

OFFERING MEMORANDUM

BOTHELL OFFICE BUILDING & POTENTIAL TOWNHOME ASSEMBLAGE



16030 JUANITA WOODINVILLE WAY NE, BOTHELL, WA 98011

km Kidder
Mathews

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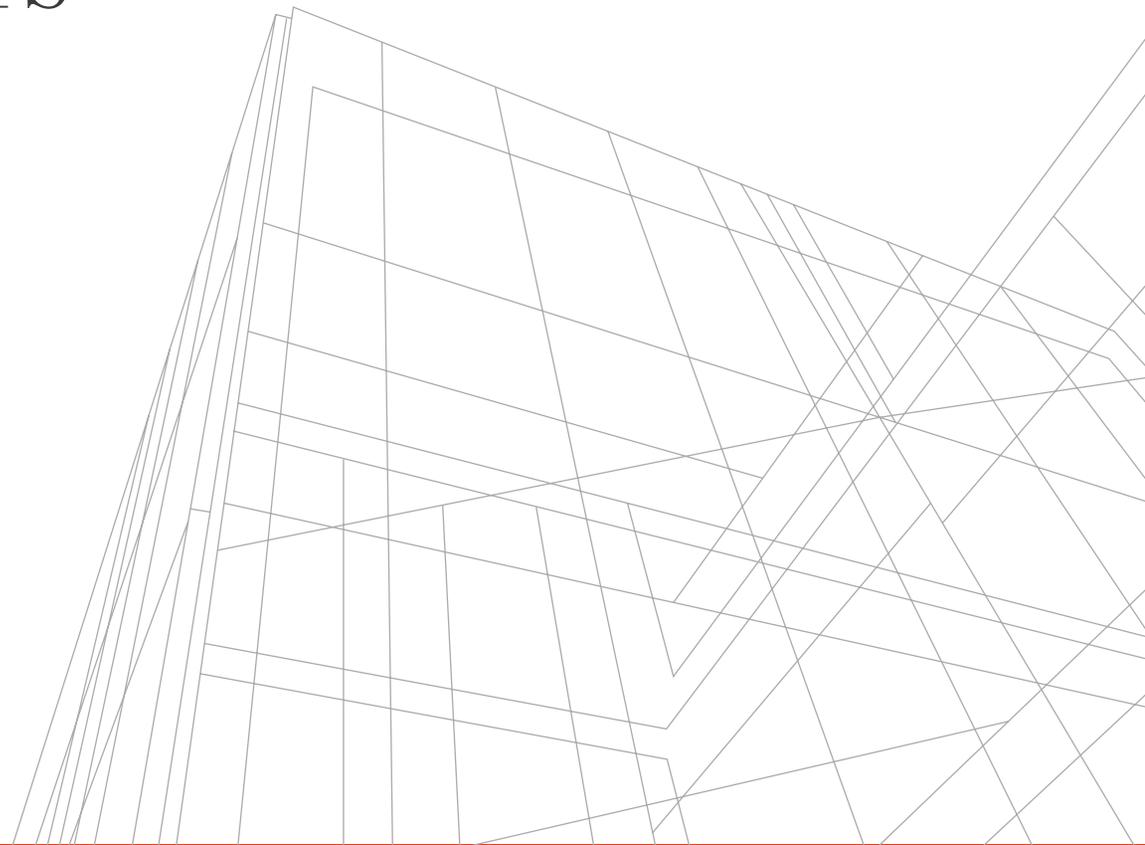
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*Exclusively
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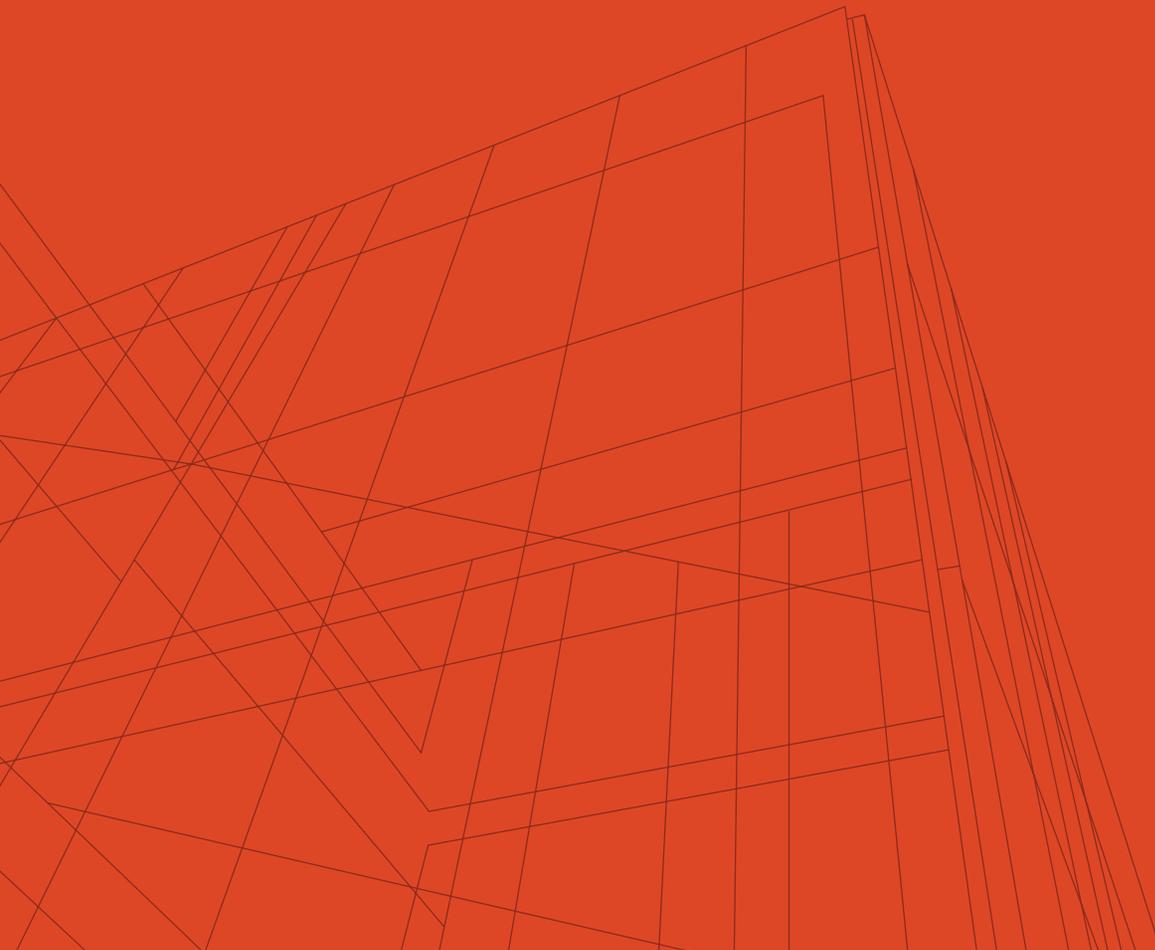
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EXECUTIVE SUMMARY

PRIME BOTHELL *OFFICE BUILDING* IN A HIGH-DEMAND LOCATION

PROPERTY INFORMATION

| | |
|---------------|---|
| ADDRESS | 16030 Juanita-Woodinville Way NE Bothell, WA 98011 |
| PARCEL NO. | 162605-9153 |
| PARCEL SIZE | 29,021 SF (0.67 Acres) |
| SITE COVERAGE | 26.2% |
| PRICE | \$3,750,000 |
| PARKING | 37 Paved Stalls |
| ZONING | R-AC/MU-E |

BUILDING OVERVIEW

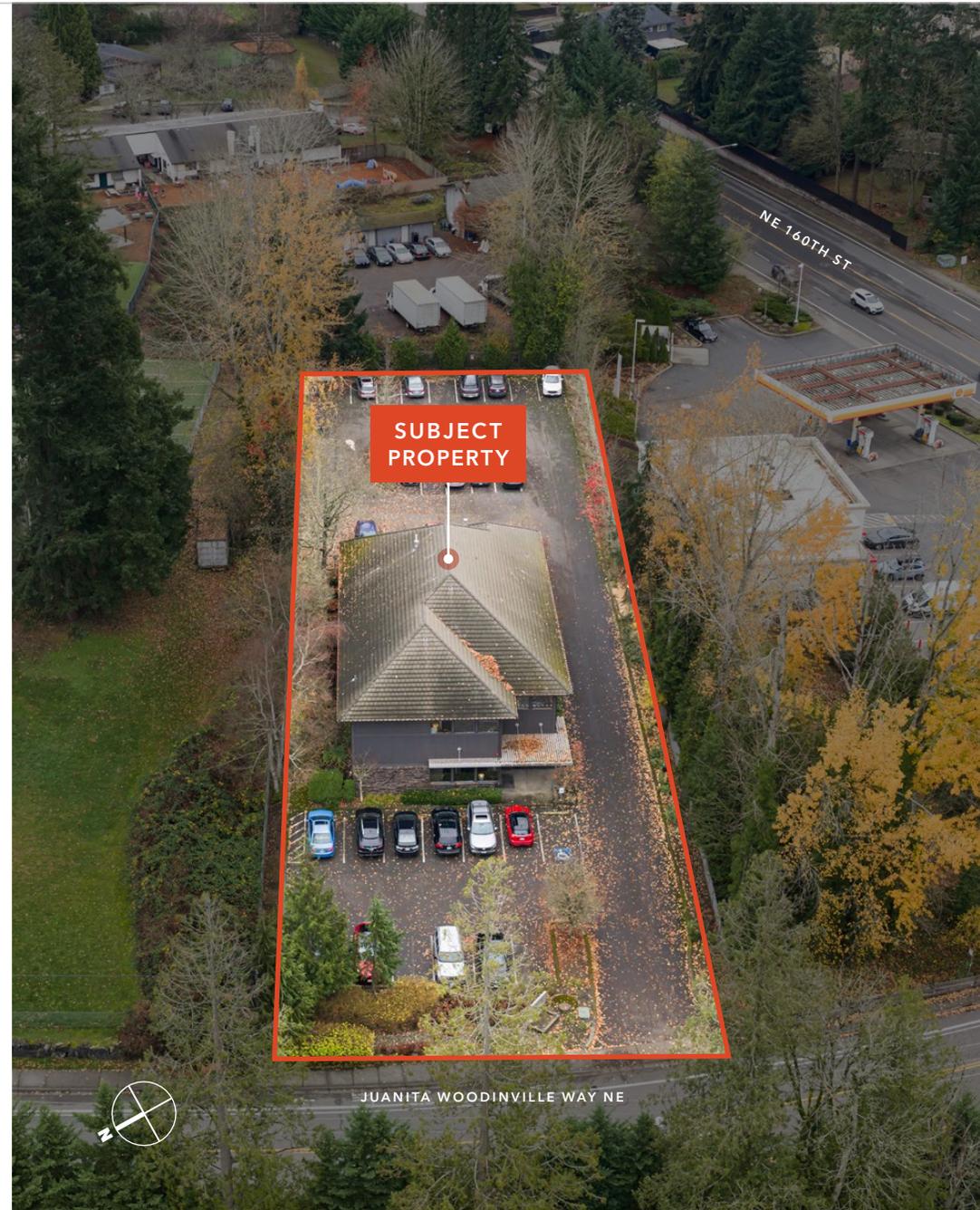
| | |
|----------------|----------|
| TOTAL SF | 7,600 SF |
| YEAR BUILT | 1989 |
| EFFECTIVE YEAR | 1990 |

0.6 AC

TOTAL LAND SIZE

\$3.75 M

SALE PRICE



INVESTMENT HIGHLIGHTS



REDEVELOPMENT POTENTIAL & FLEXIBLE ZONING

The property offers significant long-term upside due to flexible zoning and strong nearby development activity. The site is governed by a combination of R-AC (Residential Activity Center), MU-E (Mixed Use/Employment Overlay) zoning supports a wide range of residential, commercial, and mixed-use options.



LOCATION & ACCESSIBILITY

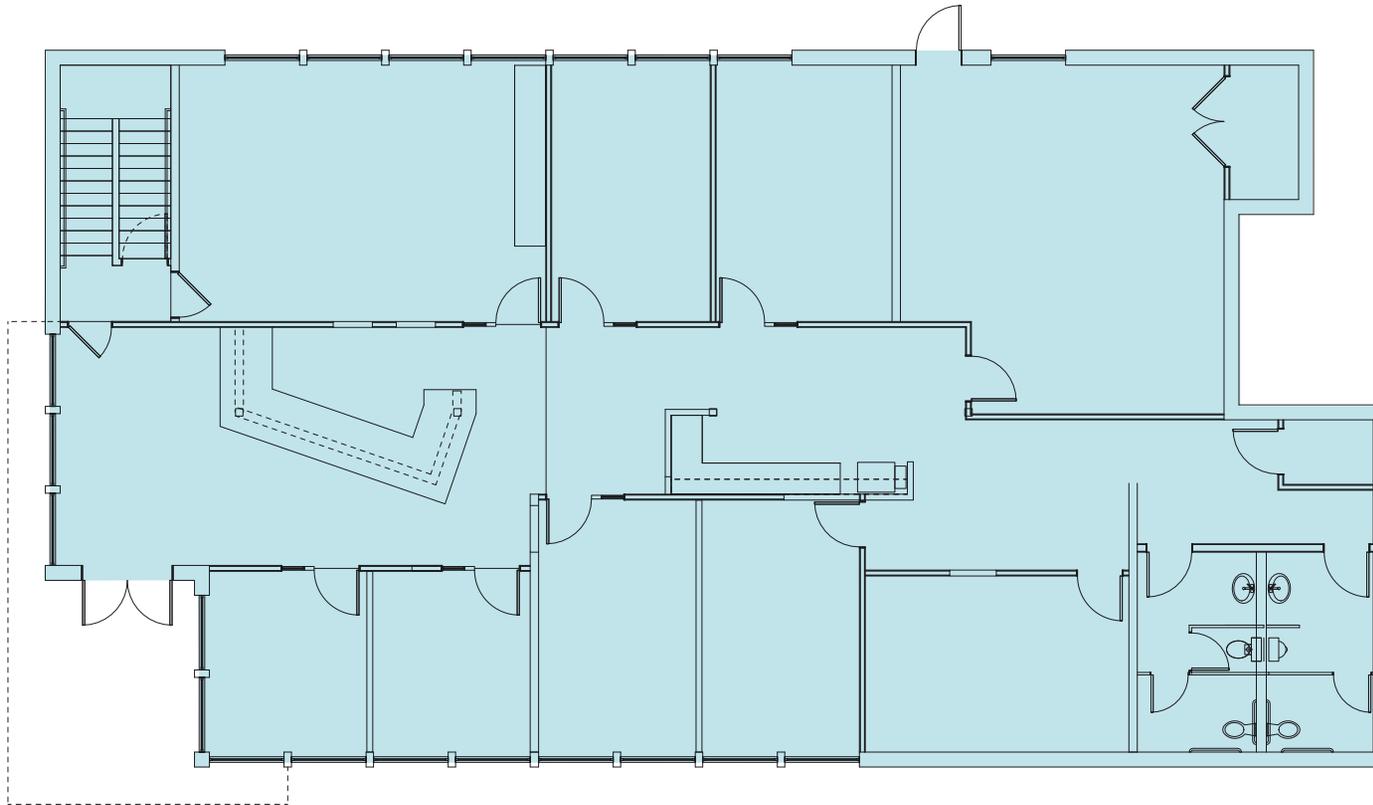
The property is well positioned from an access and visibility standpoint. Being located right off the I-405 freeway exit and only a short distance from the 522 and 405 interchange gives tenants or owner/users convenient access from multiple directions and makes the site easy for clients and employees to reach. Its frontage along Juanita Woodinville Way NE provides solid day-to-day visibility, and the building offers a good opportunity for exterior signage that can strengthen a tenant's presence along this corridor.



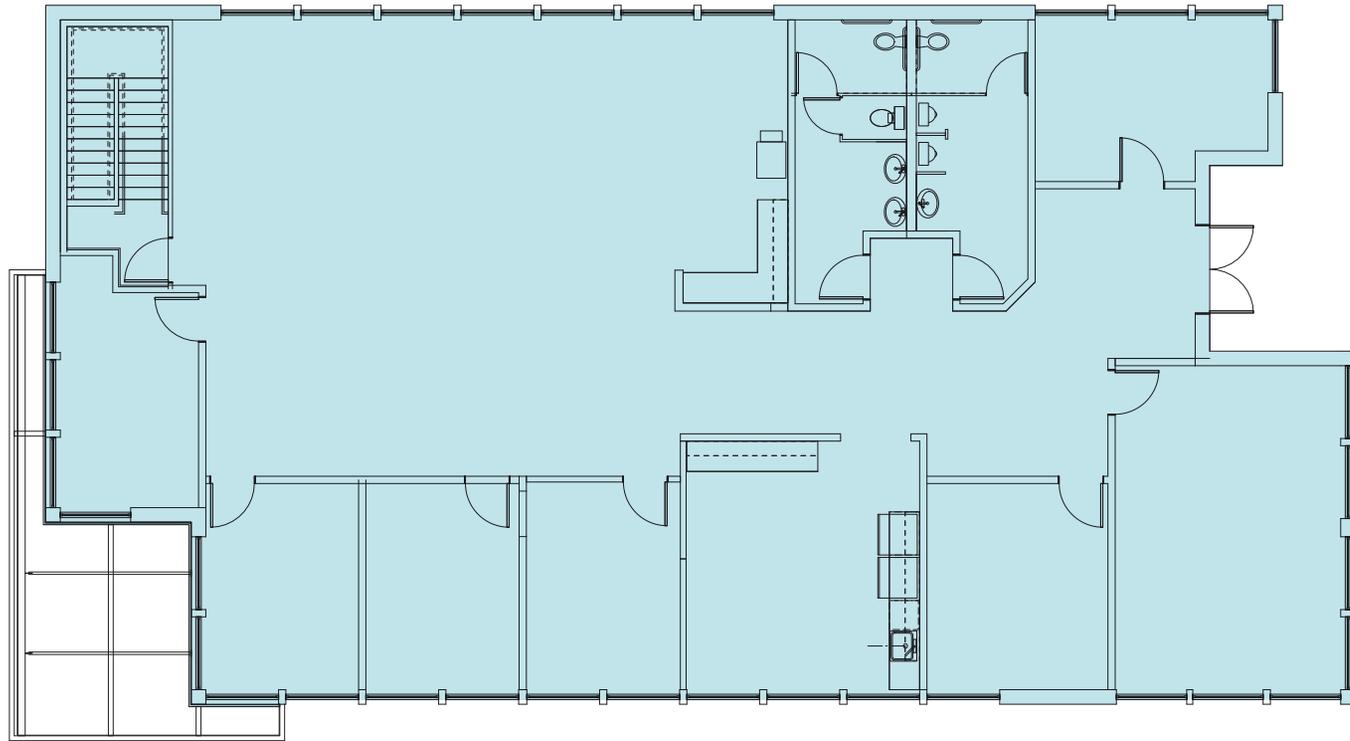
THE OPPORTUNITY

The property offers exceptional flexibility for a wide range of buyers. The building can be delivered fully vacant by winter 2026, providing an ideal free-standing office opportunity for owner-users or investors. Comprising approximately 7,600 SF, the property is well suited for an owner-occupied use or as a long-term leased investment. Additionally, the site presents a compelling redevelopment opportunity, with the ability to assemble the property with the adjacent parcel to the east for a potential multifamily development.

FIRST FLOOR PLAN

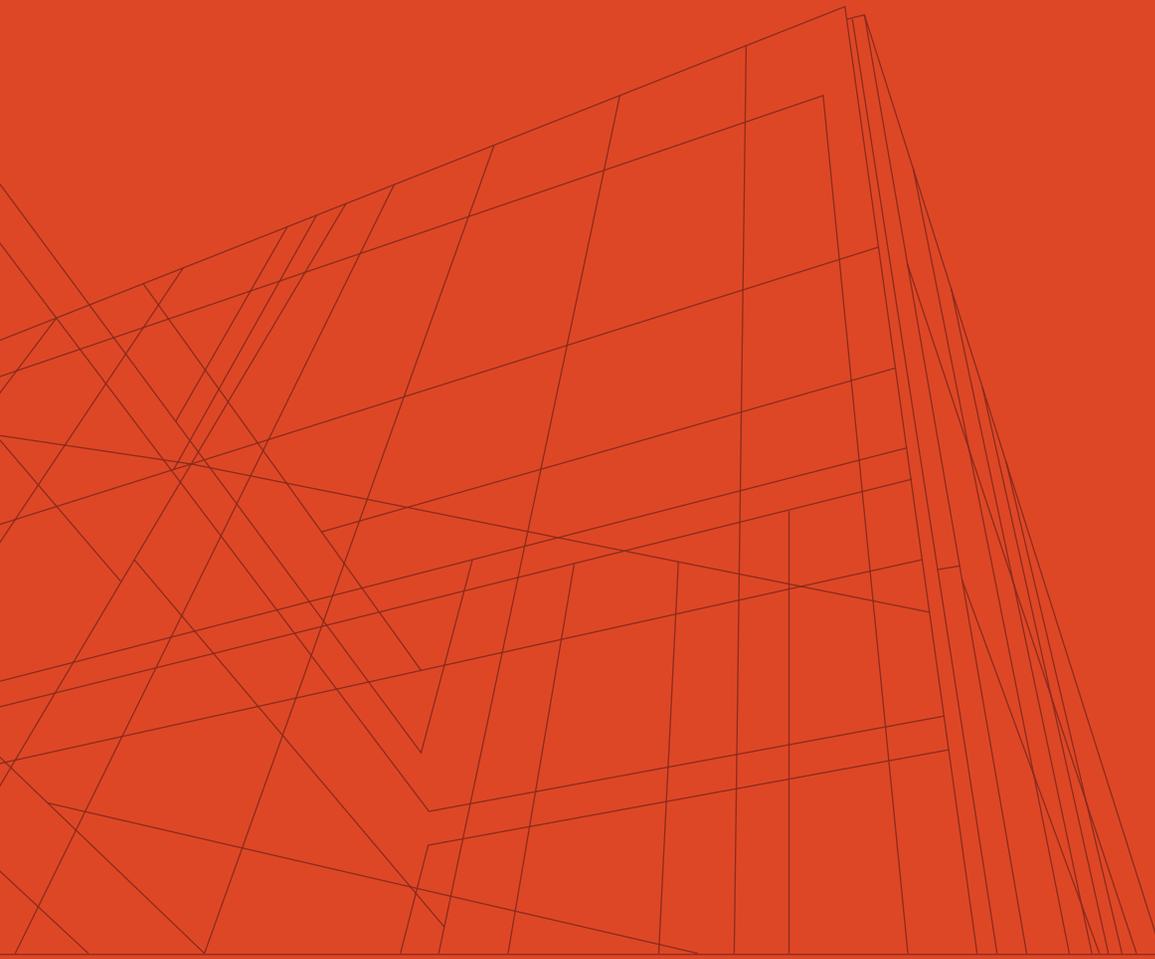


SECOND FLOOR PLAN



EXECUTIVE SUMMARY





MASSING STUDY

SITE MAP



CONCEPTUAL SITE PLAN - TOWNHOMES



SITE INFORMATION

| | |
|-----------------|------------------------|
| JURISDICTION | City of Bothell |
| PARCEL NUMBERS | 1626059123, 1626059153 |
| ZONING | R-AC, MU-E |
| GROSS SITE AREA | 1.37 AC (59,527 SF) |

DENSITY CALCULATION

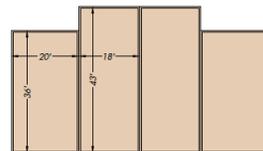
| | |
|----------------|--------------|
| MAX DENSITY | N/A |
| PROPOSED UNITS | 21 townhomes |

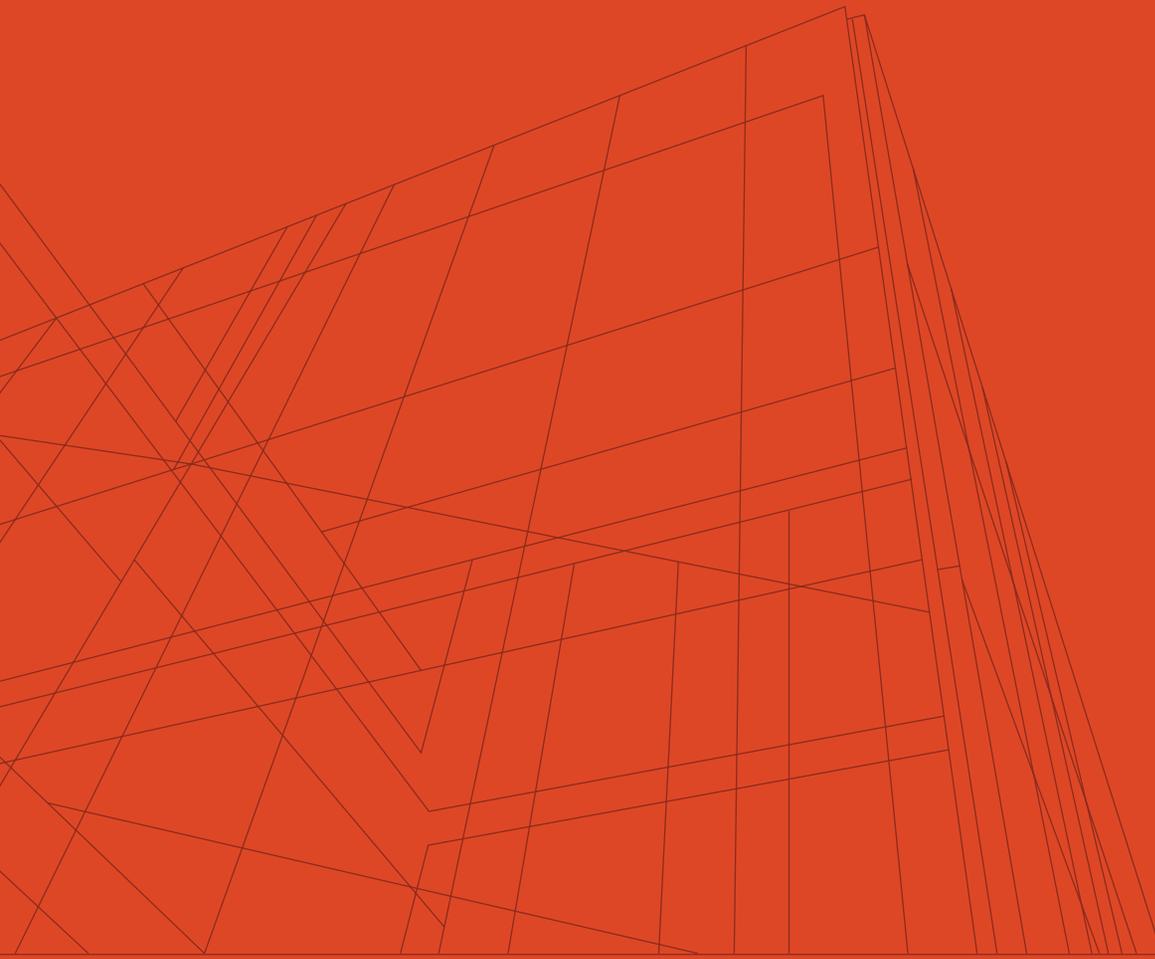
DESIGN STANDARDS

| | |
|--------------------|-------|
| FRONT YARD SETBACK | 5 Ft |
| SITE YARD SETBACK | 5 Ft |
| RARE YARD SETBACK | 5 Ft |
| MAX HARD SURFACE | 80% |
| MAX HEIGHT | 35 Ft |
| TREE RETENSION | 15% |

- This plan is a concept. It was created using assumptions based from municipal/zoning code.
- There has been no title research.
- There has been no survey work done for the site.

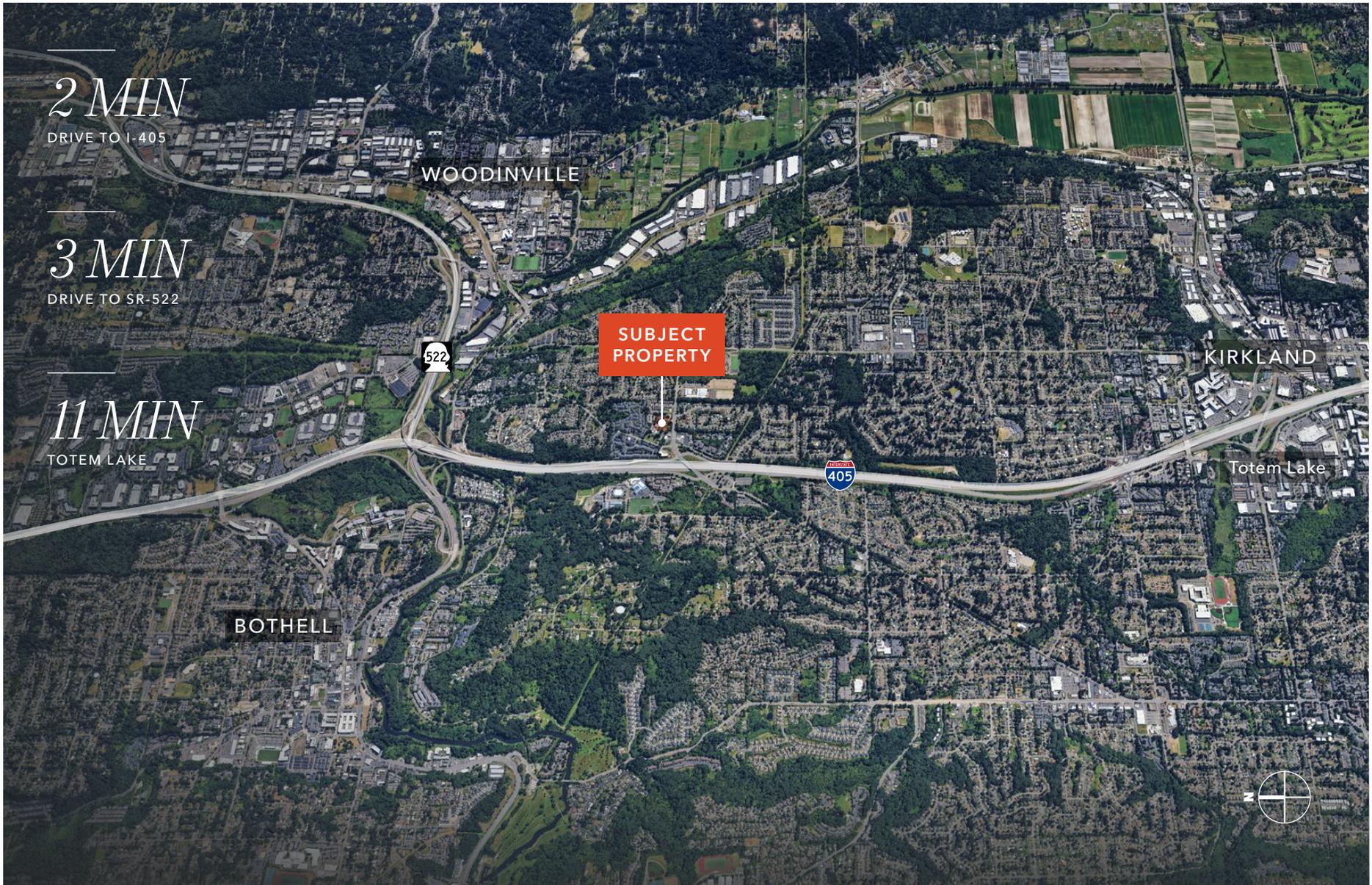
SITE DIMENSION



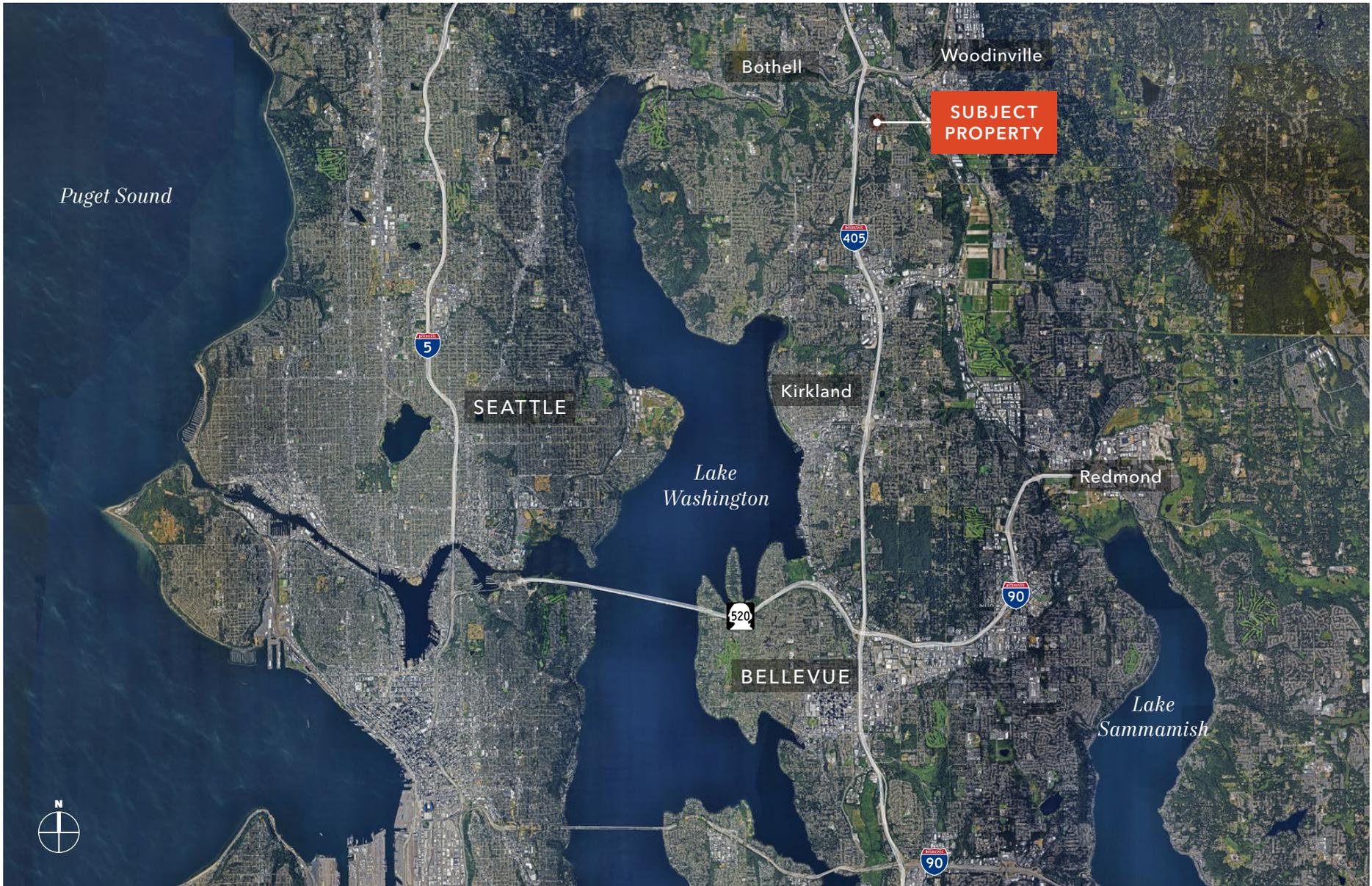


LOCATION OVERVIEW

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DEMOGRAPHICS



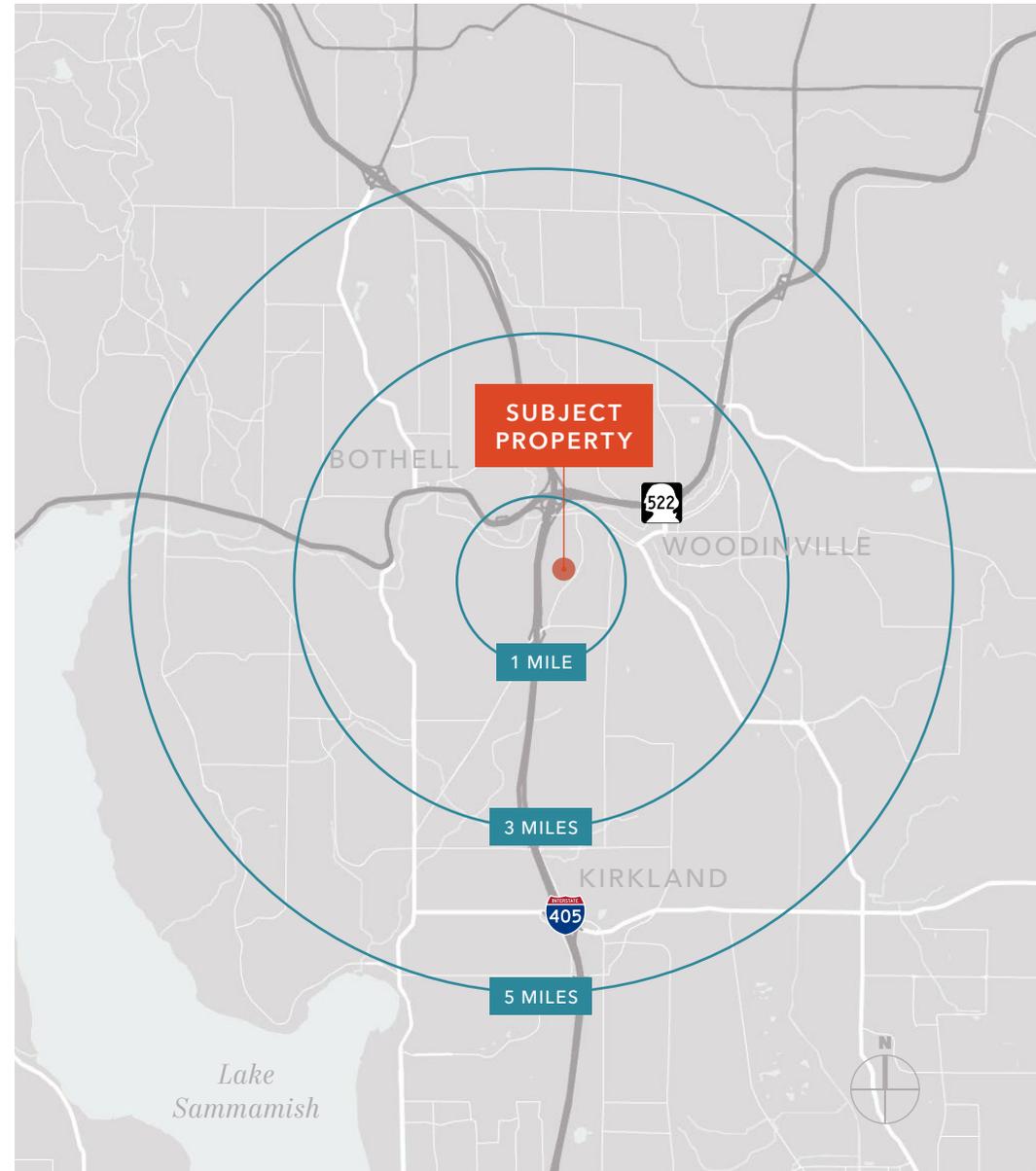
Population

| | 1 Mile | 3 Miles | 5 Miles |
|----------------|--------|---------|---------|
| 2020 CENSUS | 12,856 | 106,839 | 229,211 |
| 2010 CENSUS | 11,845 | 91,819 | 193,146 |
| 2025 ESTIMATED | 13,146 | 111,638 | 237,577 |
| 2030 PROJECTED | 13,106 | 113,371 | 239,189 |



Household Income

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------|-----------|-----------|-----------|
| 2025 MEDIAN | \$154,861 | \$150,662 | \$168,241 |
| 2030 MEDIAN PROJECTED | \$155,233 | \$150,088 | \$168,179 |
| 2025 AVERAGE | \$200,590 | \$193,954 | \$222,785 |
| 2030 AVG PROJECTED | \$202,150 | \$194,196 | \$223,608 |



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