

**OWNER/USER
SALE**



RH Tech Center II

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SALE PRICE: \$10,500,000

PRICE/SF: \$338/SF

BUILDING SIZE: 31,070 SF

7% Pro-Forma Cap Rate

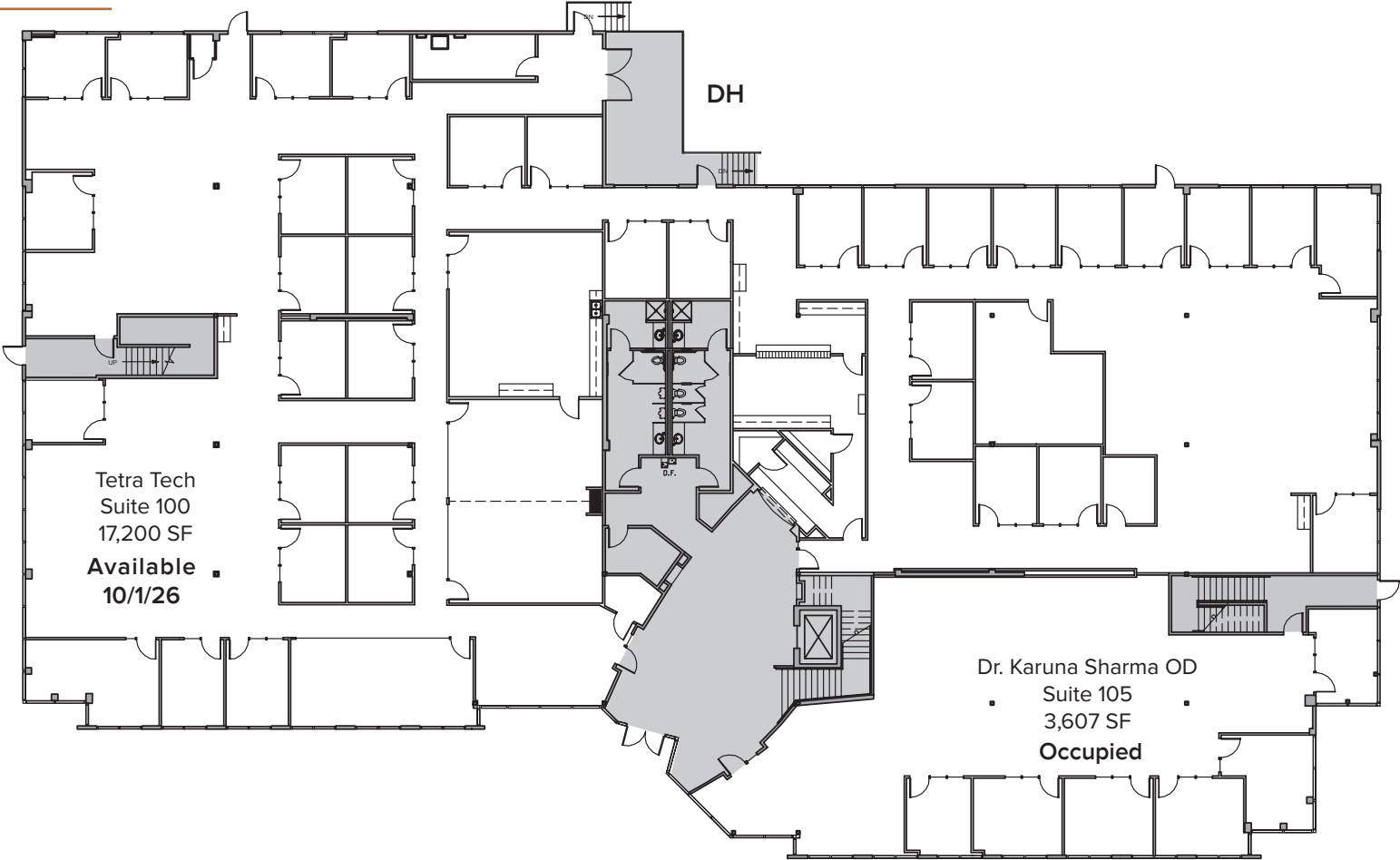
PROPERTY DETAILS/FEATURES:

- 20,310 SF Available for Owner/User by 10/1/2026
- 3,110 SF Available Immediately
- +/- 11,000 SF Can Convert to Flex
 - GL/DH Loading Ability and Up To 16.5' CH
- Quick Access to I-405, SR-522, Downtown Bothell, and Downtown Woodinville
- 124 Surface Parking Spaces
- Built in 1987 - Renovated in 2006 and 2023
 - Lobby / Building Entry Renovations in 2021



FIRST FLOOR PLAN - AS IS

Suite	Square Feet
100	17,200 SF
105	3,607 SF
Total:	20,807 SF

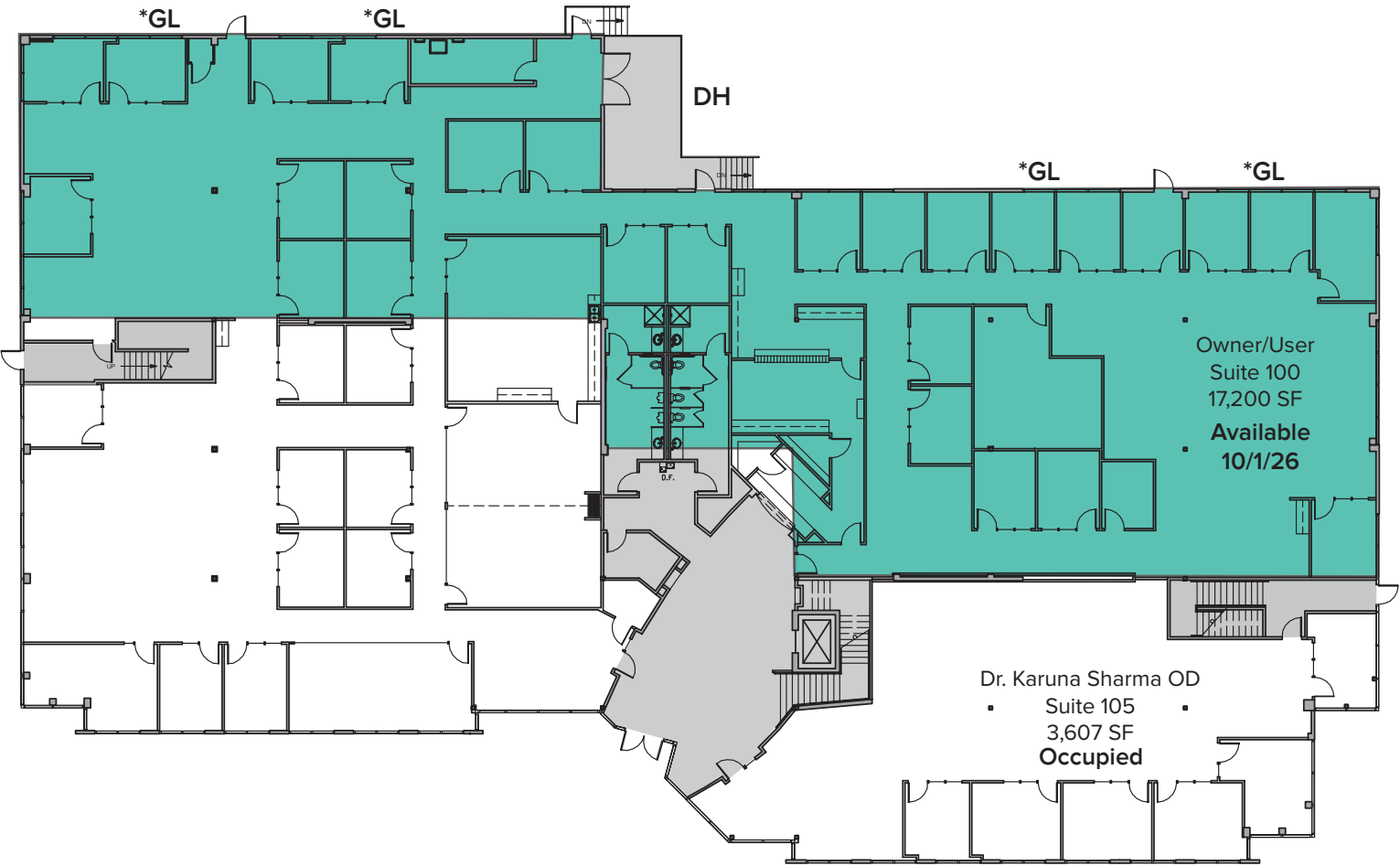


SAMPLE FIRST FLOOR PLAN

Suite	Square Feet
100	17,200 SF (~11,000 SF Flex)
105	3,607 SF
Total:	20,807 SF

+/- 11,000 SF Flex with up to 16.5' CH

* Potential GL Loading



SECOND FLOOR PLAN - AS IS

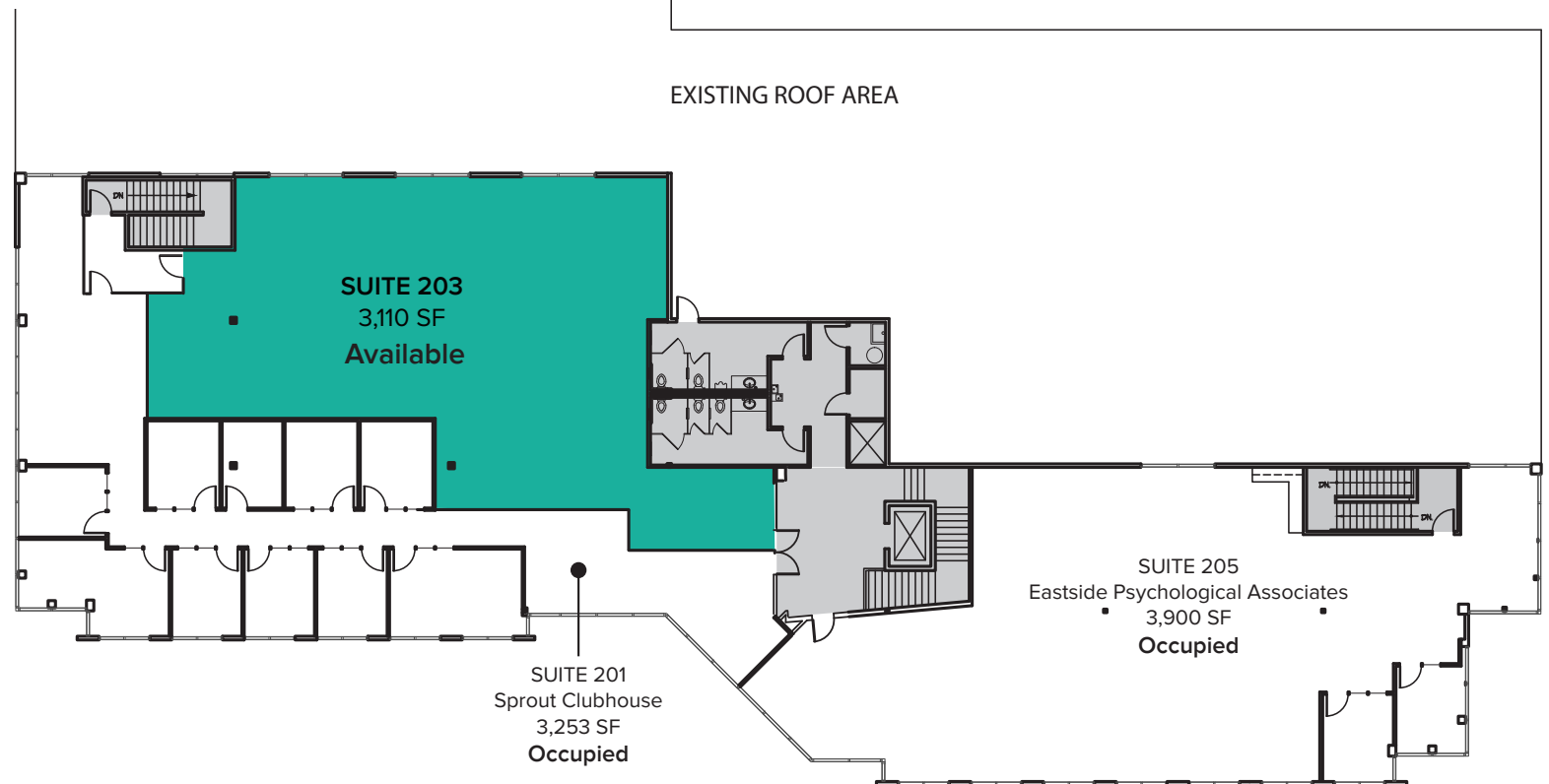
Suite	Square Feet
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201	3,253 SF
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203	3,110 SF
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205	3,900 SF
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Total:	10,263 SF
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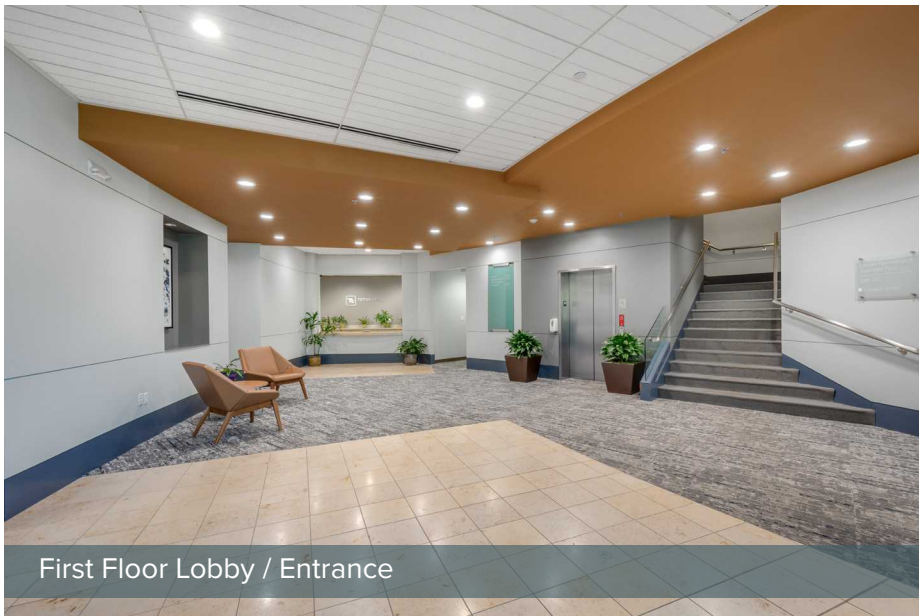
INTERIOR PHOTOS



Suite 105



Suite 105



First Floor Lobby / Entrance



Suite 100

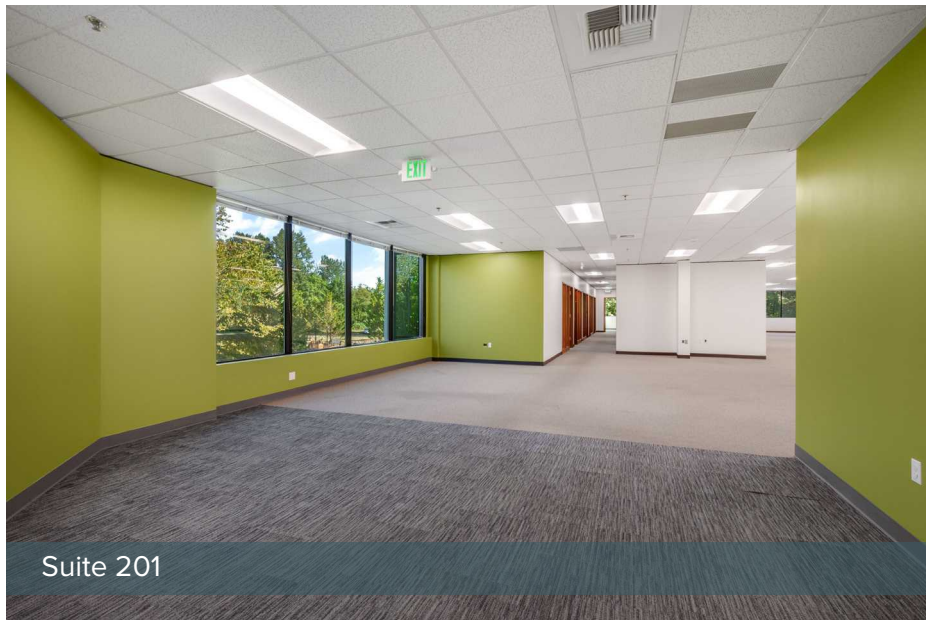
INTERIOR PHOTOS



Suite 100



Suite 205



Suite 201



Suite 203

EXTERIOR PHOTOS



Dock High Loading



Dock High Loading



Possibility to add up to 4 Grade-Level loading doors on the back of the building - Suite 100



Parking Lot

AREA MAP



LEGEND:

- 01 AT&T
- 02 Solta Medical
- 03 General Dynamics
- 04 LuxarCare
- 05 Retail: Subway & Teriyaki, Etc.
- 06 Google
- 07 AT&T
- 08 Puget Sound Energy
- 09 Bright Horizons Child Care
- 10 North Creek Walking Trail
- 11 Residence Inn

DRIVE TIMES:

I-405: 1 Minute

Downtown Bothell: 5 Minutes

Downtown Woodinville: 5 Minutes