

RARE OWNER-USER OR INVESTMENT OPPORTUNITY IN NORTH CREEK



FOR SALE: \$10,770,000



Wright Group Building

19201 120th Avenue NE, Bothell, WA 98011

www.buynorthcreek.com

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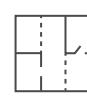


Property Highlights

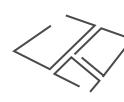
The building at 19201 120th Avenue NE in Bothell, Washington, is a unique opportunity in the highly sought-after Bothell market. This flex building is well-suited for a variety of owner-occupiers and investors. Given its location near multiple major freeways and both Paine Field and SeaTac airports, 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



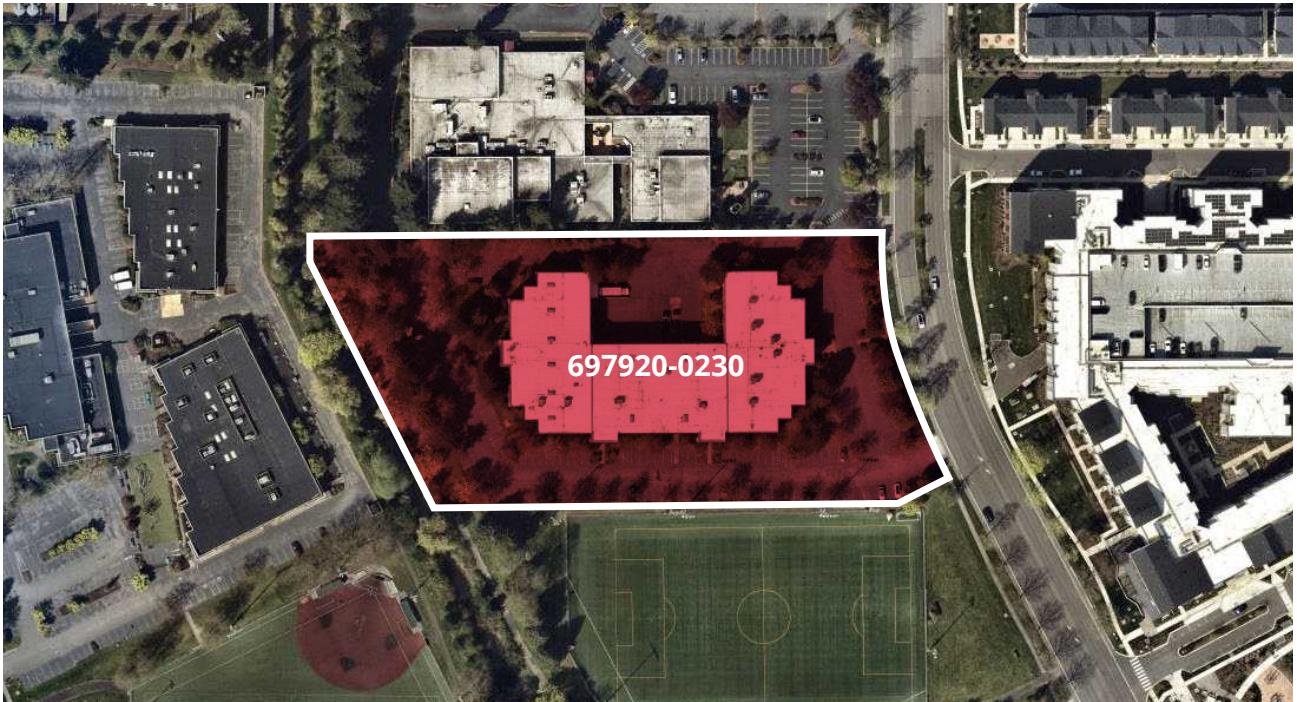
Scenic location
next to walking/
jogging trail



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
Price	\$10,770,000 (\$180/SF)



Virtual Tour



Download CA

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Property Exterior Photos



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Property Interior Photos



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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	11/30/2025	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

**Option for Landlord to Terminate*



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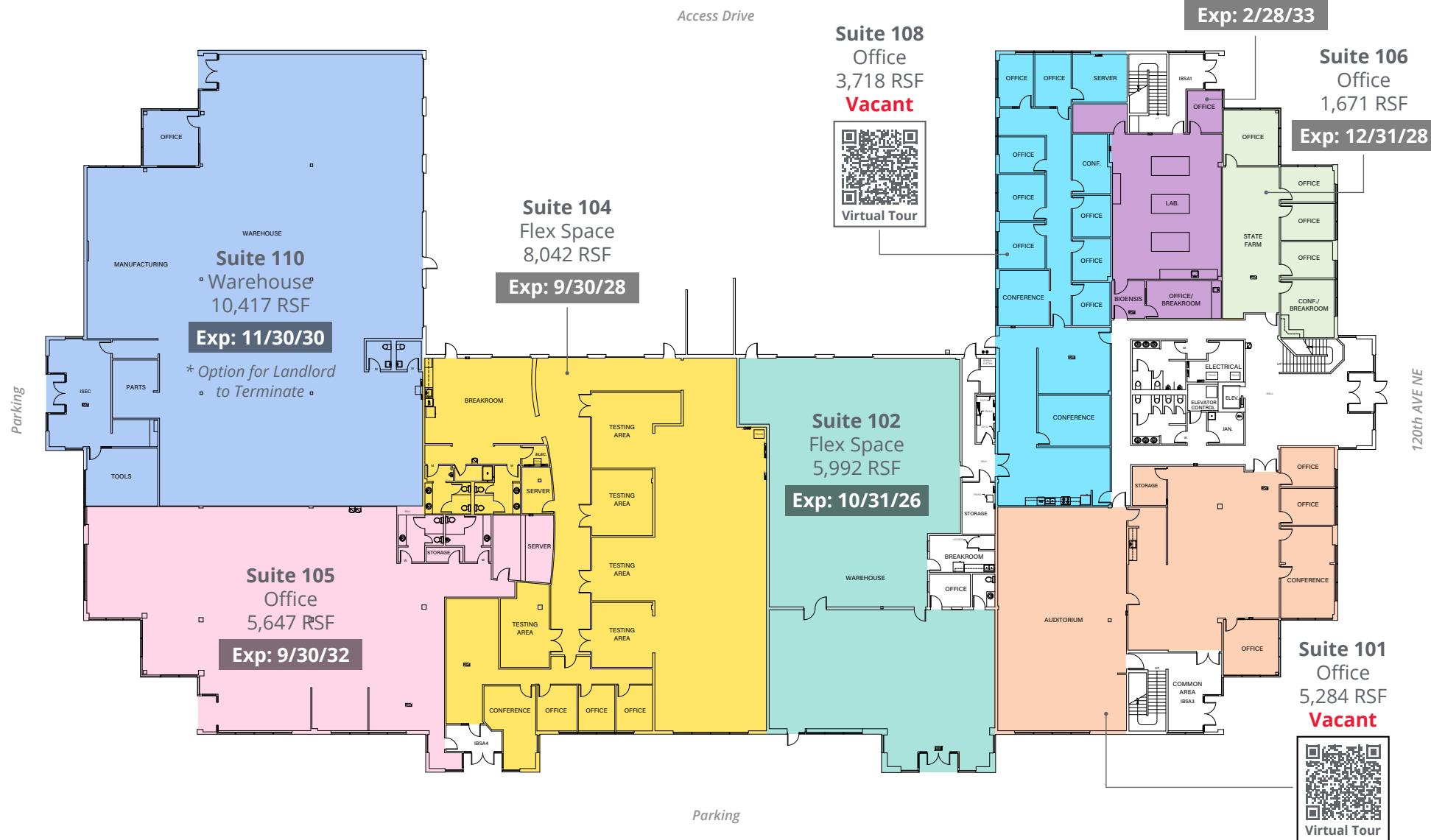
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First Floor Plan

±42,643 RSF Total



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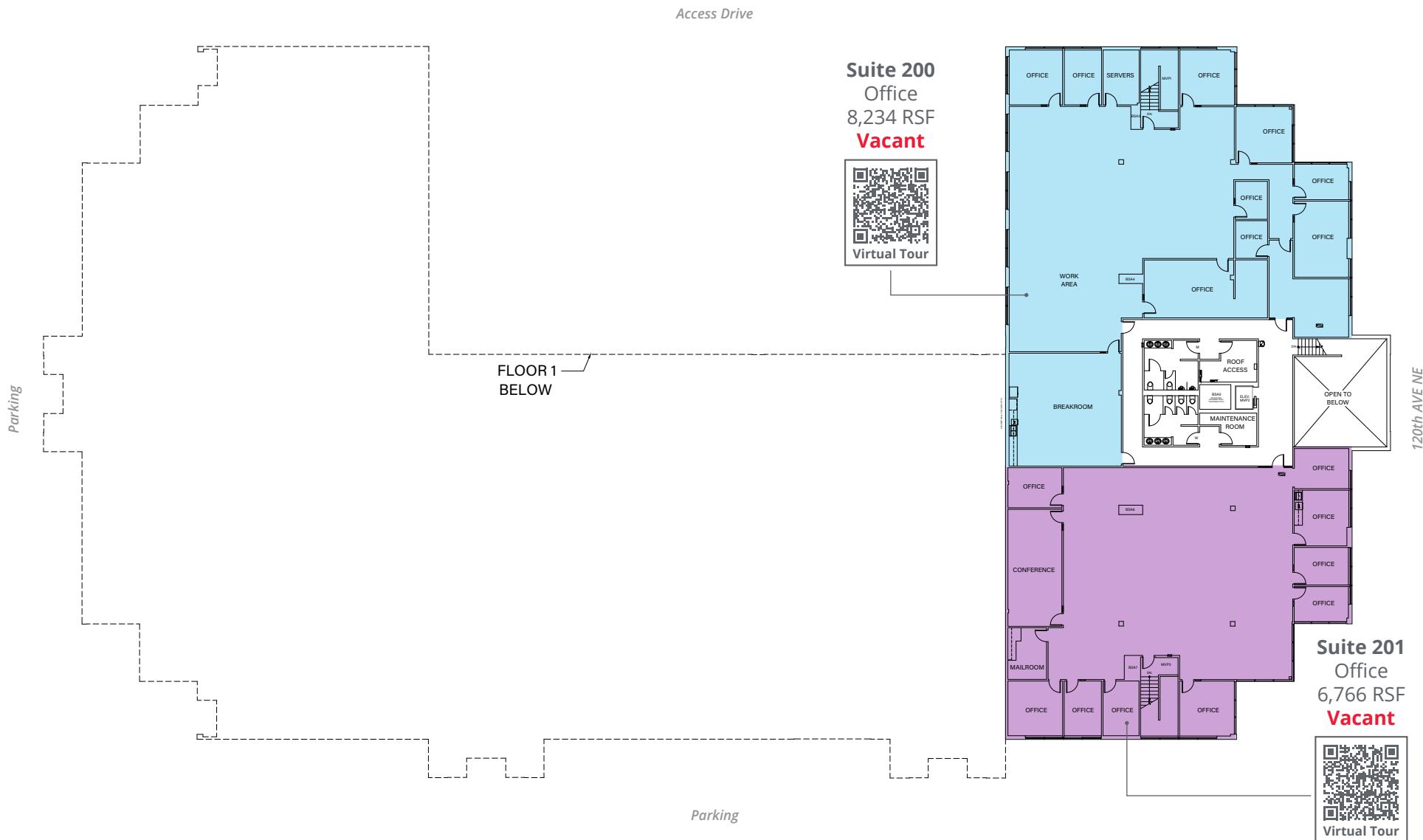
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Second Floor Plan

±15,000 RSF Total



For Sale

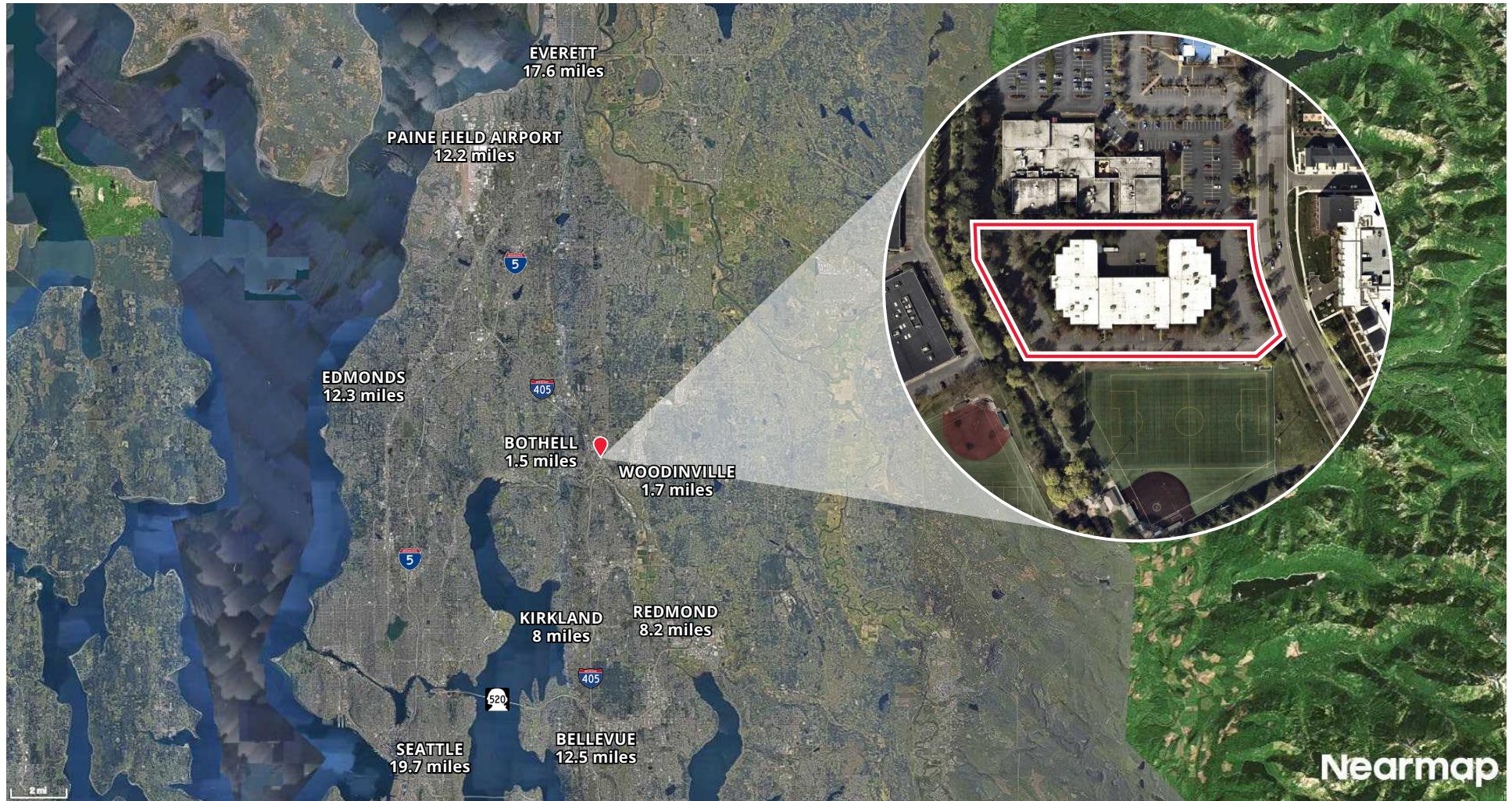


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