

For Sublease

RH North Creek Business Center

11822 NORTH CREEK PKWY N, BOTHELL, WA

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NAI Puget Sound
Properties

For Sublease

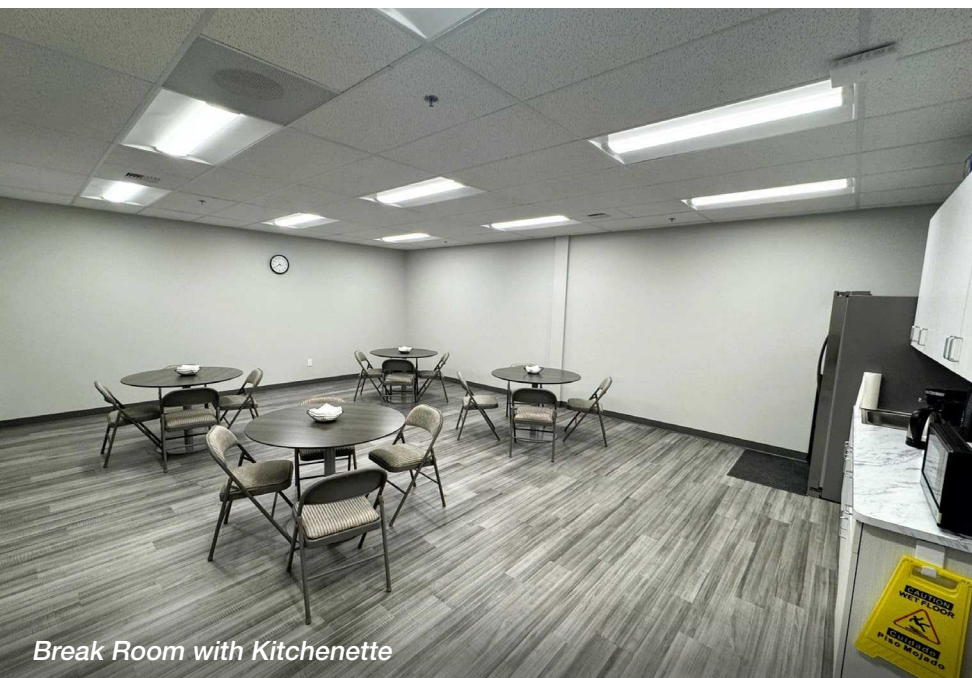
Ready for immediate occupancy, this turnkey professional space resides in one of Bothell's premier business corridors. Located in the heart of the North Creek Business Park, Suites 106-108 offer a unique blend of professional office and warehouse/flex/light lab/tech capabilities under one roof. This opportunity includes secured badge access, 12 office cubes, full HVAC, upgraded flooring, robust electrical distribution, 7 private offices, 4 restrooms, a break room with kitchenette, a furnished conference room, and 3 grade-level loading doors for convenient operational access.

ADDRESS	11822 North Creek Pkwy N Bothell, WA
BUILDING 6	Suites 106-108
SPACE AVAILABLE	6,462+/- SF
POWER	400a/208v 3 Phase Power
LEASE EXPIRATION	4/30/2032
ASKING RATE	\$20.00/sf NNN
NNN ESTIMATE	\$8.31/sf
TERM	Flexible Term Length Options

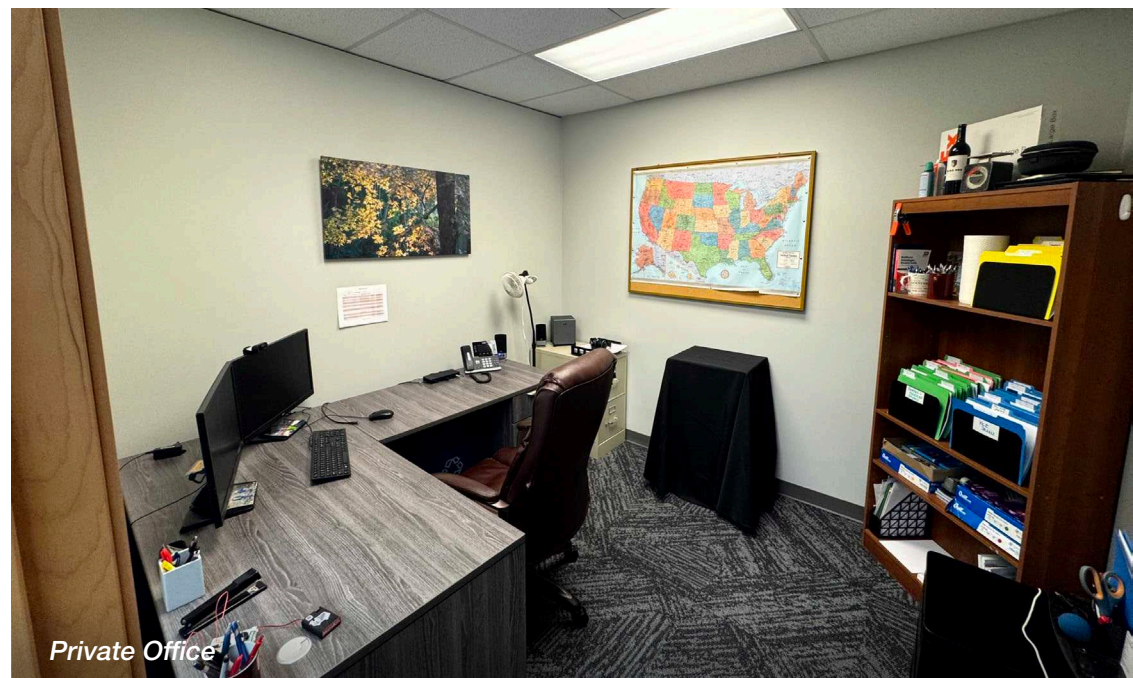




Storage Area



Break Room with Kitchenette



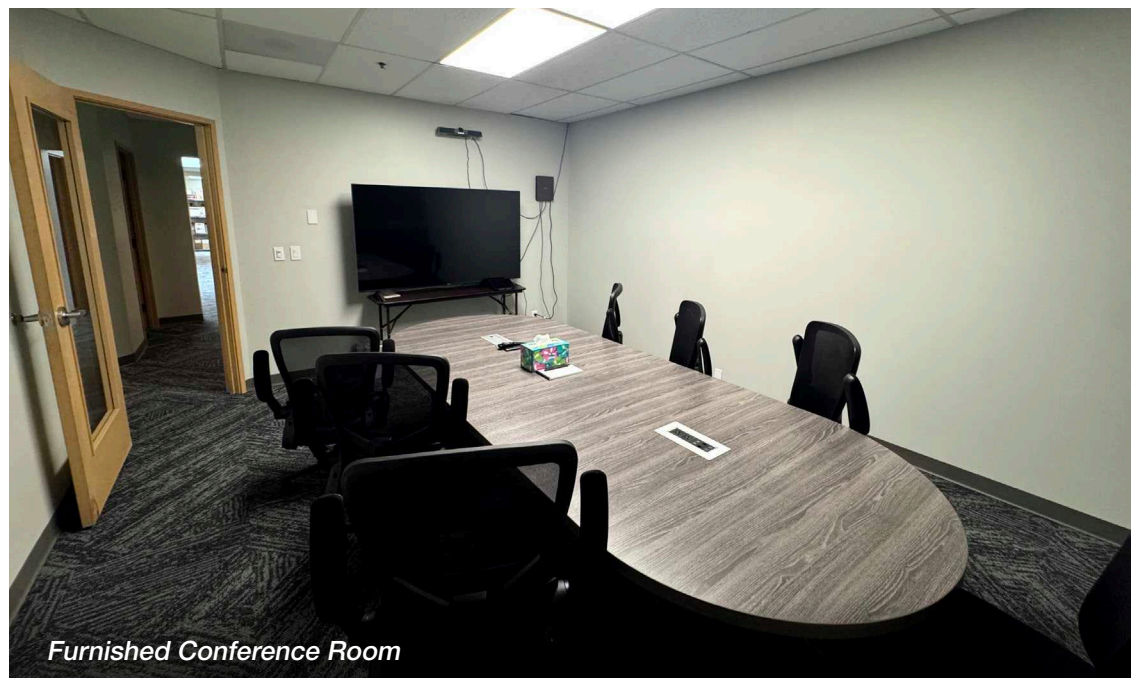
Private Office



Recently Upgraded Flooring

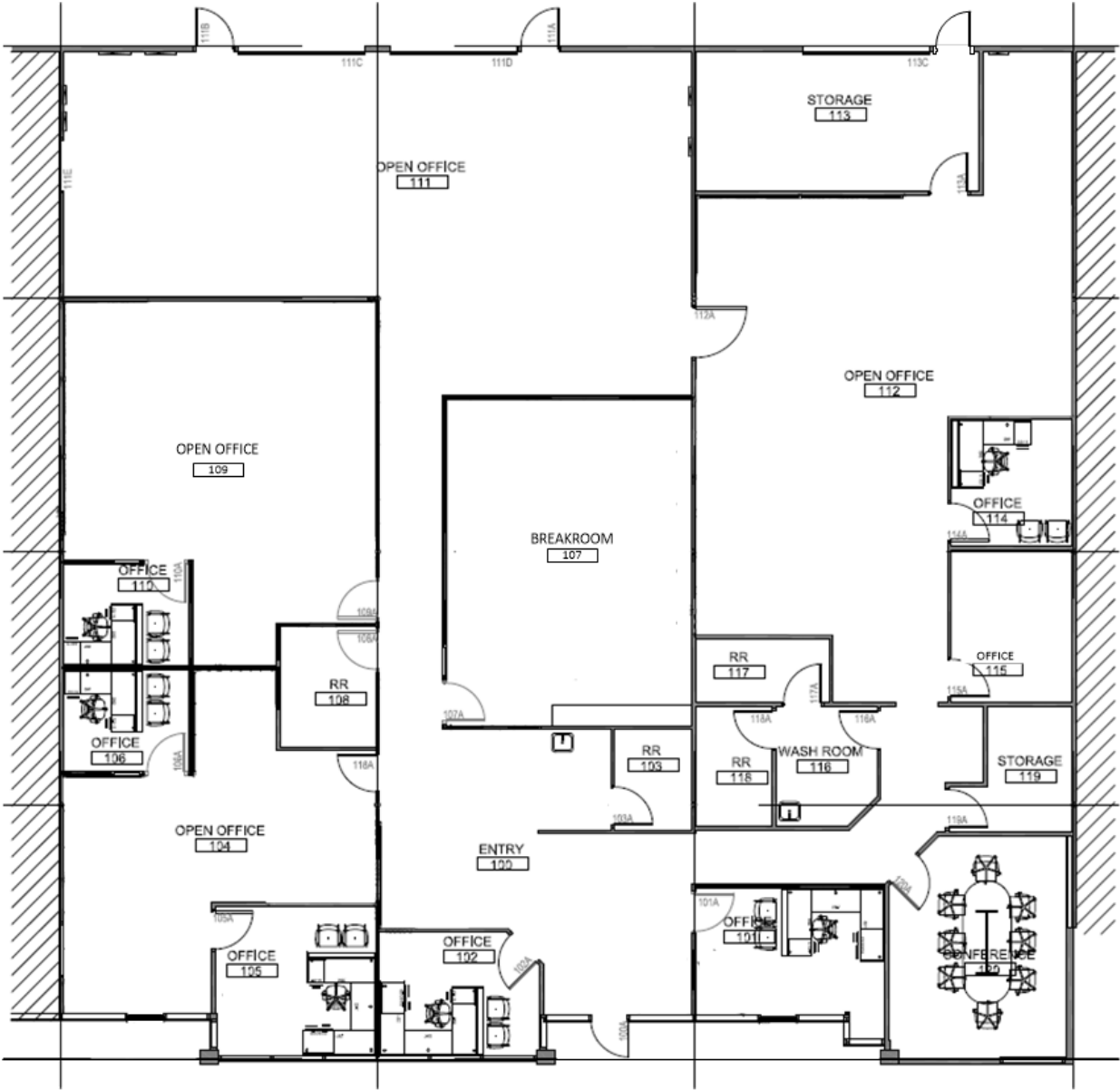


Convenient Operational Access



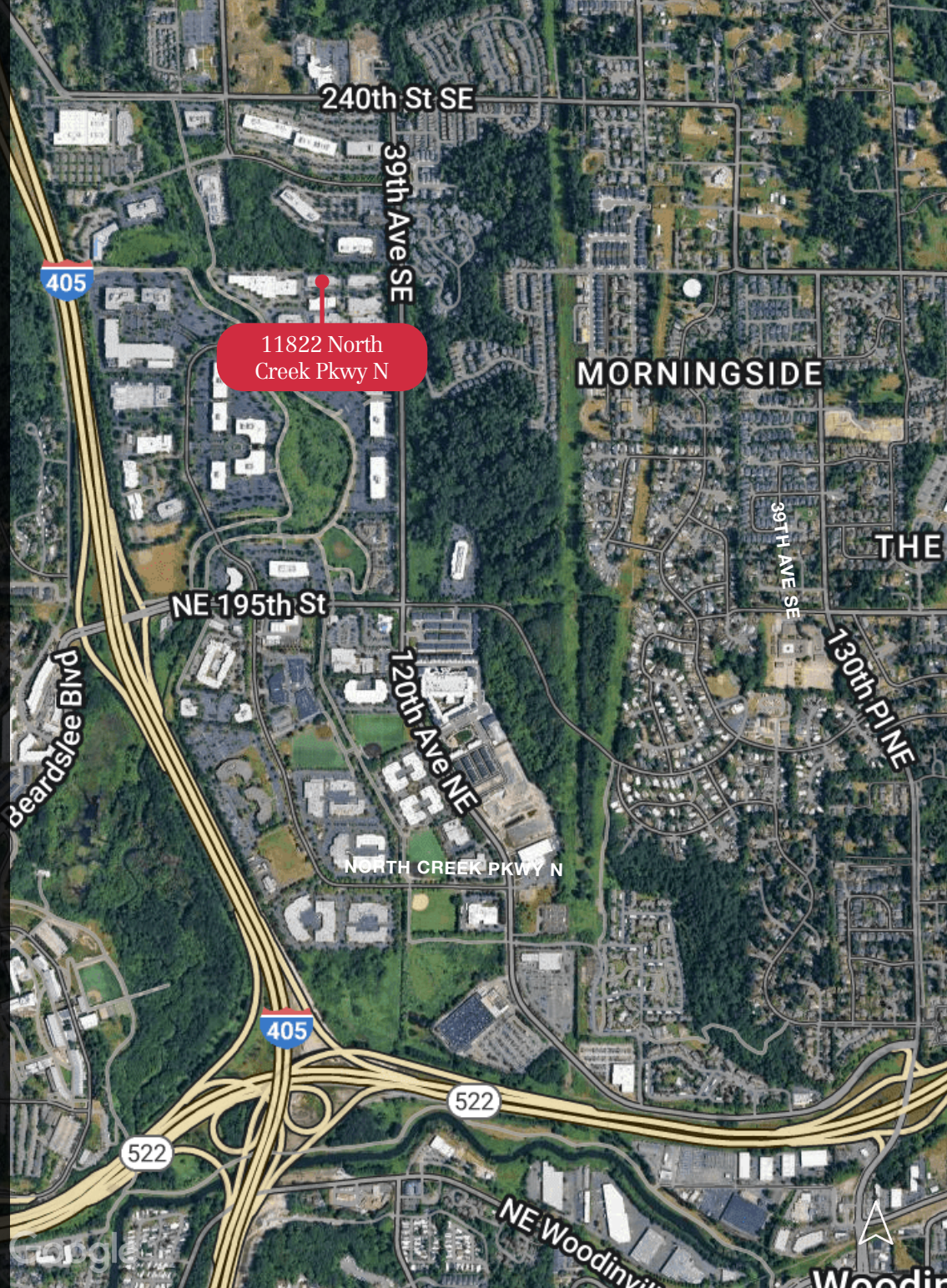
Furnished Conference Room

Space Plan



Property Overview

Strategically positioned with immediate access to I-405 and SR-522, the property is surrounded by an impressive roster of tech, life science, and light industrial tenants, including Google, AT&T, and Puget Sound Energy. This location offers both prestige and practicality—perfect for companies seeking a professional presence with integrated operational functionality.



An aerial photograph showing a suburban neighborhood with many houses, surrounded by dense green forests. In the background, a large, snow-capped mountain (Mount Rainier) rises above a range of blue-toned hills under a clear sky. The foreground shows a mix of green fields, some industrial or commercial buildings, and parking lots with cars.

Market Overview

Located in the heart of the North Creek business corridor, 11822 North Creek Pkwy N offers a rare opportunity to secure versatile office and flex space in one of Bothell's most sought-after commercial hubs. The property is positioned within minutes of I-405, providing exceptional connectivity to the Eastside, Seattle, and Everett. This sublease combines professional office amenities with warehouse, light lab, and tech capabilities — ideal for businesses requiring both administrative and operational space under one roof.

The surrounding North Creek area is home to a strong mix of technology, biotech, research, and light industrial tenants, creating a dynamic business ecosystem. Nearby amenities include restaurants, cafés, and retail centers, with convenient access to walking trails and green spaces. Bothell continues to experience steady economic and population growth, driven by a strong employment base and proximity to major innovation corridors in the Puget Sound region.

Amenities & Neighbors



AT&T
Campus

Lori's Deli

11822 North
Creek Pkwy N

North Creek
Trail Park

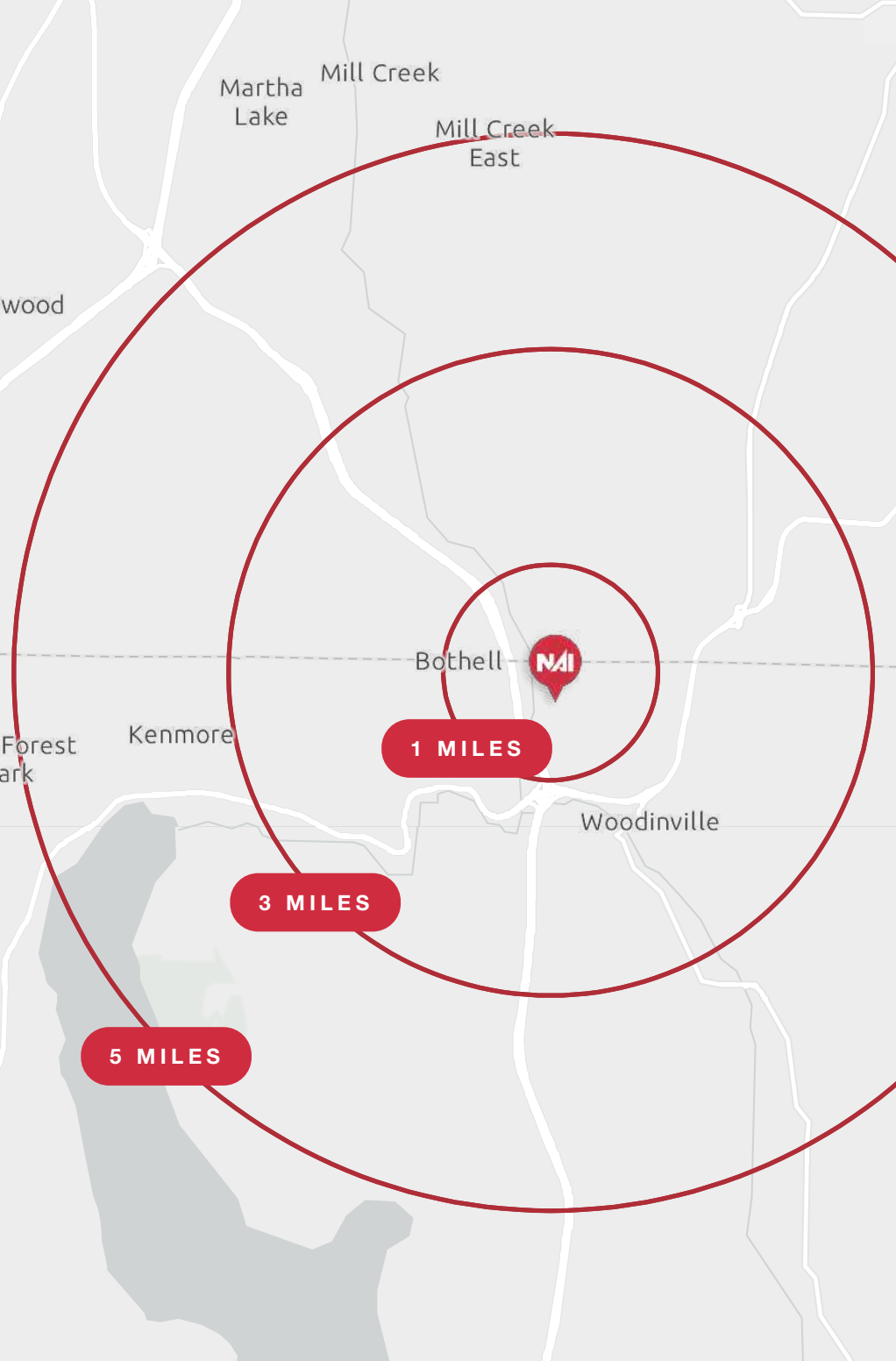
Puget Sound
Energy

Puget Sound
Energy

Google Bothell

Northshore
YMCA

Google



Demographic Overview

11822 NORTH CREEK PKWY N

	1 MILE	3 MILES	5 MILES
Population	11,369	89,838	247,458
Households	4,153	34,660	93,302
Median Age	37.0	38.7	39.0
Median HH Income	\$158,362	\$152,402	\$155,609
Avg. HH Income	\$198,311	\$192,162	\$197,353



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