

FOR LEASE

North Creek Place

12100 NE 195th St, Bothell



CONTACT

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North Creek Place

BUILDING SIZE	94,137 RSF
LAND AREA	38.7 acres
RENTAL RATE	\$20.00 per RSF (2017 NNN = \$11.13)
LOAD FACTORS	9.7% - 11.8% multi-tenant
TYPE	Class A
STORIES	3 stories (1 floor covered parking / storage)
YEAR BUILT	1999
PARKING	3.22 / 1,000 SF; 346 total stalls, covered parking available
STRUCTURAL SYSTEM	Post-tension concrete slab system
HVAC	Two 90-ton and one 75-ton McQuay rooftop air handling unit provides a total of 225 nominal tons of conditioned air to the building via medium pressured supply air risers.
WINDOW HEIGHT	32" high sills and 8' 6" heads
COMMUNICATION / FIBER	TW Telecom & Frontier
ELEVATORS	Two Dover hydraulic elevators with 3,000 lb. capacity serve the building
ZONING	Office Professional (OP)
ELECTRICAL	28 watts/square foot
SECURITY	The building security panel is a Bosch D7212G, card readers are located at each exterior entrance to the building including the garage elevator lobby.
FIRE PROTECTION	All floors have automatic fire sprinkler systems.
STORAGE	There is 4,207 RSF of storage space in the parking area



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BUILDING HIGHLIGHTS

Close proximity and direct access to I-405 providing easy access to surrounding submarkets

Class A construction quality - post-tension concrete structure

Above average parking ratio with covered parking availabilities

Corporate neighbors include AT&T, T-Mobile, Alder, Google, Boeing and Seattle Genetics

Extensive window lines provide ample natural lighting



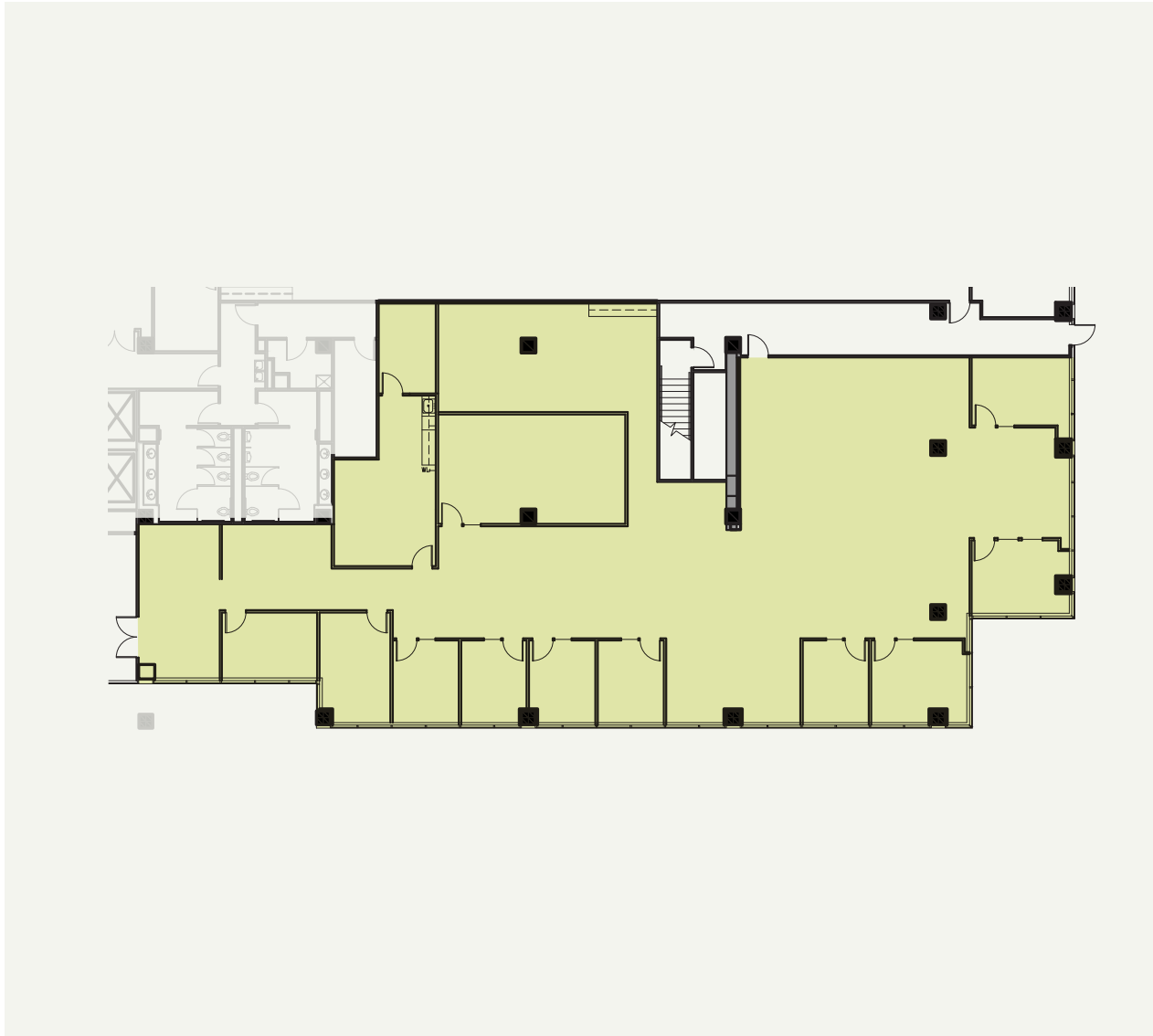
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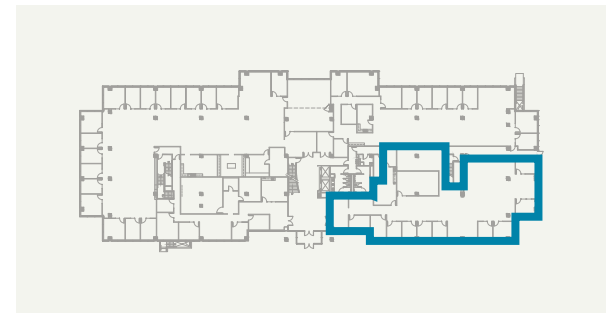


First Floor, Suite 150

SIZE: 6,729 SF

DATE AVAILABLE: Available Now

ASKING RATE: \$20.00/RSF, NNN



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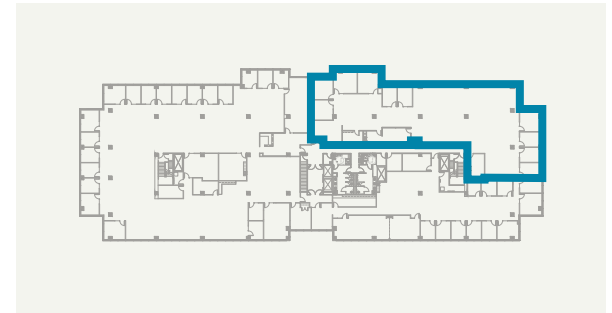
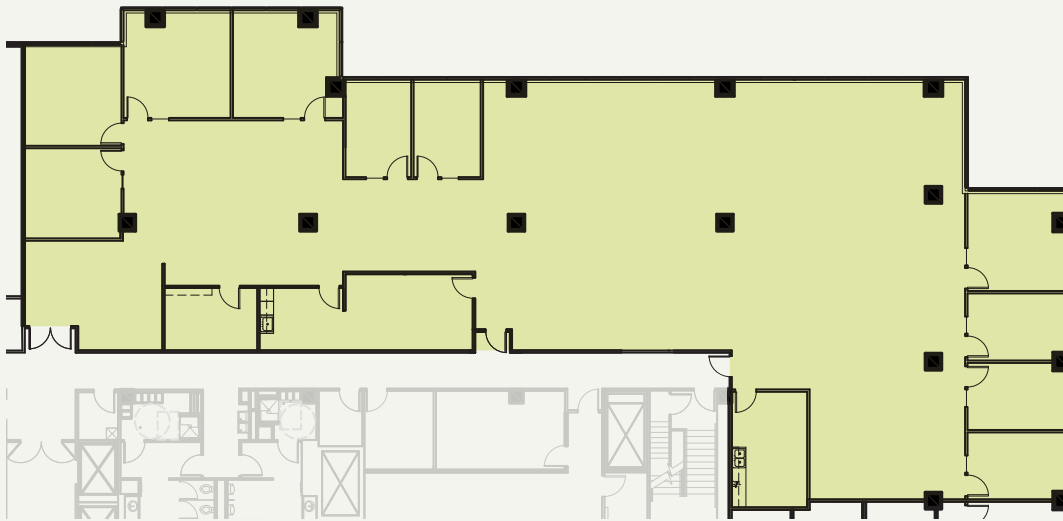
North Creek Place

Third Floor, Suite 325

SIZE: 8,007 SF

DATE AVAILABLE: Available Now

ASKING RATE: \$20.00/RSF, NNN



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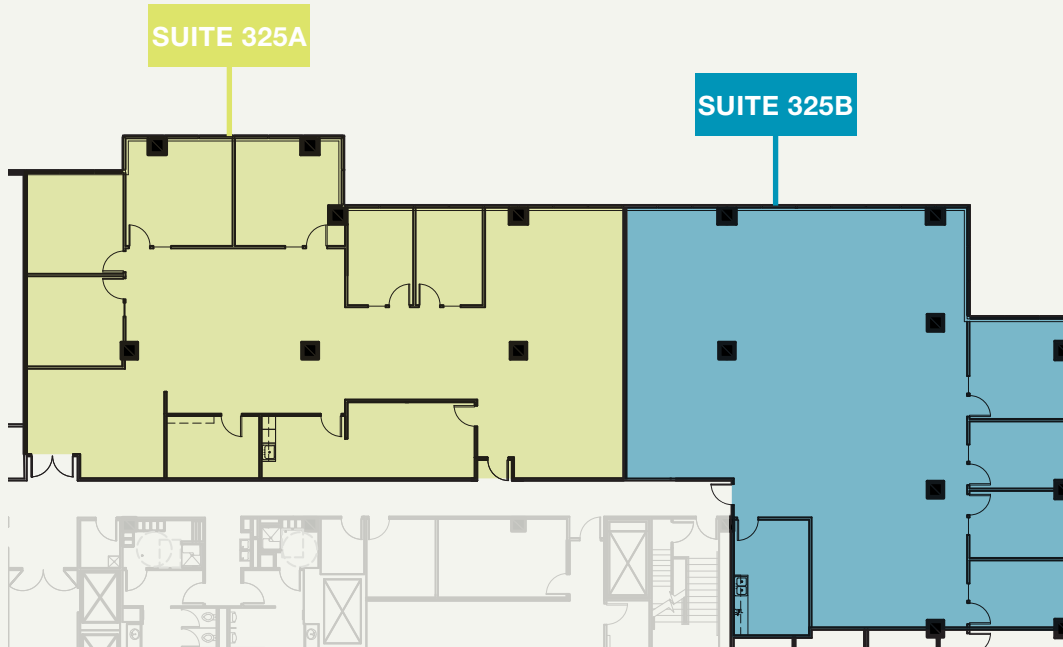
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North Creek Place

Suite 325 Demising Plan



Third Floor, Suite 325A

SIZE: 4,210 SF

DATE AVAILABLE: Available Now

ASKING RATE: \$20.00/RSF, NNN

Third Floor, Suite 325B

SIZE: 3,797 SF

DATE AVAILABLE: Available Now

ASKING RATE: \$20.00/RSF, NNN



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North Creek Place Amenities



SHOPPING

- 1 Chevron
- 2 Home Depot
- 3 Cash & Carry
- 4 Shell
- 5 O'Reilly Autoparts
- 6 Chevron
- 7 GNC
- 8 Petsmart
- 9 Ross
- 10 Haggen
- 11 Verizon
- 12 7 Eleven
- 13 A&TT
- 14 Target
- 15 Rite Aide

LIFE STYLE

- 1 Cascadia College
- 2 University of Washington
- 3 24 Fitness
- 4 Banner Bank
- 5 US Bank
- 6 Chase
- 7 Wells Fargo
- 8 Bank of America
- 9 Gold's Gym
- 10 Barne's & Noble
- 11 AMC Theater
- 12 Northshore YMCA
- 13 UW Bookstore

EAT / DRINK

- 1 Dairy Queen
- 2 Jack in the Box
- 3 Wendy's
- 4 Mod Pizza
- 5 Red Robin
- 6 McDonald's
- 7 KFC
- 8 Papa Murphy's
- 9 Subway
- 10 Teriyaki, etc!
- 11 Parkside Deli
- 12 Starbucks
- 13 Potbelly Sandwich Shop
- 14 Menchie's Frozen Yogurt
- 15 Beardslee Public House
- 16 Sushi Chinoise
- 17 Common Grounds Coffee
- 18 Subway
- 19 Dandy Dogs
- 20 Starbucks
- 21 Taco Del Mar
- 22 Greek Pita
- 23 Thai Tenee Express
- 24 Garlic Jim's Pizza

HOTELS

- 1 Country Inn & Suites
- 2 Residence Inn by Marriott