



TECH/OFFICE
LEASE



RH NORTH CREEK BUSINESS CENTER

11812-11824 North Creek Parkway N | Bothell, WA

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OFFICE/TECH/INDUSTRIAL LOCATED IN CLASS A CORPORATE CAMPUS

2,531 SF - 11,434 SF Available
Call for Rates

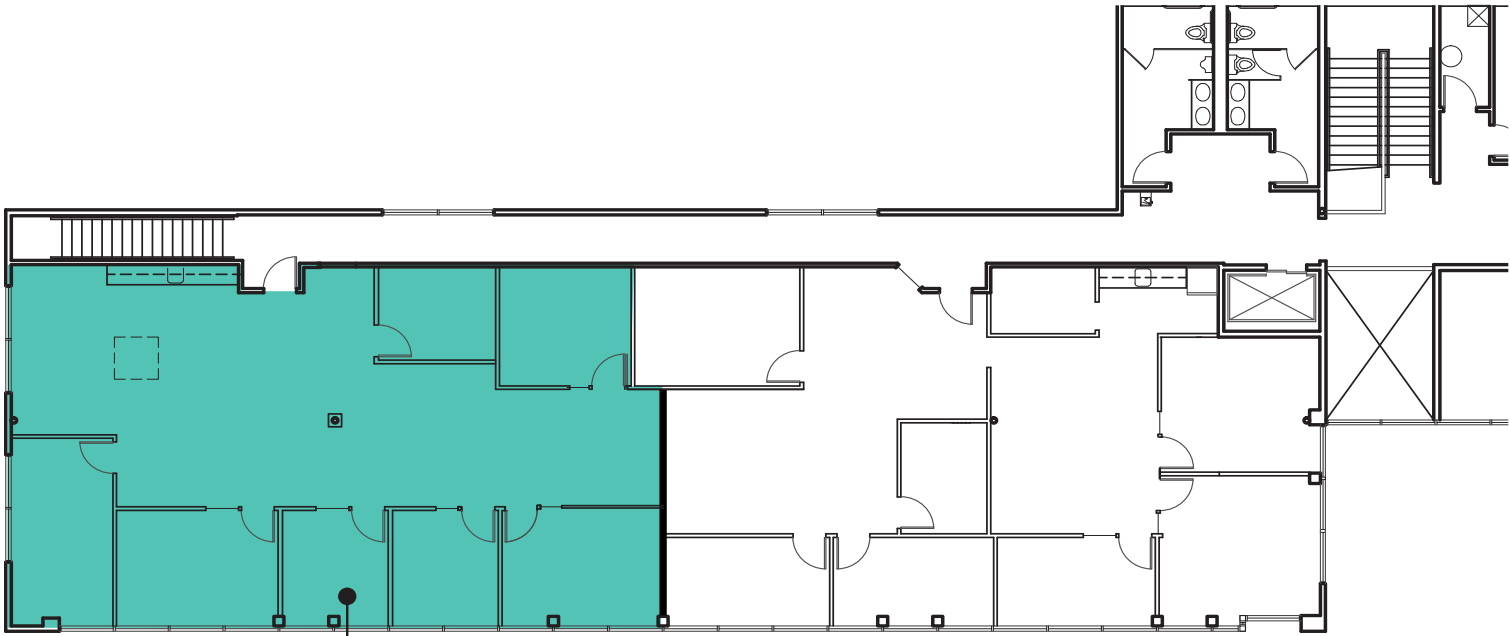
LOCATION FEATURES:

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



BUILDING 1 (11812) SECOND FLOOR PLAN

Suite	SF	Rate	Notes
204/205	2,531 SF	\$26.00/SF, NNN	7 private offices and open work space with a kitchenette. Available Now.

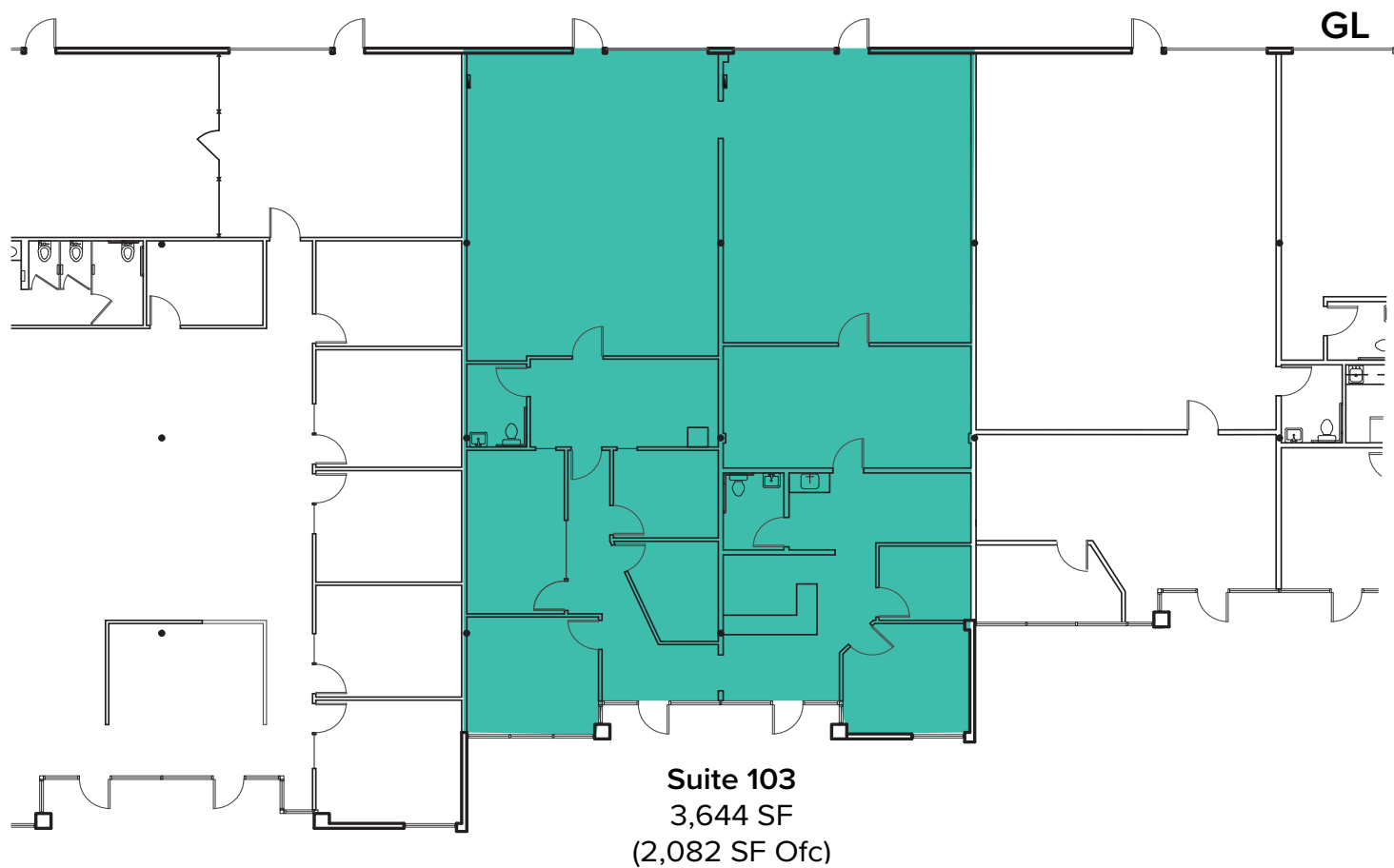


Suite 204/205
2,531 SF

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BUILDING 3 (11824) FLOOR PLAN

Suite	SF	Rate	Notes
103	3,644 SF (2,082 SF Ofc)	\$26.00/SF, NNN	Office/warehouse space with lab improvements that include a shower, fume hood, and a clean room. Available 10/1/2026.



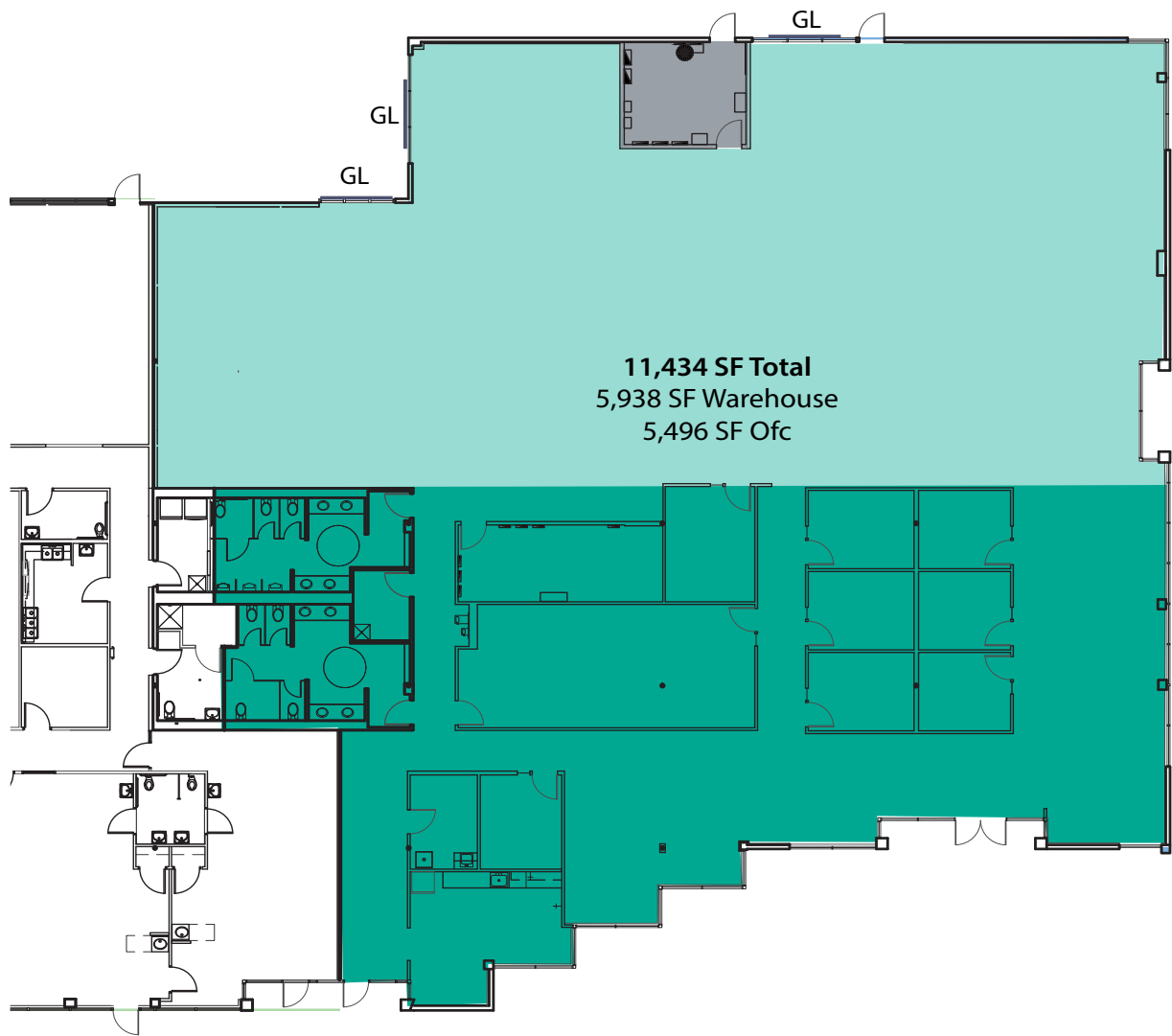
BUILDING 4 (11810) AS IS FLOOR PLAN

Suite	SF	Rate	Notes
105	11,434 SF	Call for Rates	Dense private office space with conference rooms, kitchenette, restrooms, and breakrooms. Available 2/1/2026.



BUILDING 4 (11810) SAMPLE FLOOR PLAN

Suite	SF	Rate	Notes
105	11,434 SF (5,496 SF Ofc)	Call for Rates	Office and warehouse space with 6-8 private offices, 16' clear height in warehouse, and 3 different potential GL loading door locations. Available 2/1/2026.



CORPORATE NEIGHBORS



LEGEND:

- 01 AT&T
- 02 Solta Medical
- 03 Natus Medical
- 04 LuxarCare
- 05 ADT Security
- 06 Google
- 07 Puget Sound Energy
- 08 Genie Industries HQ
- 09 Residence Inn
- 10 WA State Dept of Revenue
- 11 Northshore YMCA
- 12 Byram Healthcare
- 13 Puget Sound Energy
- 14 Tetra Tech
- 15 Verathon

DRIVE TIMES:

I-405: 3 Minutes
Downtown Bothell: 6 Minutes
Downtown Woodinville: 8 Minutes