

# RARE OWNER-USER OR INVESTMENT OPPORTUNITY

Colliers

Warehouse/Office Building for Sale in North Creek



## Wright Group Building

19201 120th Avenue NE, Bothell, WA 98011

[www.buynorthcreek.com](http://www.buynorthcreek.com)

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For Sale



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## Property Highlights

The building at 19201 120th Avenue NE in Bothell, Washington, is a unique opportunity in the highly sought-after Bothell market. This flex building is well-suited for a variety of owner-occupiers and investors. Given its location near multiple major freeways and both Paine Field and SeaTac airports, the property has obvious appeal to regional and national tenants. The property is zoned R-AC, OP, CB, LI, allowing for versatile use and potential future development.



Prime access  
to I-405 and  
SR 522



Flexible  
zoning



59,830 SF  
building area  
on 4.29 AC



Close to mass  
transit and  
airports



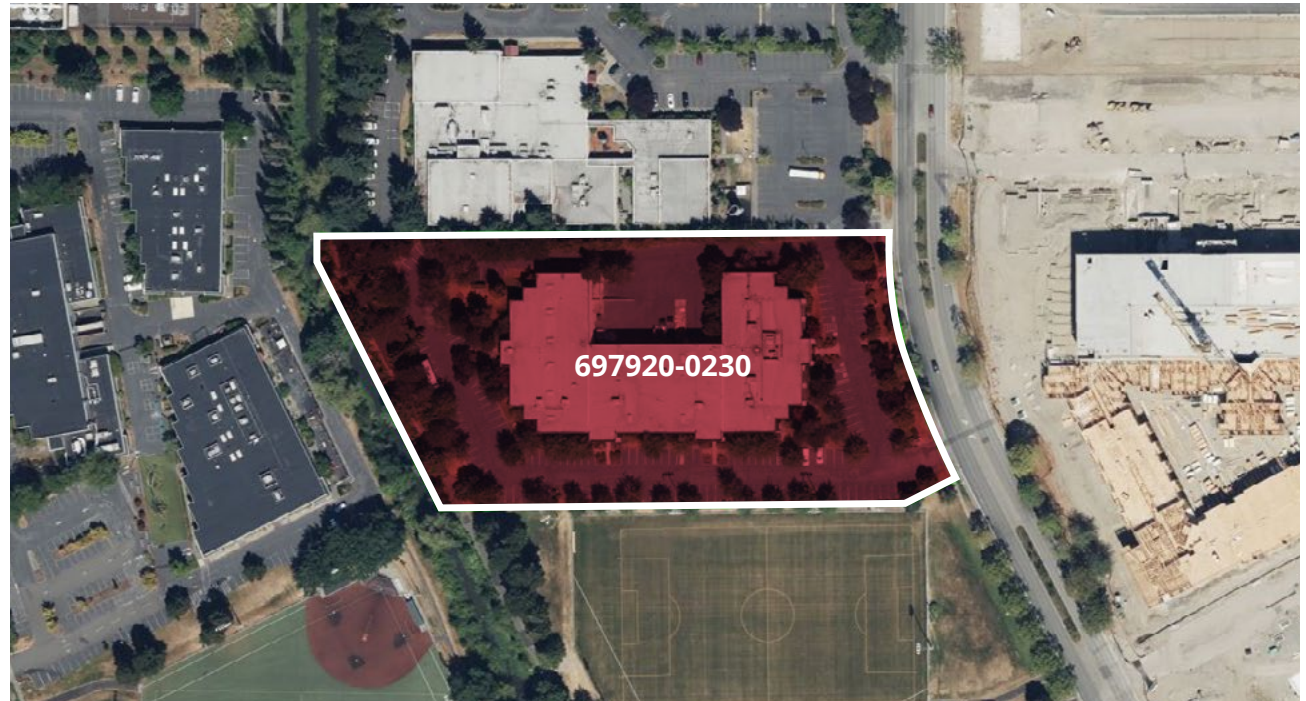
Scenic location  
next to walking/  
jogging trail



New roof in 2024  
(transferable  
warranty)

## Building Fundamentals

Parcel #	697920-0230
Lot Area	186,745 SF (4.29 AC)
Building Area	59,830 SF
Parking	Paved lot - 166 spaces (2.88/1,000 SF ratio)
Year Built	1991
Year Renovated	1995
Zoning	R-AC, OP, CB, LI
County	King
Last Sale Date	8/17/2004



Virtual Tour



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## Property Exterior Photos





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## Property Interior Photos



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## Vacant Suites

Suite	Space Type	Exp. Date	SF
101	Office	Vacant	5,284
108	Office	Vacant	3,718
200	Office	Vacant	8,234
201	Office	Vacant	6,766

*Suites 101, 108, 200, 201 can be combined for a maximum of 24,002 contiguous square feet*



## Occupied Suites

Suite	Space Type	Exp. Date	Renewal	SF
110	Warehouse	10/31/2025	None	10,417
102	Flex	10/31/2026	None	5,992
104	Flex	9/30/2028	None	8,042
106	Office	12/31/2028	None	1,671
105	Office	9/30/2032	None	5,647
107	Office	2/28/2033	None	1,872





**For Sale**



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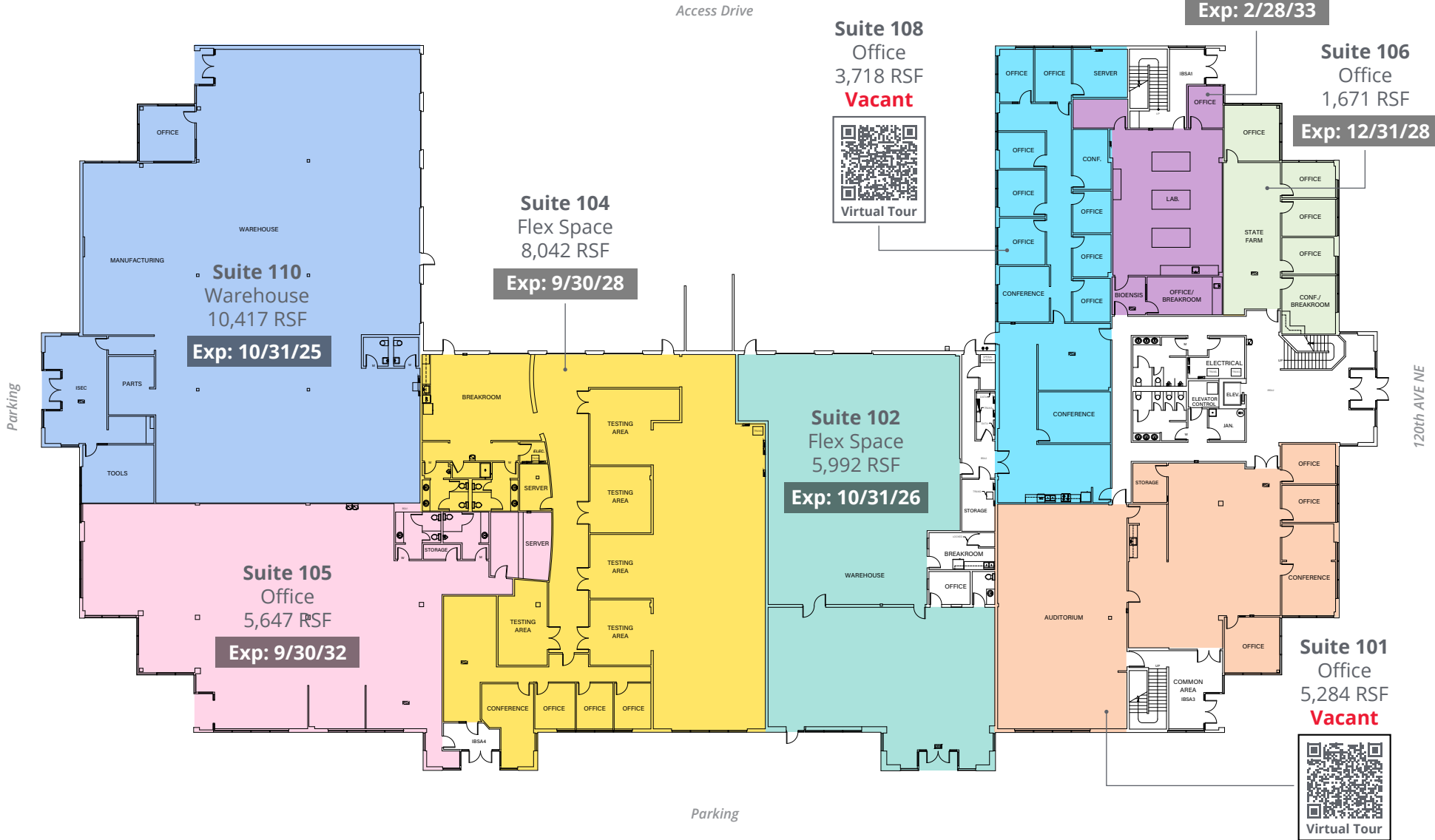
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## First Floor Plan

±42,643 RSF Total



Access Drive

Parking

120th AVE NE

Parking

**For Sale**



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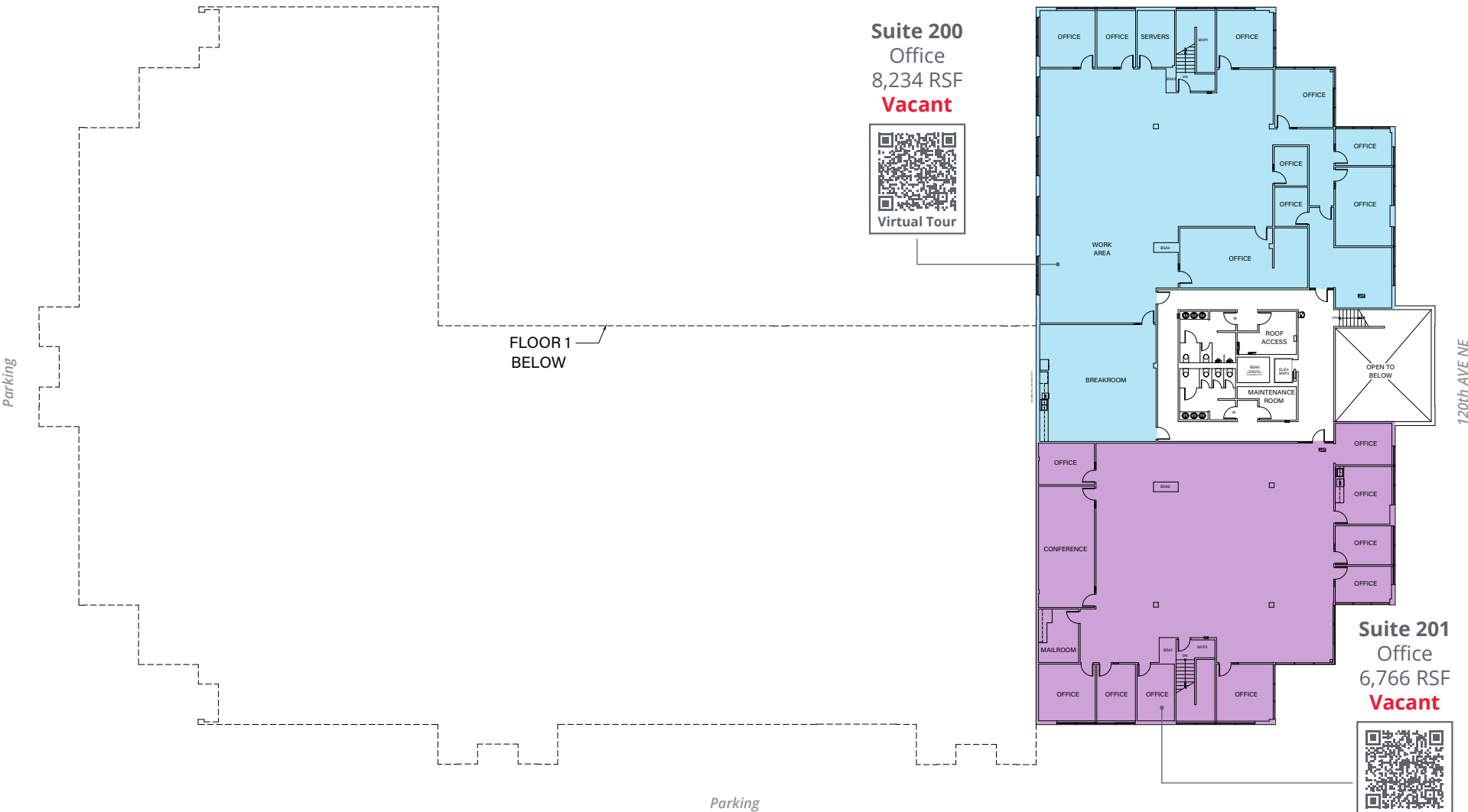
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## Second Floor Plan

±15,000 RSF Total

Access Drive



**Suite 200**  
Office  
8,234 RSF  
**Vacant**



**Suite 201**  
Office  
6,766 RSF  
**Vacant**



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