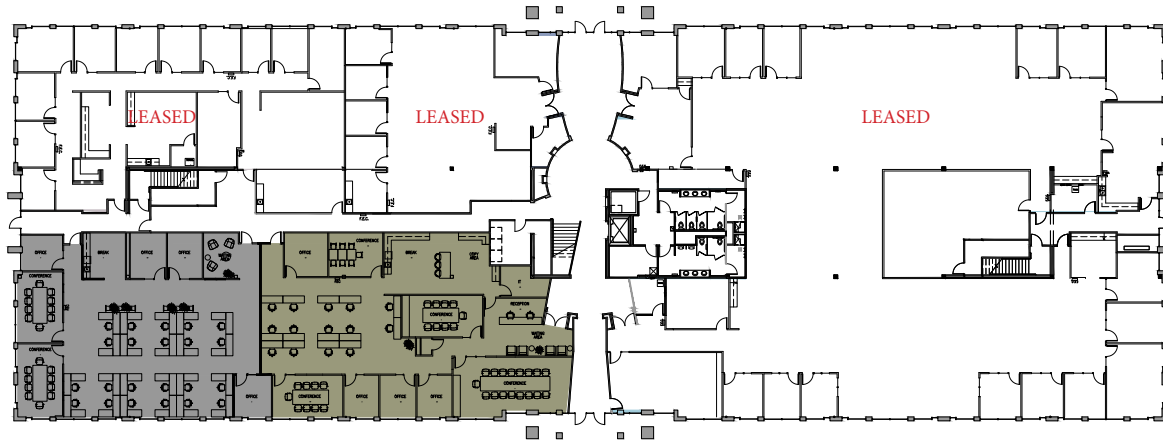


## 2nd Floor As-Built





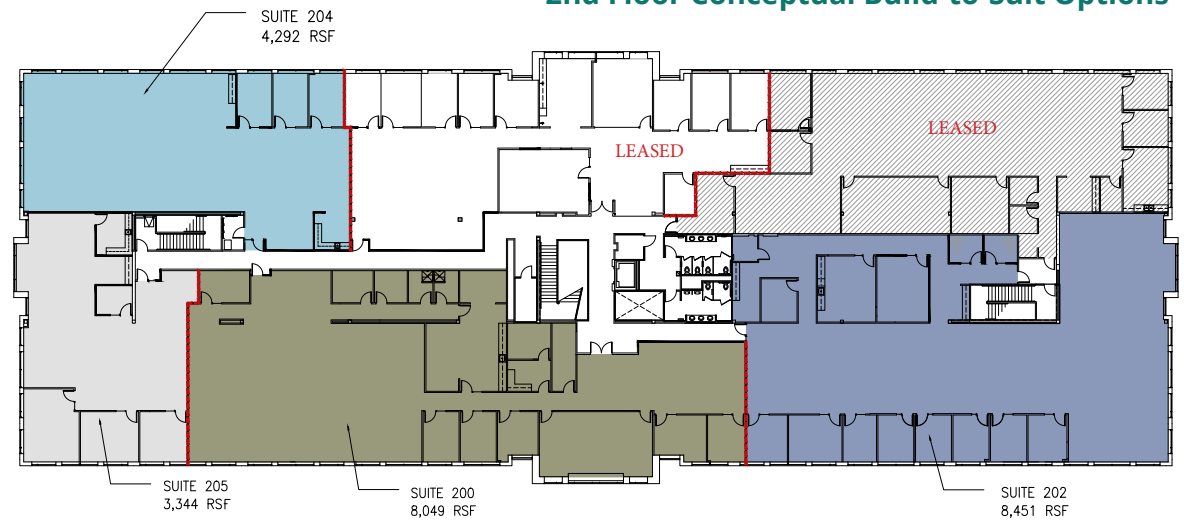
## 1st Floor Conceptual Demsing Options



3,871 RSF

4,556 RSF

## 2nd Floor Conceptual Build-to-Suit Options



SUITE 204  
4,292 RSF

SUITE 205  
3,344 RSF

SUITE 200  
8,049 RSF

SUITE 202  
8,451 RSF







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