

**OWNER/USER
SALE**



RH Tech Center II

19803 North Creek Parkway, Bothell WA 98011

Brian Stewart

425.289.2222

brians@rosenharbottle.com

Caleb Farnworth, CCIM

425.289.2235

calebf@rosenharbottle.com

Jerry Harbottle

425.289.2216

jerry@rosenharbottle.com

425.454.3030
rosenharbottle.com

PO Box 5003
Bellevue, WA 98009 - 5003



SALE PRICE: \$10,500,000

PRICE/SF: \$338/SF

BUILDING SIZE: 31,070 SF

7% Pro-Forma Cap Rate

PROPERTY DETAILS/FEATURES:

- 20,310 SF Available for Owner/User by 10/1/2026
- 3,110 SF Available Immediately
- +/- 11,000 SF Can Convert to Flex
 - GL/DH Loading Ability and Up To 16.5' CH
- Quick Access to I-405, SR-522, Downtown Bothell, and Downtown Woodinville
- 124 Surface Parking Spaces
- Built in 1987 - Renovated in 2006 and 2023
 - Lobby / Building Entry Renovations in 2021



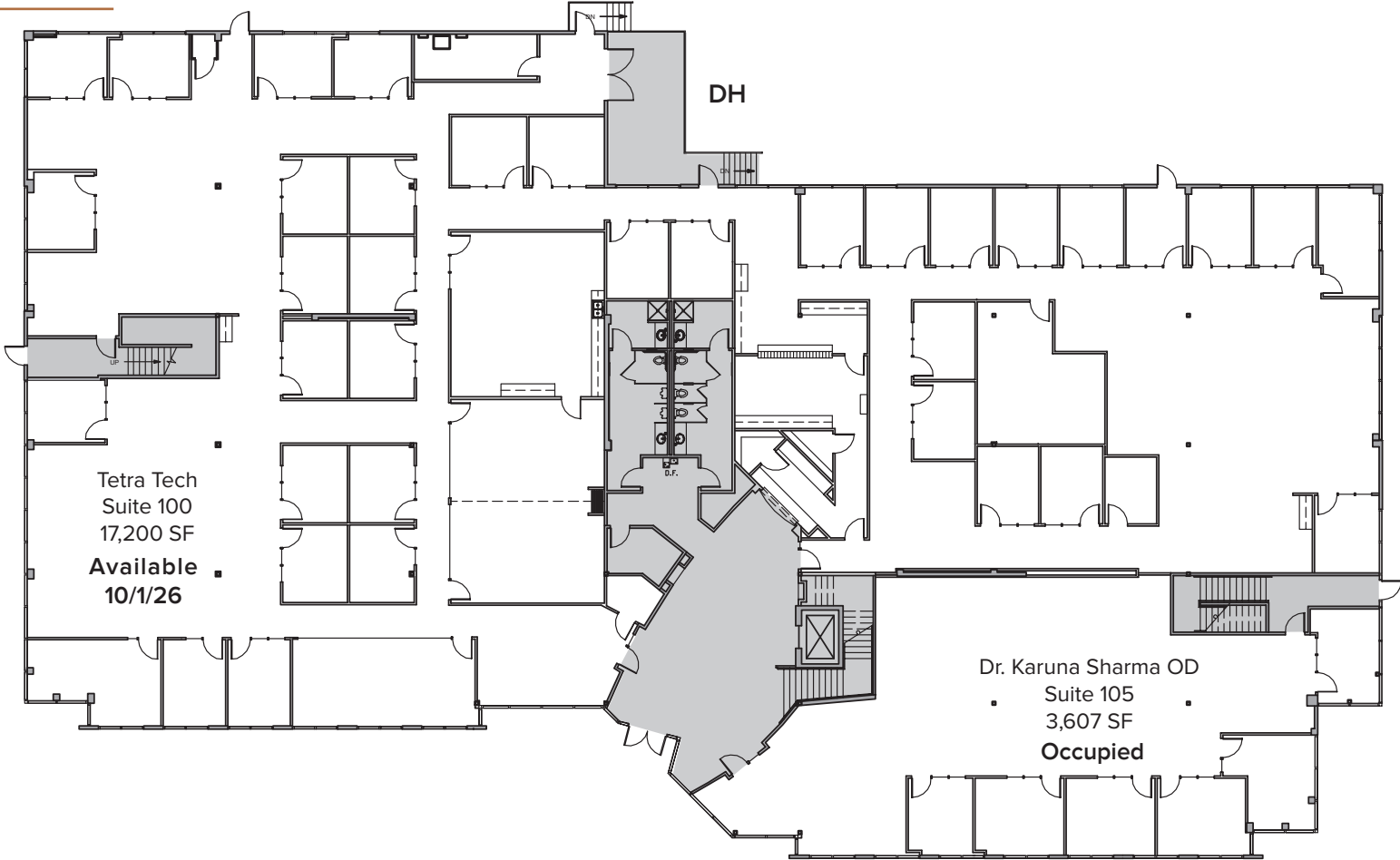
FIRST FLOOR PLAN - AS IS

Suite **Square Feet**

100 17,200 SF

105 3,607 SF

Total: **20,807 SF**

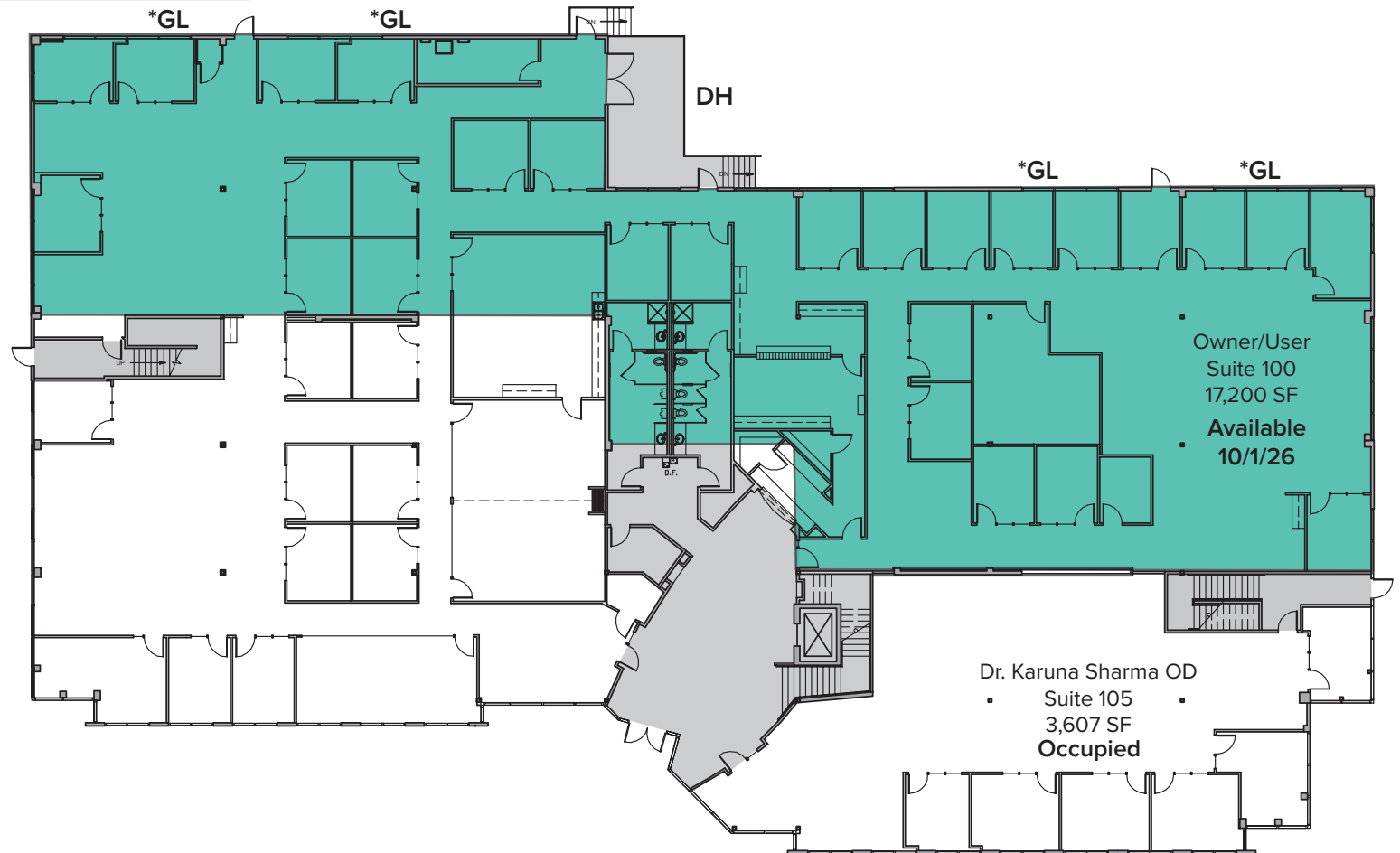


SAMPLE FIRST FLOOR PLAN

| Suite | Square Feet |
|---------------|-----------------------------|
| 100 | 17,200 SF (~11,000 SF Flex) |
| 105 | 3,607 SF |
| Total: | 20,807 SF |

+/- 11,000 SF Flex with up to 16.5' CH

* Potential GL Loading



SECOND FLOOR PLAN - AS IS

| Suite | Square Feet |
|---------------|------------------|
| 201 | 3,253 SF |
| 203 | 3,110 SF |
| 205 | 3,900 SF |
| Total: | 10,263 SF |



INTERIOR PHOTOS



Suite 105



Suite 105



First Floor Lobby / Entrance



Suite 100

INTERIOR PHOTOS



Suite 100



Suite 205



Suite 201



Suite 203

EXTERIOR PHOTOS



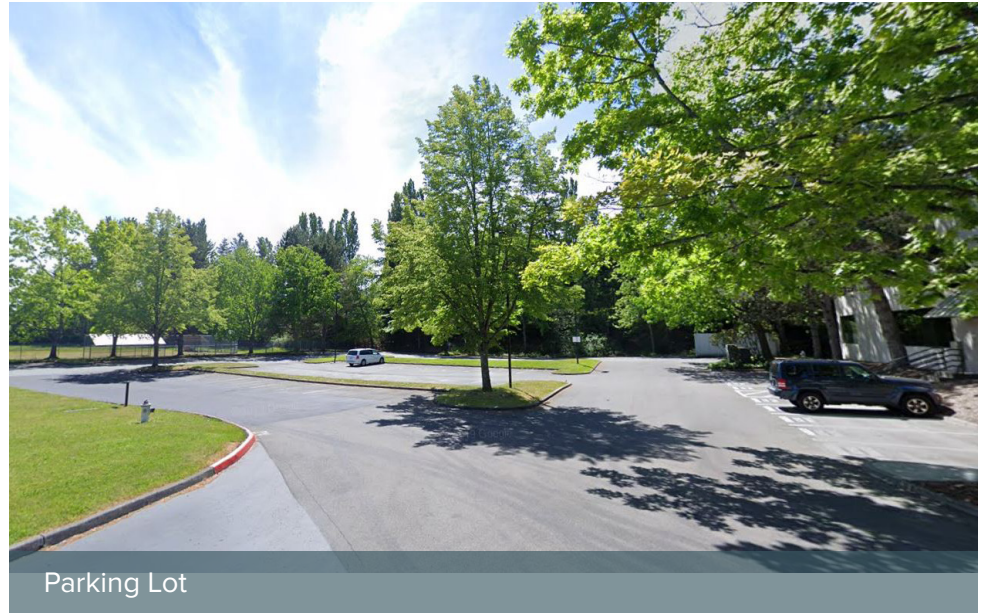
Dock High Loading



Dock High Loading



Possibility to add up to 4 Grade-Level loading doors on the back of the building - Suite 100



Parking Lot

AREA MAP



LEGEND:

- 01 AT&T
- 02 Solta Medical
- 03 General Dynamics
- 04 LuxarCare
- 05 Retail: Subway & Teriyaki, Etc.
- 06 Google
- 07 AT&T
- 08 Puget Sound Energy
- 09 Bright Horizons Child Care
- 10 North Creek Walking Trail
- 11 Residence Inn

DRIVE TIMES:
 I-405: 1 Minute
 Downtown Bothell: 5 Minutes
 Downtown Woodinville: 5 Minutes