



## BayMaster Self Services Garage

15812 116th Ave NE, Bothell, WA 98011



**Loretta Lo**

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# BayMaster Self Services Garage

\$32.00 /SF/YR

Available Now !! Off I-405 Freeway. Convenient located within the strip mall, two major gas stations , child care center. Office on 1st floor with 6 private office build out and some with natural lighting and windows. Reception area and private bathroom and showers. This approximately 1,200 SF suite is ready for services such as:Acupuncture Practice, Counseling Services, Yoga Lounge, Pilates Studio, Beauty Bar, Hair Salon, or Medical Practice, Dance Studio and more.

Please do not disturb neighboring tenants/businesses. All inquiries must be directed to the Listing Agent....

- Great Location off I-405
- Near Bothell &Woodinville Downtown/UW
- Located in the Strip Mall , Stand Alone Building



Rental Rate: \$32.00 /SF/YR

Property Type: Office

Building Class: B

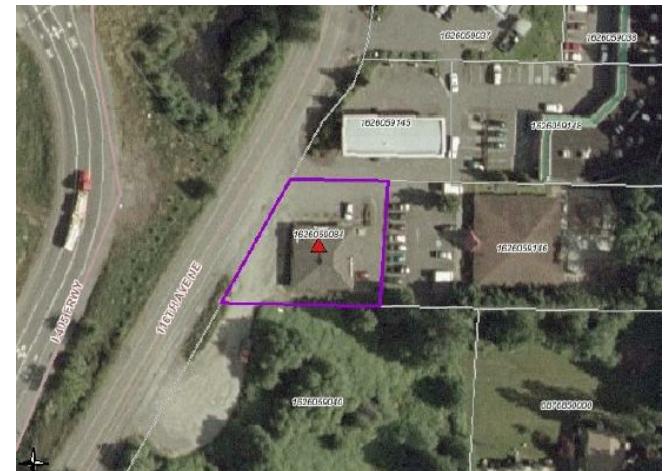
Rentable Building Area: 1,200 SF

Year Built: 1977

Walk Score ®: 33 (Car-Dependent)

Transit Score ®: 35 (Some Transit)

Rental Rate Mo: \$2.67 /SF/MO



## 1st Floor Ste B

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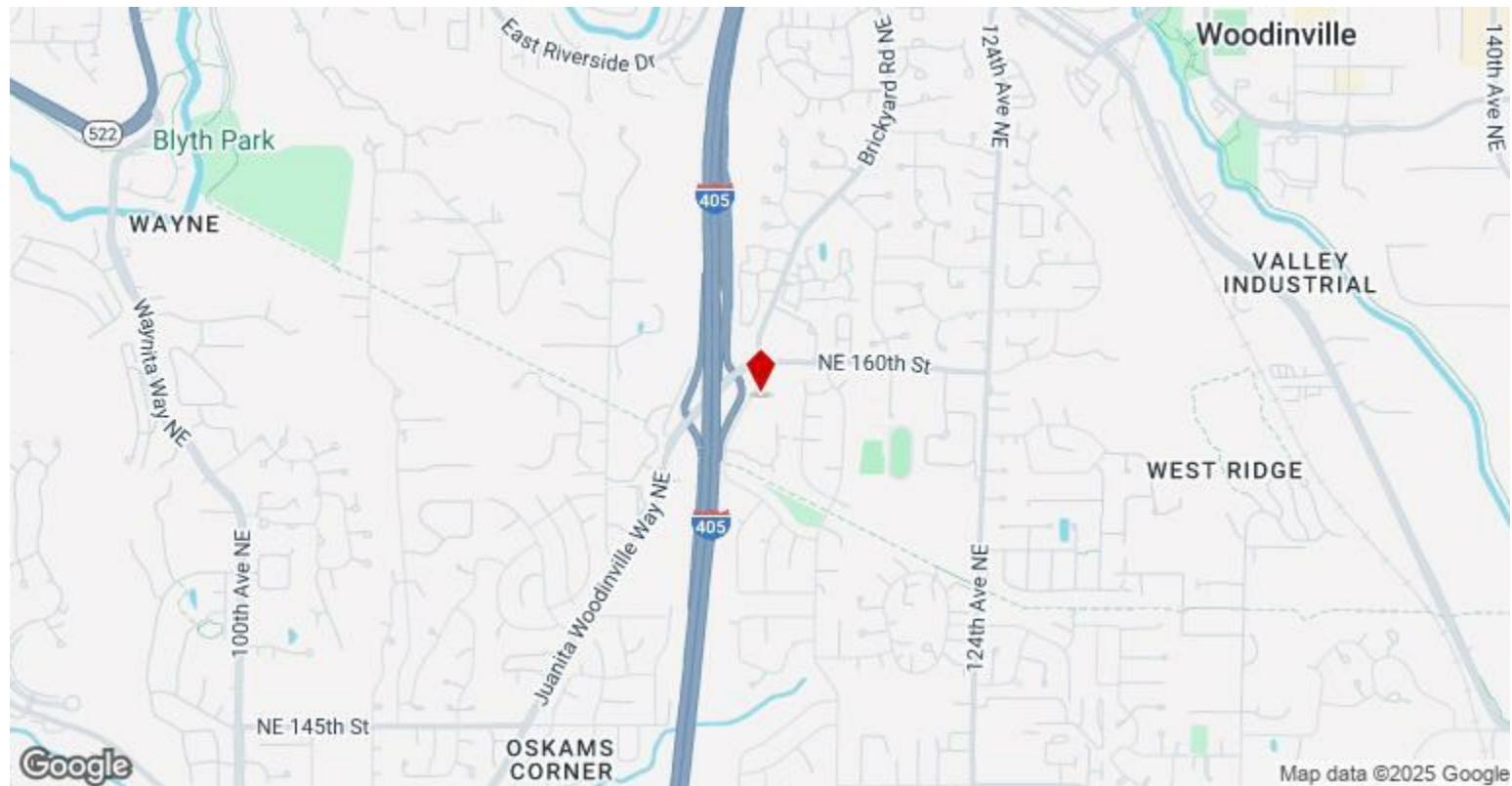
Space Available	1,200 SF
Rental Rate	\$32.00 /SF/YR
Date Available	November 17, 2025
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	New
Space Use	Office
Lease Term	Negotiable

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Eric's Auto Repair	-	

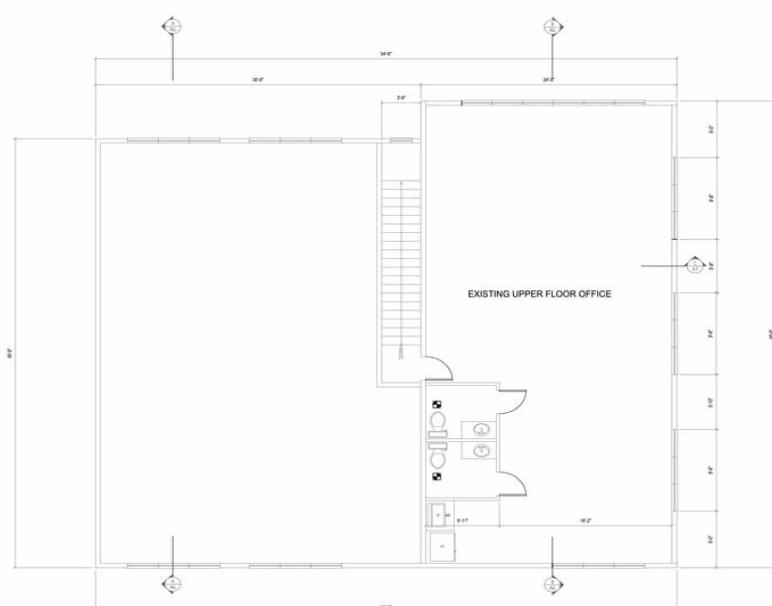
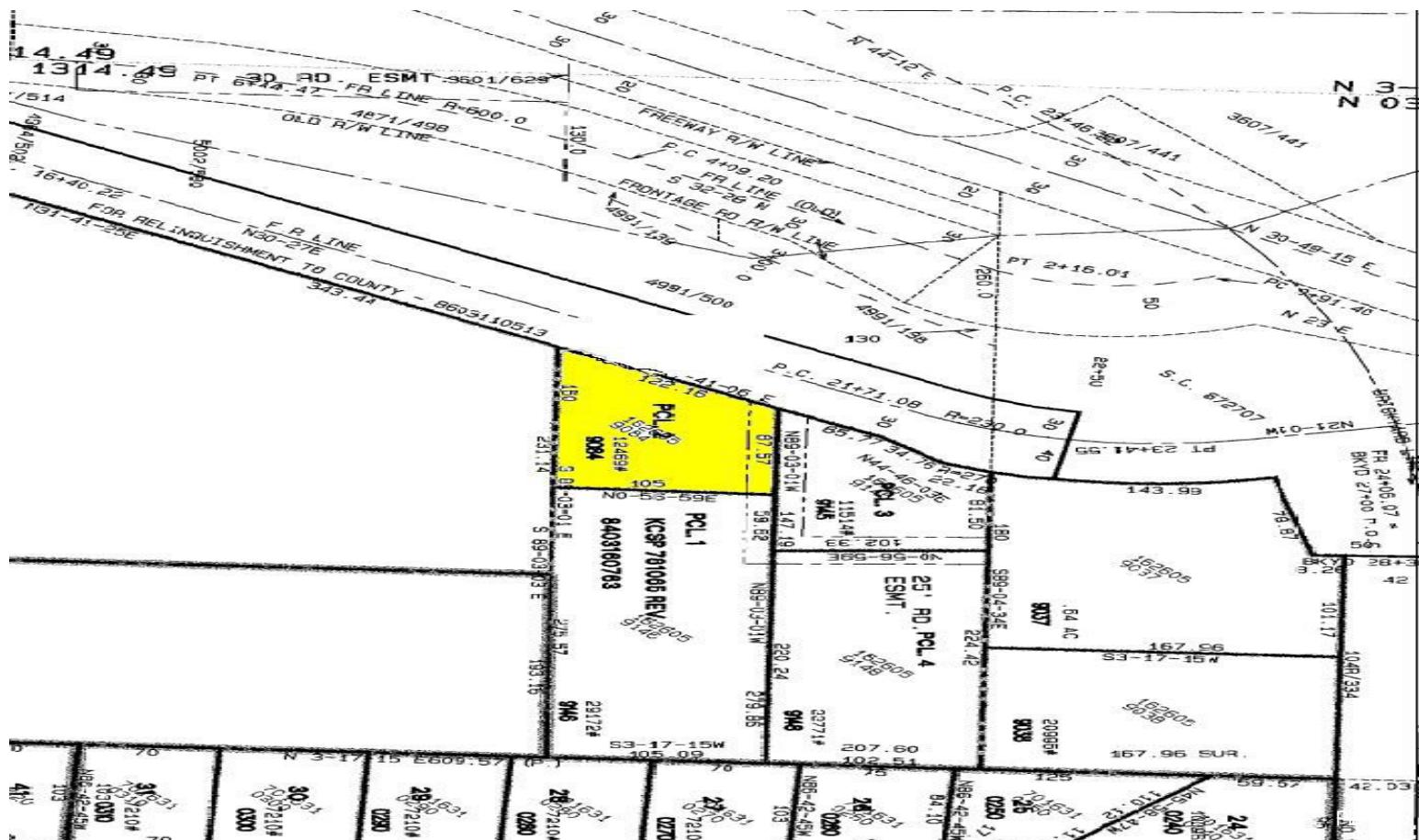


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## Property Photos



 **UPPER FLOOR PLAN**  
SCALE: 1/4" = 1'-0" 

**PLAN NOTES:**

- 1. USE 16 GA. STEEL FRAMING & SHEATHING U.N.D.
- 2. ALL INTERIOR WALLS TO BE 24" FRAMING U.N.D.
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- 4. ALL DOOR JAMBS TO SET FLUSH WITH TYP. U.N.D.
- 5. ALL DIMENSIONS ARE TO THE FACE OF FRAMING U.N.D.
- 6. ALL WINDOW HEADS TO BE 7' TO FINISH FLOOR AT THIS FLOOR, U.N.D.
- 7. ALL EXHAUST FARENS ARE TO VENT OUTSIDE.
- 8. DOOR AT THIS FLOOR IS 8'0" TYP.
- 9. ALL SMOKE DETECTORS MUST BE PLACED PRIMARILY FROM BUILDING PLANS. SMOKE ALARMS ARE NOT REQUIRED AND BE INTERCONNECTED.
- 10. CEILING HEIGHT = 9' U.N.D.
- 11. ESCAPE/RESCUE WINDOW MUST HAVE A CLEAR OPENABLE AREA OF 1' 5" W. X 3' 0" H. (NOT COUNTING THE SILL). THE CLEAR OPENABLE AREA MUST NOT BE MORE THAN 18" ABOVE THE FLOOR.
- 12. ALL EXTERIOR COLUMNS, BEAMS, AND JOISTS THAT ARE EXPOSED TO THE WEATHER

## SHIEH L.L.C. BUILDING REMODEL

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