

RARE OWNER-USER OR INVESTMENT OPPORTUNITY

Colliers

Warehouse/Office Building for Sale in North Creek



Wright Group Building

19201 120th Avenue NE. Bothell, WA 98011

www.buynorthcreek.com

David Gunther

Vice President | Seattle

+1 206 963 0957

david.gunther@colliers.com

Rich Sander

Senior Associate | Bellevue

+1 360 981 2543

rich.sander@colliers.com

Colliers | Puget Sound

601 Union St, Ste 5300, Seattle, WA 98101

11225 SE 6th St, Ste 240, Bellevue, WA 98004

colliers.com

For Sale



Wright Group Building

19201 120th Avenue NE. Bothell, WA 98011

www.buynorthcreek.com

Colliers

Property Highlights

The building at 19201 120th Avenue NE in Bothell, Washington, is a unique opportunity in the highly sought-after Bothell market. This flex building is well-suited for a variety of owner-occupiers and investors. Given its location is near multiple major freeways and both Paine Field and SeaTac airports, the property has obvious appeal to regional and national tenants. The property is zoned R-AC, OP, CB, LI, allowing for versatile use and potential future development.



Prime access to I-405 and SR 522



Flexible zoning



59,830 SF building area on 4.29 AC



Close to mass transit and airports



Scenic location next to walking/jogging trail



New roof in 2024 (transferable warranty)

Building Fundamentals

Parcel #	697920-0230
Lot Area	186,745 SF (4.29 AC)
Building Area	59,830 SF
Parking	Paved lot - 166 spaces (2.88/1,000 SF ratio)
Year Built	1991
Year Renovated	1995
Zoning	R-AC, OP, CB, LI
County	King
Last Sale Date	8/17/2004



Virtual Tour

For Sale



Wright Group Building

19201 120th Avenue NE, Bothell, WA 98011

www.buynorthcreek.com

Colliers

Property Exterior Photos



For Sale



Wright Group Building

19201 120th Avenue NE. Bothell, WA 98011

www.buynorthcreek.com

Colliers

Property Interior Photos



For Sale



Wright Group Building

19201 120th Avenue NE. Bothell, WA 98011

www.buynorthcreek.com

Colliers

Vacant Suites

Suite	Space Type	Exp. Date	SF
101	Office	Vacant	5,284
108	Office	Vacant	3,718
200	Office	Vacant	8,234
201	Office	Vacant	6,766

Suites 101, 108, 200, 201 can be combined for a maximum of 24,002 contiguous square feet



Occupied Suites

Suite	Space Type	Exp. Date	Renewal	SF
110	Warehouse	10/31/2025	None	10,417
102	Flex	10/31/2026	None	5,992
104	Flex	9/30/2028	None	8,042
106	Office	12/31/2028	None	1,671
105	Office	9/30/2032	None	5,647
107	Office	2/28/2033	None	1,872



For Sale



Wright Group Building

19201 120th Avenue NE. Bothell, WA 98011

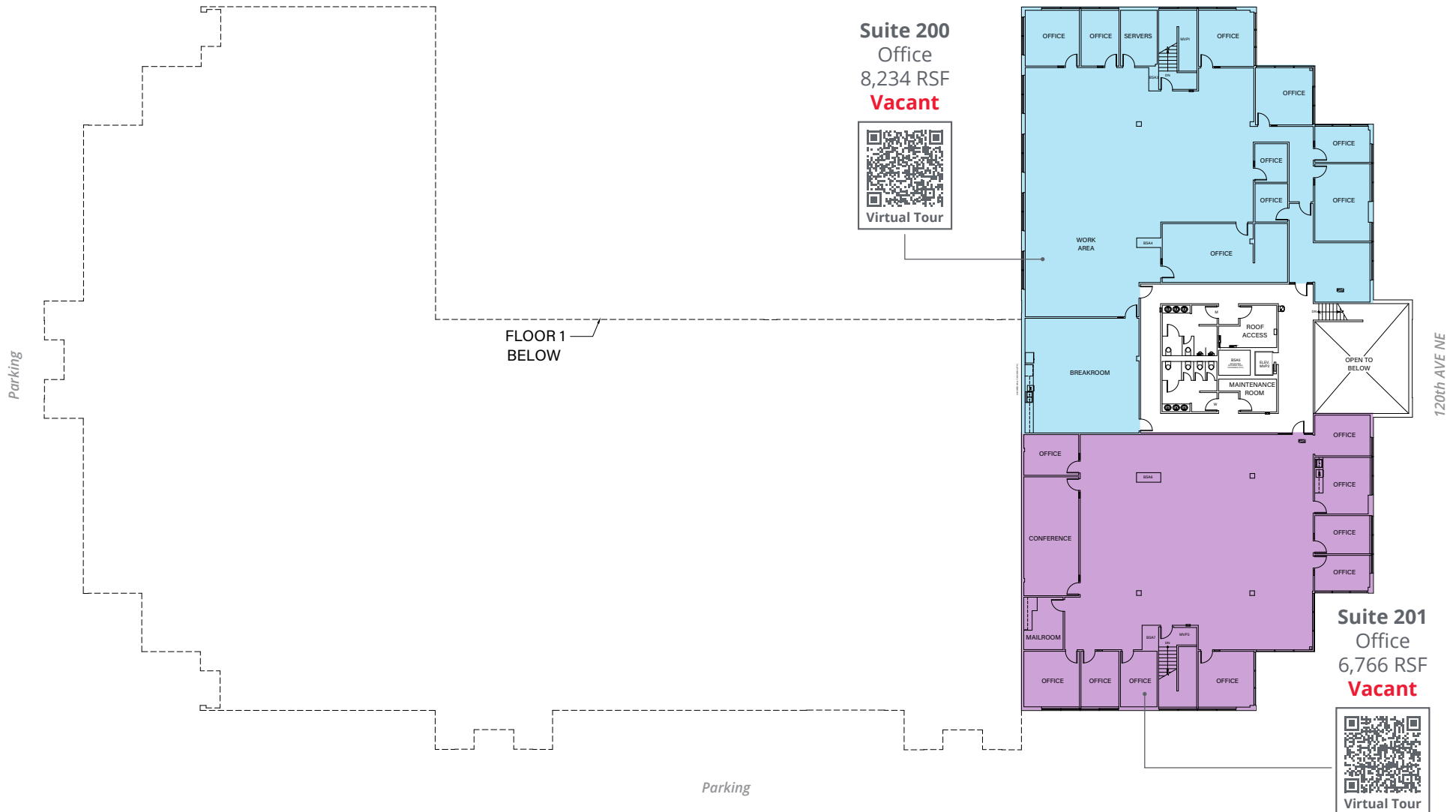
www.buynorthcreek.com



Second Floor Plan

±15,000 RSF Total

Access Drive



Suite 200
Office
8,234 RSF
Vacant



Suite 201
Office
6,766 RSF
Vacant



For Sale



Wright Group Building

19201 120th Avenue NE. Bothell, WA 98011

www.buynorthcreek.com

Colliers



David Gunther

Vice President | Seattle

+1 206 963 0957

david.gunther@colliers.com

Rich Sander

Senior Associate | Bellevue

+1 360 981 2543

rich.sander@colliers.com

Colliers | Puget Sound

601 Union St, Ste 5300, Seattle, WA 98101

11225 SE 6th St, Ste 240, Bellevue, WA 98004

colliers.com