

FOR LEASE

BOTHELL 405

11711-11807 NORTH CREEK PKWY S, BOTHELL, WA

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

BOTHELL405.COM



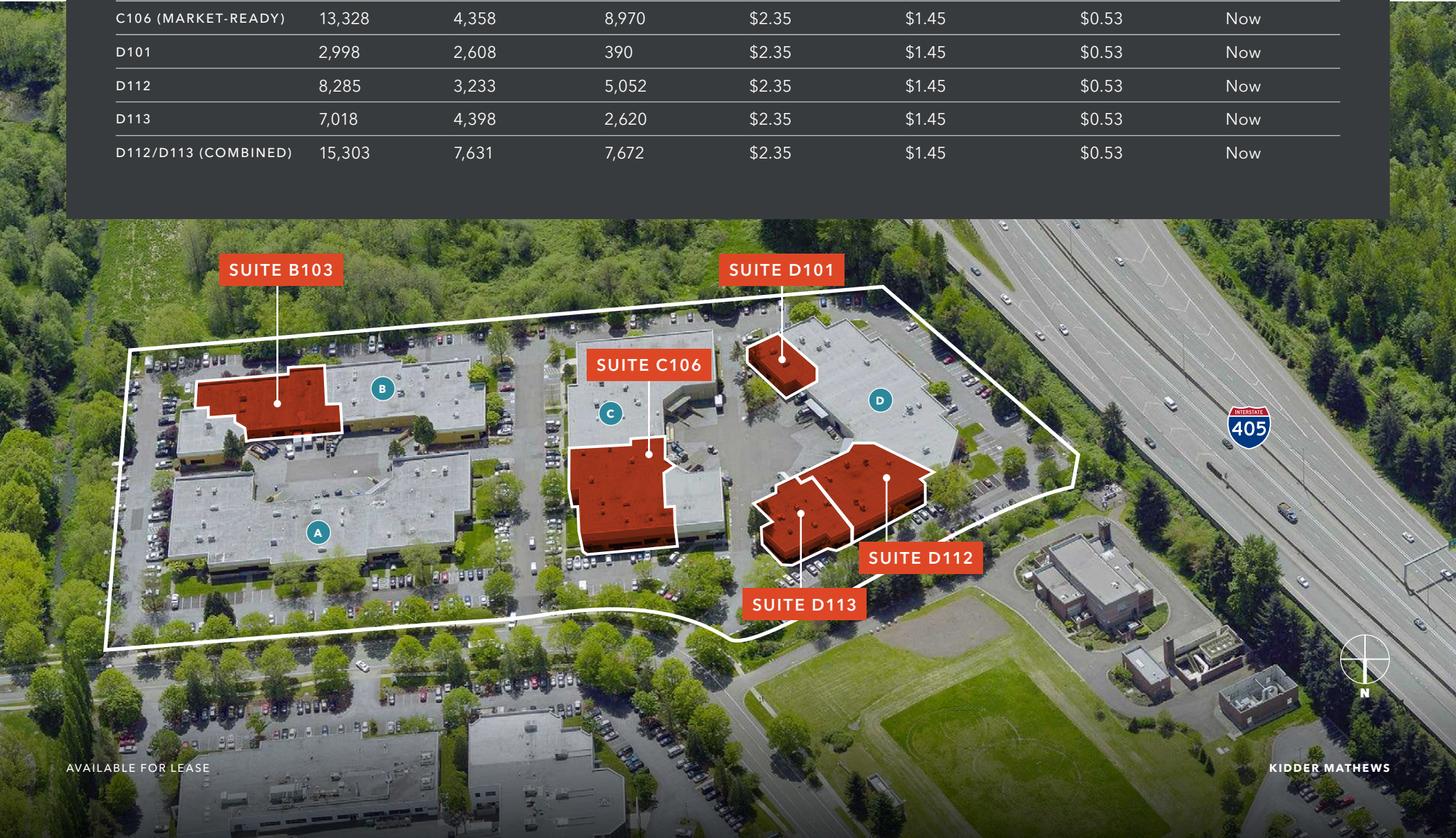
KIDDER.COM

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BOTHELL 405 BUSINESS PARK

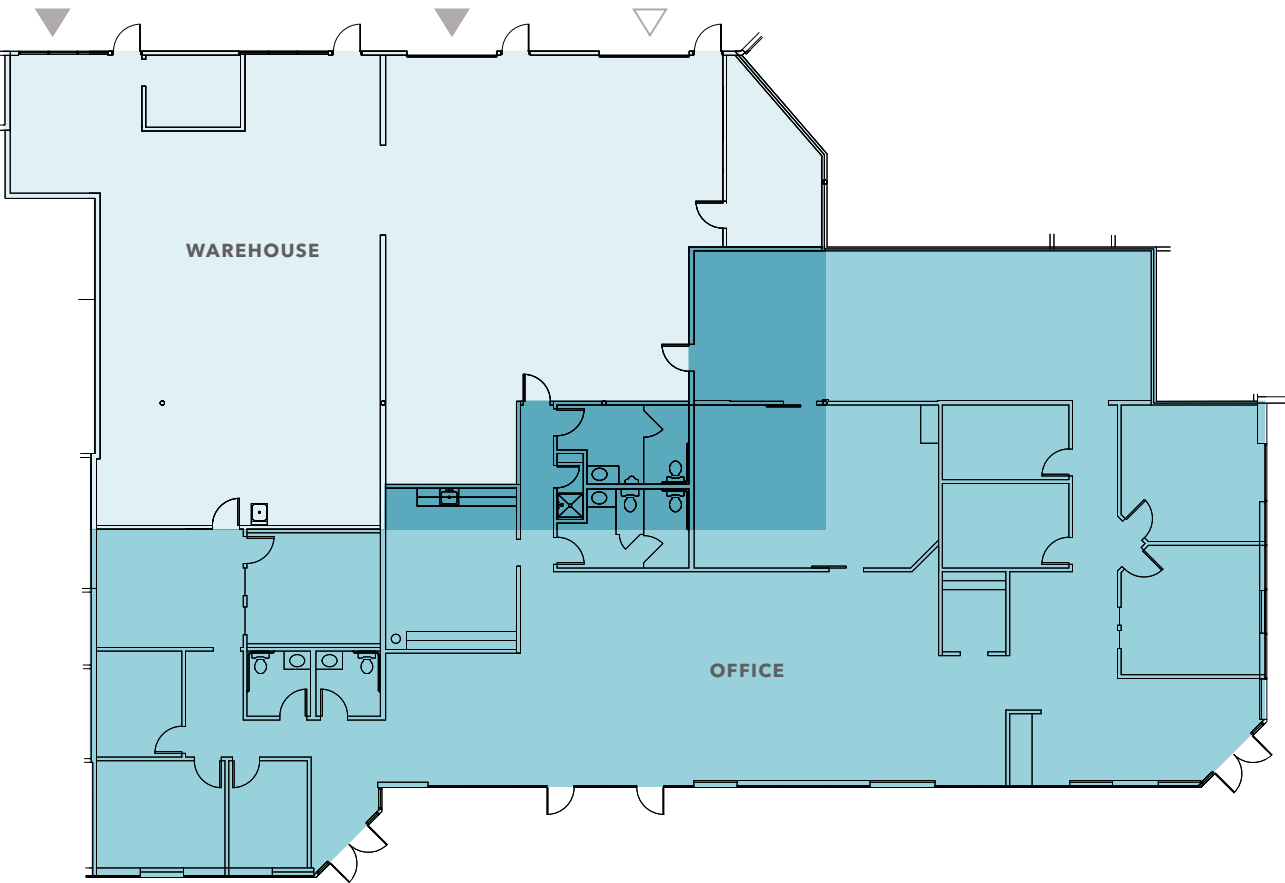
SUITE AVAILABILITY

Suite	Total SF	Office SF	Warehouse SF	Office Rate/SF	Warehouse Rate/SF	NNN	Date Available
B103	9,845	6,256	3,589	\$2.35	\$1.45	\$0.53	Now
C106 (MARKET-READY)	13,328	4,358	8,970	\$2.35	\$1.45	\$0.53	Now
D101	2,998	2,608	390	\$2.35	\$1.45	\$0.53	Now
D112	8,285	3,233	5,052	\$2.35	\$1.45	\$0.53	Now
D113	7,018	4,398	2,620	\$2.35	\$1.45	\$0.53	Now
D112/D113 (COMBINED)	15,303	7,631	7,672	\$2.35	\$1.45	\$0.53	Now



SUITE B103

AS-BUILT



▲ Grade-level loading △ Dock-high loading

9,845 SF

TOTAL SF

6,256 SF

OFFICE SF

3,589 SF

WAREHOUSE SF

LOADING

DOCK-HIGH & GRADE-LEVEL

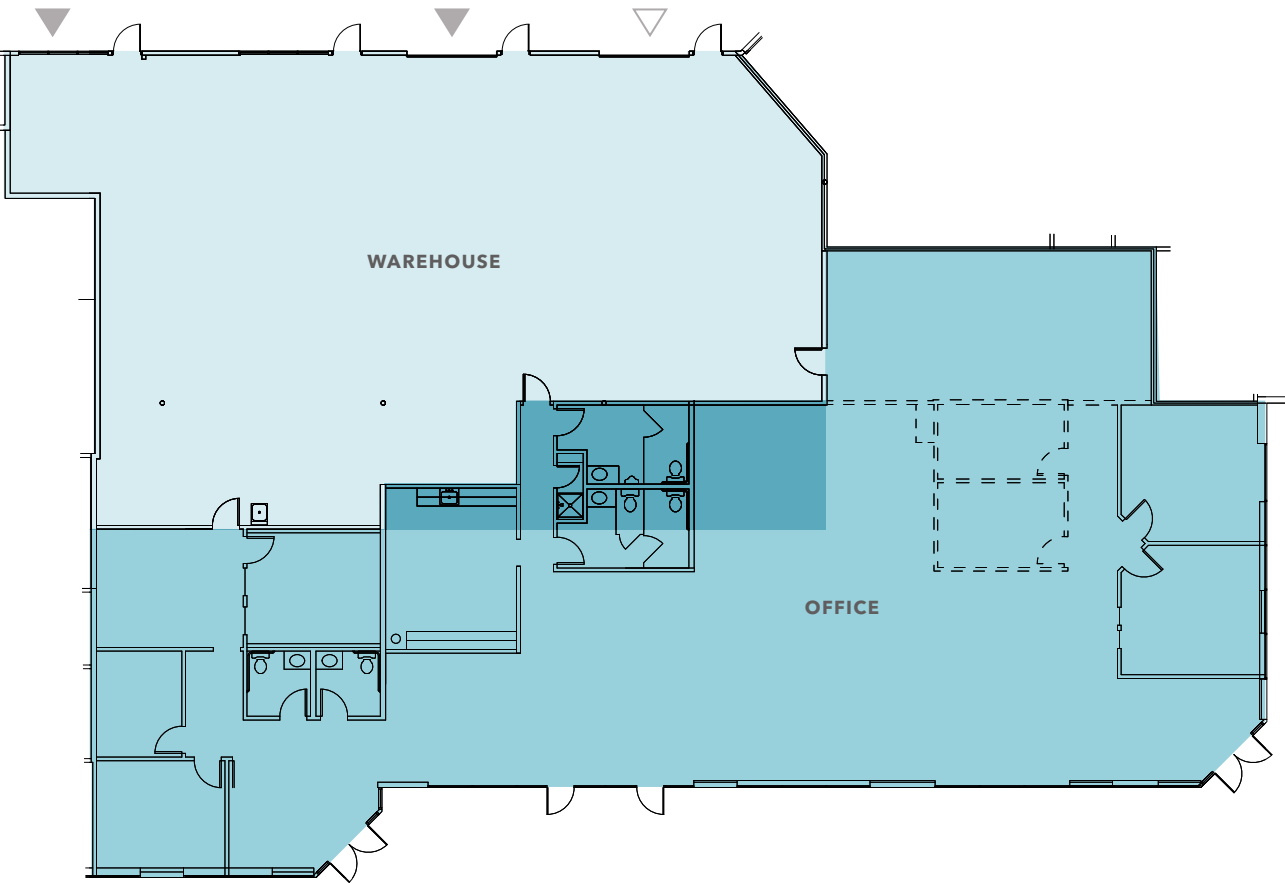
NOW

AVAILABLE

Space can be demised

SUITE B103

PLANNED MARKET-READY



▲ Grade-level loading ▲ Dock-high loading - - - Demo

9,845 SF

TOTAL SF

6,256 SF

OFFICE SF

3,589 SF

WAREHOUSE SF

LOADING

DOCK-HIGH & GRADE-LEVEL

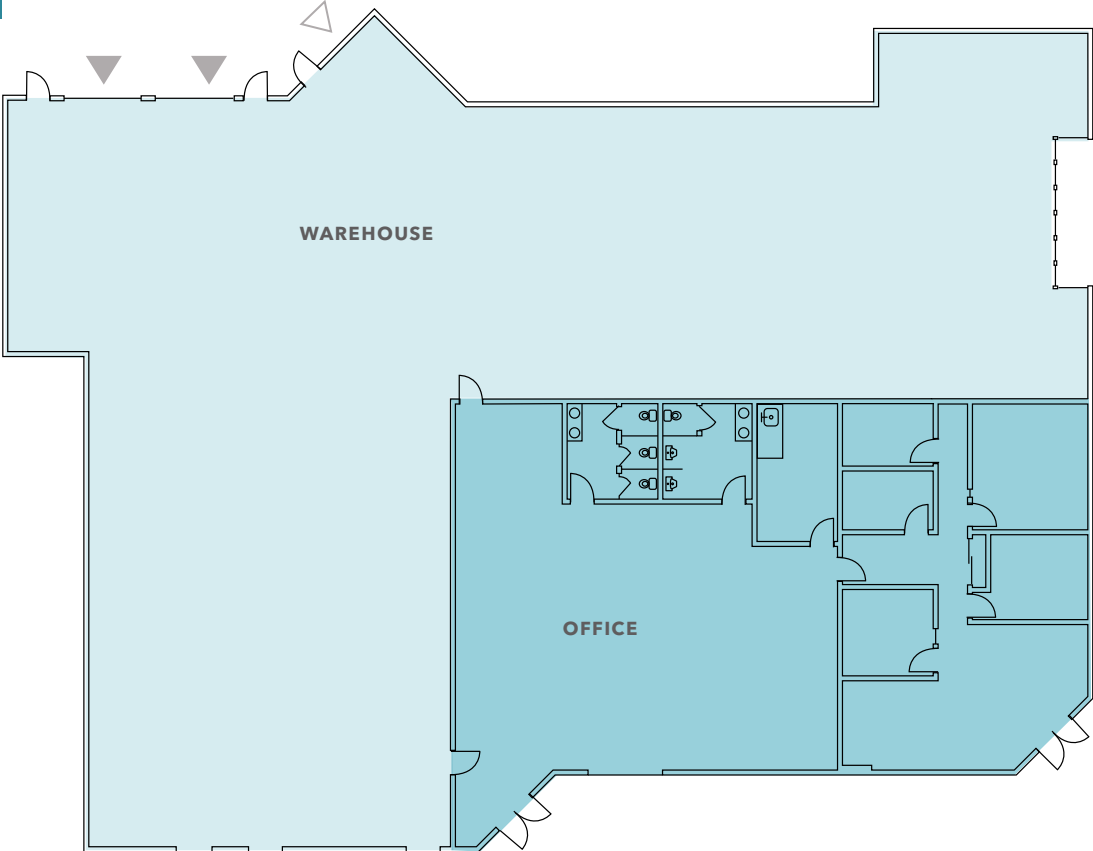
NOW

AVAILABLE

Space can be demised

SUITE C106

AS-BUILT, MARKET-READY FINISHES



▲ Grade-level loading ▲ Dock-high loading

13,328 SF

TOTAL SF

4,358 SF

OFFICE SF

8,970 SF

WAREHOUSE SF

LOADING

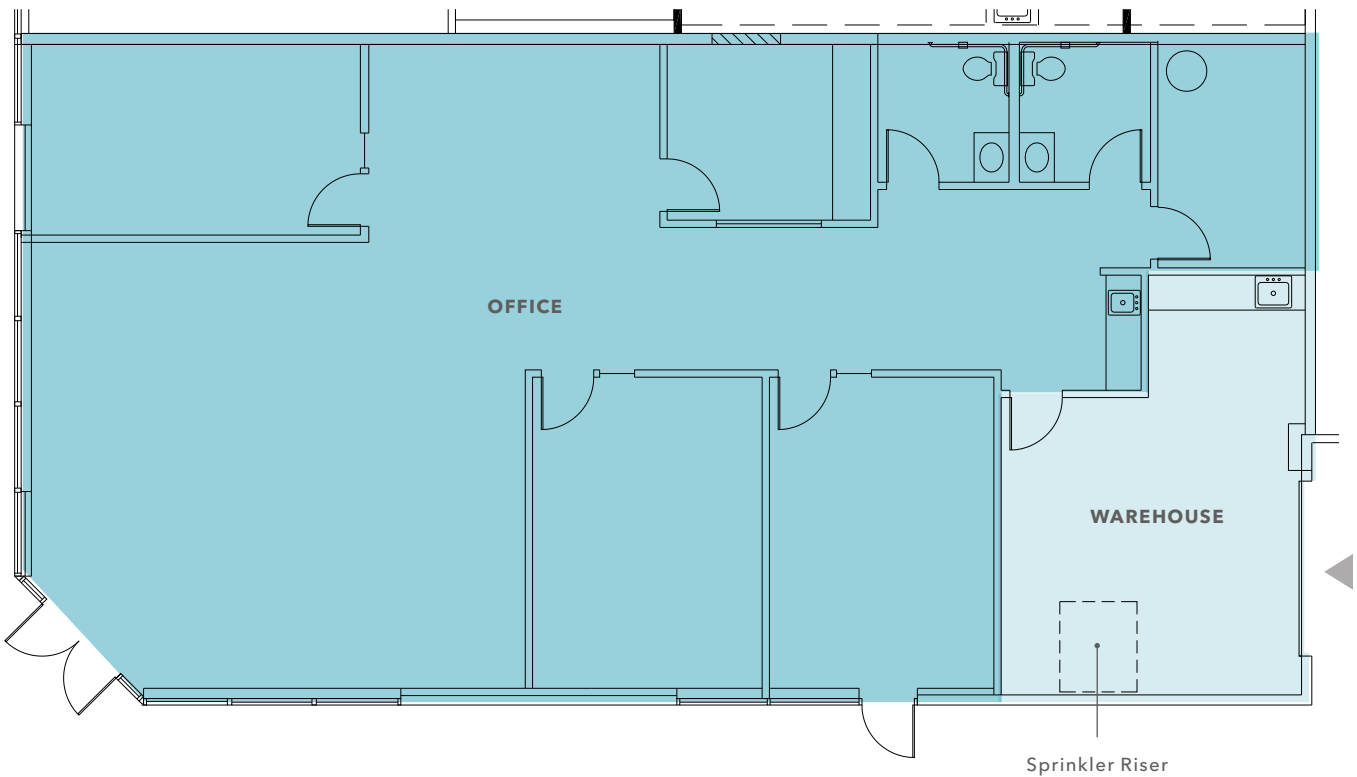
DOCK-HIGH & GRADE-LEVEL

NOW

AVAILABLE

SUITE D101

AS-BUILT



2,998 SF

TOTAL SF

2,608 SF

OFFICE SF

390 SF

WAREHOUSE SF

LOADING

DOCK-HIGH & GRADE-LEVEL

NOW

AVAILABLE



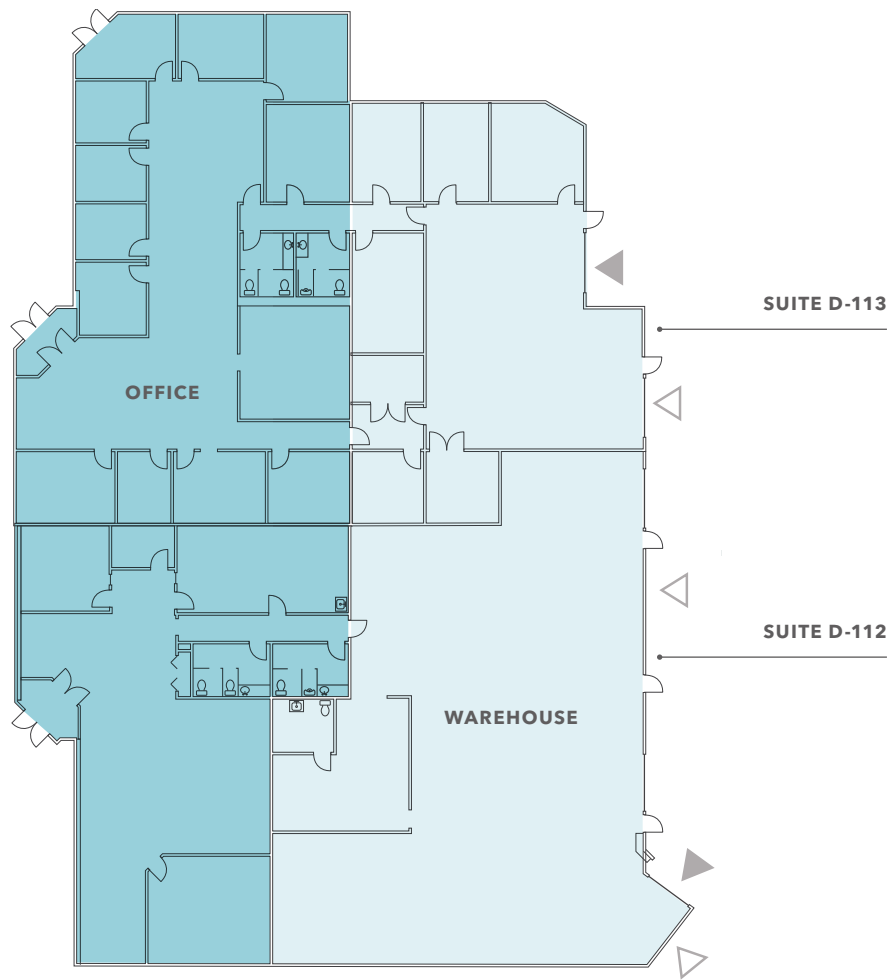
Grade-level loading



Dock-high loading

SUITE D112/D113

AS-BUILT



15,303 SF

TOTAL SF

7,631 SF

OFFICE SF

7,672 SF

WAREHOUSE SF

LOADING

DOCK-HIGH & GRADE-LEVEL

NOW

AVAILABLE



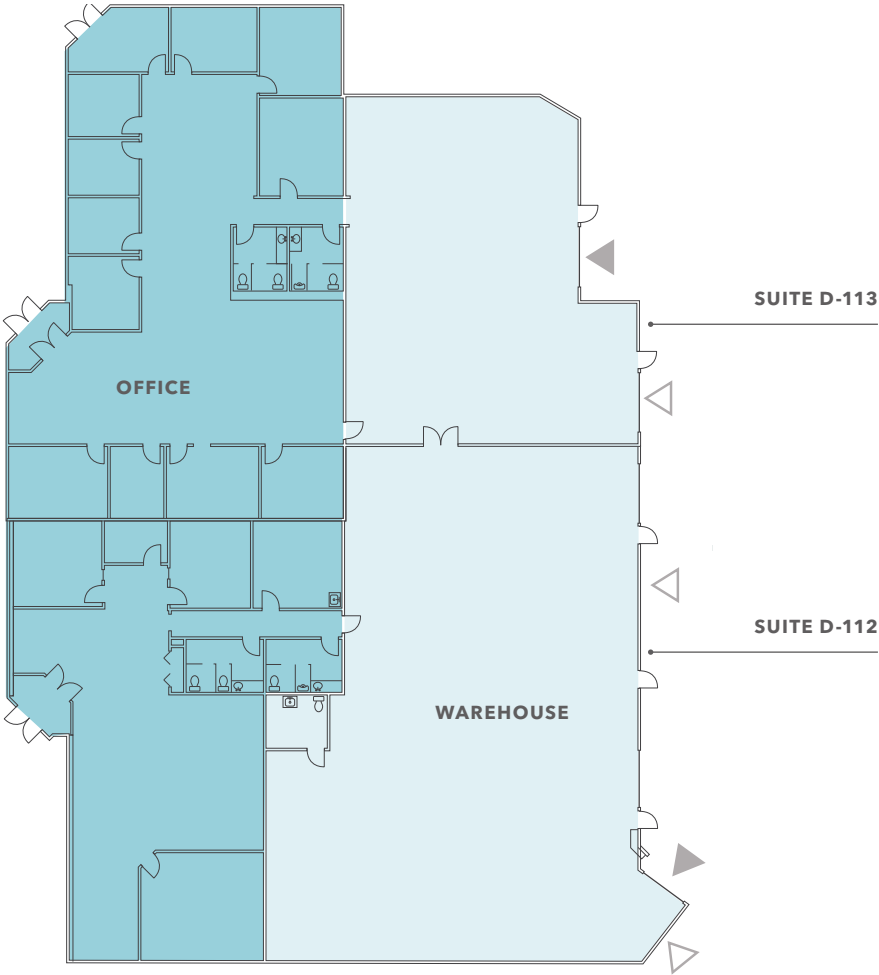
Grade-level loading



Dock-high loading

SUITE D112/D113

PLANNED MARKET-READY



15,303 SF

TOTAL SF

7,631 SF

OFFICE SF

7,672 SF

WAREHOUSE SF

LOADING

DOCK-HIGH & GRADE-LEVEL

NOW

AVAILABLE



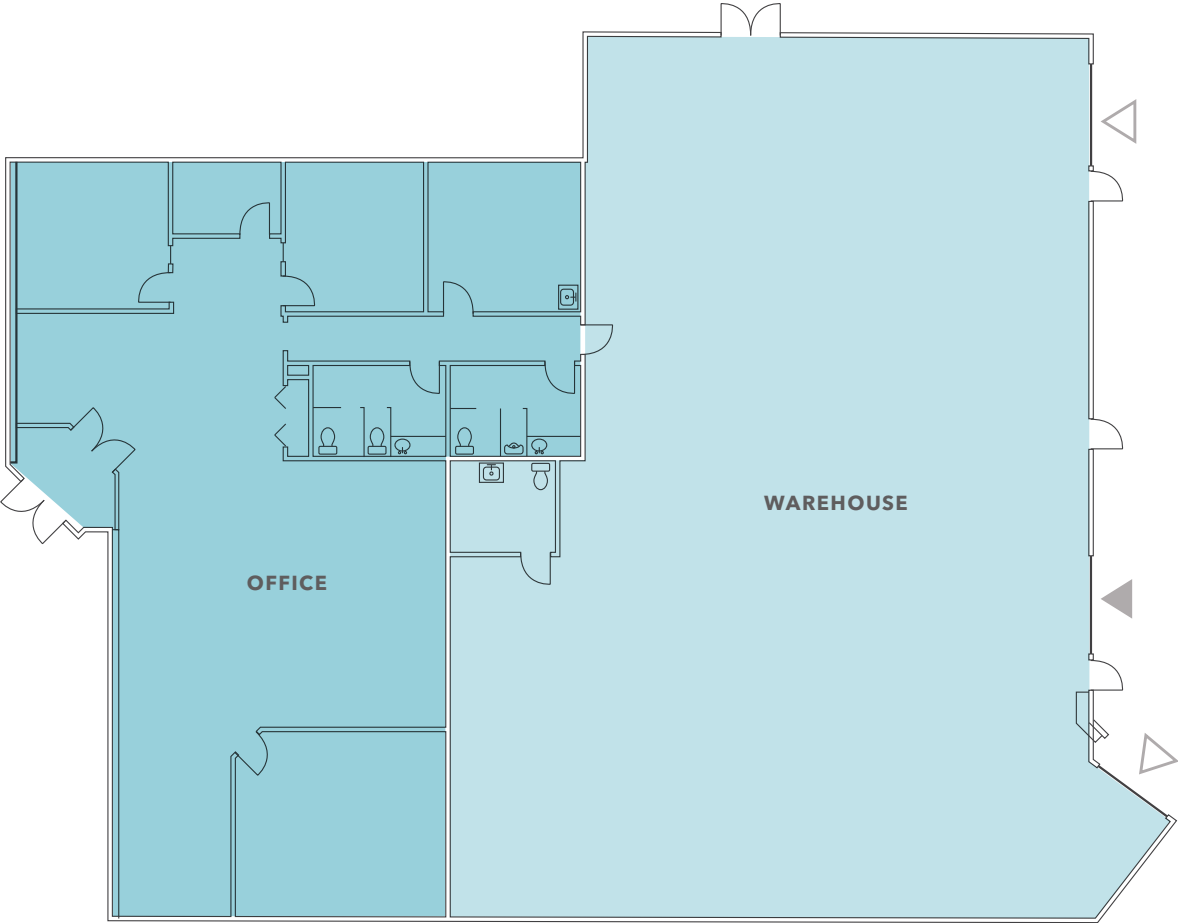
Grade-level loading



Dock-high loading

SUITE D112

PLANNED MARKET-READY



8,285 SF

TOTAL SF

3,233 SF

OFFICE SF

5,052 SF

WAREHOUSE SF

LOADING

DOCK-HIGH & GRADE-LEVEL

NOW

AVAILABLE



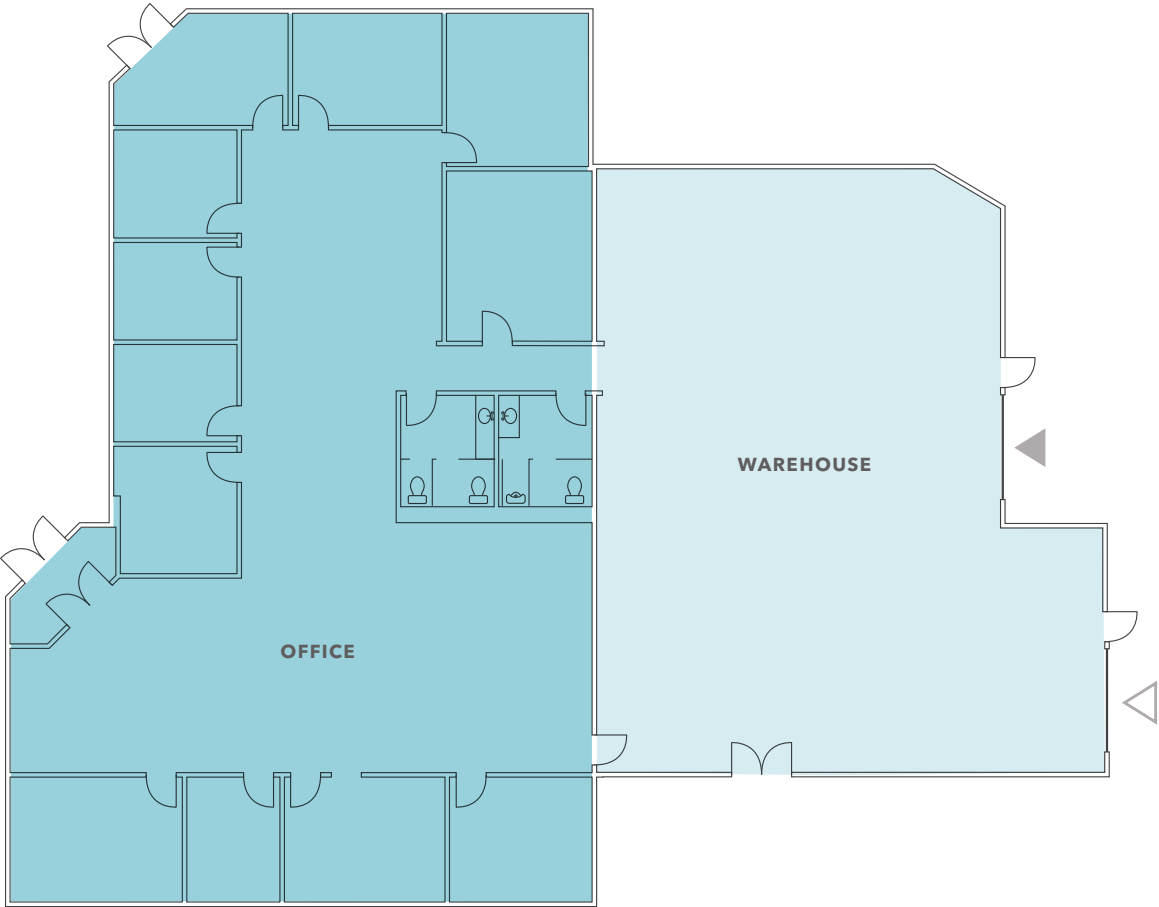
Grade-level loading



Dock-high loading

SUITE D113

PLANNED MARKET-READY



7,018 SF

TOTAL SF

4,398 SF

OFFICE SF

2,620 SF

WAREHOUSE SF

LOADING

DOCK-HIGH & GRADE-LEVEL

NOW

AVAILABLE



Grade-level loading



Dock-high loading



BOTHELL 405



BOTHELL



AVAILABLE FOR LEASE

KIDDER MATHEWS

BOTHELL 405

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