

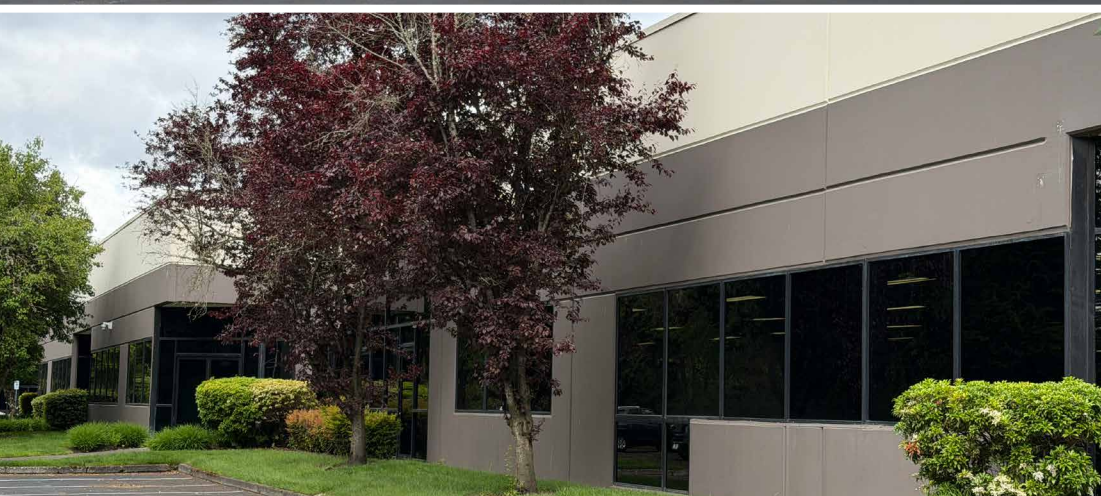
# BOTHELL 405



11711-11807 NORTH CREEK PARKWAY S | BOTHELL, WA

# BOTHELL 405

**Bothell 405** offers businesses a rare combination of scale and flexibility — a 152,512 SF, four-building campus where flex, R&D and warehouse users each benefit from direct I-405 access, versatile suite configurations, and a central Eastside location within 20 minutes of Seattle, Bellevue, Redmond, and Everett.



BRODERICK  
GROUP

## PROPERTY HIGHLIGHTS



RESTAURANTS, DELICATESSEN, JOGGING & WALKING TRAILS, & NORTH SHORE YMCA WITHIN WALKING DISTANCE



HOTELS WITHIN WALKING DISTANCE (WYNDHAM GARDEN HOTEL & RESIDENCE INN)



X.X/1,000 SF PARKING RATIO; EXCELLENT ACCESS & FREEWAY VISIBILITY (I-405 & SR-522)



HIGH IMAGE FLEX CAMPUS WITH EFFICIENT LAYOUTS AND MARKET-READY SUITES



WALKABLE TO TRAILS, SPORTS FIELDS AND GYMS

The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

# B405

## BOTHELL 405



## AVAILABILITIES

11711-11807 NORTH CREEK PARKWAY S | BOTHELL, WA

SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	AVAILABLE	NOTES
<a href="#">B103</a>	9,904	6,315	3,589	NOW	Market Ready renovation recently completed; new carpet, paint, lighting and white boxed warehouse. Grade level and Dock High Loading.
<a href="#">C106</a>	13,328	4,358	8,970	NOW	Market Ready renovation recently completed; new carpet, paint, lighting and white boxed warehouse. Grade level and Dock High Loading. <b>Can be combined with Suite C110 for 29,266 SF.</b>
<a href="#">C110</a>	15,938	5,417	10,521	11/1/2026	Unique Exposed Ceiling Office + High Bay Warehouse suitable for variety of R&D & Office/Warehouse uses. <b>Can be combined with Suite C106 for 29,266 SF.</b>
<a href="#">D101</a>	2,998	2,608	390	NOW	
<a href="#">D104</a>	5,262	550	4,712	9/1/2026	Rare small storage facility with grade level and dock high loading
<a href="#">D112</a>	8,285	3,233	5,052	NOW	Market Ready renovation recently completed; new carpet, paint, lighting and white boxed warehouse. Grade level and Dock High Loading. <b>Can be combined with Suite D113 for 15,303 SF.</b>
<a href="#">D113</a>	7,018	4,398	2,620	NOW	Market Ready renovation recently completed; new carpet, paint, lighting and white boxed warehouse. Grade level and Dock High Loading. <b>Can be combined with Suite D112 for 15,303 SF.</b>



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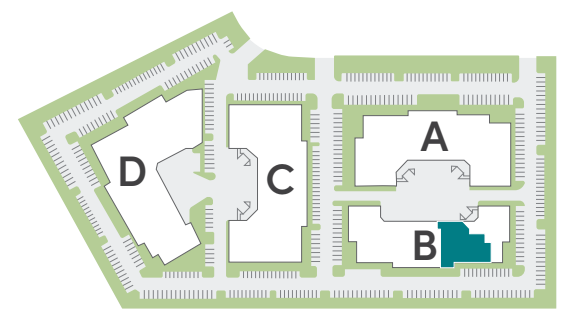
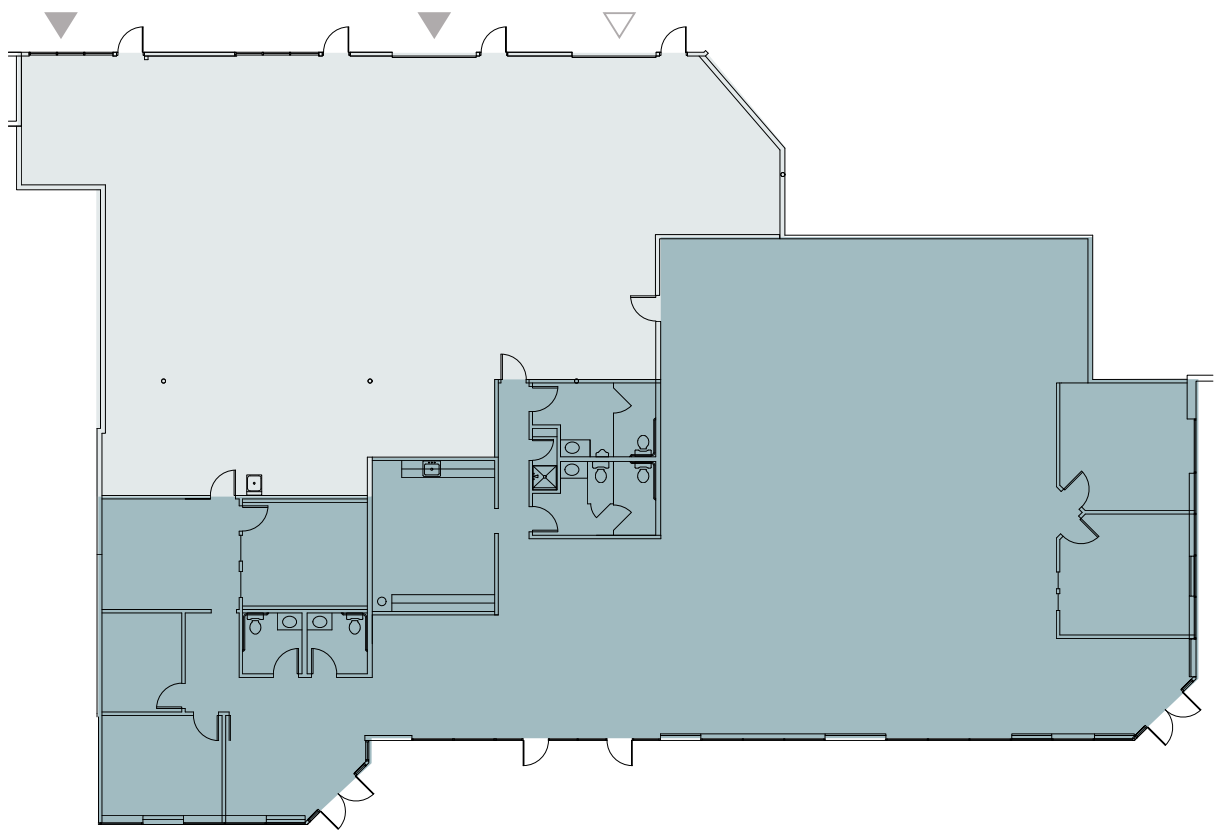
## SUITE B103

9,904 SF  
6,315 SF Office  
3,589 SF Warehouse

Approx. 13' Clear Height

Available Now

Market Ready renovation recently completed; new carpet, paint, lighting and white boxed warehouse. Grade level and Dock High Loading



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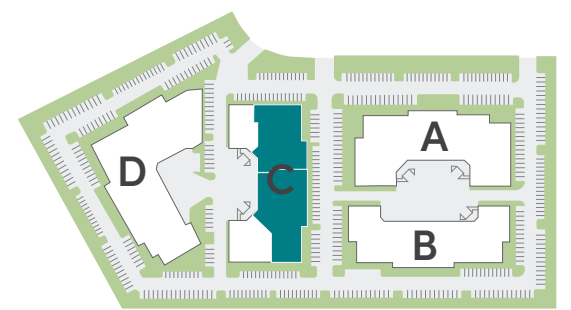
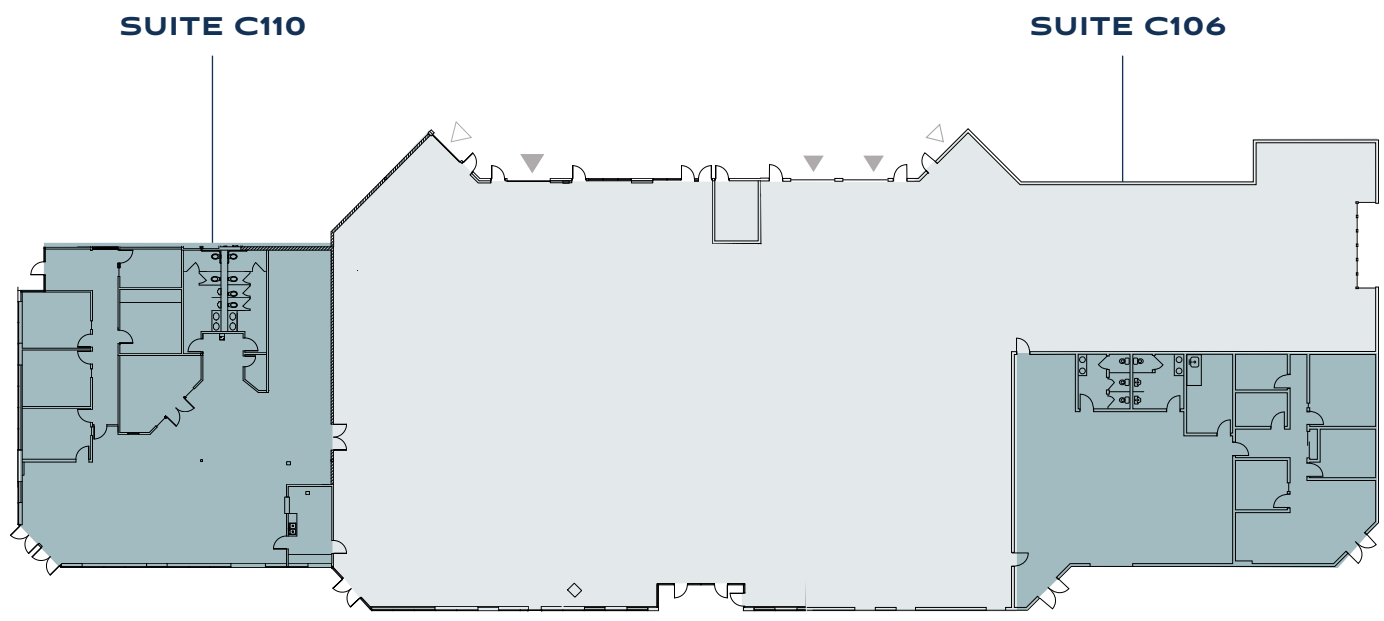


## SUITE C106/C110

29,226 SF  
9,775 SF Office  
19,491 SF Warehouse

Approx. 20' Clear Height

Grade level and  
Dock High Loading



  WAREHOUSE  OFFICE  DOCK-HIGH  GRADE-LEVEL



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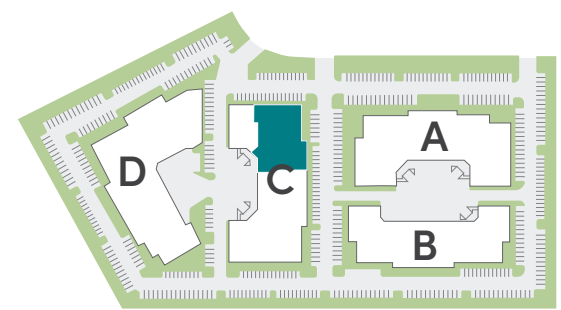
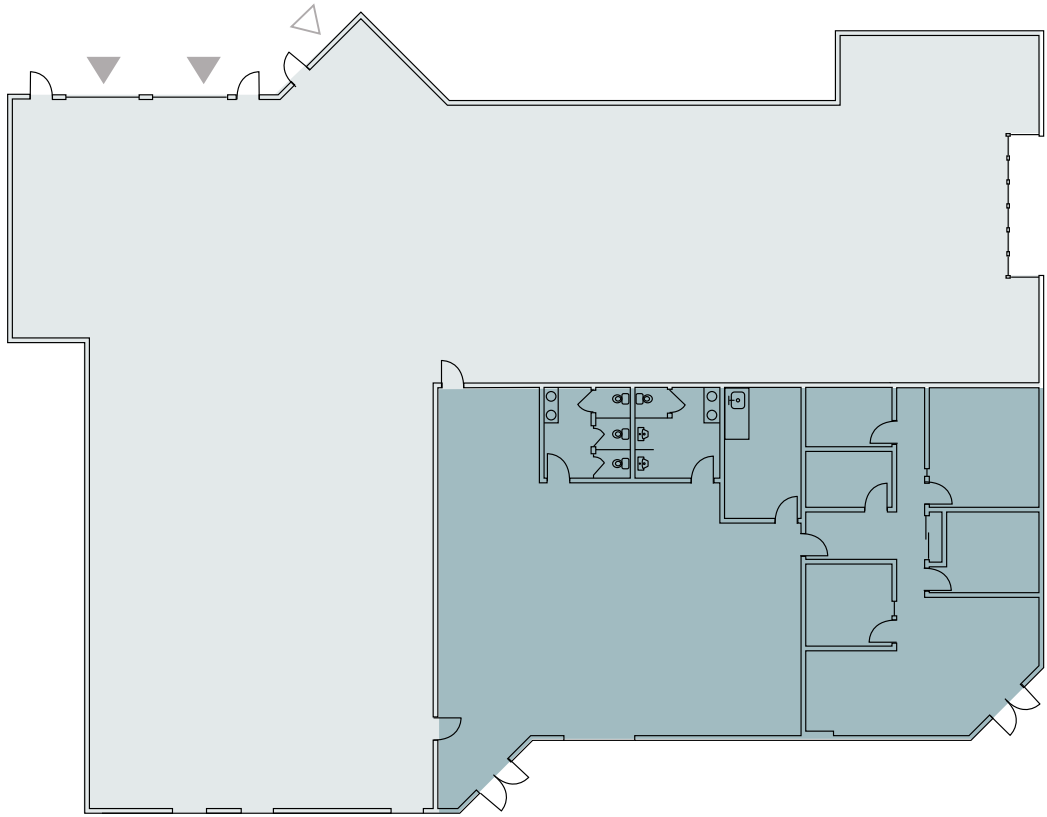
## SUITE C106

13,328 SF  
4,358 SF Office  
8,970 SF Warehouse

Approx. 20' Clear Height

Available Now

Market Ready renovation recently completed; new carpet, paint, lighting and white boxed warehouse. Grade level and Dock High Loading



WAREHOUSE OFFICE DOCK-HIGH GRADE-LEVEL



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## SUITE C110

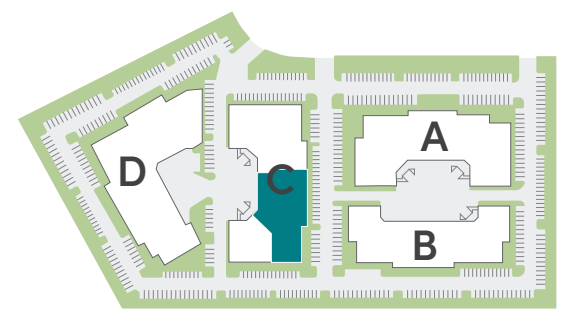
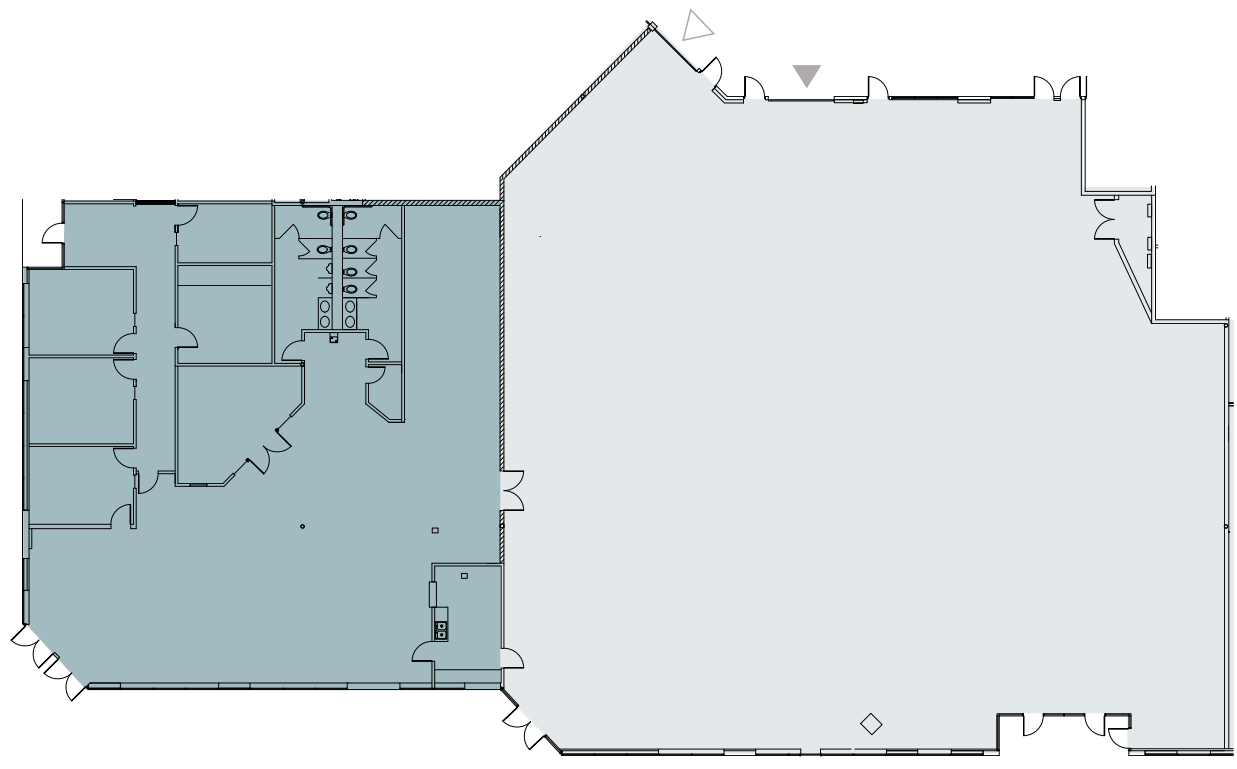
15,938 SF  
5,417 SF Office  
10,521 SF Warehouse

Dock High & Grade Level Loading

Approx. 20' Clear Height

Available 11/1/26

Unique Exposed Ceiling Office  
+ High Bay Warehouse suitable  
for variety of R&D & Office/  
Warehouse uses



 N     WAREHOUSE     OFFICE     DOCK-HIGH     GRADE-LEVEL



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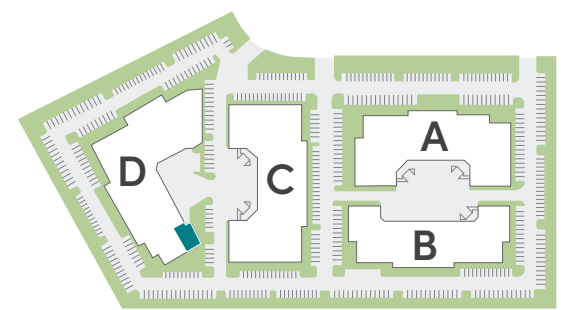
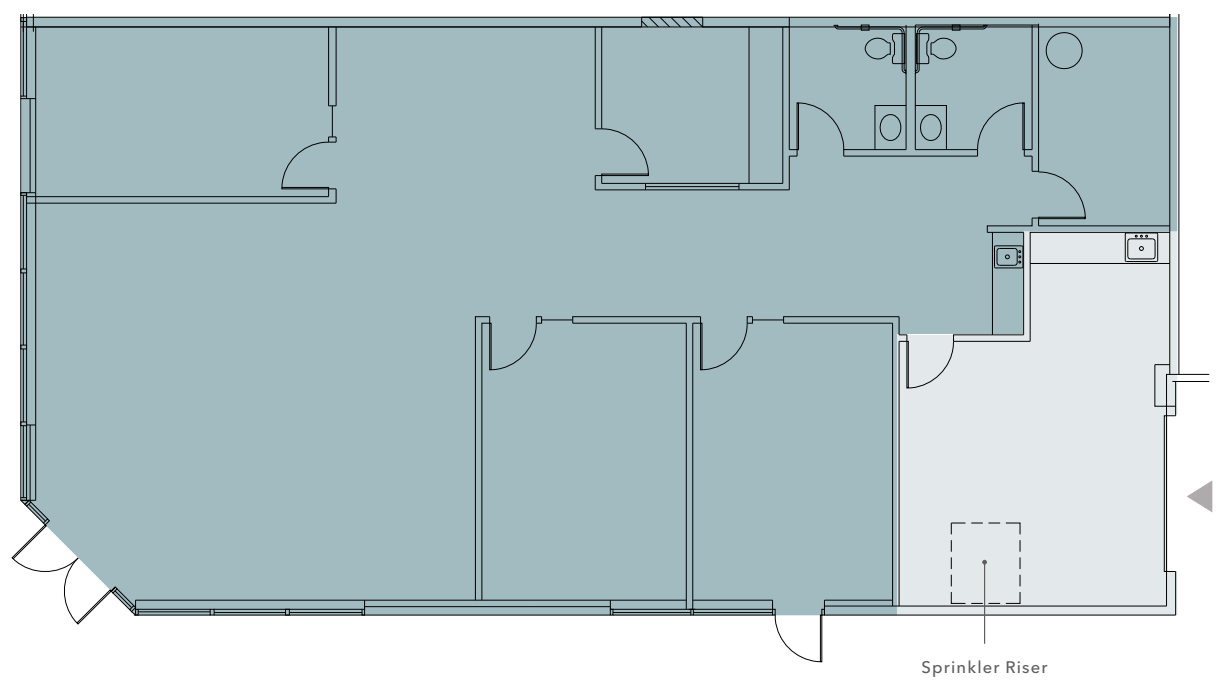
## SUITE D101

2,998 SF  
2,608 SF Office  
390 SF Warehouse

Dock High Loading

Approx. 15' Clear Height

Available Now



- WAREHOUSE
- OFFICE
- DOCK-HIGH
- GRADE-LEVEL



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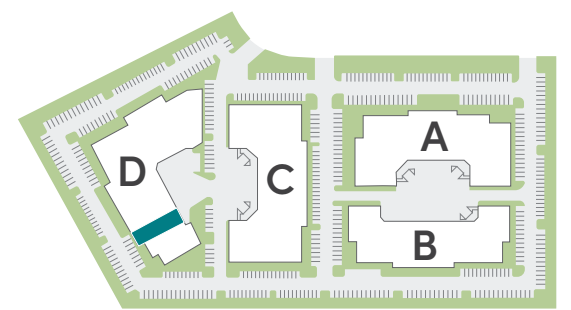
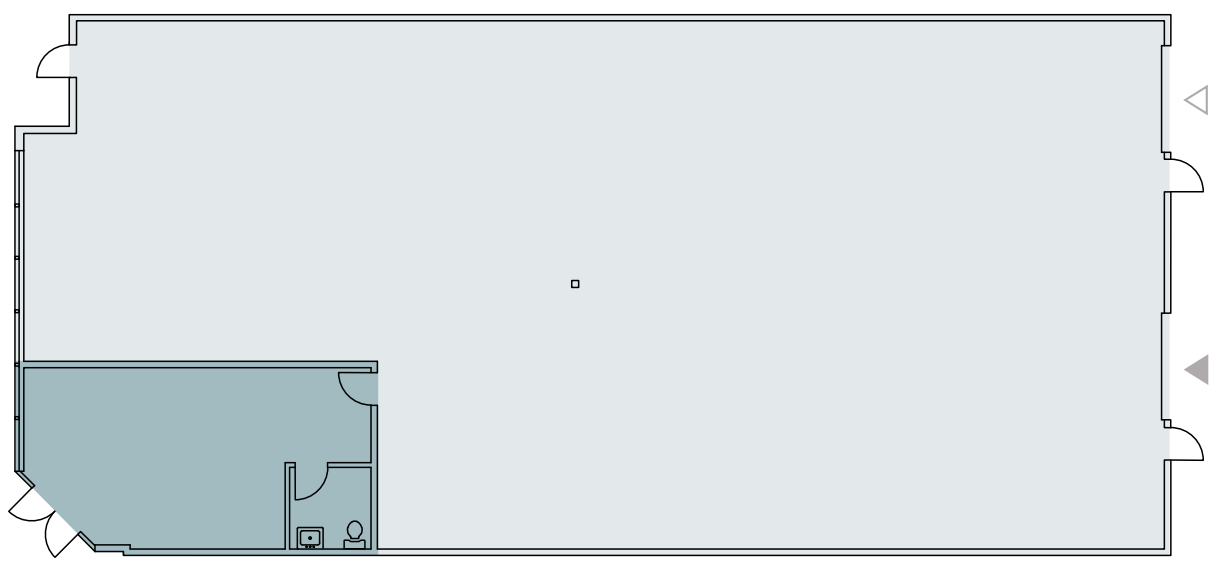
## SUITE D104

5,262 SF  
550 SF Office  
4,712 SF Warehouse

Approx. 15' Clear Height

Available 9/1/26

Rare small storage facility with  
grade level and dock high  
loading



  WAREHOUSE  OFFICE  DOCK-HIGH  GRADE-LEVEL



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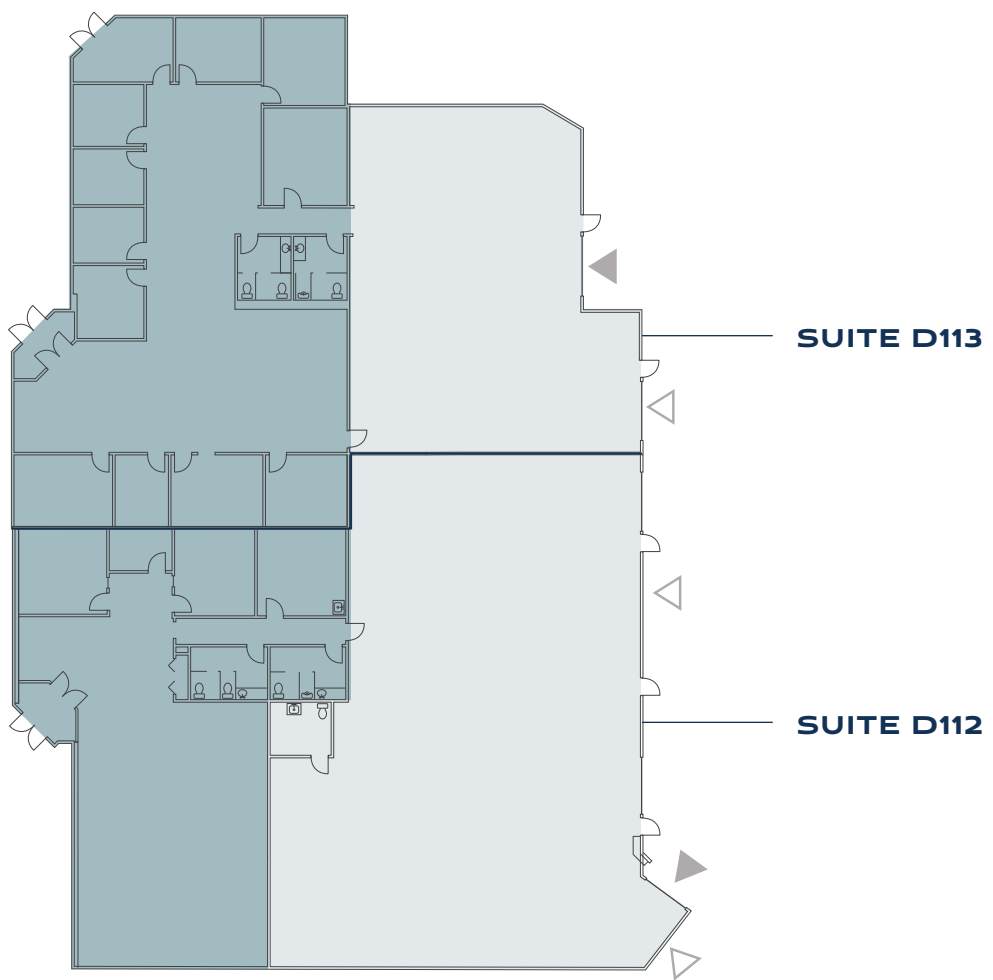
## SUITE D112/D113

15,303 SF  
7,631 SF Office  
7,672 SF Warehouse

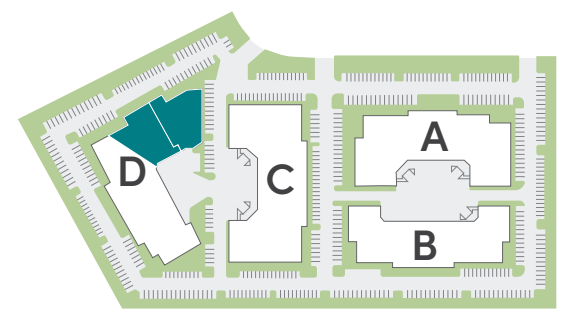
Approx. 15' Clear Height

Available Now

Market Ready renovation recently completed; new carpet, paint, lighting and white boxed warehouse. Grade level and Dock High Loading



  WAREHOUSE  OFFICE  DOCK-HIGH  GRADE-LEVEL



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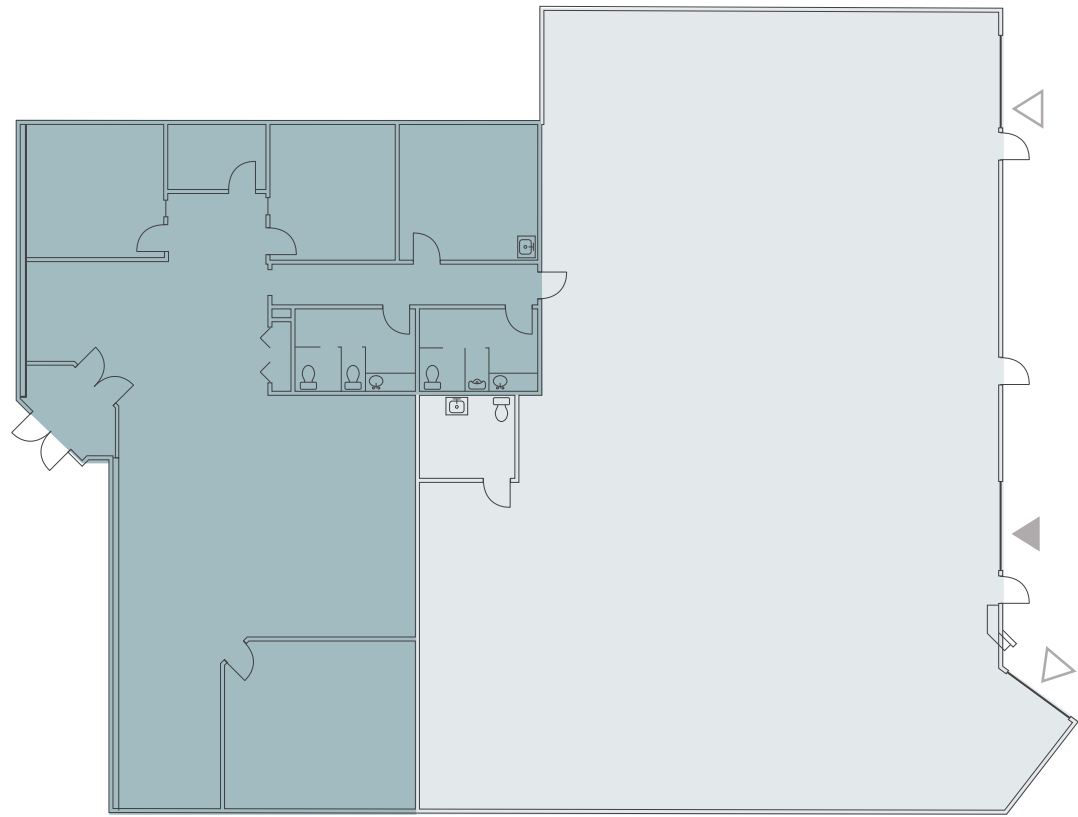
## SUITE D112

8,285 SF  
3,233 SF Office  
5,052 SF Warehouse

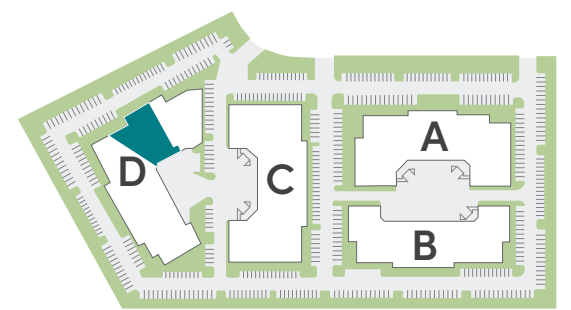
Approx. 15' Clear Height

Available Now

Market Ready renovation recently completed; new carpet, paint, lighting and white boxed warehouse. Grade level and Dock High Loading



- WAREHOUSE
- OFFICE
- DOCK-HIGH
- GRADE-LEVEL



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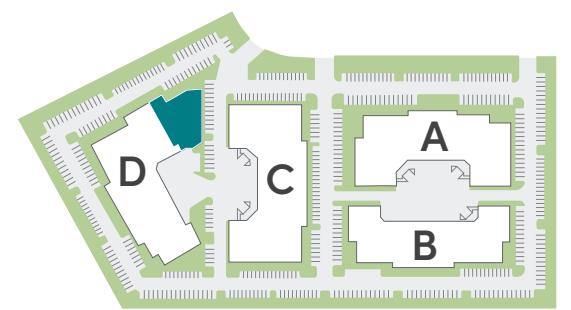
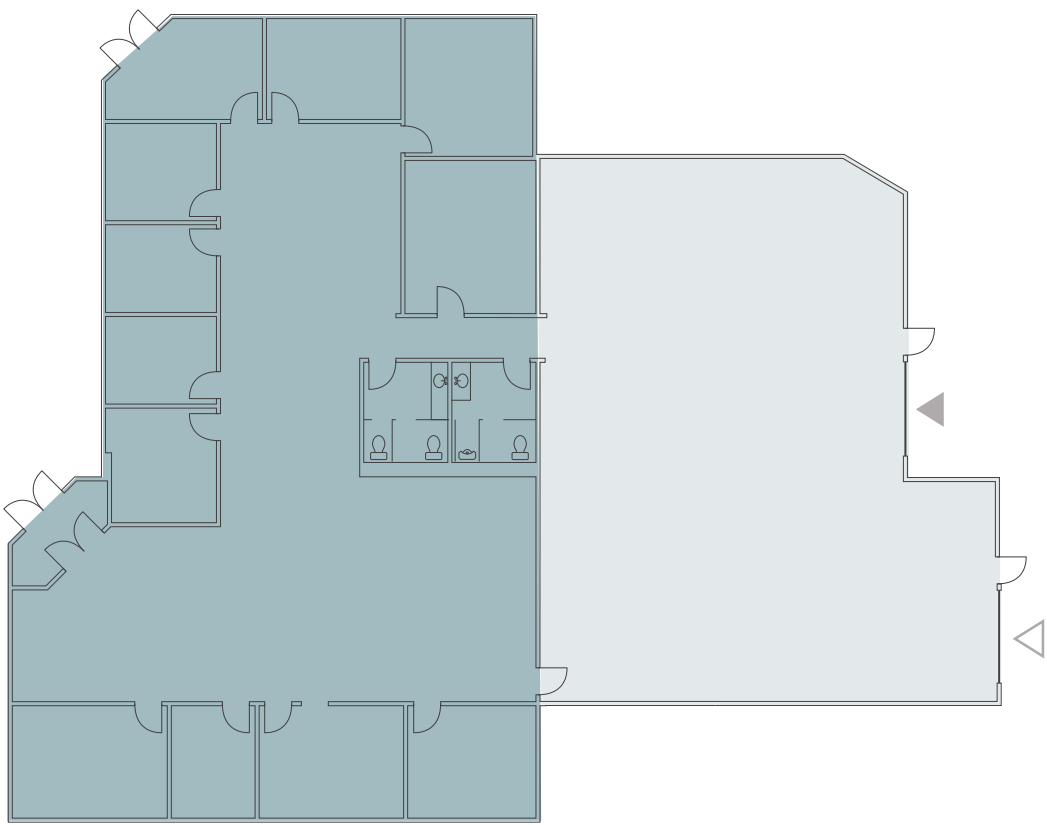
## SUITE D113

7,018 SF  
4,398 SF Office  
2,620 SF Warehouse

Approx. 15' Clear Height

Available Now

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## DRIVE TIMES

### BELLEVUE

15 MINUTES | 15 MILES

### WOODINVILLE

5 MINUTES | 5 MILES

### KIRKLAND

12 MINUTES | 10 MILES

### REDMOND

16 MINUTES | 13 MILES

### EVERETT

20 MINUTES | 15 MILES

### SEATTLE

22 MINUTES | 22 MILES

