

FOR SALE



RH NORTH CREEK BUSINESS PARK - Bldg 7

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Building 7 at RH North Creek Business Park is 100% occupied, single tenant flex/tech building conveniently located near I-405. This Class A asset serves as the corporate headquarters for Solta Medical.

- Purchase Price: \$27,850,000
- NOI: \$1,696,743
- CAP Rate: 6.1%

PROPERTY SUMMARY

- Current Use as Medical Device and Electronic Manufacturing
 - HVAC Throughout Including Warehouse
 - Pneumatic Air, Nitrogen and Water Lines Throughout Assembly & Lab Areas
- Loading: 4 Dock High and 5 Grade Level Loading Doors
- Building SF: 83,389 SF
 - First Floor: 62,074 SF Warehouse/Production/Assembly
 - Second Floor: 21,315 SF Ancillary Office with Lab
- Land SF: 218,240 SF (5.01 acres)
- Year Built: 1990
- Construction: Concrete, Tilt Up
- Clear Height Up to 24'

LOCATION FEATURES

- Corporate Campus
- On-Site Deli and Childcare
- Nearby Amenities: Restaurants, Retail Shops, Food Trucks, Corporate Marriott, Walking Trails, Sports Fields, & Fitness Center
- Quick Access to I-405, SR-522 & Downtown Bothell

FLOOR PLAN - 1st Floor

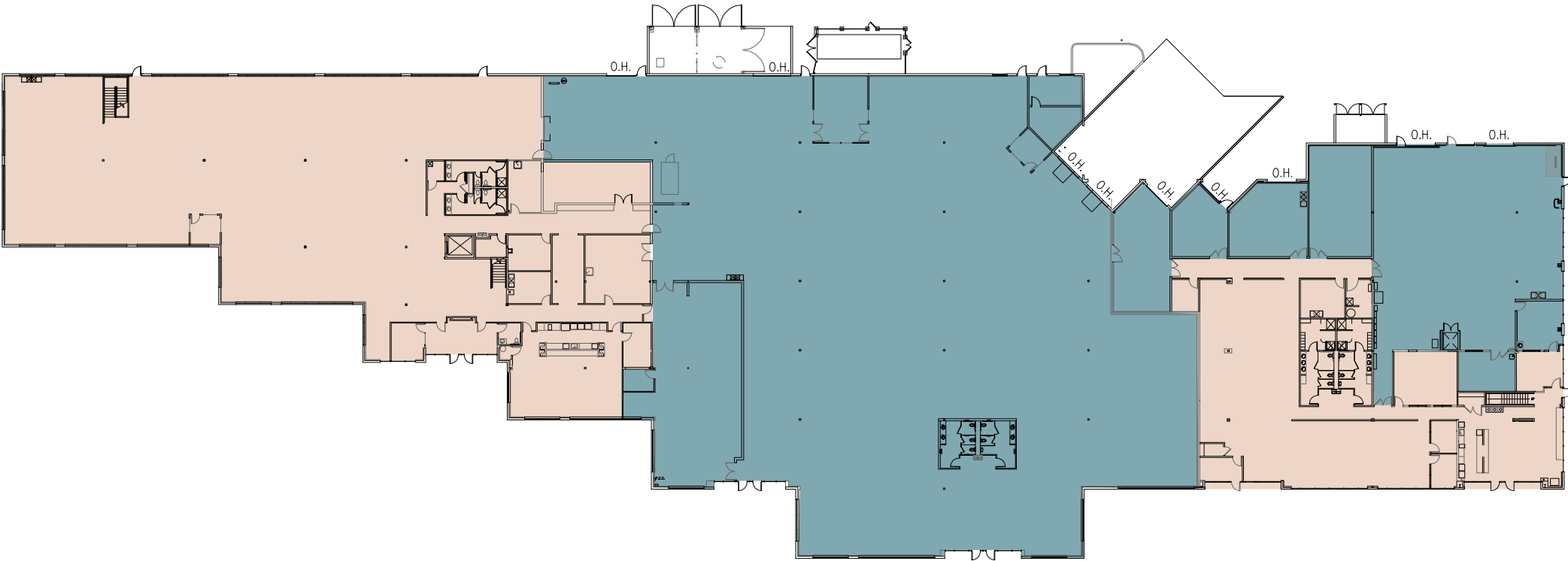
Whse/Production: 36,017 SF

Assembly: 26,057 SF

First Floor: 62,074 SF

Second Floor: 21,315 SF

Total Building: 83,389 SF



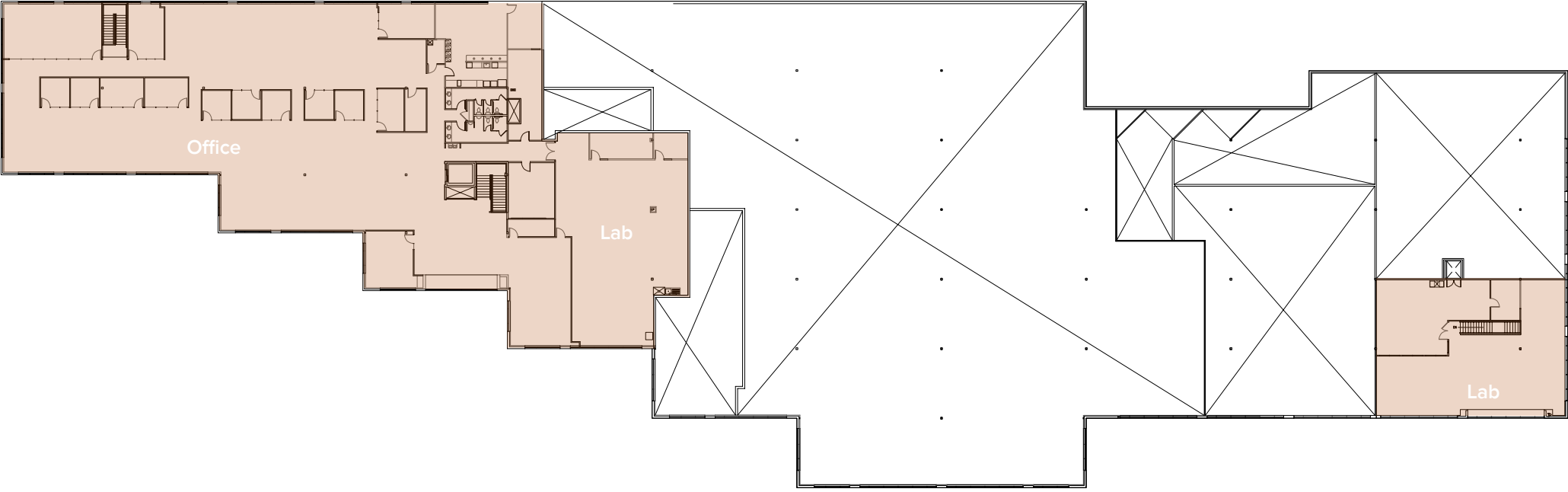
FLOOR PLAN - 2nd Floor

Ancillary Office: 21,315 SF

First Floor: 62,074 SF

Second Floor: 21,315 SF

Total Building: 83,389 SF





CAPITAL EXPENDITURES

2014 - Partial Roof Replacement	\$284,783
2019/2020 - Remaining Roof Replacement	\$217,822
2014/2018/2019 - HVAC: Major Unites Replaced	\$287,000
2019 - Exterior Paint	\$61,200
2022 - Elevator Modernization	\$188,316
2023 - HVAC Controls Update	\$188,000
Total	\$1,227,121

TENANT SUMMARY - Solta Medical



S O L T A M E D I C A L ®

Solta Medical is a division of Bausch Health and a global leader in the medical aesthetics market. Headquartered in Bothell, WA, they also have field teams and regional offices in North Carolina, New Jersey and California.

Originally, the brand was named Liposonix before being acquired by Bausch Health. They leased a 20,000 SF building in our park next door for nearly 10 years before relocating to RH North Creek Building 7. They have a long history entrenched in the Bothell market, and their work is very specialized in this location (medical and electronic device manufacturing/warehousing and related lab/testing with ancillary office).

They deliver sophisticated technology in simple, elegant designs, providing true aesthetic and therapeutic benefits.

The Solta Medical portfolio includes the brands Thermage® system, Fraxel® system, Clear + Brilliant® system, and VASERlipo® system, which collectively make up a comprehensive platform to address a range of aesthetic skin and body issues, and they've been developing innovative treatment technologies to provide aesthetic care options to consumers and physicians.

More than two and a half million procedures have been performed with Solta Medical's products around the world.

(<https://www.solta.com/#about>)

LOCATION MAP



LEGEND:

- 01 AT&T
- 02 Solta Medical
- 03 General Dynamics
- 04 LuxerCare
- 05 ADT Security
- 06 Google
- 07 Puget Sound Energy
- 08 Genie Industries HQ
- 09 Residence Inn
- 10 Core Design, Inc
- 11 WA State Dept of Revenue
- 12 Byram Healthcare
- 13 Puget Sound Energy
- 14 Tetra Tech
- 15 Verathon