

PROUDLY OWNED BY



PROFESSIONALLY MANAGED BY



Parklands North Creek

Bothell, Washington

EXCLUSIVELY LISTED BY:



DEREK HEED
425 453 3133
derek.heed@colliers.com

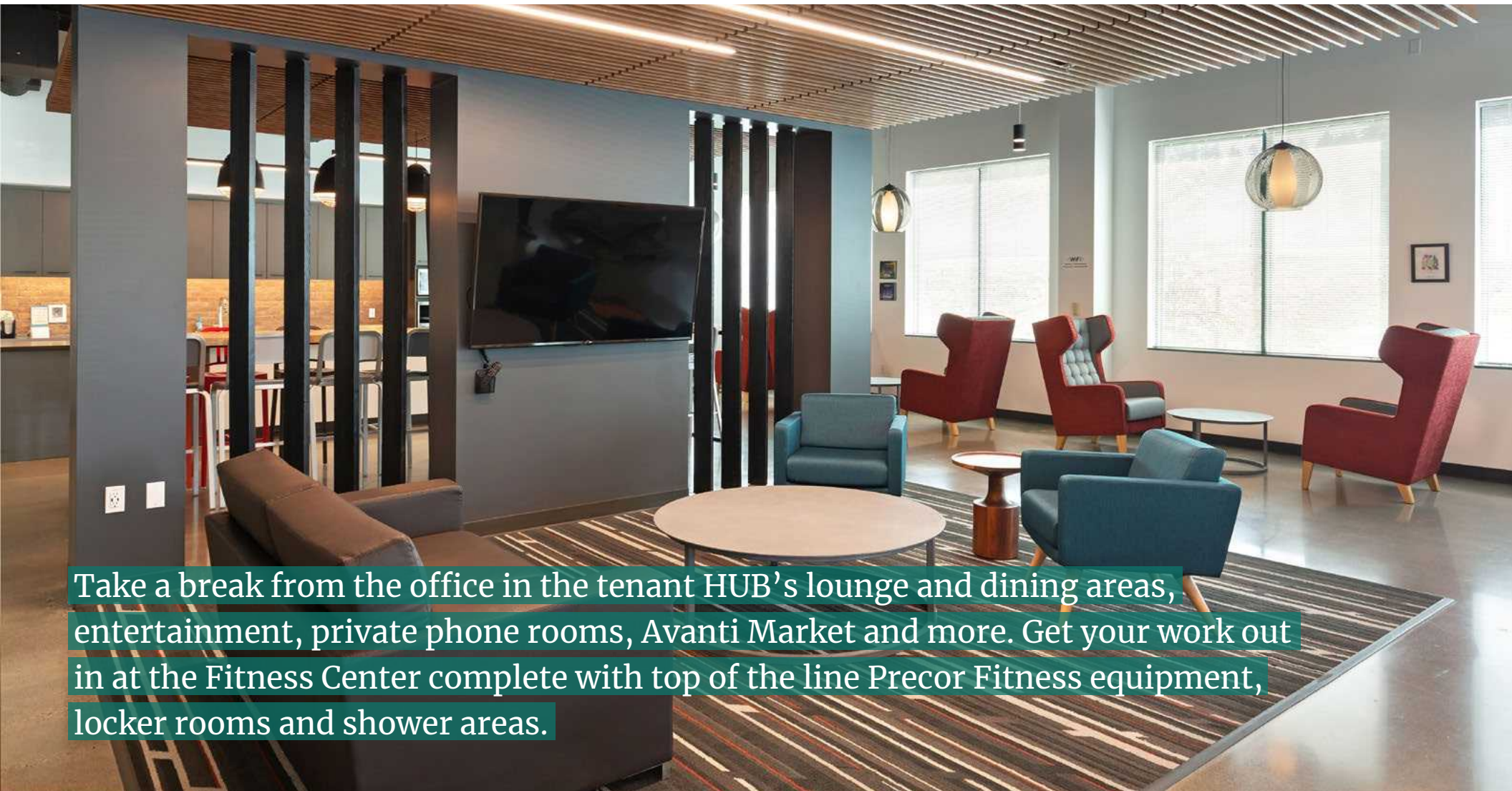
GREGG RIVA
206 595 1525
gregg.riva@colliers.com



A cutting edge corporate office campus designed to take full advantage of the area's inherent natural beauty, local amenities, vibrant, open spaces and optimal central location.

Property Features

- Exterior and interiors designed with finishes for the latest technology needs of Class A office users.
- Abundant power with 22.8 watts per square foot average
- Parking ratio 3.5/1,000 SF
- Secure card key access systems
- Rotating food trucks on campus 5 days a week
- Professionally managed by Schnitzer West, the original developer
- Newly built Tenant HUB and Fitness Center



Take a break from the office in the tenant HUB's lounge and dining areas, entertainment, private phone rooms, Avanti Market and more. Get your work out in at the Fitness Center complete with top of the line Precor Fitness equipment, locker rooms and shower areas.



- Amaro Bistro
- Sparta's Pizza & Pasta
- McMenamins Tavern
- Poquitos Mexican
- The Cottage Restaurant
- Sushi Zone
- Ranch Drive-In
- Julio's Restaurant
- Alexa's Cafe & Catering and more...

**DOWNTOWN
BOTHELL**



Nearby Amenities

- Immediate access to I-405 and metro bus services, and within minutes of I-5 and SR 522
- The beautiful 9-mile North Creek Trail conveniently runs through the Parklands North Creek campus
- Close proximity to retail, childcare, healthcare, 24 Hour Fitness, YMCA, hotel accommodations, UW Bothell Campus and Cascadia Community College
- Nearby restaurants at Beardslee Crossing include John Howie's Beardslee Alehouse, Starbucks, Sushi Chinoise and Potbelly Sandwich Shop

Current Availabilities

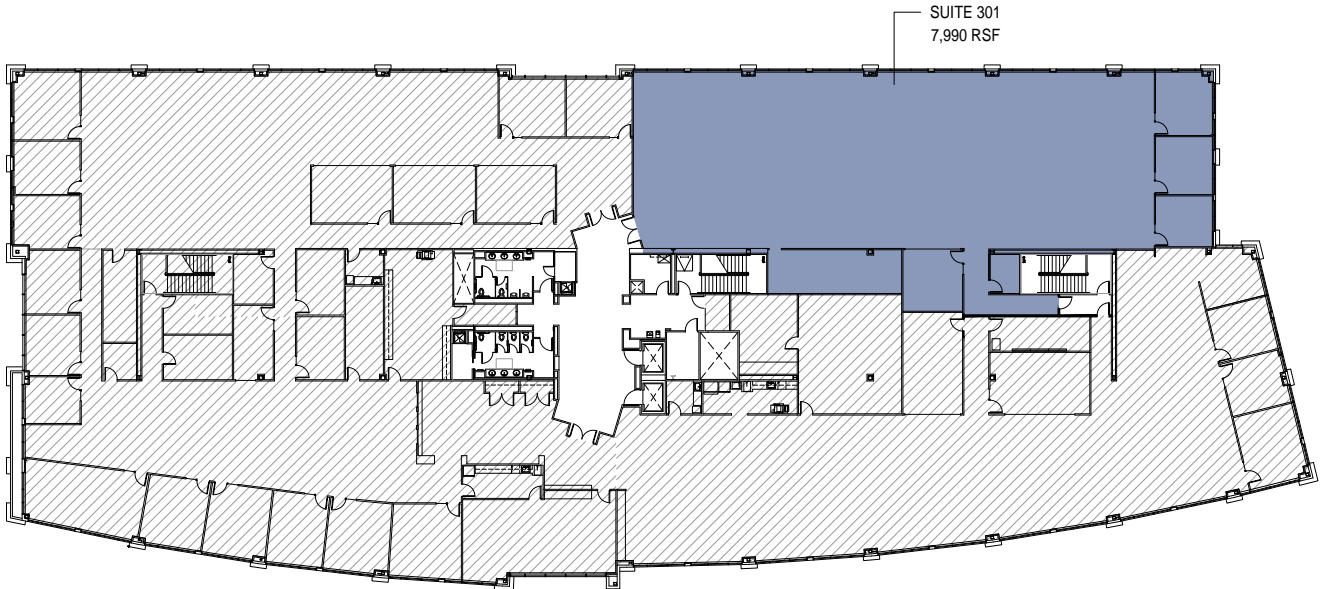
Bldg A	11724 NE 195th Street	Suite 301	7,990 RSF		Available Now
Bldg D	19800 North Creek Pkwy	Full 1st Floor	22,273 RSF	divisible	Available Now
		Suite 100	10,712 RSF		Available Now
		Suite 101	11,493 RSF		Available Now
Bldg F	19910 North Creek Pkwy	Suite 202	10,825 RSF		Available Now View Virtual Tour
Bldg G	19900 North Creek Pkwy	Full Building	47,009 RSF		Available Now
Bldg H	20000 North Creek Pkwy	Suite 200	14,665 RSF	divisible	Available Now
Bldg Q	19909 120th Ave NE	Suite 101	±3,500 - 8,427 RSF	divisible	Available Now
		2nd Floor	4,183 - 12,064 RSF	divisible	Available Now



Building A | 11724 NE 195th Street

Current Availabilities

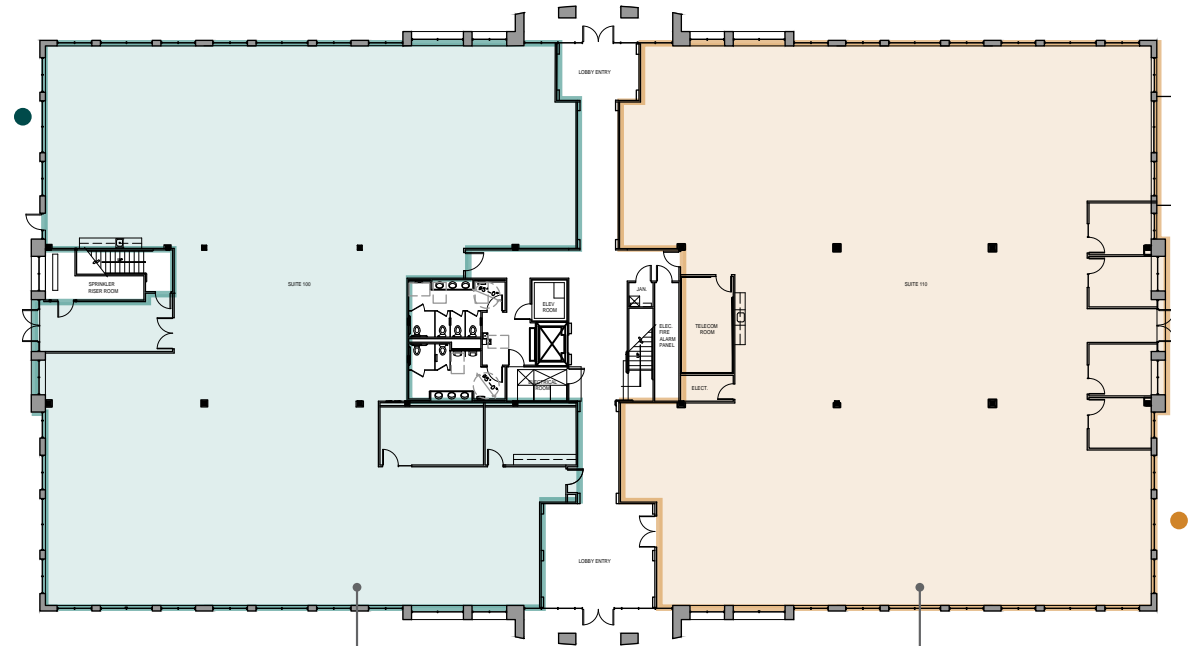
Suite	RSF	Available
301	7,990	Now



Building D | 19800 North Creek Parkway

Current Availabilities

Suite	RSF	Available
1st floor	22,273	Now
D-100	10,712	Now
D-101	11,493	Now



Suite 100
10,712 RSF

Suite 101
11,493 RSF

- Potential roll-up door for grade level loading
- Potential roll-up door for dock high loading

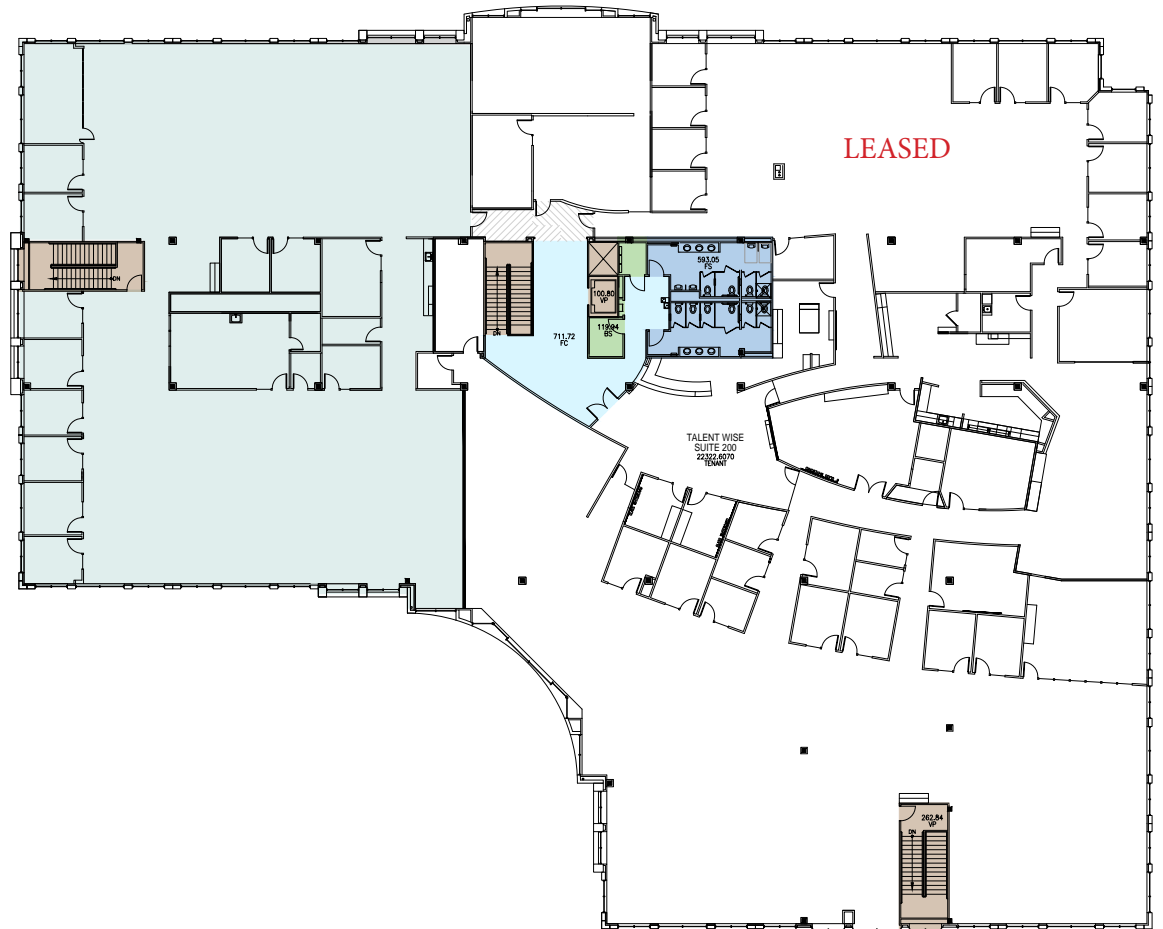


Building F | 19910 North Creek Parkway

Current Availabilities

Suite	RSF	Available
202	10,825	Now

[Virtual Tour](#)



Building G | 19900 North Creek Parkway

Current Availabilities

Suite	RSF	Available
Full Bldg	47,009	Now

Building Feature

- Existing generator in place



First Floor



Second Floor

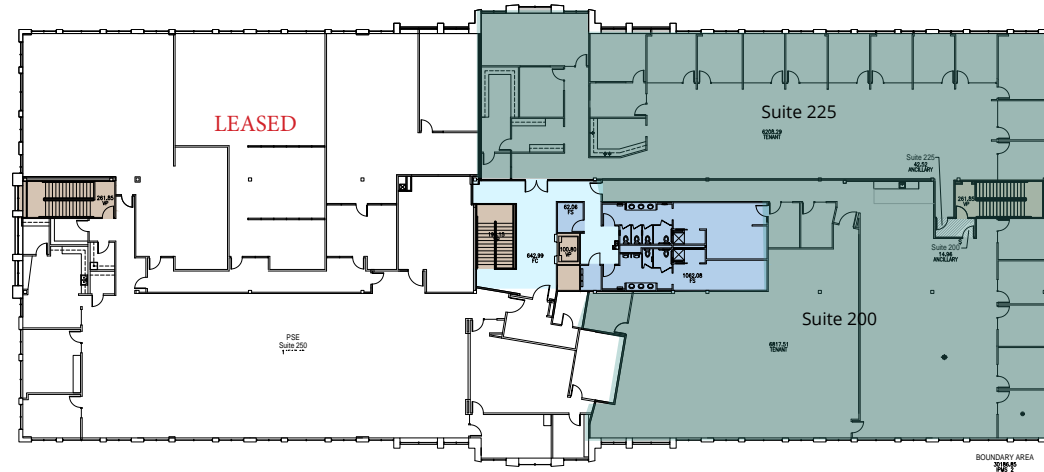
● Potential roll-up door for grade level loading



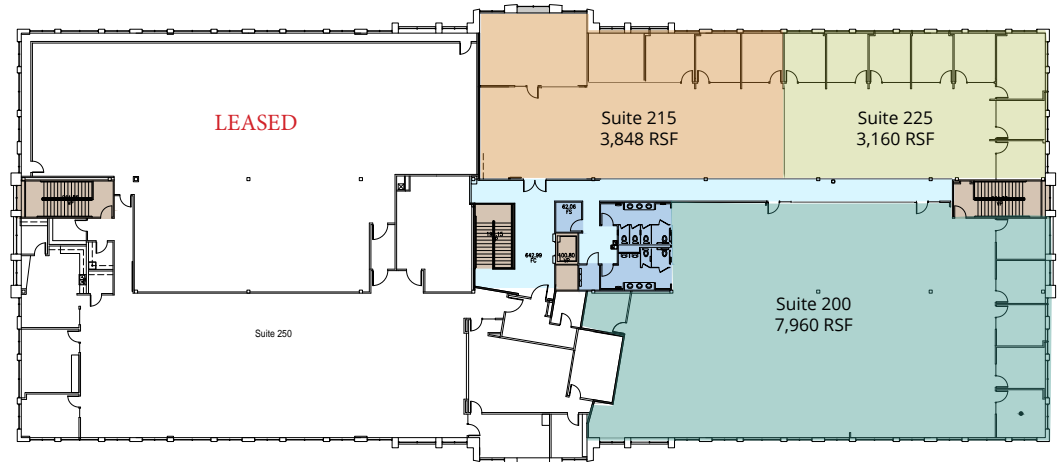
Building H | 2000 North Creek Parkway

Current Availabilities

Suite	RSF	Available
200/225	14,665 (divisible)	Now
200	7,681	Now
225	6,984	Now



Conceptual Demising Options



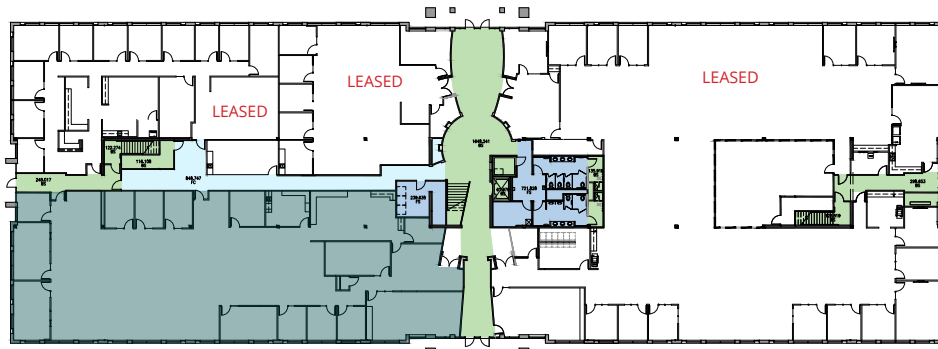
Building Q | 19909 120th Ave NE

Current Availabilities

Suite	RSF	Available
Suite 101	±3,500 - 8,427	Now
2nd Floor	4,183 - 12,064	Now

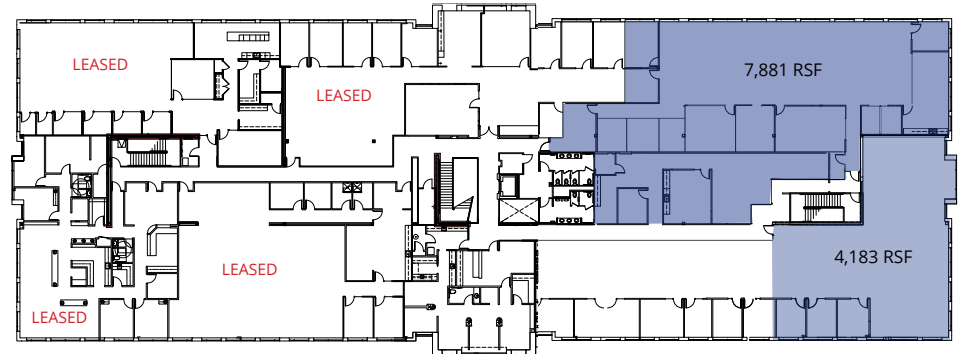


1st Floor



Divisible to ±3,500 RSF

2nd Floor





Parklands North Creek

Bothell, Washington



DEREK HEED
425 453 3133
derek.heed@colliers.com

GREGG RIVA
206 595 1525
gregg.riva@colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2026 All rights reserved.