

RH North Creek Business Center

11810 & 11818 North Creek Parkway N, Bothell, WA 98011



TWO ADJACENT BUILDINGS FOR LEASE

2,157 SF - 46,205 SF Available

\$1.45/SF Office | \$1.10/SF Assembly | \$0.75/SF Warehouse

Business Park Features:

- Class A Corporate Campus
- On-Site Deli
- Nearby Amenities: Restaurants, Retail, Childcare, Corporate Marriott, Walking Trails & Sports Fields
- Quick Access to I-405, SR-522 & Downtown Bothell

Rosen~Harbottle Commercial Real Estate | P.O. Box 5003 Bellevue, WA 98009-5003 | phone: (425) 454-3030 fax: (425) 454-6705

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness.

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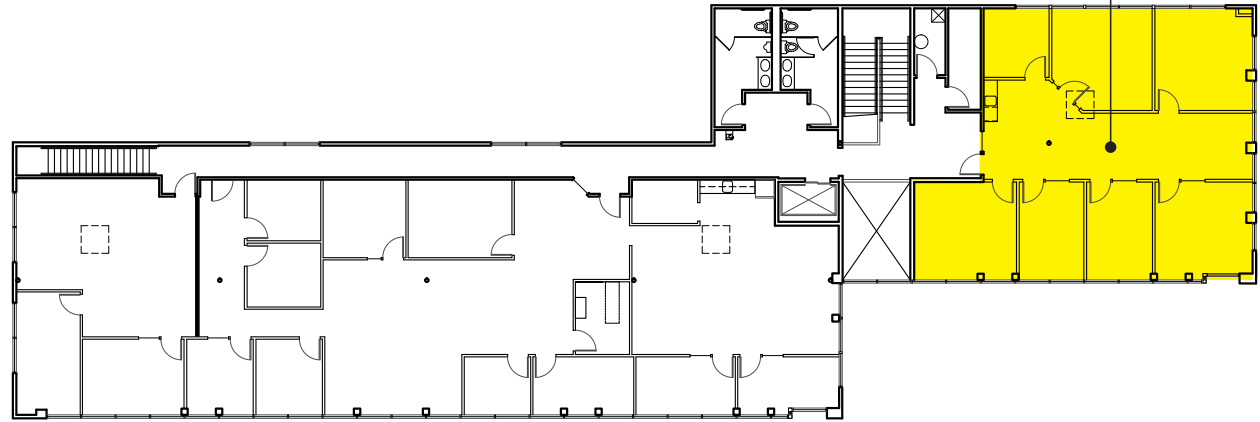
www.rosenharbottle.com

Assembly space can be converted to warehouse.

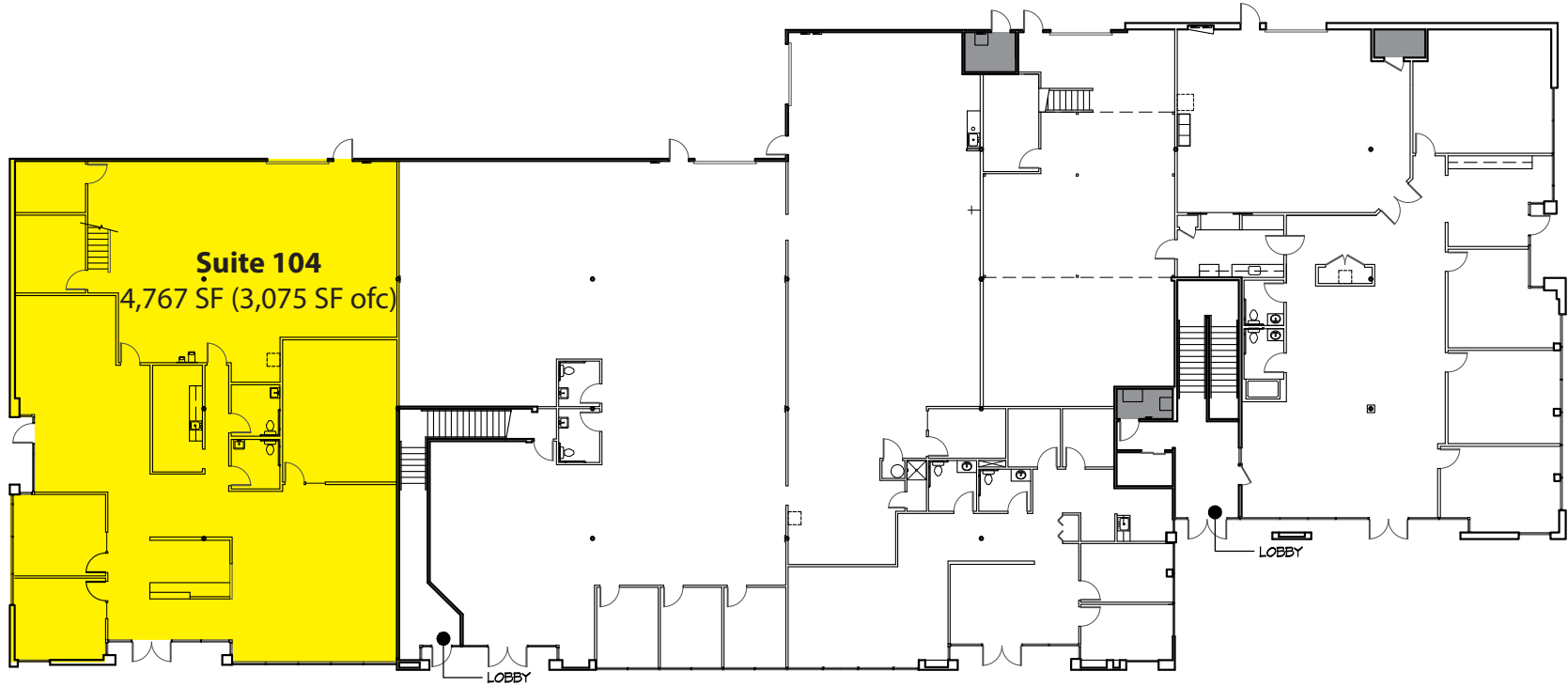
Building 1	Total SF	Ofc SF	Whse SF	Available	Suite Notes
104	4,767 SF	3,075 SF	1,692 SF	30 days	Office/warehouse space with GL loading and signage on North Creek Pkwy.
202	2,157 SF	2,157 SF	-	1/1/2017	2nd floor office heavily built out with private offices and conference room on window line, kitchenette and reception.
Building 2	Total SF	Ofc SF	Assembly SF	Available	Suite Notes
Full Bldg	24,705 SF	14,378 SF	10,327 SF	Now	Tech/assembly: HVAC throughout & versatile loading. Contiguous with Bldg 4 for 46,205 SF total. 12'-16' clear height in assembly.
100	8,371 SF	3,917 SF	4,454 SF	Now	
101	8,921 SF	3,048 SF	5,873 SF	Now	
102	7,413 SF	7,413 SF	-	Now	
Building 4	Total SF	Ofc SF	Whse SF	Available	Suite Notes
Full Bldg	21,500 SF	21,500 SF	-	Now	Full building; office build out. Contiguous with Bldg 2 for 46,205 SF total. GL loading available. Some flexibility in building layout.
100	11,700 SF	11,700 SF	-	Now	
101	9,800 SF	9,800 SF	-	Now	

Second Floor

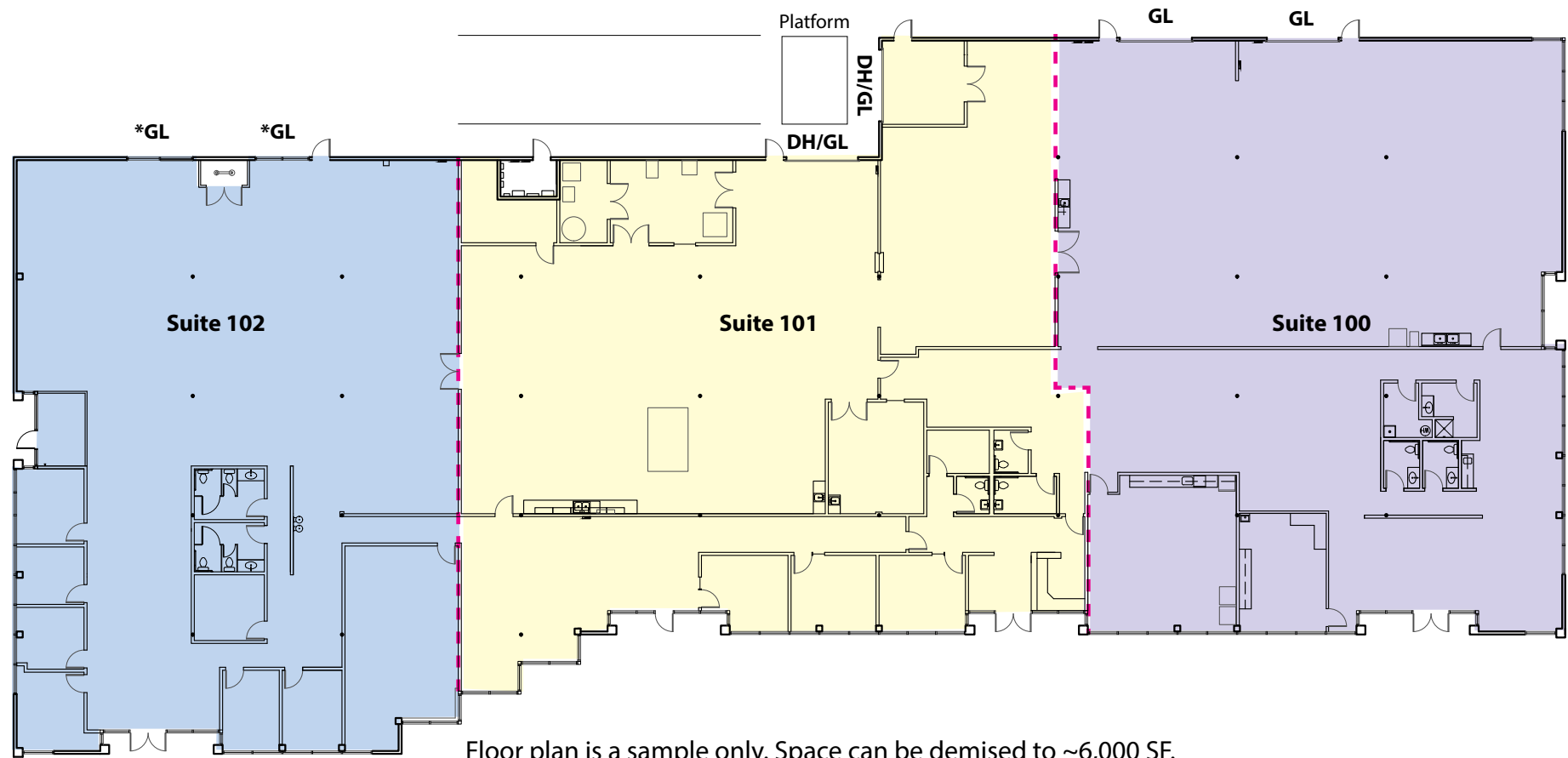
Suite 202
2,157 SF



First Floor



BUILDINGS 2 AND 4 CAN BE LEASED TOGETHER FOR 46,205 SF TOTAL

**AVAILABLE SPACE:**

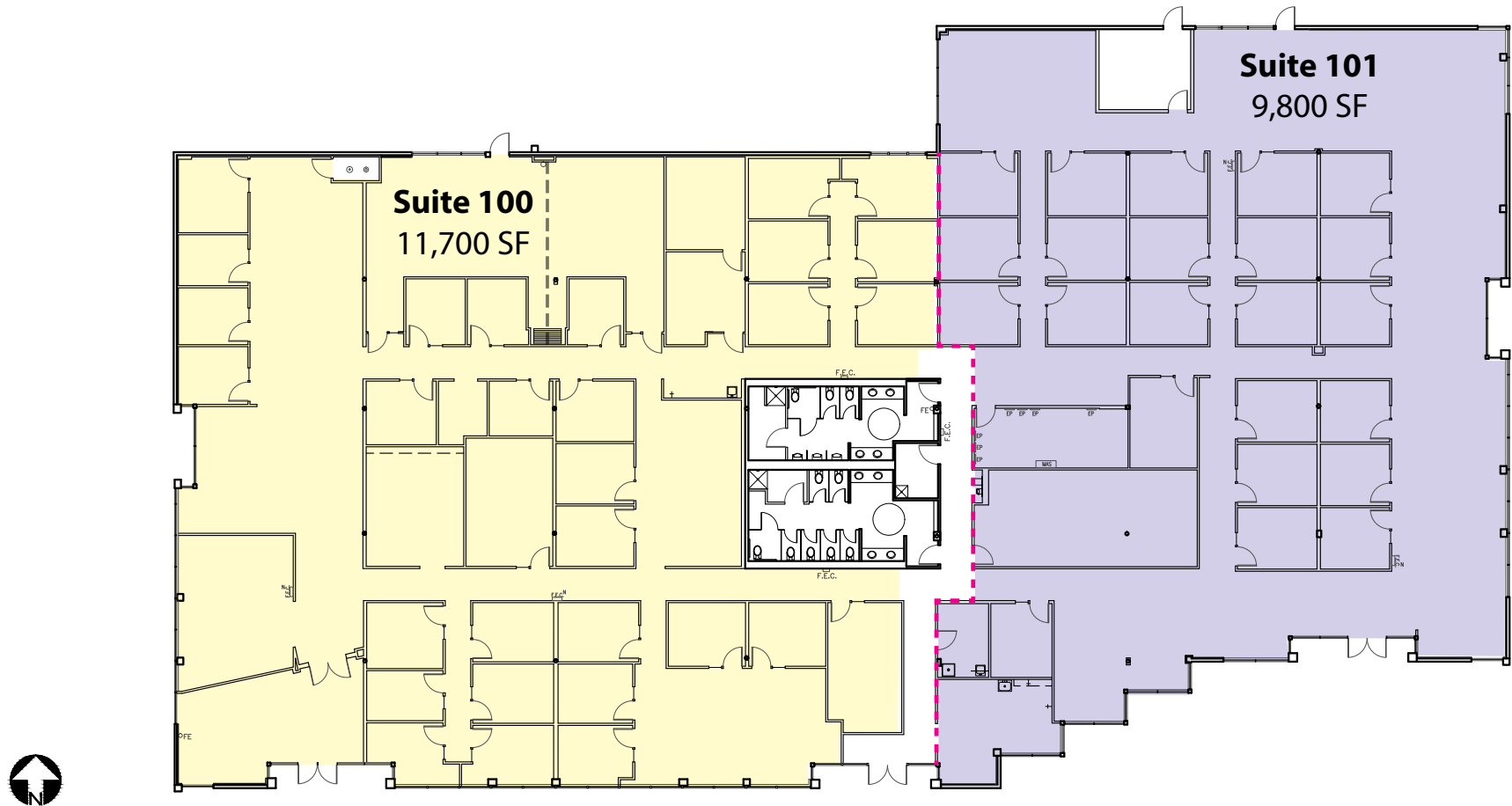
24,705 SF Full Building

Suite	Total SF	Office SF
100	8,371	3,917
101	8,921	3,048
102	7,413	7,413

FEATURES:

- Former Lab / Assembly Space / Office
- Fume Hood Roof Penetrations
- Extensive Electrical Distribution
- 8' - 18' Clear Height
- Loading: 2 DH/GL & 2 GL Doors
- * 2 GL Doors Can be Added
- HVAC & Plumbing Throughout

BUILDINGS 2 AND 4 CAN BE LEASED TOGETHER FOR 46,205 SF TOTAL



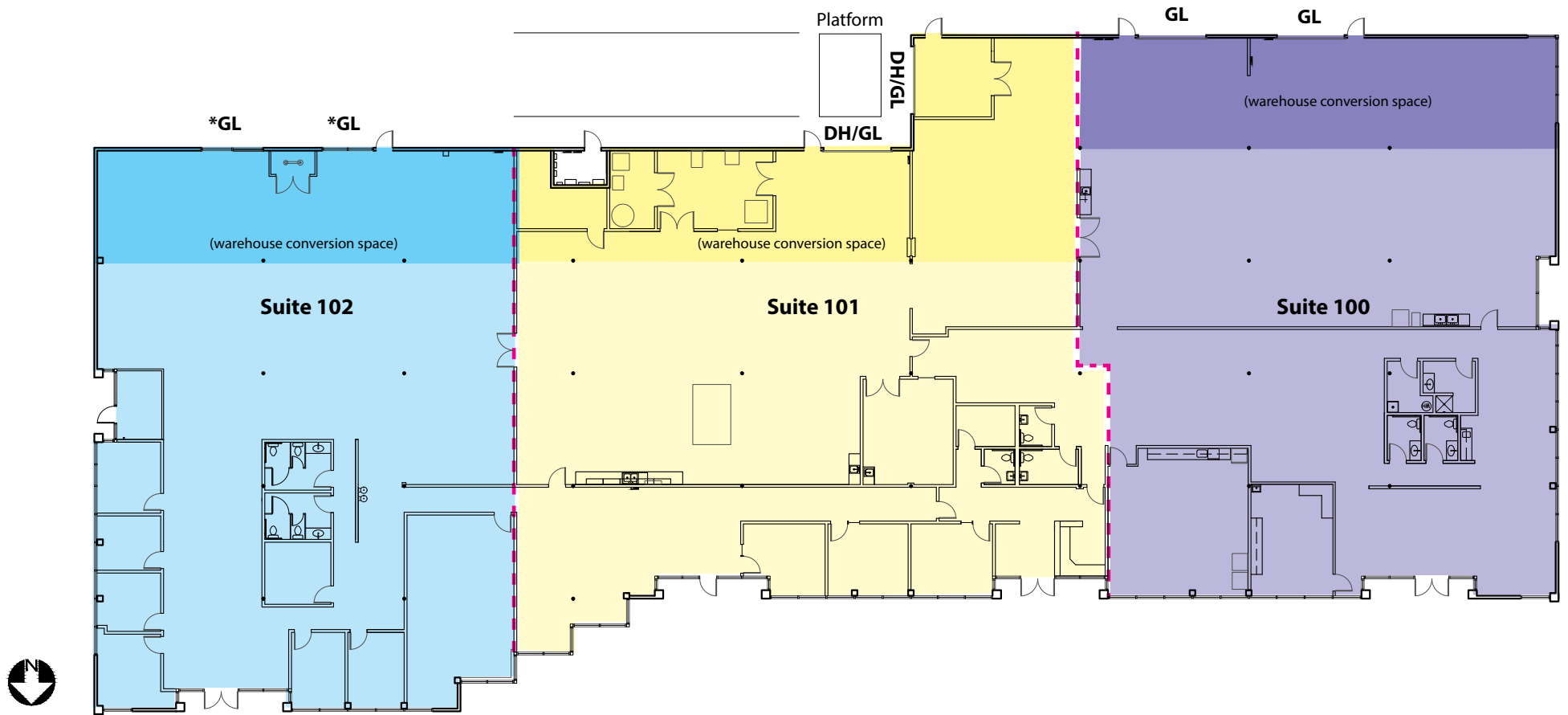
AVAILABLE SPACE:

21,500 SF Full Building

Suite	Total SF
100	11,700
101	9,800

FEATURES:

- Class A Office Building
- GL Loading Available
- Building Signage Available
- Visibility from North Creek Pkwy



This floor plan is for example purposes only.

Building 2	Total SF	Ofc SF	Whse SF
100	8,371 SF	6,657 SF	1,714 SF
101	8,921 SF	6,387 SF	2,534 SF
102	7,413 SF	5,968 SF	1,445 SF



RH NORTH CREEK BUSINESS CENTER

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|---------------------------------|-------------------------------|------------------------|
| 1. AT&T | 6. AT&T | 11. Talentwise |
| 2. RH North Creek-Bldg 2 | 7. United Healthcare Services | 12. Tetra Tech |
| 3. General Dynamics | 8. Progressive, Banner Bank | 13. T-Mobile |
| 4. RH North Creek-Bldg 4 | 9. Vertafore | 14. Puget Sound Energy |
| 5. Google | 10. State Farm | 15. HUB International |