

North Creek

OFFICE CENTER

BRODERICK
• GROUP •



19119 NORTH CREEK PARKWAY
BOTHELL, WASHINGTON 98011



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Availability

Suite	Size	Availability	Rental Rate (NNN)
101	2,206 SF	3/1/2026	\$21.00/SF
105	1,112 SF	PENDING	PENDING
200	1,995 SF	2/1/2026	\$21.00/SF
202	3,138 SF	2/1/2026	\$21.00/SF
210	2,051 SF	2/1/2026	\$21.00/SF

NNN Expenses \$14.60/SF



Building Features



Market-ready suites
available:
Suites 200 & 210



Located
Near I-405



4.3 exterior
parking stalls per
1,000 sq ft



Located within
the technology
corridor



Walking/jogging
trails throughout



Shower & changing
room provided for
tenants

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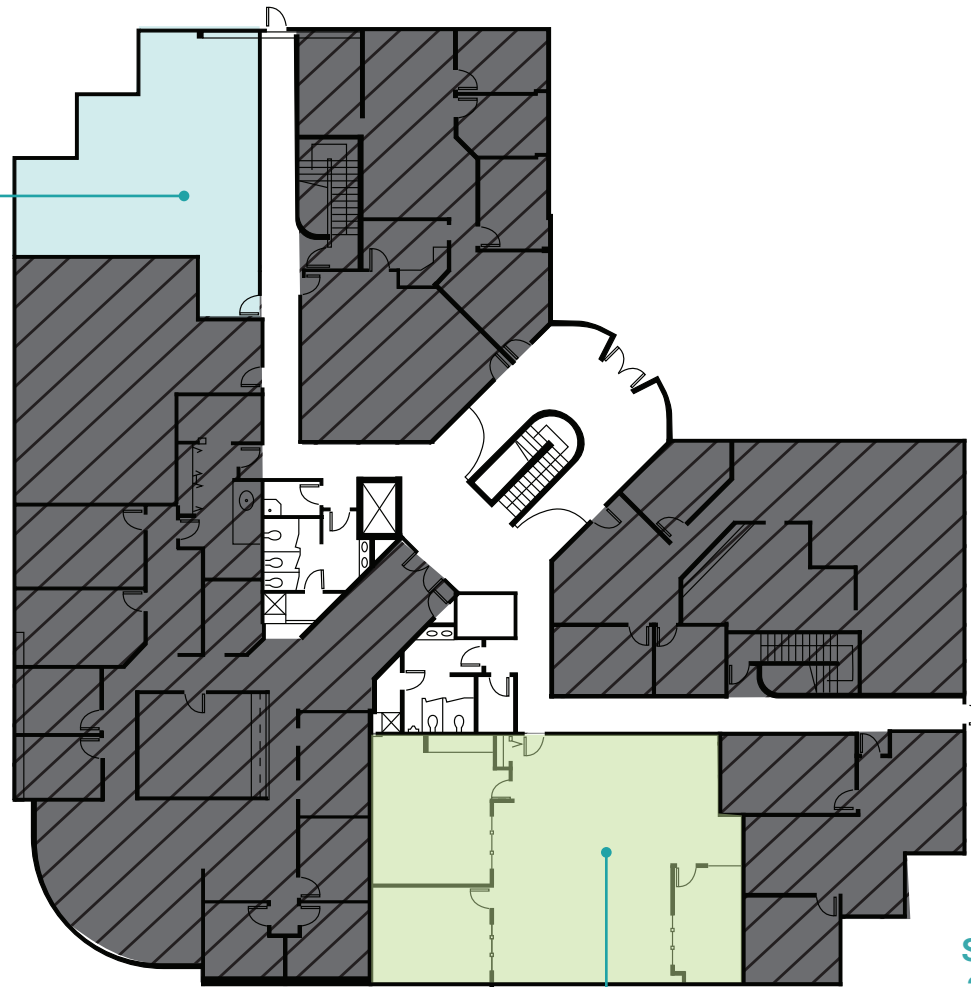
19119 NORTH CREEK PARKWAY
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Floor 1

Suite 101 - **2,206 SF**

Suite 105 - **1,112 SF**

Suite 105
1,112 SF
PENDING



Suite 101
2,206 SF
Available 3/1/2026

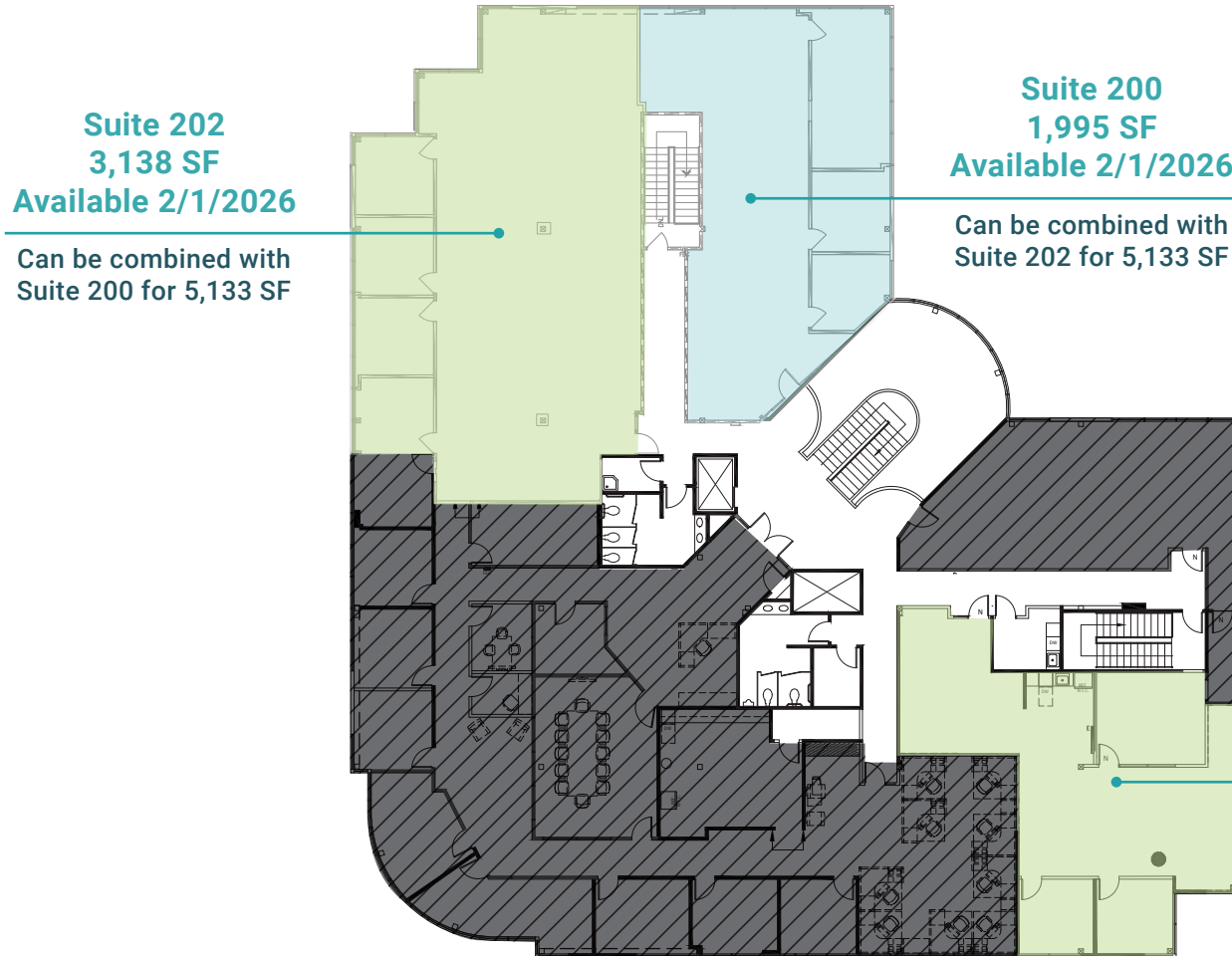
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Floor 2

Market-ready work underway



Suite 200 - **1,995 SF**
Suite 202 - **3,138 SF**
Suite 210 - **2,051 SF**

The floor plans shown are speculative floor plans that are currently under construction

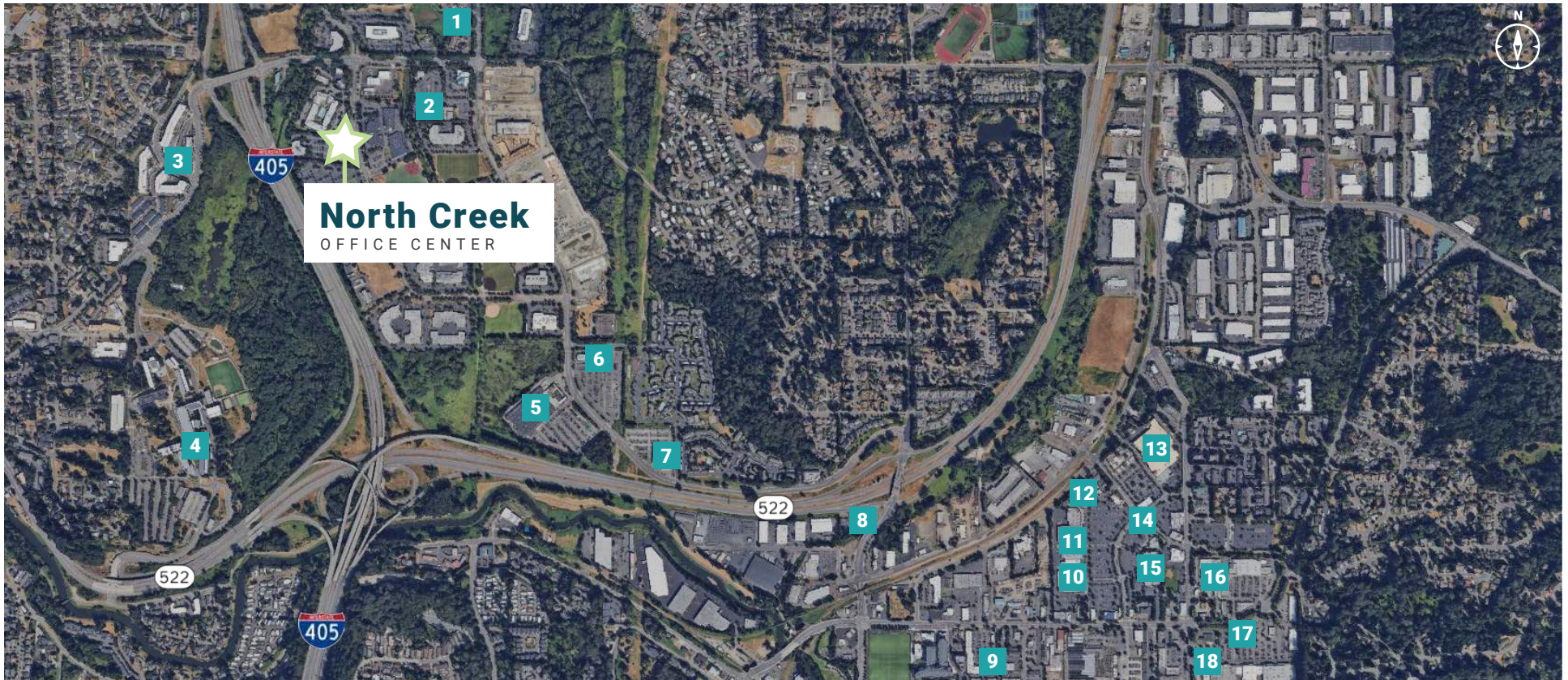
Suite 210
2,051 SF
Available 2/1/2026

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Nearby Amenities



- | | | |
|--------------------------------------|-----------------------|-------------------------------|
| 1. Residence Inn by Marriott Seattle | 7. 24 Hour Fitness | 13. Target |
| 2. Northshore YMCA | 8. Dairy Queen | 14. Moeida Asian Bistro |
| 3. Beardslee Public House | 9. Racha Thai Cuisine | 15. AMC Woodinville 12 |
| 4. University of Washington Bothell | 10. Haggen | 16. Rooney's Food and Spirits |
| 5. The Home Depot | 11. PetSmart | 17. Topsy Cow |
| 6. Modoo Banjeom | 12. Barnes & Noble | 18. Bobae Coffee & Tea |

8 minutes

TO DOWNTOWN WOODINVILLE

10 minutes

TO DOWNTOWN KIRKLAND