

# RH North Creek Business Center

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



## FULL BUILDING FOR LEASE

2,157 SF - 21,500 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

For more information, contact:

ROSEN~HARBOTTLE  
COMMERCIAL REAL ESTATE

**Brian Stewart**

(425) 289-2222

brians@rosenharbottle.com

**Caleb Farnworth, CCIM**

(425) 289-2235

calebf@rosenharbottle.com

www.rosenharbottle.com

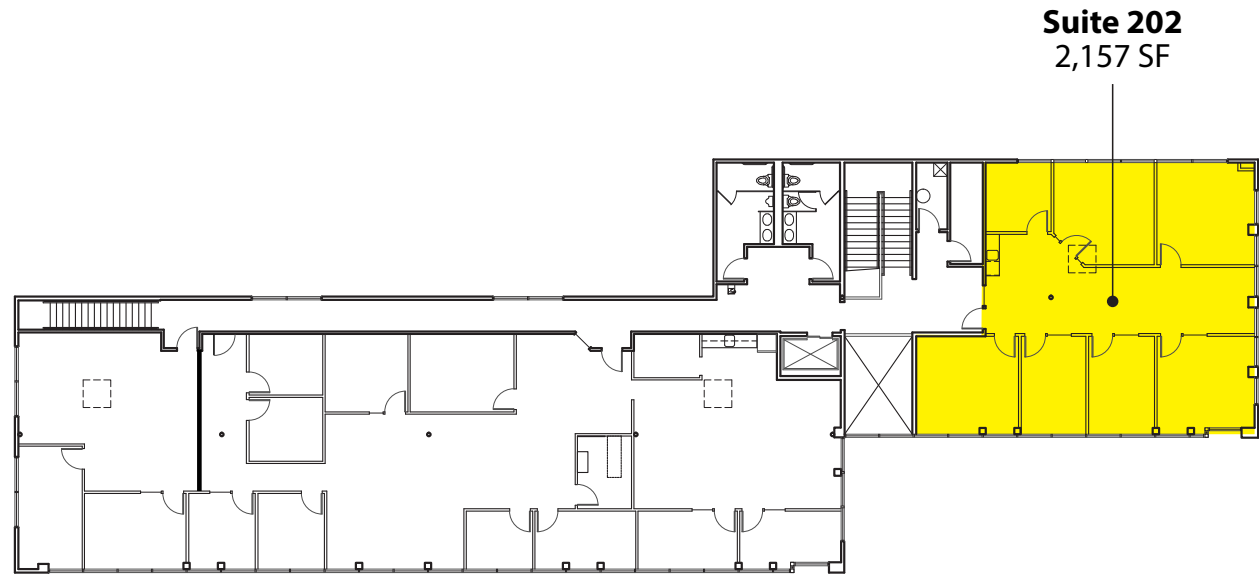
Rosen~Harbottle Commercial Real Estate | P.O. Box 5003 Bellevue, WA 98009-5003 | phone: (425) 454-3030 fax: (425) 454-6705

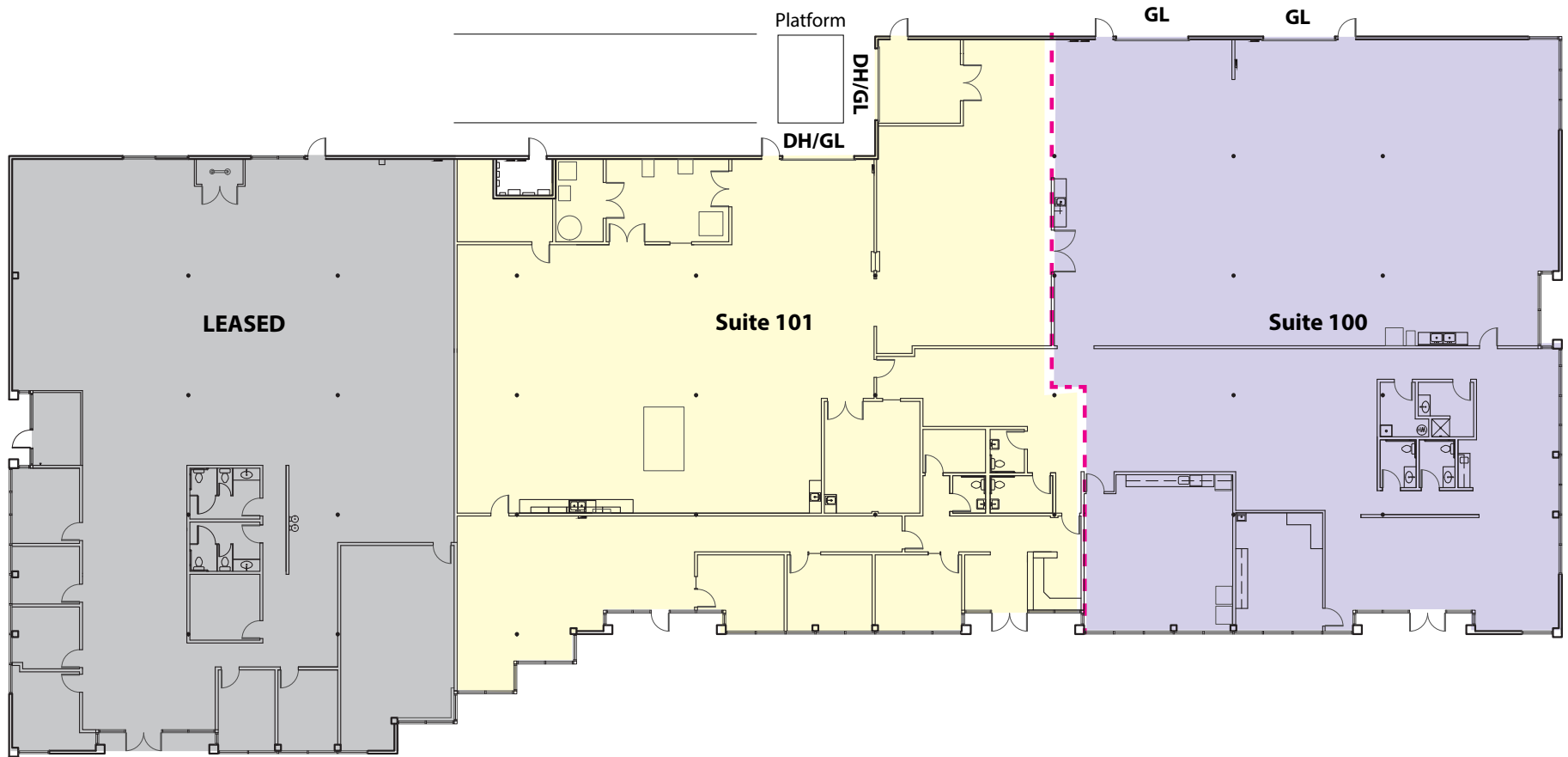
The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness.

Assembly space can be converted to warehouse.

| Building 1 | Total SF  | Ofc SF    | Whse SF     | Available | Suite Notes  |
|------------|-----------|-----------|-------------|-----------|--|
| 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  |
| Contiguous | 17,292 SF | 6,965 SF  | 10,327 SF   | Now       | Tech/assembly: HVAC throughout & versatile loading. Suites 100 & 101 are contiguous 4 for 17,292 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       |  |
| 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. 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





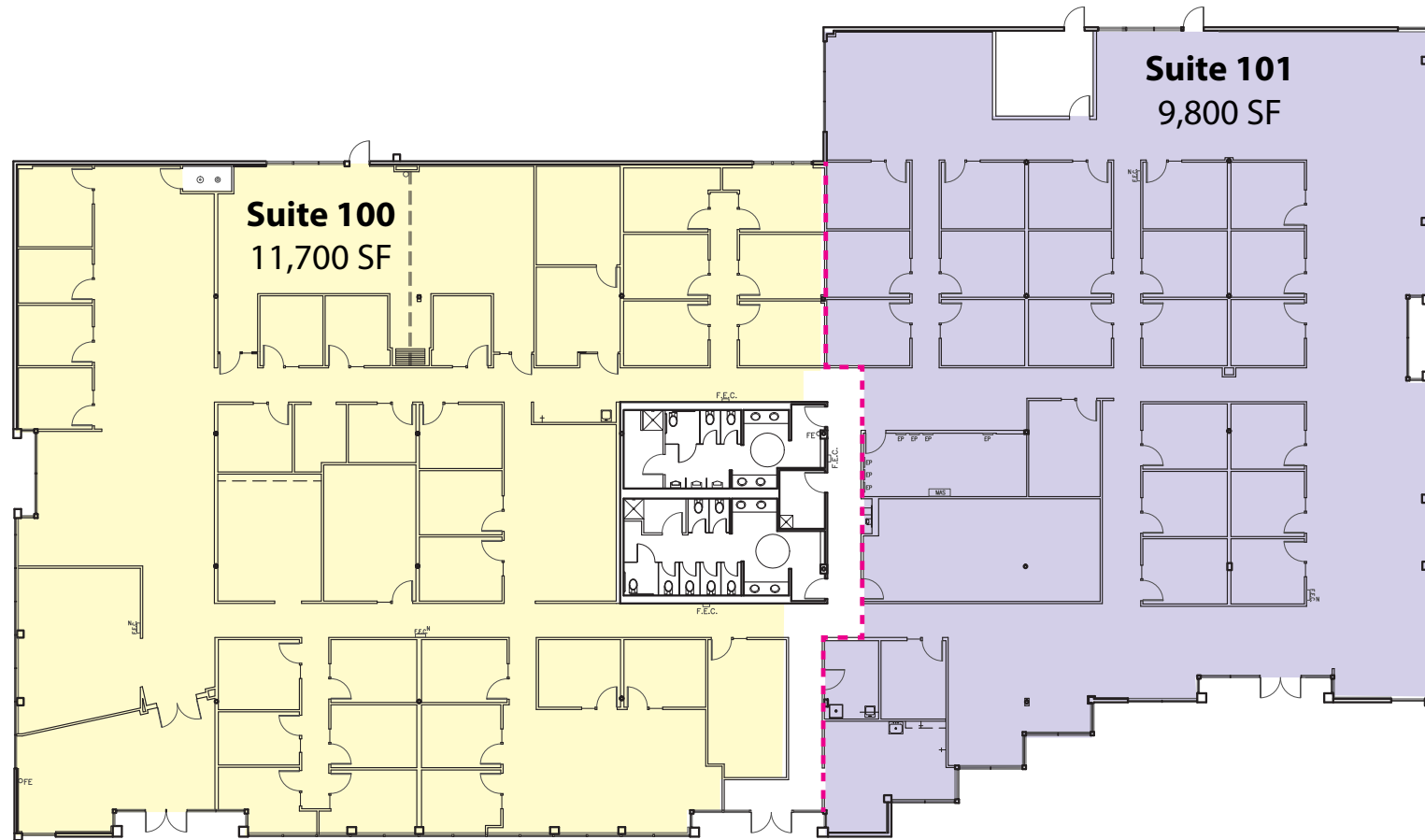
Floor plan is a sample only. Space can be demised to ~6,000 SF.

### AVAILABLE SPACE:

| Suite  | Total SF | Office SF |
|--------|----------|-----------|
| Contig | 17,292   | 6,965     |
| 100    | 8,371    | 3,917     |
| 101    | 8,921    | 3,048     |

### FEATURES:

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



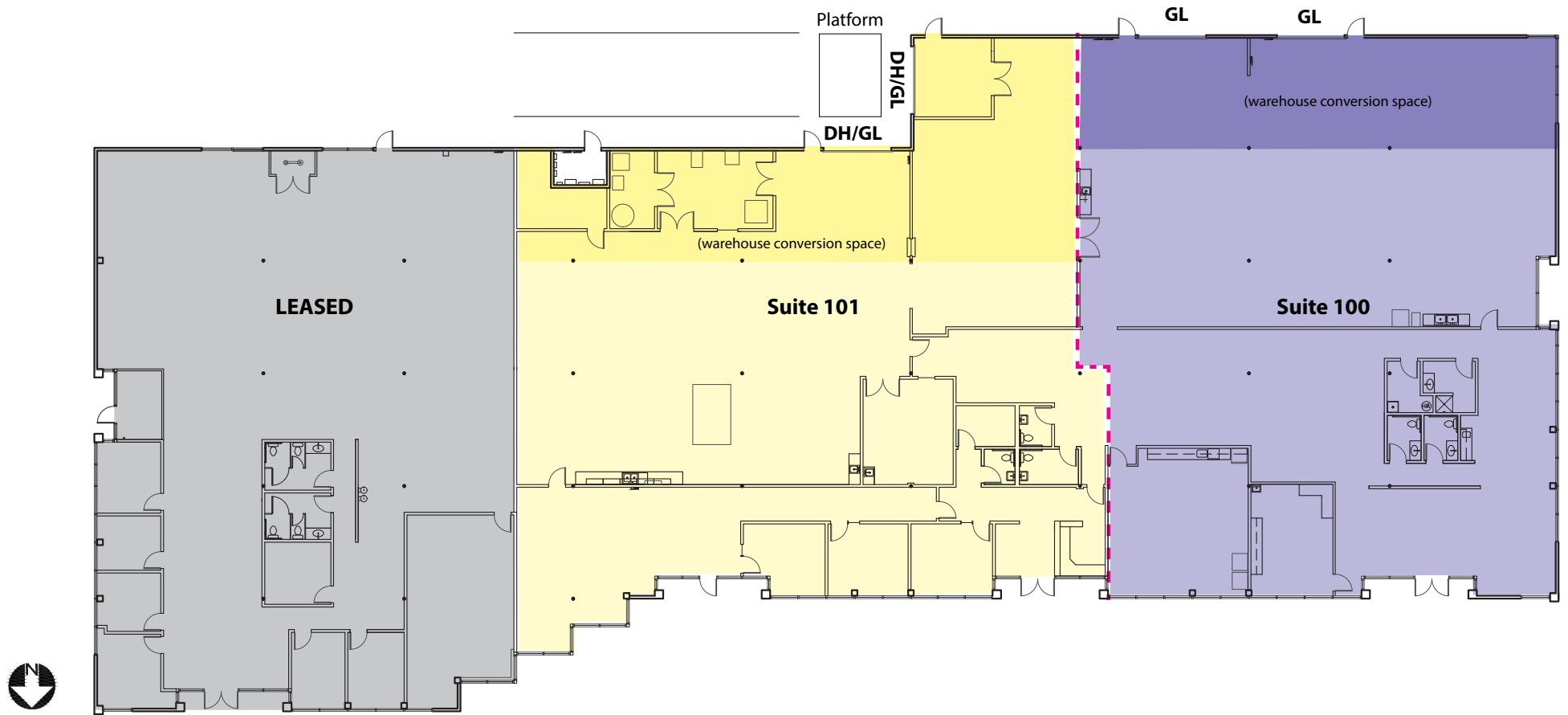
**AVAILABLE SPACE:**

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 |





**RH NORTH CREEK  
BUSINESS CENTER**

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