

FOR LEASE

NORTH CREEK PARKWAY CENTER



11804 - 18916 North Creek Pkwy | Bothell, WA



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Woodinville

522

405



PRIME LOCATION



AVAILABLE OFFICE SPACE

Building 1

Suite	Total SF	Warehouse SF	OPEX	Availability	Comments
101	9,517 SF	2,661 SF	\$8.14 PSF + Janitorial	Immediate	Two GL doors One DH door
200	5,500 SF	N/A	\$8.14 PSF + Janitorial	Immediate	

Building 2

Suite	Total SF	Warehouse SF	OPEX	Availability	Comments
112	1,959 SF	1,959 SF	\$6.34 + Utilities/ Janitorial	12/1/2020	Two GL doors
115	7,364 SF	N/A	\$6.34 + Utilities/ Janitorial	Immediate	Existing lab infrastructure

Building 3

Suite	Total SF	Warehouse SF	OPEX	Availability	Comments
200	5,529 SF	N/A	\$6.22 + Utilities/ Janitorial	Immediate	One GL door

Building 4

Suite	Total SF	Warehouse SF	OPEX	Availability	Comments
100	13,152 SF	N/A	\$6.42 + Utilities/ Janitorial	Immediate	One GL door

FACT SHEET

CAMPUS SIZE	205,298 RSF
LAND AREA	13.52 acres
TYPE	Class A Office
HEIGHT	1 - 2 Stories
PARKING	3.18/1,000 free surface parking
HVAC	Multi-unit rooftop packages
SPRINKLERS	All buildings are equipped with sprinkler systems, smoke sensors and 24 hour monitored fire alarms.
COMMUNICATION/FIBER	Level 3, Comcast and Frontier Communications; Fiber Available
ELEVATORS	Buildings 1 and 4 each contain one (1) Dover hydraulic low rise elevator. The interior cab finishes were upgraded in 2013.
ELECTRICAL	200 - 1200 amp service with 480/277 volts
INTERIOR	The ceilings are 2x4 suspended ceiling system, light gauge steel studs, painted gypsum drywall and accent wall covering with rubber base trim in tenant space. Restroom walls are a combination of drywall and sheet vinyl floors.
FEATURES	On-site full-service deli, and numerous amenities within walking distance. Premier North Creek location with excellent access to I-405 and SR-522. Exterior and interior capital improvements recently completed.

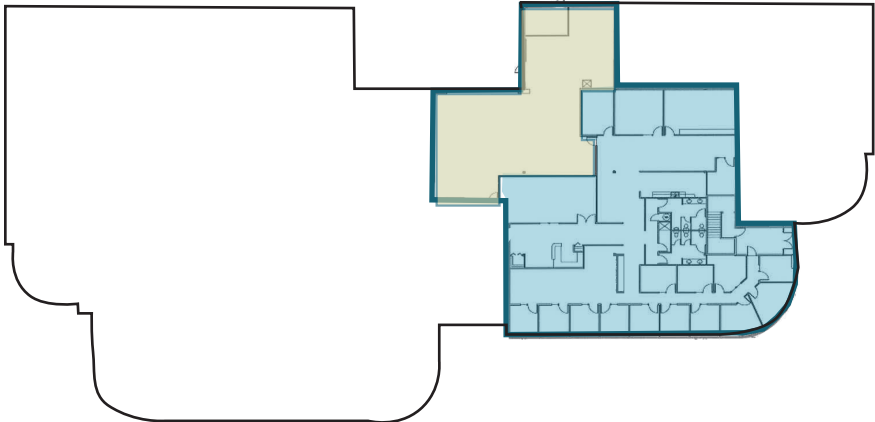
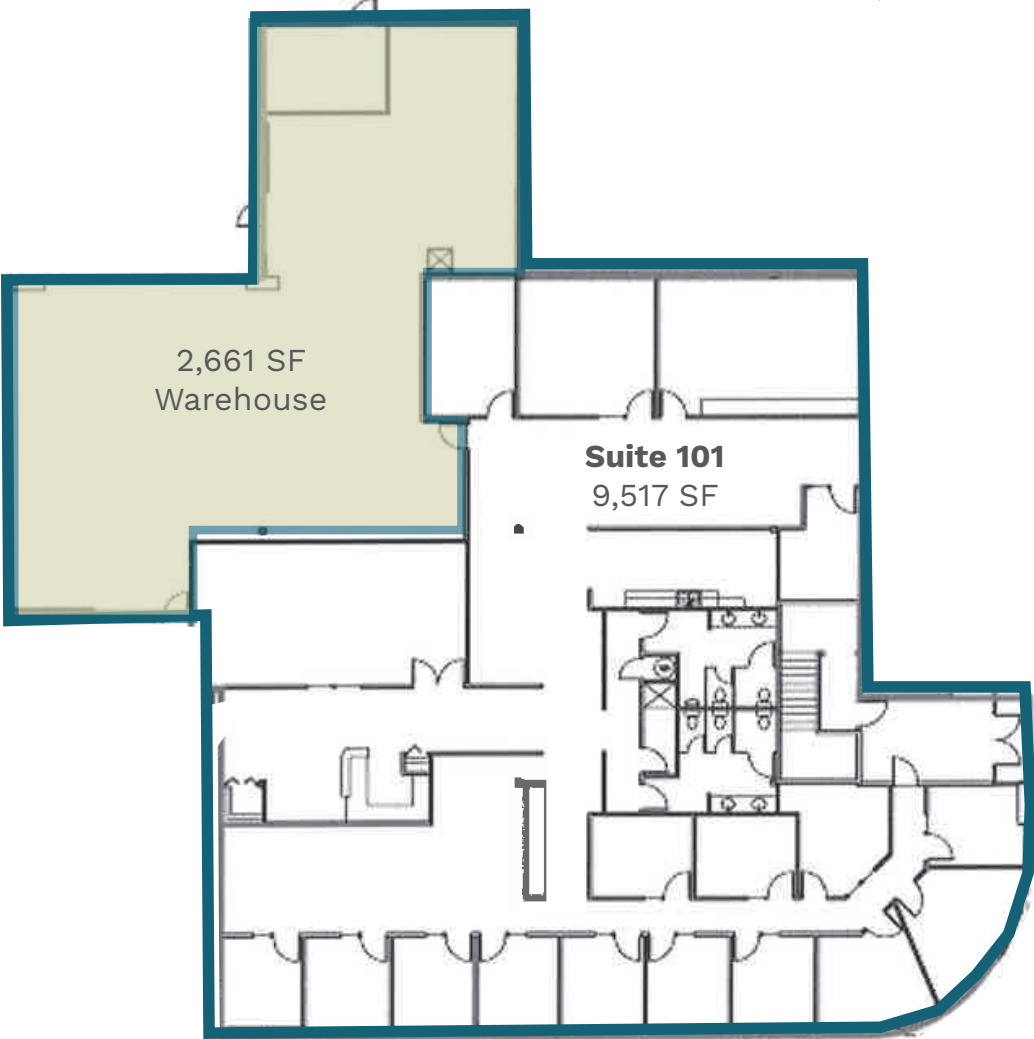


**BUILDING 1 -
18912 NORTH CREEK PKWY
FIRST FLOOR OFFICE**



AVAILABLE

Suite 101
9,517 SF



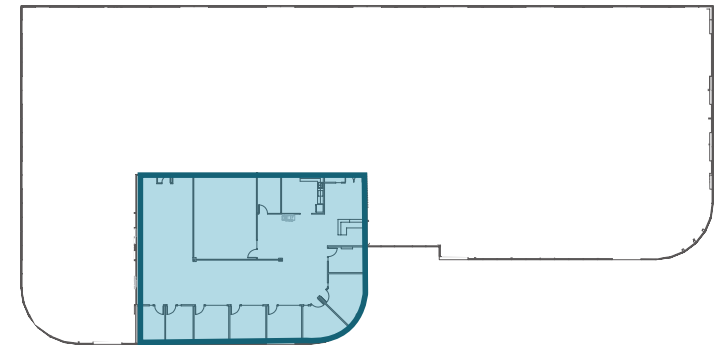
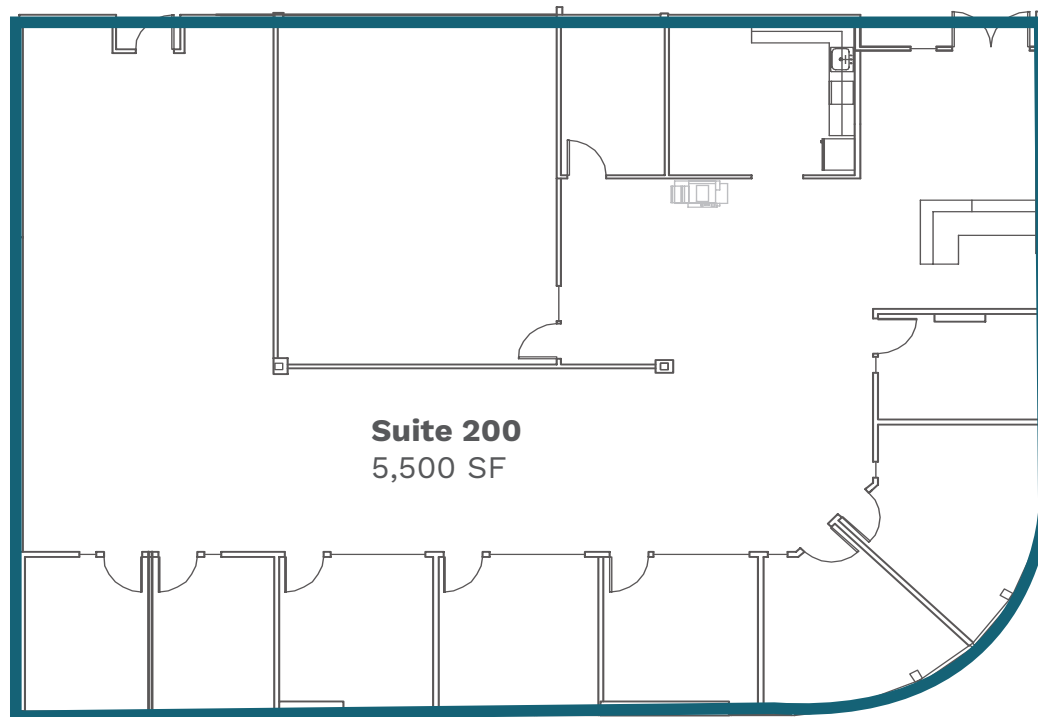
**BUILDING 1 -
18912 NORTH CREEK PKWY
SECOND FLOOR OFFICE**

AVAILABLE

Suite 200

5,500 SF

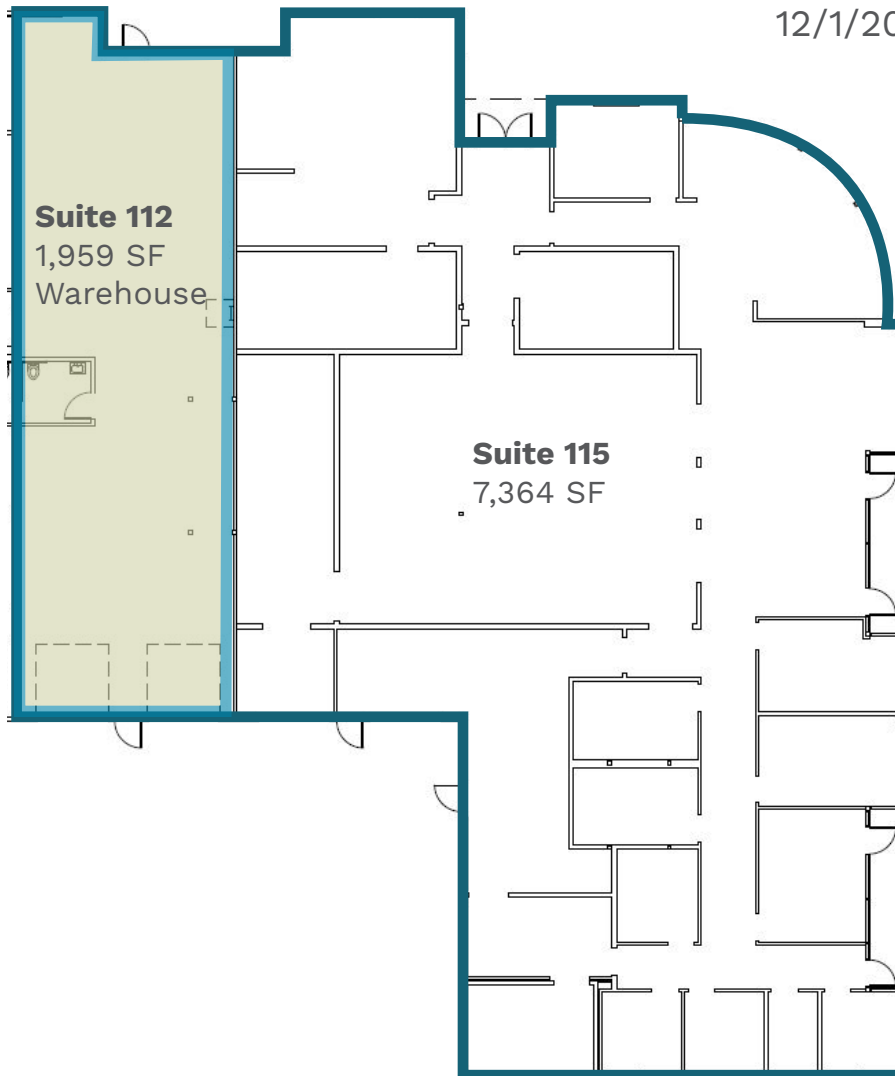
Available Immediately



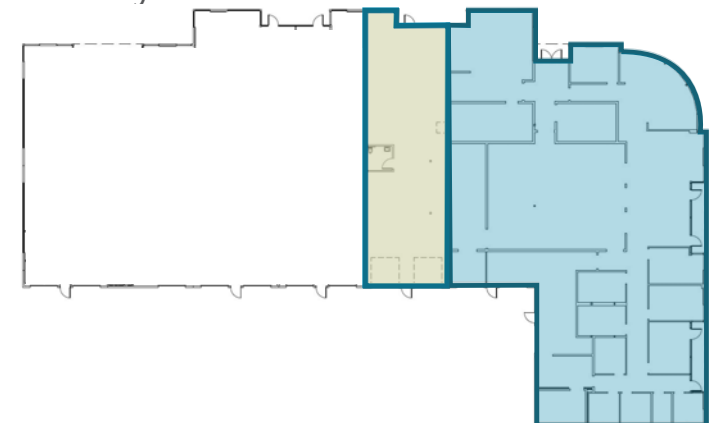
**BUILDING 2 -
18916 NORTH CREEK PKWY
FIRST FLOOR OFFICE/LAB**



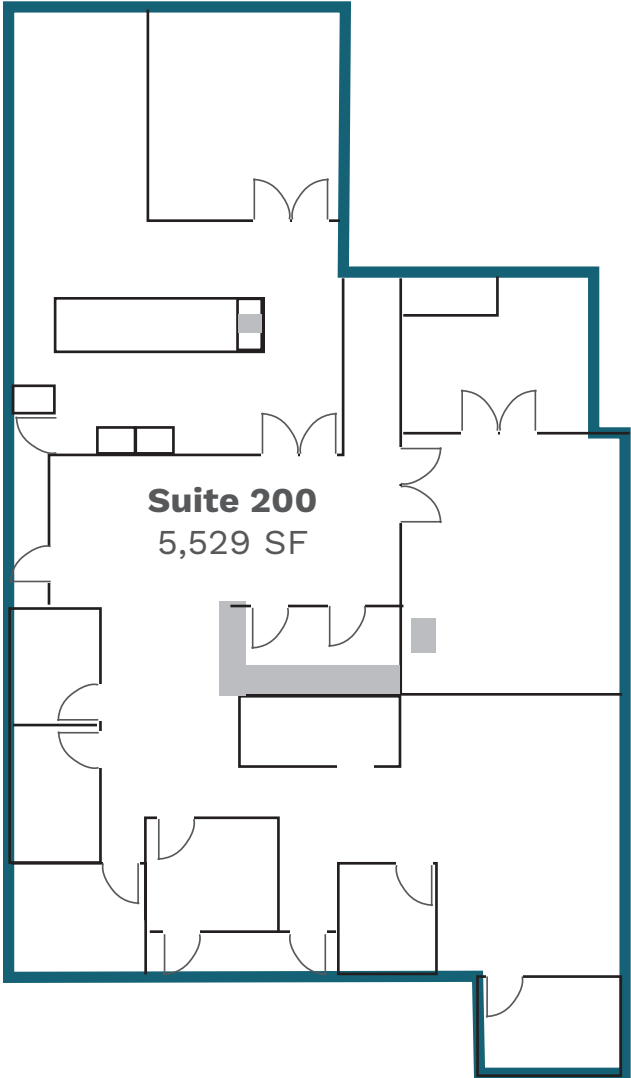
Suite 112
Available
12/1/20



Suite 115
Available
Immediately

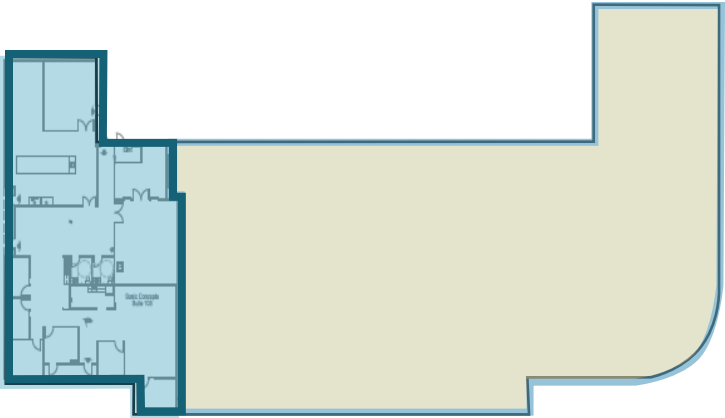


**BUILDING 3 -
18804 NORTH CREEK PKWY
FIRST FLOOR OFFICE/LAB**



AVAILABLE

Suite 200
5,529 SF



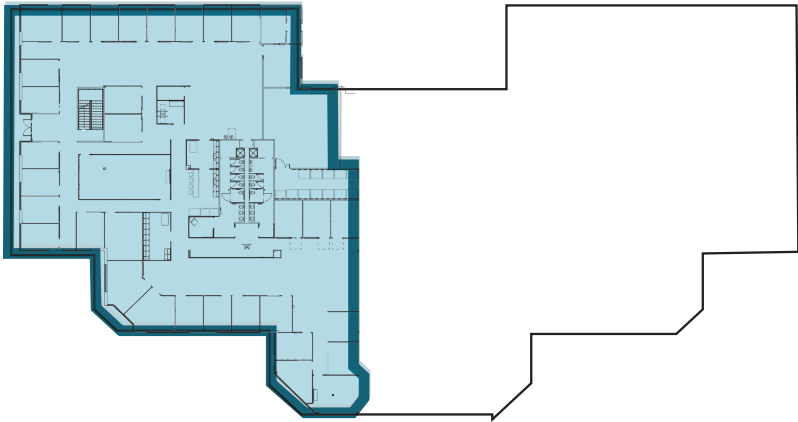
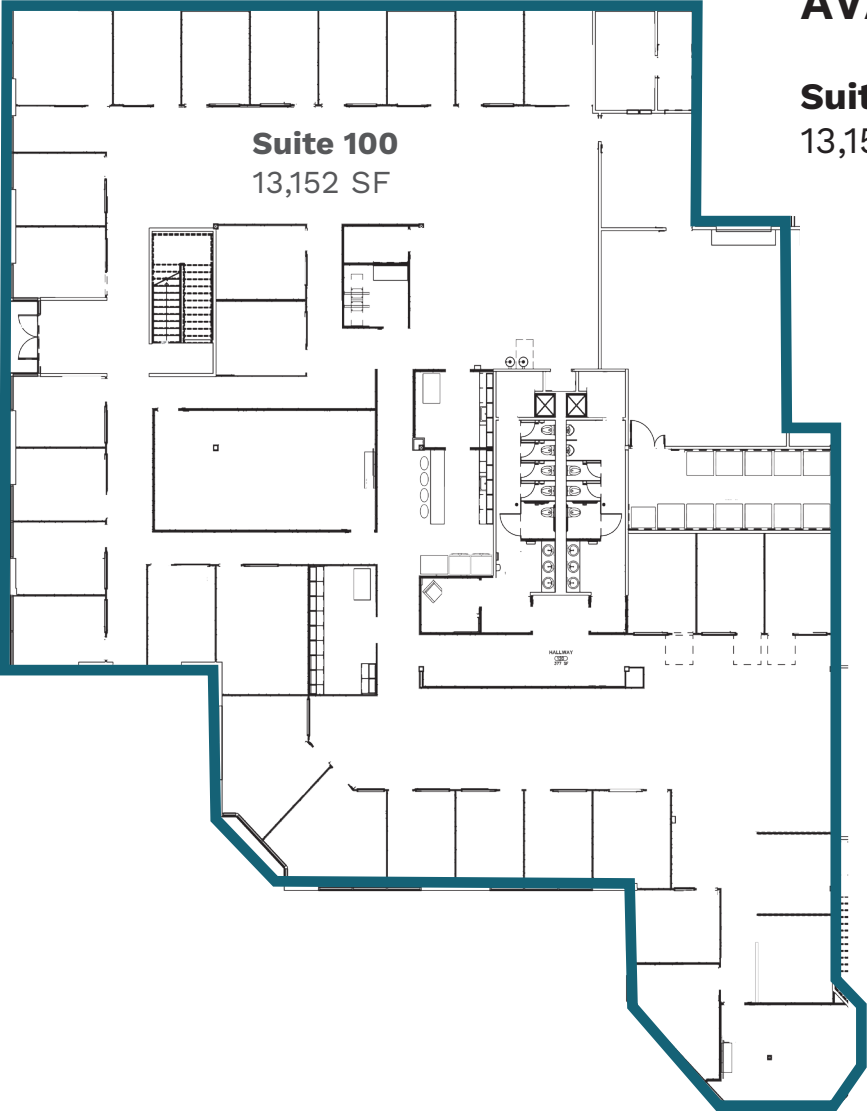
*Additional 17,817 SF available as Sublease,
making all of Building 3, totaling 23,346 SF
available

**BUILDING 4 -
18702 NORTH CREEK PKWY
FIRST FLOOR OFFICE/LAB**

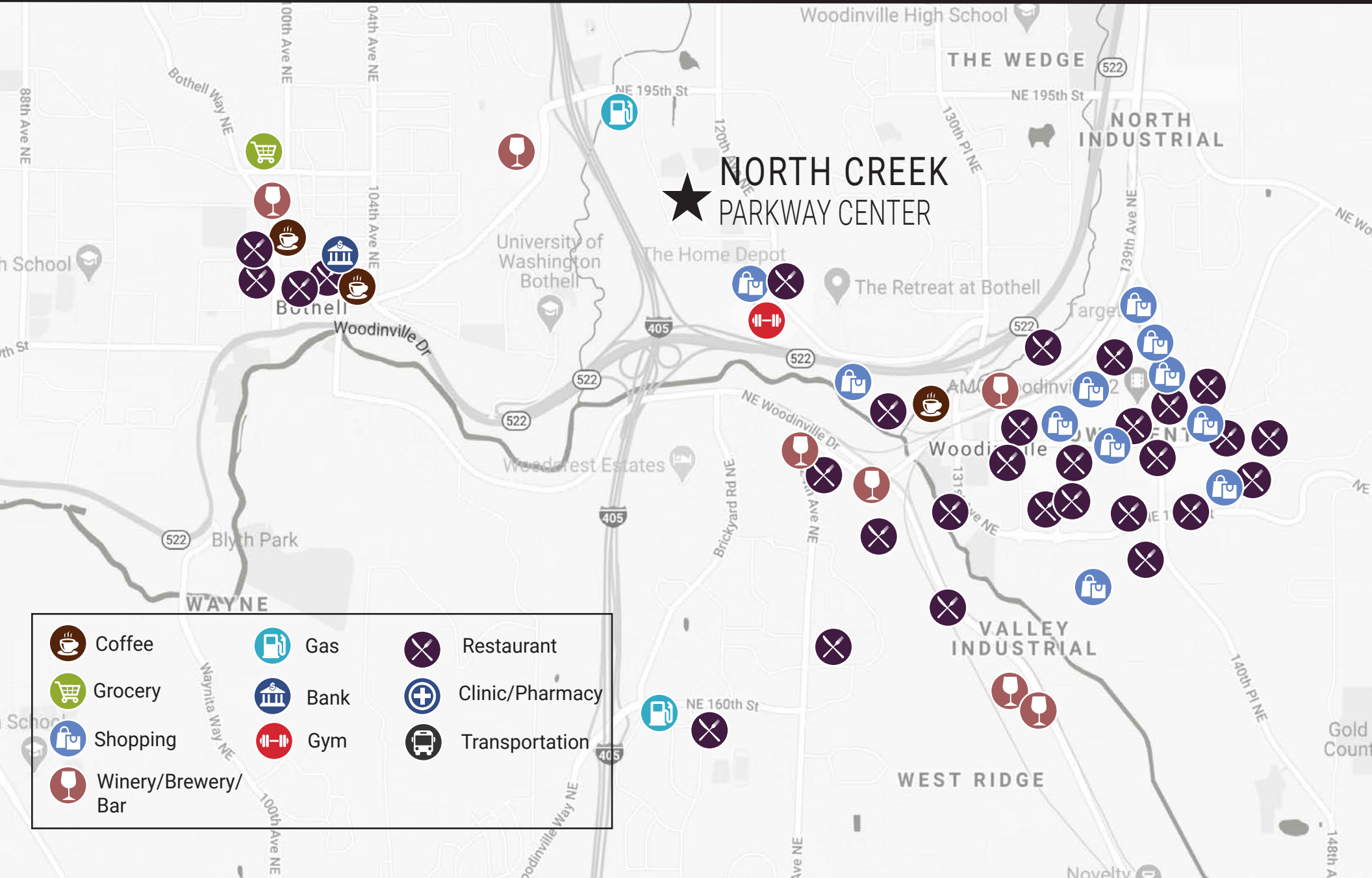












AVAILABLE

Suite 100
13,152 SF



LOCAL AMENITIES



- | | | |
|---|--|---|
|  Coffee |  Gas |  Restaurant |
|  Grocery |  Bank |  Clinic/Pharmacy |
|  Shopping |  Gym |  Transportation |
|  Winery/Brewery/
Bar | | |

SITE AERIAL



BUILDING 2
.....
SUITE 112
SUITE 115
AVAILABLE

BUILDING 3
.....
SUITE 200
AVAILABLE

BUILDING 1
.....
SUITE 101
SUITE 200
AVAILABLE

BUILDING 4
.....
SUITE 100
AVAILABLE