



**TECH/OFFICE
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

2,531 SF - 11,434 SF Available

Call for Rates

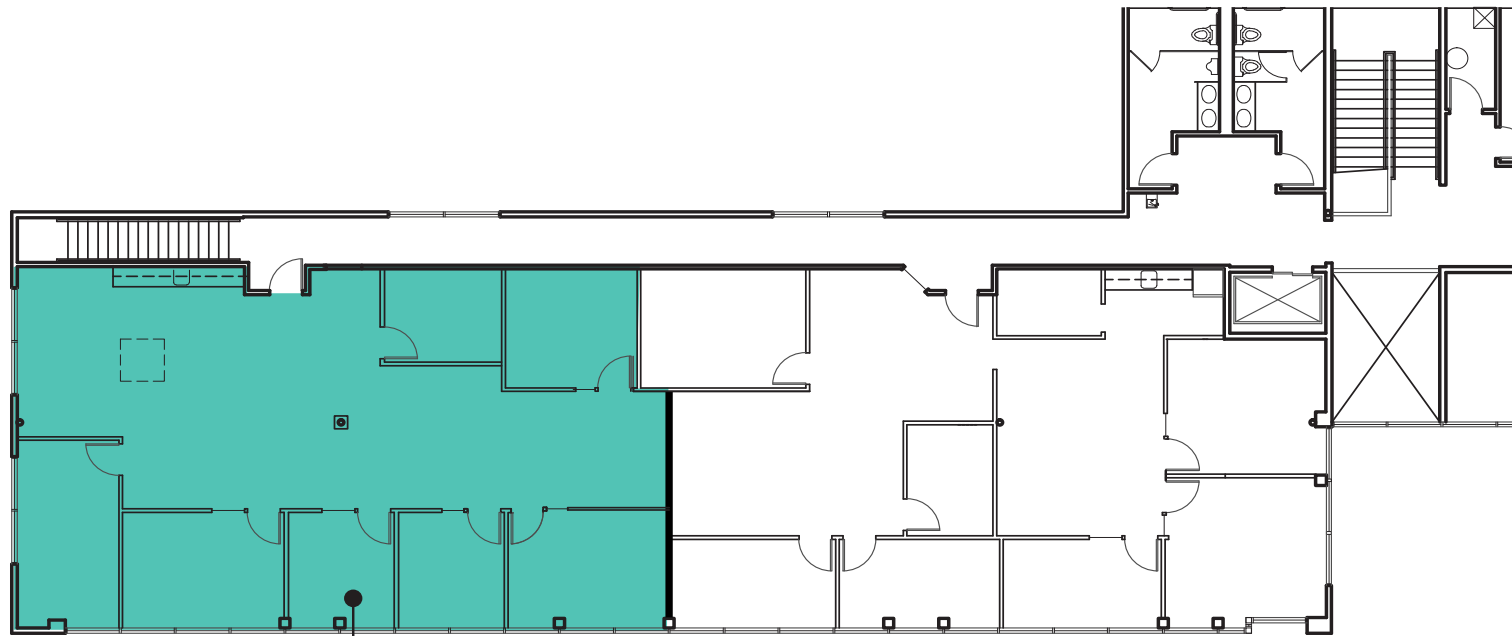
LOCATION FEATURES:

- 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) SECOND FLOOR PLAN

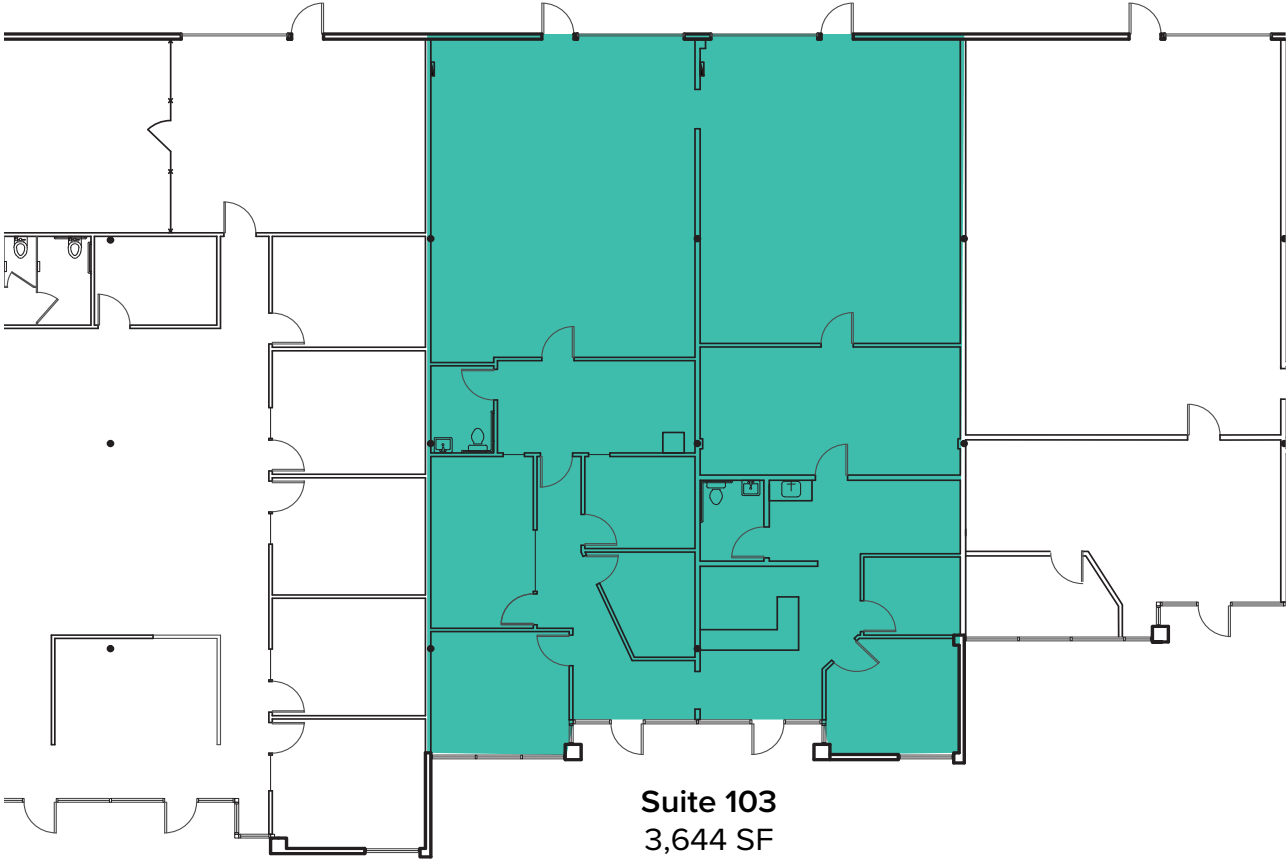
| Suite | SF | Rate | Notes |
|---------|----------|-----------------|--|
| 204/205 | 2,531 SF | \$26.00/SF, NNN | 7 private offices and open work space with a kitchenette. Available Now. |



Suite 204/205
2,531 SF

BUILDING 3 (11824) FLOOR PLAN

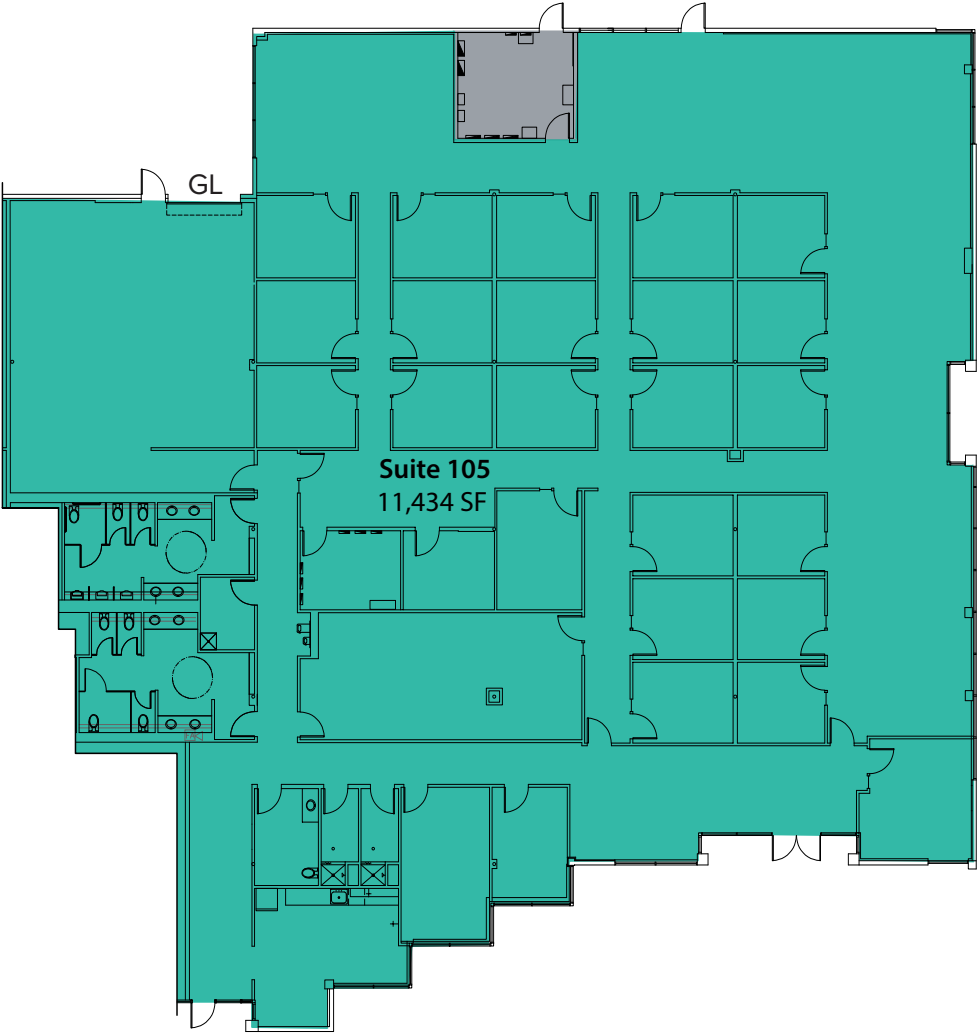
| Suite | SF | Rate | Notes |
|-------|-------------------------|-----------------|--|
| 103 | 3,644 SF (2,082 SF Ofc) | \$26.00/SF, NNN | Office/warehouse space with lab improvements that include a shower, fume hood, and a clean room. Available 10/1/2026. |



Suite 103
3,644 SF
(2,082 SF Ofc)

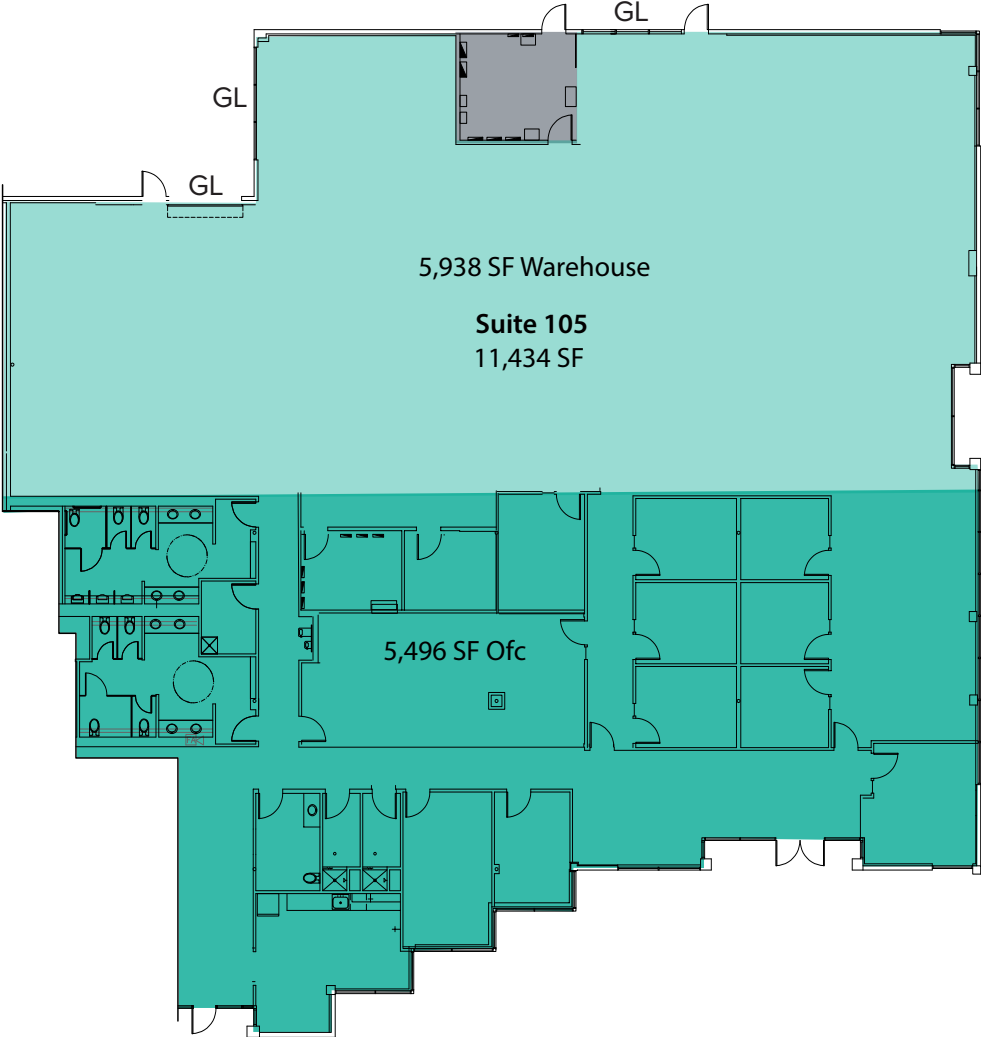
BUILDING 4 (11810) AS IS FLOOR PLAN

| Suite | SF | Rate | Notes |
|-------|-----------|----------------|--|
| 105 | 11,434 SF | Call for Rates | Dense private office space with GL loading for storage, showers, and breakroom. Available Now. |



BUILDING 4 (11810) SAMPLE FLOOR PLAN

| Suite | SF | Rate | Notes |
|-------|--------------------------|----------------|---|
| 105 | 11,434 SF (5,496 SF Ofc) | Call for Rates | Office and warehouse space with 6-8 private offices, showers, 16' clear height in warehouse, and 3 different potential GL loading door locations. Available Now. |



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

