

FOR LEASE

# BOTHELL 405

11711-11807 NORTH CREEK PKWY S, BOTHELL, WA

*A Four-Building, 152,512 SF  
Business Park with Direct  
Access to I-405*

BOTHELL405.COM



KIDDER.COM

**km** Kidder  
Mathews

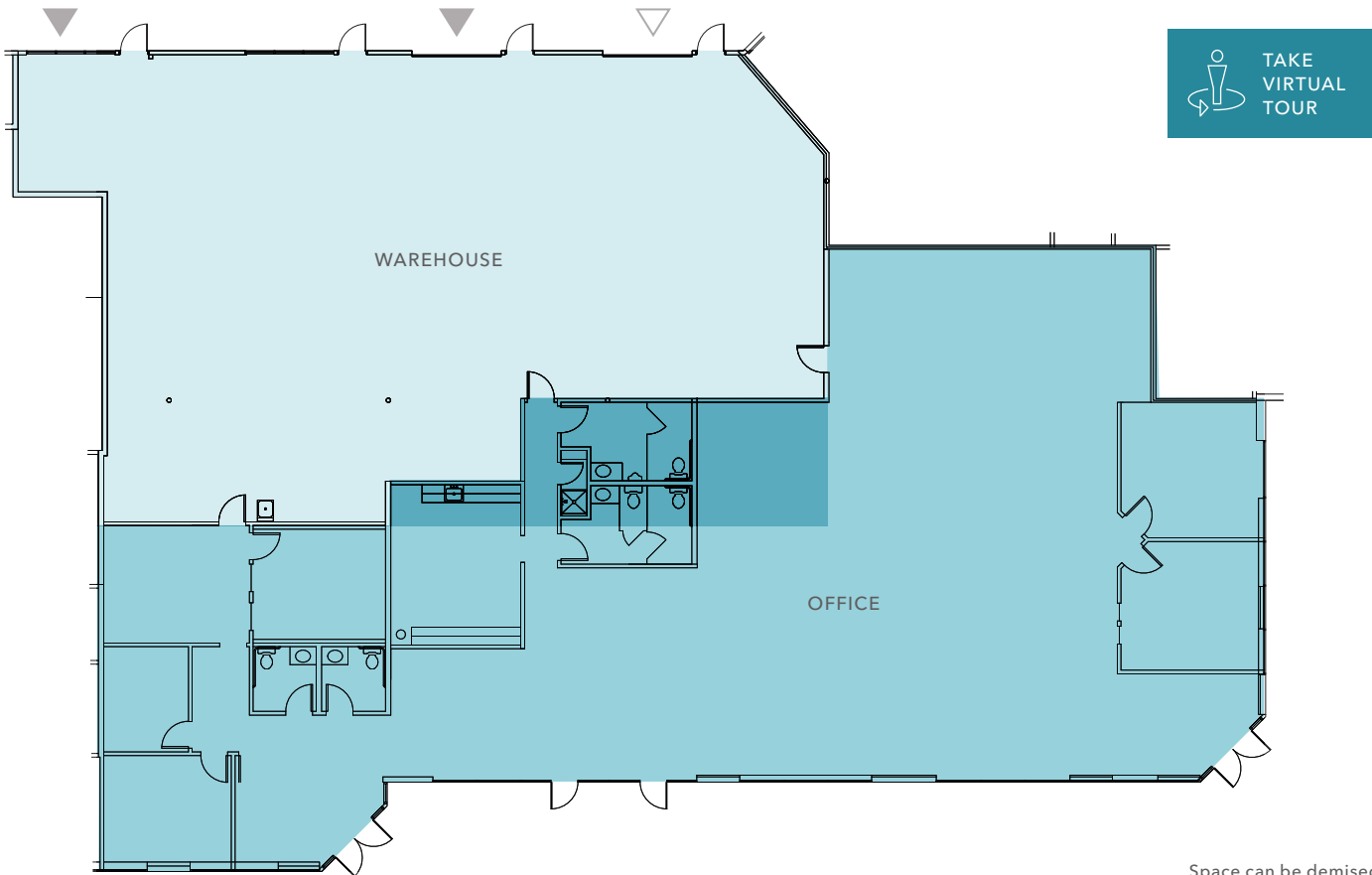
SUITE AVAILABILITY

Suite	Total SF	Office SF	Warehouse SF	Office Rate/SF	Warehouse Rate/SF	NNN	Date Available
B103 (MARKET-READY)	9,904	6,315	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
D104	5,262	550	4,712	\$2.35	\$1.45	\$0.53	9/1/26
D112 (MARKET-READY UNDERWAY)	8,285	3,233	5,052	\$2.35	\$1.45	\$0.53	Now
D113 (MARKET-READY UNDERWAY)	7,018	4,398	2,620	\$2.35	\$1.45	\$0.53	Now



# SUITE B103

MARKET-READY FINISHES



*9,904 SF*

TOTAL SF

*6,315 SF*

OFFICE SF

*3,589 SF*

WAREHOUSE SF

*LOADING*

DOCK-HIGH & GRADE-LEVEL

*13'*

CLEAR HEIGHT

*NOW*

AVAILABLE

Space can be demised



Grade-level loading



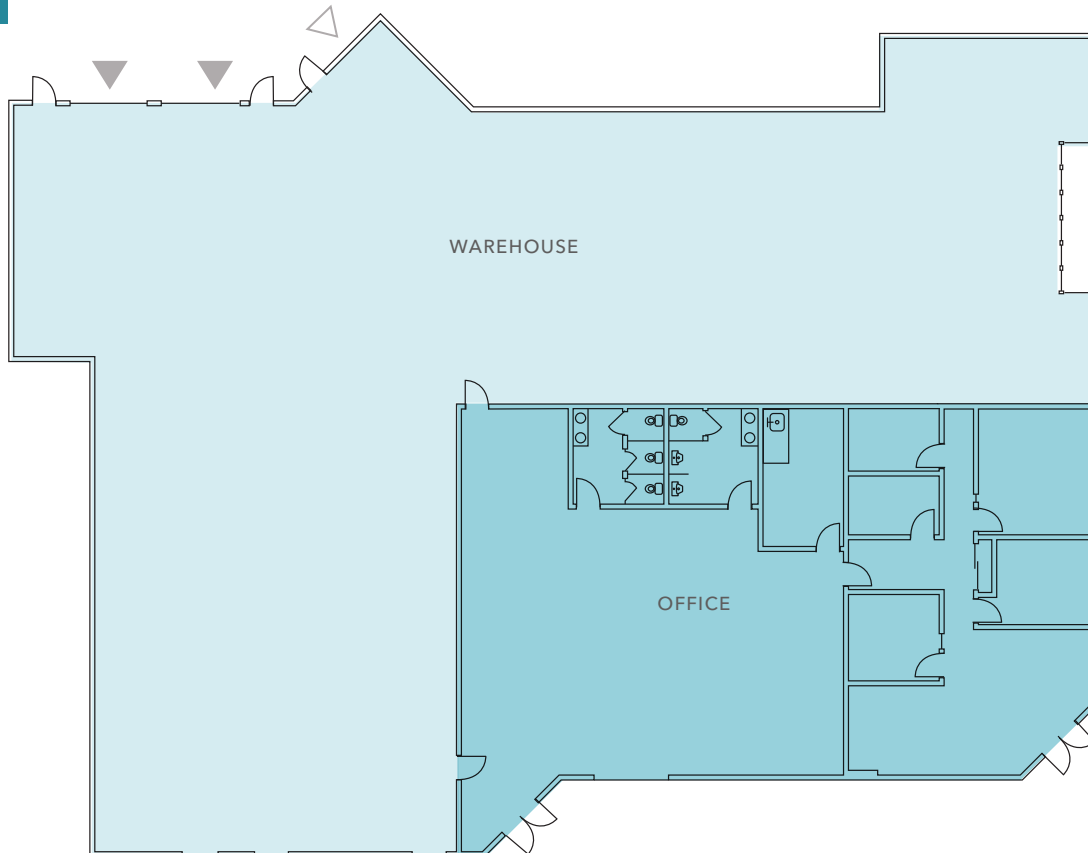
Dock-high loading



Demo

# SUITE C106

MARKET-READY FINISHES



*13,328 SF*

TOTAL SF

*4,358 SF*

OFFICE SF

*8,970 SF*

WAREHOUSE SF

*LOADING*

DOCK-HIGH & GRADE-LEVEL

*20'*

CLEAR HEIGHT

*NOW*

AVAILABLE

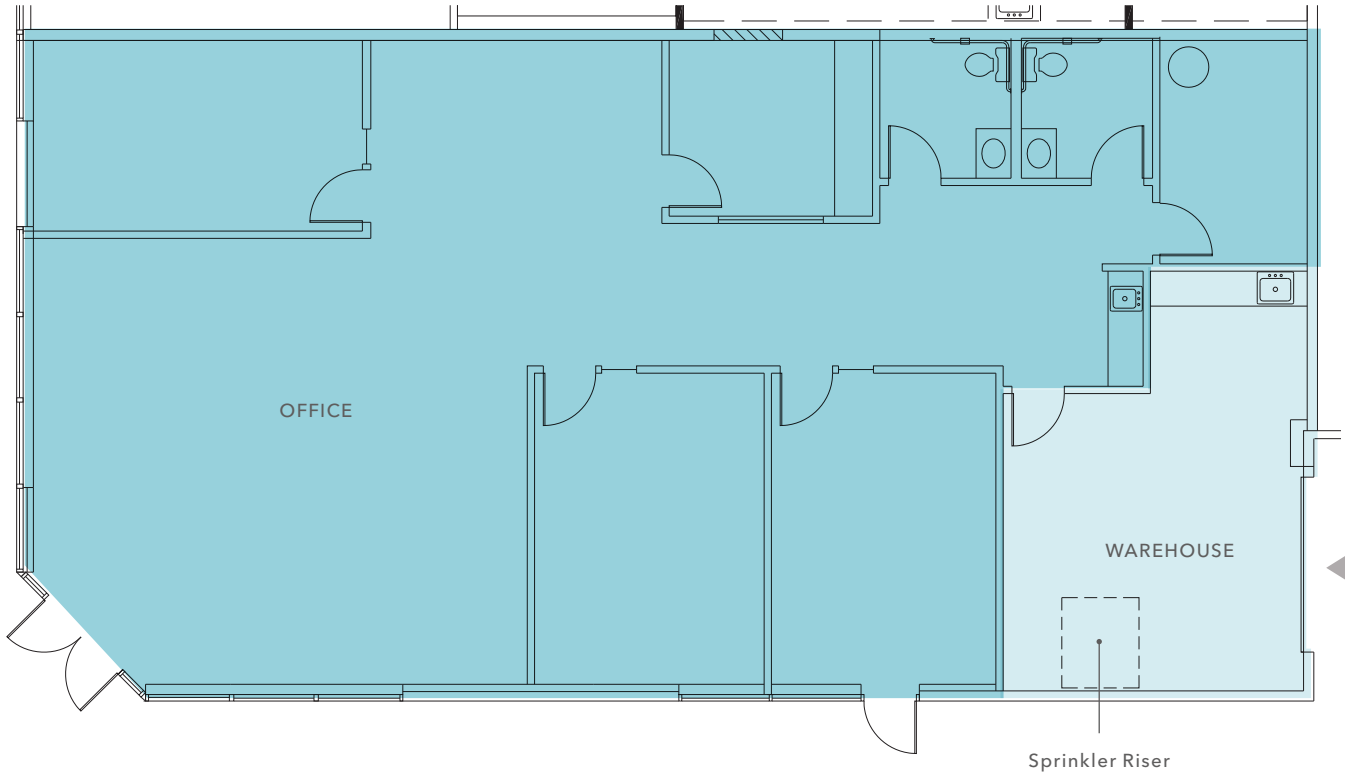


▲ Grade-level loading

△ Dock-high loading

# SUITE D101

AS-BUILT



*2,998 SF*

TOTAL SF

*2,608 SF*

OFFICE SF

*390 SF*

WAREHOUSE SF

*LOADING*

DOCK-HIGH & GRADE-LEVEL

*15'*

CLEAR HEIGHT

*NOW*

AVAILABLE



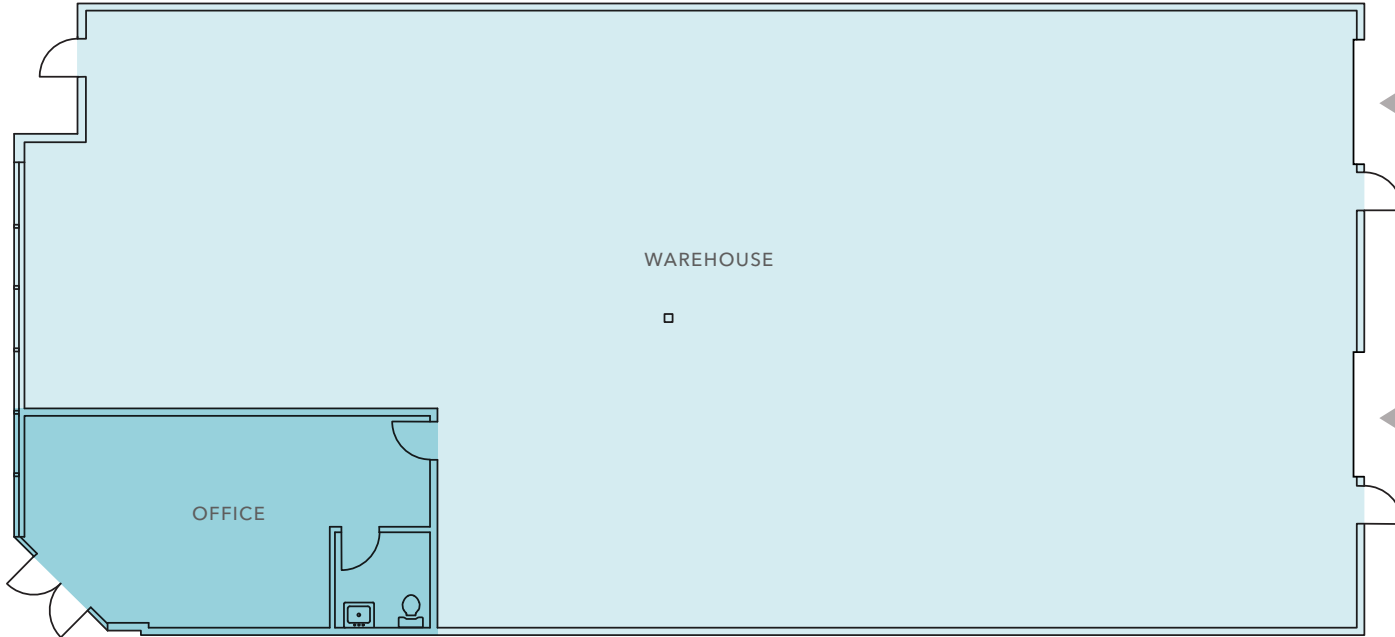
Grade-level loading



Dock-high loading

# SUITE D104

AS-BUILT



5,262 SF

TOTAL SF

550 SF

OFFICE SF

4,712 SF

WAREHOUSE SF

LOADING

DOCK-HIGH & GRADE-LEVEL

15'

CLEAR HEIGHT

9/1/26

AVAILABLE



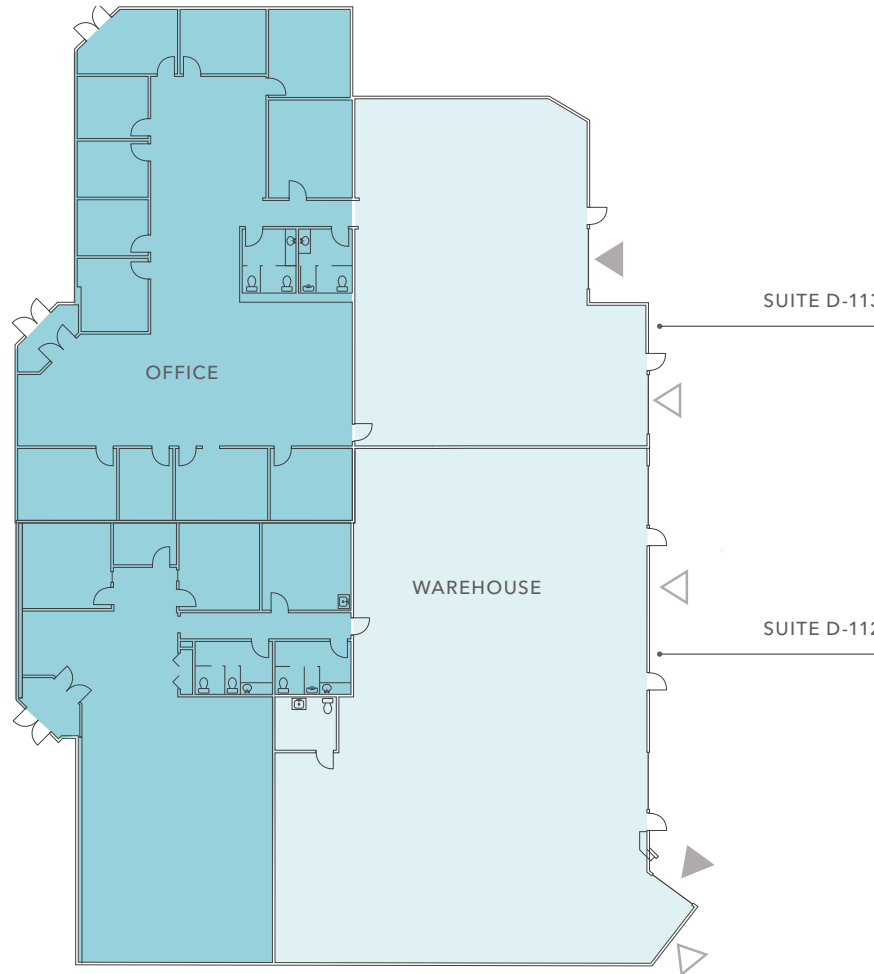
Grade-level loading



Dock-high loading

# SUITE D112/D113

MARKET-READY UNDERWAY



15,303 SF

TOTAL SF

7,631 SF

OFFICE SF

7,672 SF

WAREHOUSE SF

LOADING

DOCK-HIGH & GRADE-LEVEL

15'

CLEAR HEIGHT

NOW

AVAILABLE



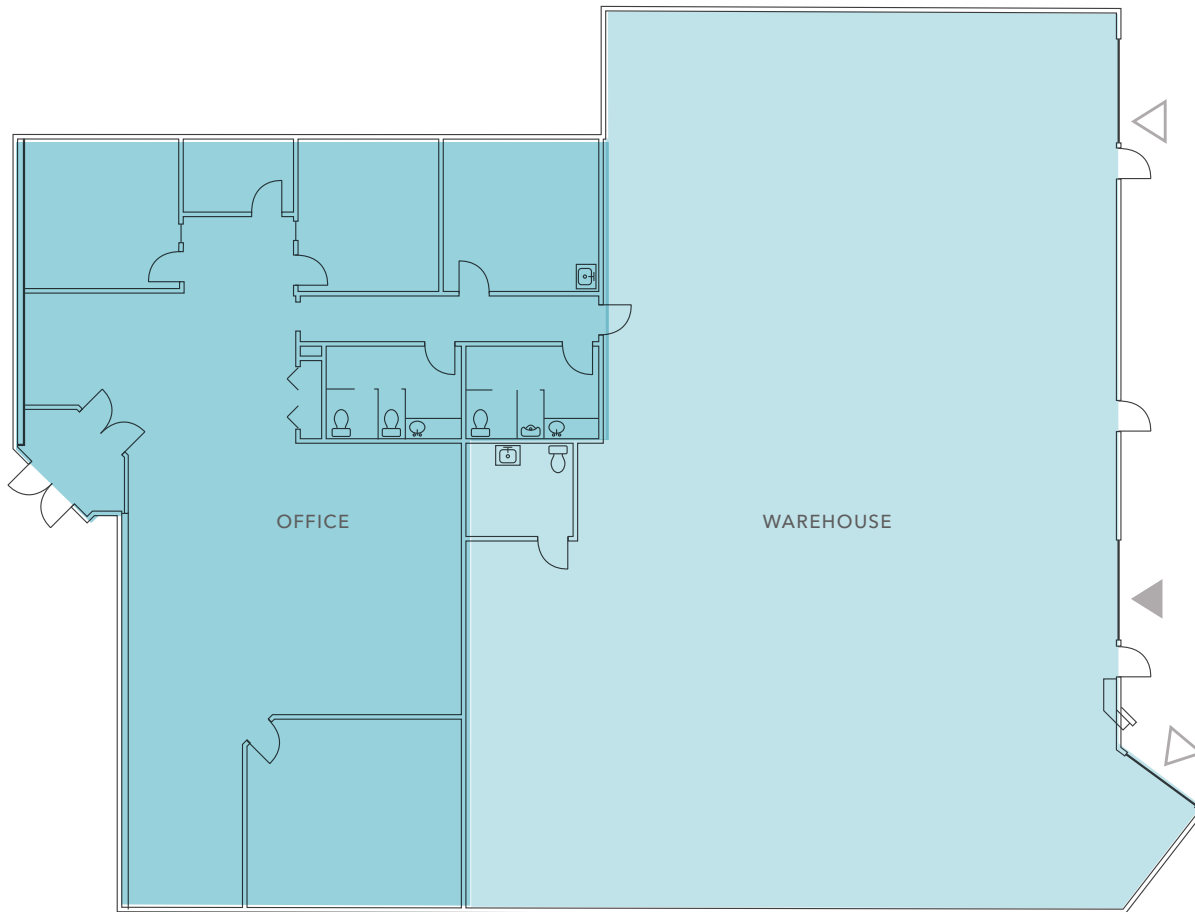
Grade-level loading



Dock-high loading

# SUITE D112

MARKET-READY UNDERWAY



8,285 SF

TOTAL SF

3,233 SF

OFFICE SF

5,052 SF

WAREHOUSE SF

LOADING

DOCK-HIGH & GRADE-LEVEL

15'

CLEAR HEIGHT

NOW

AVAILABLE



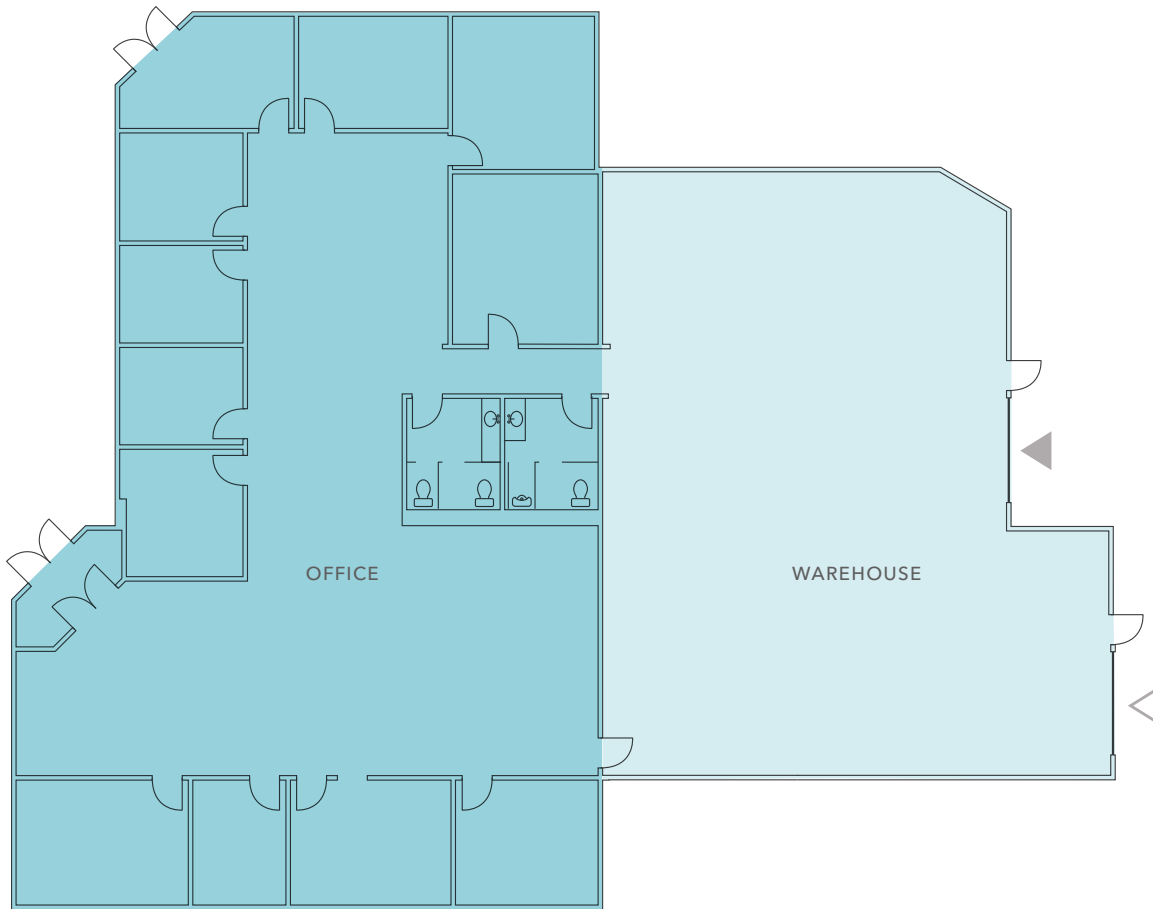
Grade-level loading



Dock-high loading

# SUITE D113

MARKET-READY UNDERWAY



*7,018 SF*

TOTAL SF

*4,398 SF*

OFFICE SF

*2,620 SF*

WAREHOUSE SF

*LOADING*

DOCK-HIGH & GRADE-LEVEL

*15'*

CLEAR HEIGHT

*NOW*

AVAILABLE



Grade-level loading



Dock-high loading

BOTHELL 405 BUSINESS PARK



**BOTHELL 405**



AVAILABLE FOR LEASE

KIDDER MATHEWS

# BOTHELL 405

*Exclusively listed by*

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