BRODERICK
· GROUP ·

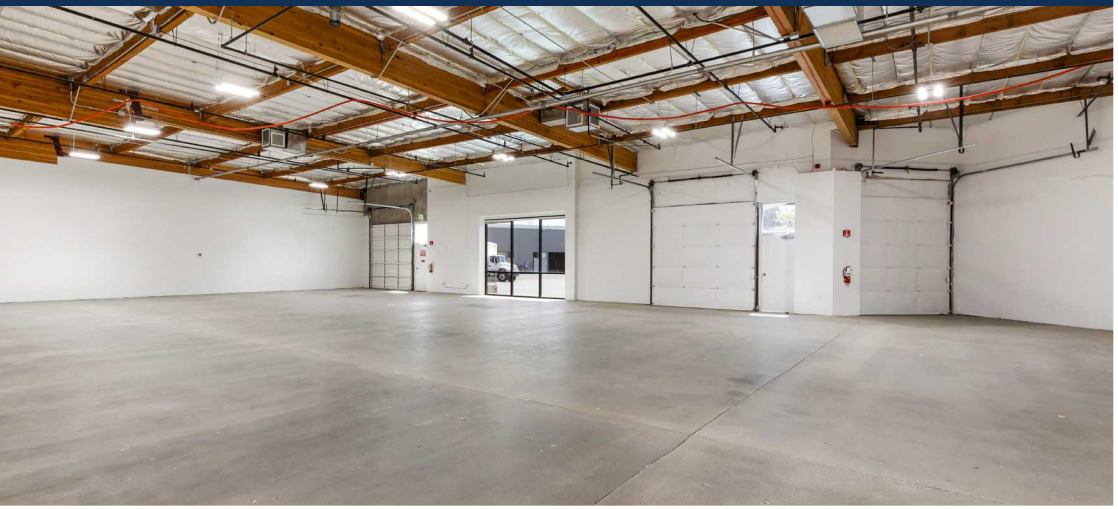
BOTHELL 405

DWS

11711-11807 NORTH CREEK PARKWAY S | BOTHELL, WA

BOTHELL 405

Bothell 405 offers businesses a rare combination of scale and flexibility — a 152,506 SF, four-building campus where flex, R&D and warehouse users each benefit from direct I-405 access, versatile suite configurations, and a central Eastside location within 20 minutes of Seattle, Bellevue, Redmond, and Everett.



PROPERTY HIGHLIGHTS

- RESTAURANTS, DELICATESSEN, JOGGING & WALKING TRAILS, & NORTH SHORE YMCA WITHIN WALKING DISTANCE
- HOTELS WITHIN WALKING DISTANCE (WYNDHAM GARDEN HOTEL & RESIDENCE INN)
- 2.9/1,000 SF PARKING RATIO; EXCELLENT ACCESS & FREEWAY VISIBILITY (I-405 & SR-522)
- HIGH IMAGE FLEX CAMPUS WITH EFFICIENT LAYOUTS AND MARKET-READY SUITES
- WALKABLE TO TRAILS, SPORTS FIELDS AND GYMS

The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

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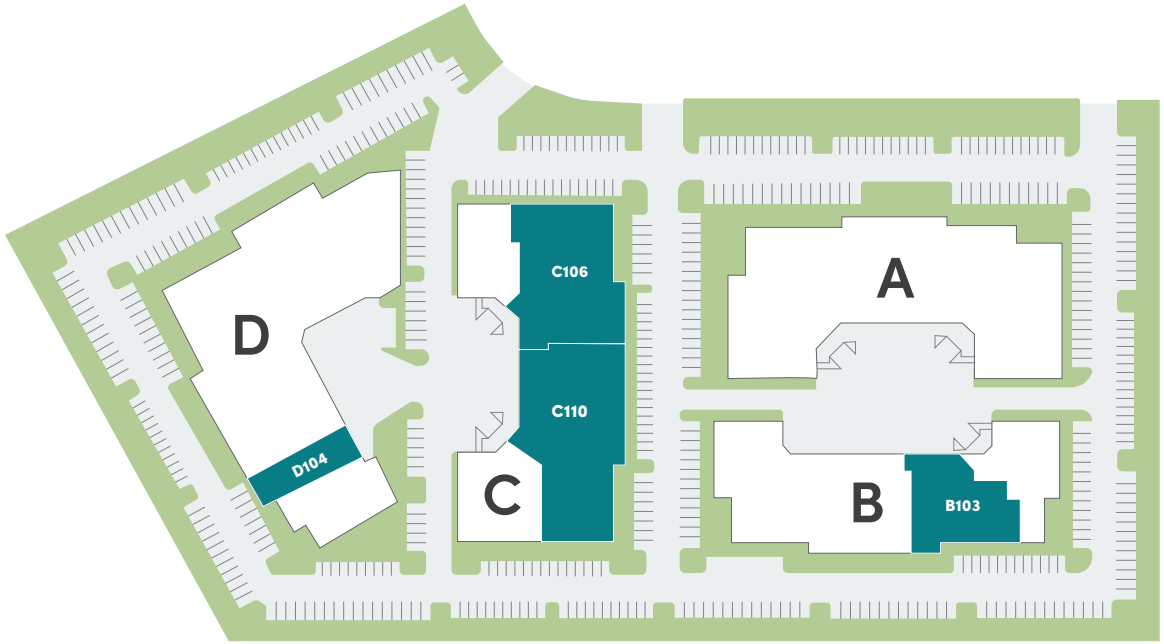
DWS

AVAILABILITIES

SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	AVAILABLE	NOTES
B103	9,904	6,315	3,589	NOW	Market Ready renovation recently completed; new carpet, paint, lighting and white boxed warehouse. Grade level and Dock High Loading.
C106	13,328	4,358	8,970	NOW	Market Ready renovation recently completed; new carpet, paint, lighting and white boxed warehouse. Grade level and Dock High Loading. **Can be combined with Suite C110 for 29,266 SF.**
C110	15,938	5,417	10,521	11/1/2026	Unique Exposed Ceiling Office + High Bay Warehouse suitable for variety of R&D & Office/ Warehouse uses. **Can be combined with Suite C106 for 29,266 SF.**
D104	5,262	550	4,712	9/1/2026	Rare small storage facility with grade level and dock high loading



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DWS

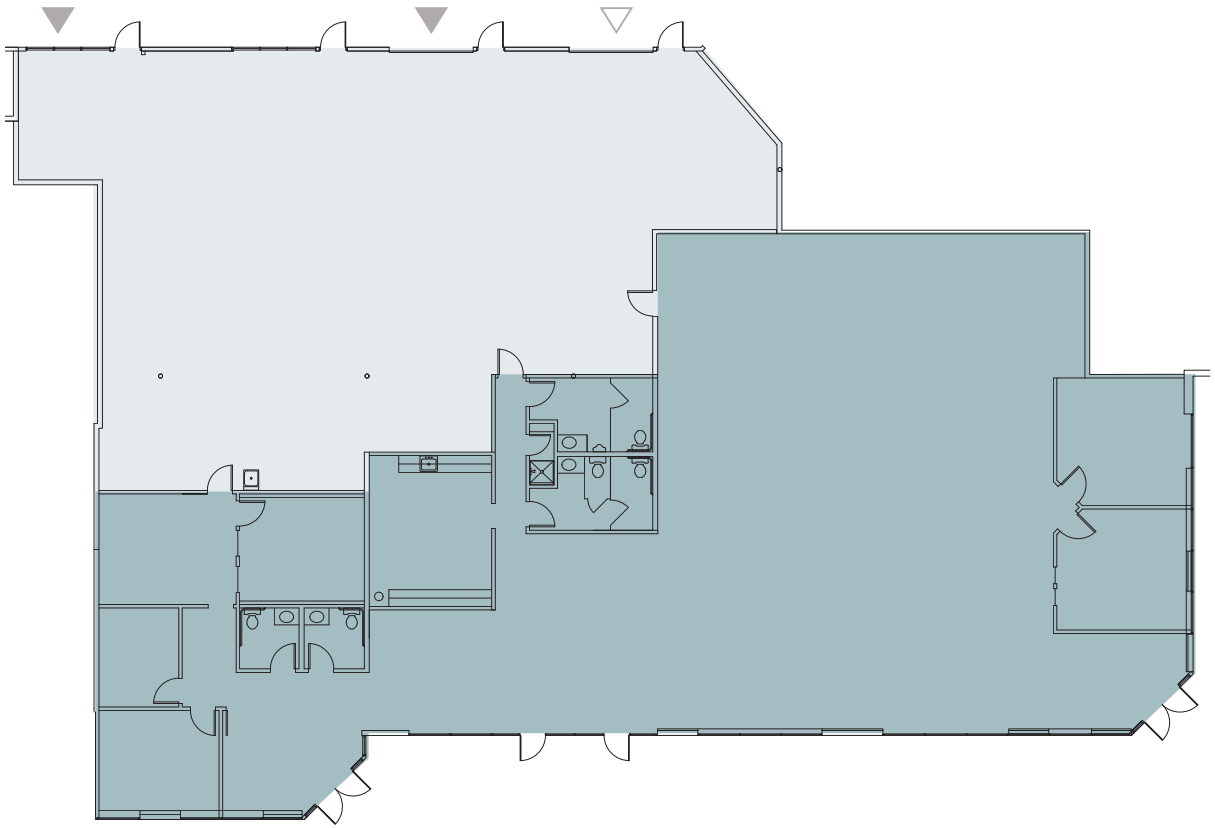
SUITE B103

9,904 SF
6,315 SF Office
3,589 SF Warehouse

Approx. 13' Clear Height

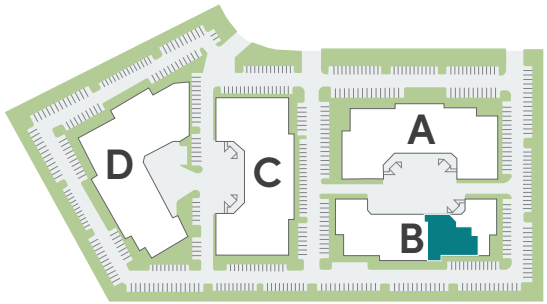
Available Now

Market Ready renovation recently completed; new carpet, paint, lighting and white boxed warehouse. Grade level and Dock High Loading



N

WAREHOUSE | OFFICE | DOCK-HIGH | GRADE-LEVEL



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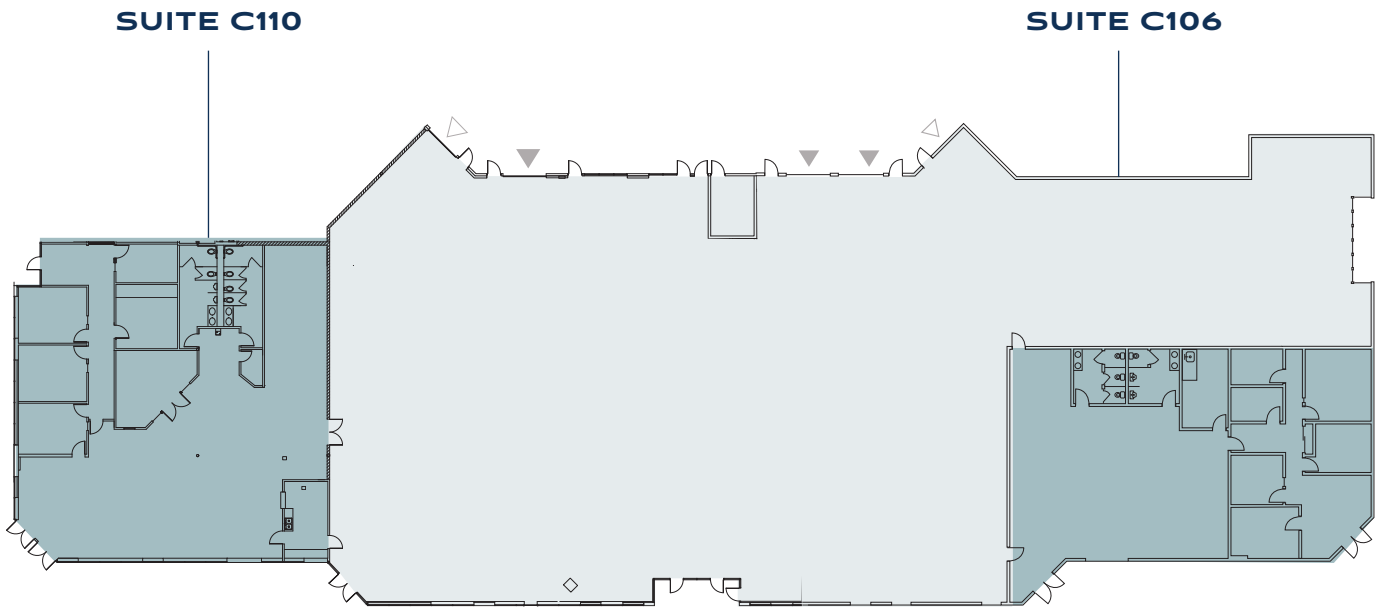
DWS

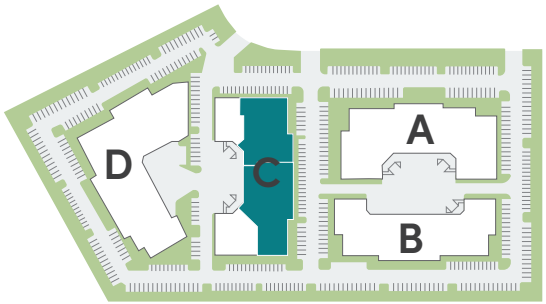
SUITE C106/C110

29,226 SF
9,775 SF Office
19,491 SF Warehouse

Approx. 20' Clear Height

Grade level and
Dock High Loading





N WAREHOUSE OFFICE DOCK-HIGH GRADE-LEVEL

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DWS

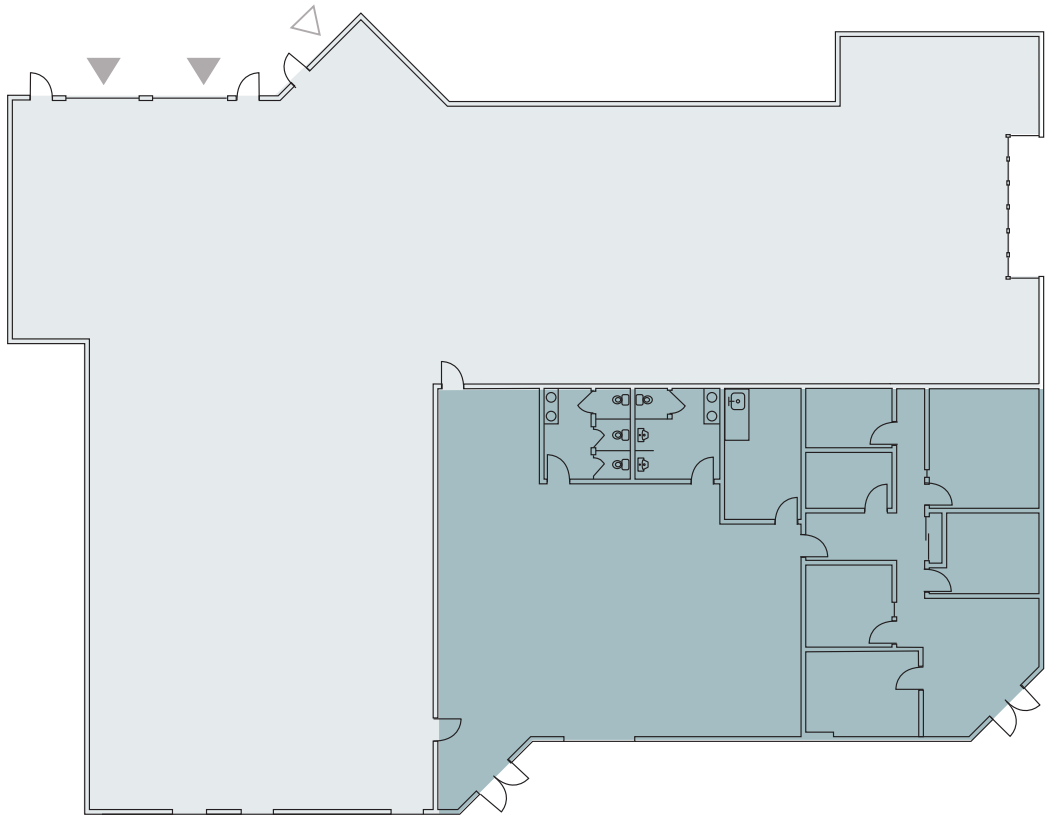
SUITE C106

13,328 SF
4,358 SF Office
8,970 SF Warehouse

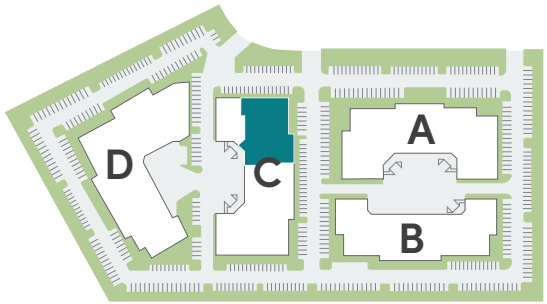
Approx. 20' Clear Height

Available Now

Market Ready renovation recently completed; new carpet, paint, lighting and white boxed warehouse. Grade level and Dock High Loading



N WAREHOUSE OFFICE DOCK-HIGH GRADE-LEVEL



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SUITE C110

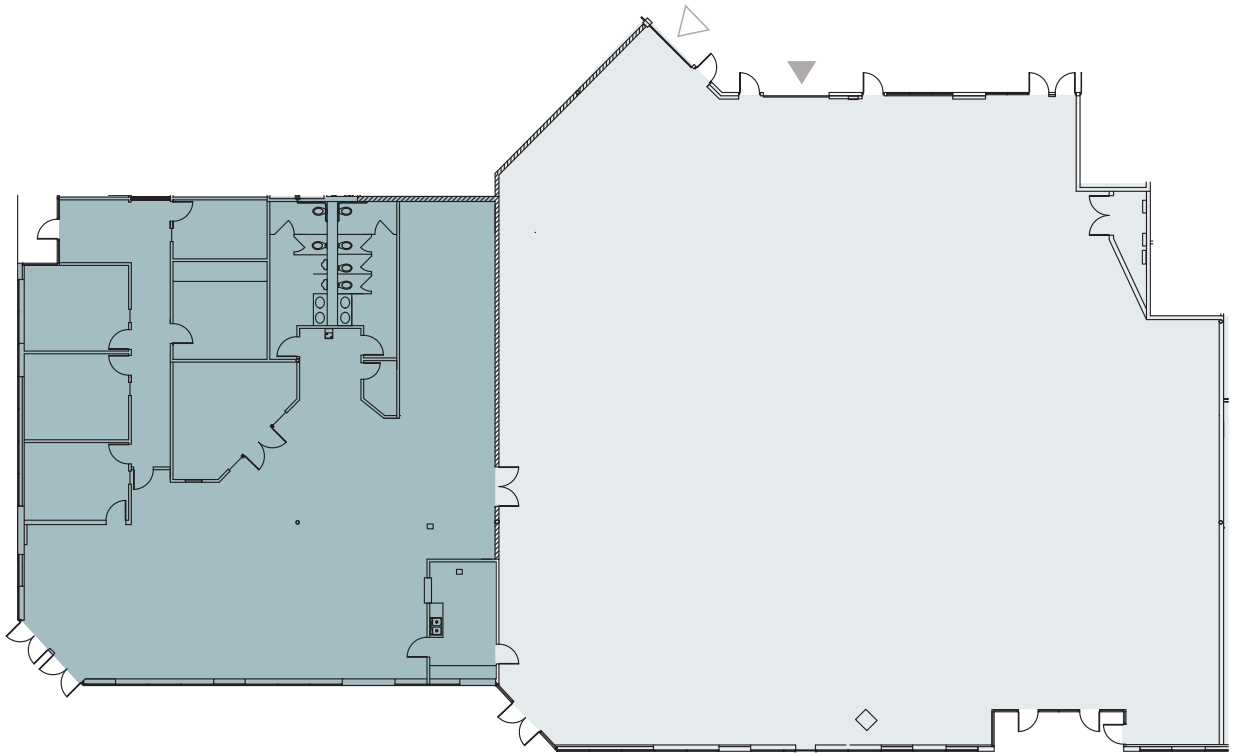
15,938 SF
5,417 SF Office
10,521 SF Warehouse

Dock High & Grade Level Loading

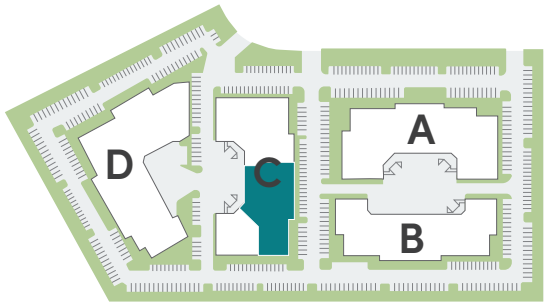
Approx. 20' Clear Height

Available 11/1/26

Unique Exposed Ceiling Office + High Bay Warehouse suitable for variety of R&D & Office/ Warehouse uses



N WAREHOUSE OFFICE DOCK-HIGH GRADE-LEVEL



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DWS

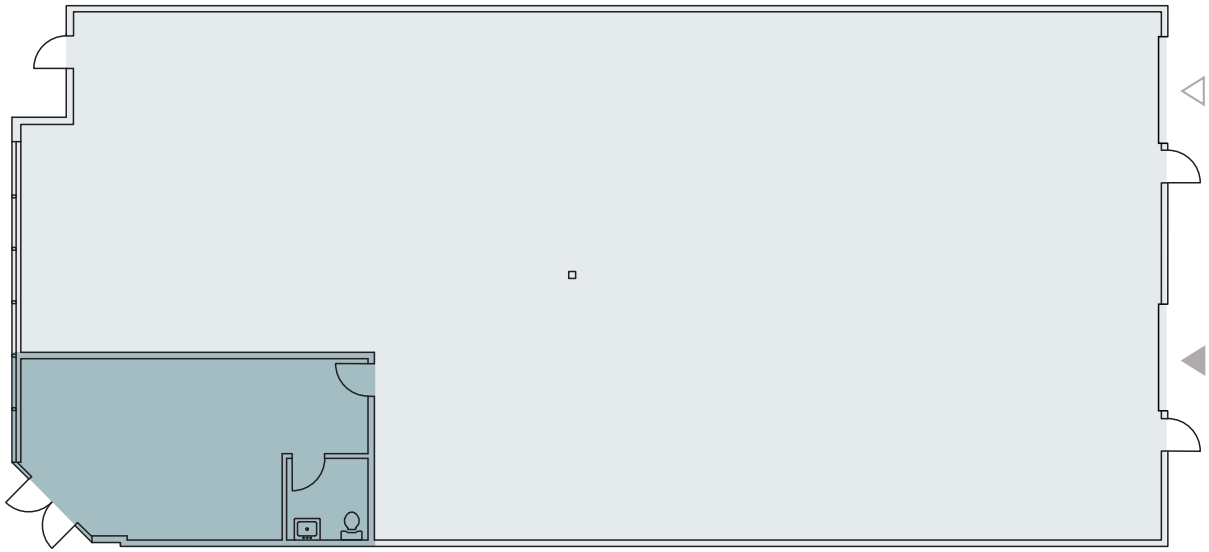
SUITE D104

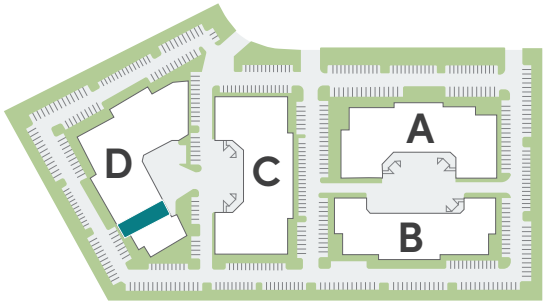
5,262 SF
550 SF Office
4,712 SF Warehouse

Approx. 15' Clear Height

Available 9/1/26

Rare small storage facility with grade level and dock high loading





N

WAREHOUSE | OFFICE | DOCK-HIGH | GRADE-LEVEL

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DRIVE TIMES

BELLEVUE
15 MINUTES | 15 MILES

WOODINVILLE
5 MINUTES | 5 MILES

KIRKLAND
12 MINUTES | 10 MILES

REDMOND
16 MINUTES | 13 MILES

EVERETT
20 MINUTES | 15 MILES

SEATTLE
22 MINUTES | 22 MILES