

PROUDLY OWNED BY



PROFESSIONALLY MANAGED BY



# Parklands North Creek

Bothell, Washington

EXCLUSIVELY LISTED BY:



**DEREK HEED**  
425 453 3133  
derek.heed@colliers.com

**GREGG RIVA**  
206 595 1525  
gregg.riva@colliers.com



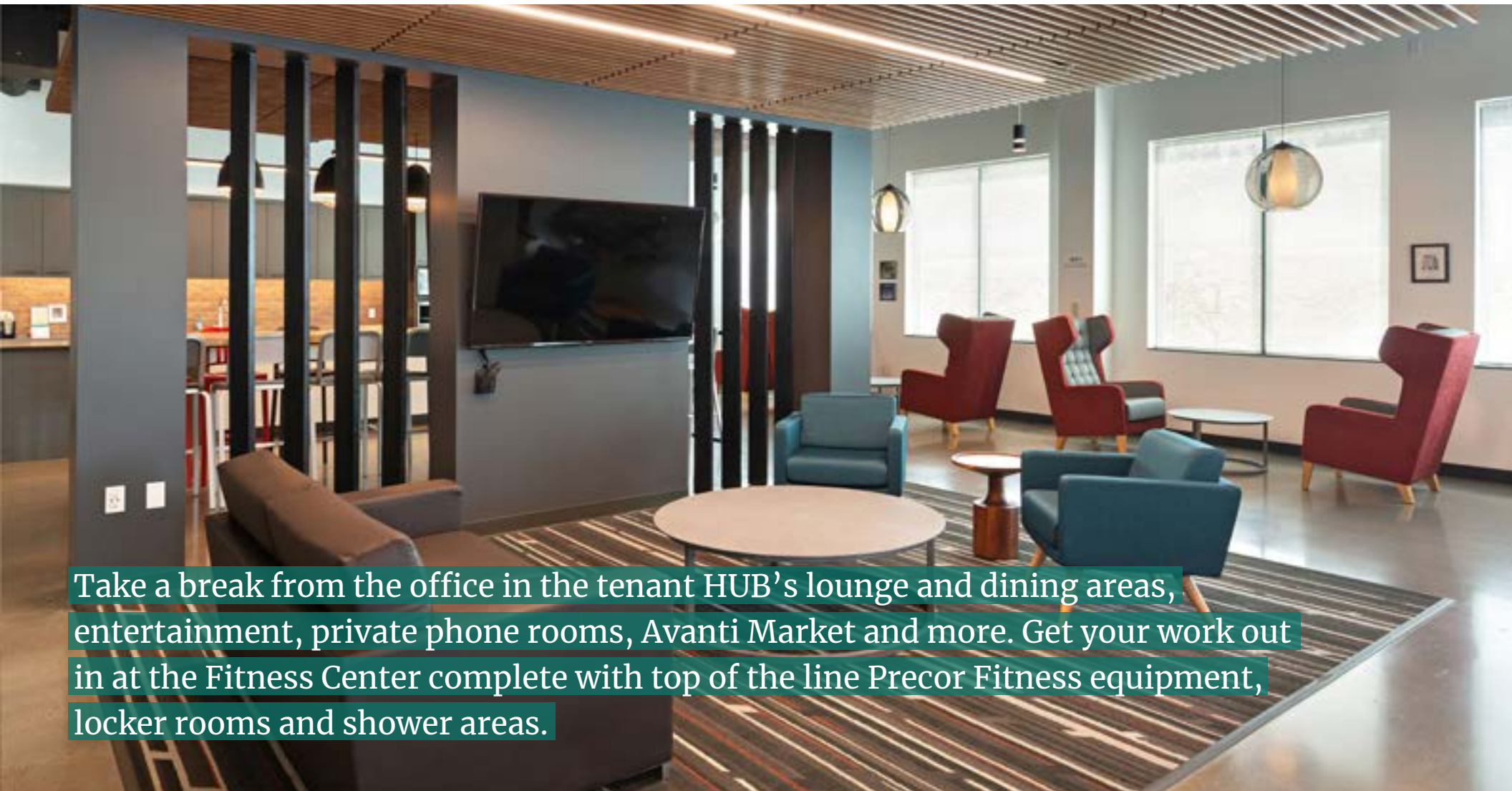
A cutting edge corporate office campus designed to take full advantage of the area's inherent natural beauty, local amenities, vibrant, open spaces and optimal central location.

## Property Features

- Exterior and interiors designed with finishes for the latest technology needs of Class A office users.
- Abundant power with 22.8 watts per square foot average
- Parking ratio 3.5/1,000 SF
- Secure card key access systems
- Rotating food trucks on campus 5 days a week
- Professionally managed by Schnitzer West, the original developer
- Newly built Tenant HUB and Fitness Center



Parklands North Creek



Take a break from the office in the tenant HUB's lounge and dining areas, entertainment, private phone rooms, Avanti Market and more. Get your work out in at the Fitness Center complete with top of the line Precor Fitness equipment, locker rooms and shower areas.



## Nearby Amenities

- Immediate access to I-405 and metro bus services, and within minutes of I-5 and SR 522
- Close proximity to retail, childcare, healthcare, 24 Hour Fitness, YMCA, hotel accommodations, UW Bothell Campus and Cascadia Community College
- The beautiful 9-mile North Creek Trail conveniently runs through the Parklands North Creek campus
- Nearby restaurants at Beardslee Crossing include John Howie's Beardslee Alehouse, Starbucks, Sushi Chinoise and Potbelly Sandwich Shop

## Current Availabilities

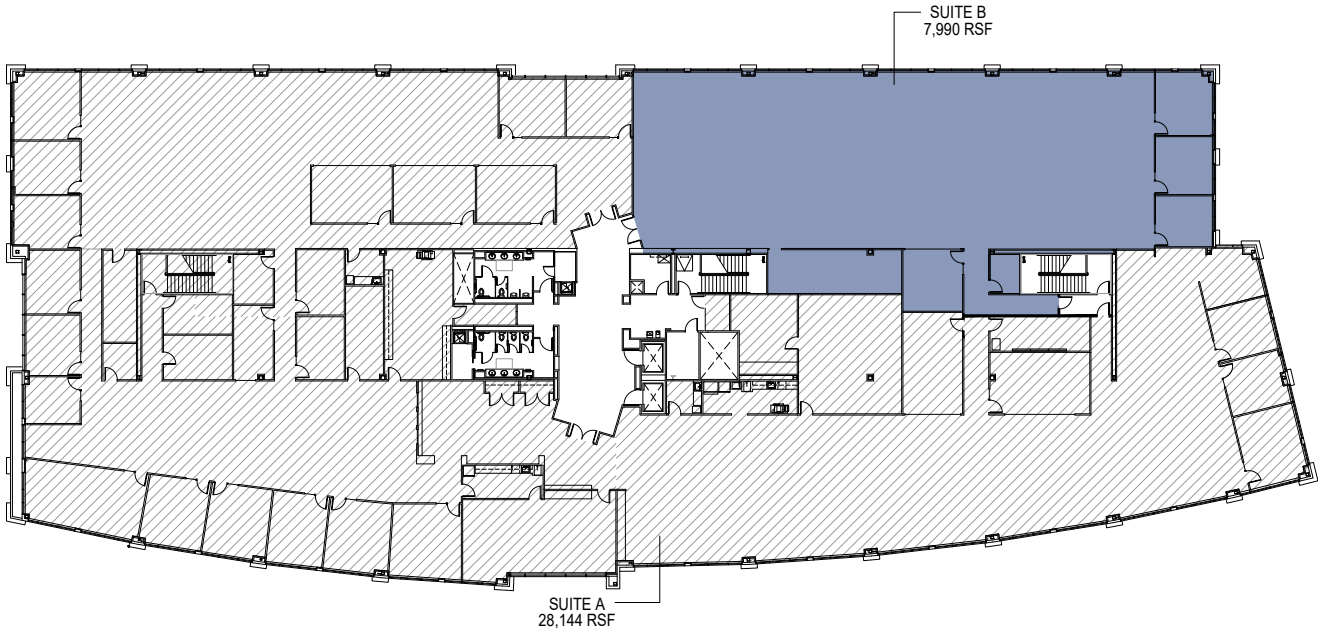
|               |                        |                       |                    |           |                                                 |
|---------------|------------------------|-----------------------|--------------------|-----------|-------------------------------------------------|
| <b>Bldg A</b> | 11724 NE 195th Street  | <b>Suite 301</b>      | 7,990 RSF          |           | 01/01/2026                                      |
| <b>Bldg D</b> | 19800 North Creek Pkwy | <b>Full 1st Floor</b> | 22,273 RSF         | divisible | Available Now                                   |
|               |                        | <b>Suite 100</b>      | 10,712 RSF         |           | Available Now                                   |
|               |                        | <b>Suite 101</b>      | 11,493 RSF         |           | Available Now                                   |
| <b>Bldg F</b> | 19910 North Creek Pkwy | <b>Suite 202</b>      | 10,825 RSF         |           | Available Now <a href="#">View Virtual Tour</a> |
| <b>Bldg G</b> | 19900 North Creek Pkwy | <b>Full Building</b>  | 47,009 RSF         |           | Available Now                                   |
| <b>Bldg H</b> | 20000 North Creek Pkwy | <b>Suite 200</b>      | 14,665 RSF         |           | 09/01/2025                                      |
| <b>Bldg Q</b> | 19909 120th Ave NE     | <b>Suite 101</b>      | 3,871 - 8,427 RSF  | divisible | Available Now                                   |
|               |                        | <b>2nd Floor</b>      | 3,344 - 19,844 RSF | divisible | Available Now                                   |



# Building A | 11724 NE 195th Street

## Current Availabilities

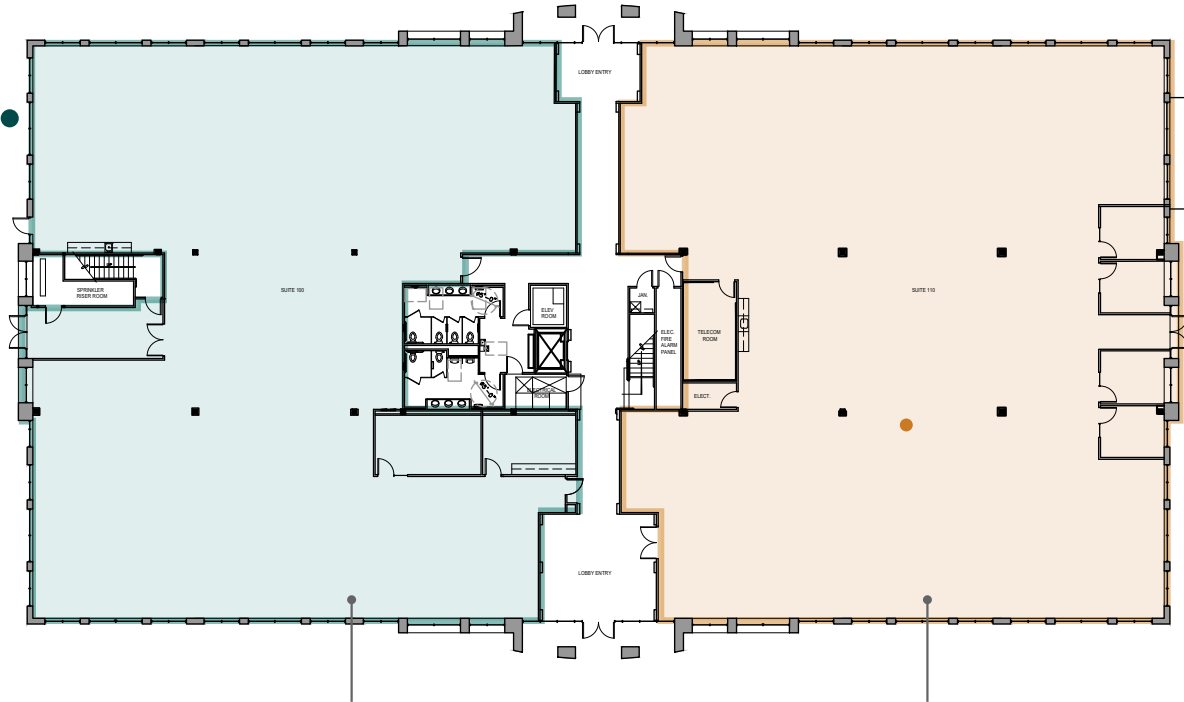
| Suite | RSF   | Available  |
|-------|-------|------------|
| 301   | 7,990 | 01/01/2026 |



# Building D | 19800 North Creek Parkway

## Current Availabilities

| Suite     | RSF    | Available |
|-----------|--------|-----------|
| 1st floor | 22,273 | Now       |
| D-100     | 10,712 | Now       |
| D-101     | 11,493 | Now       |



**Suite 100**  
10,712 RSF

**Suite 101**  
11,493 RSF

- Potential roll-up door for grade level loading
- Potential roll-up door for dock high loading

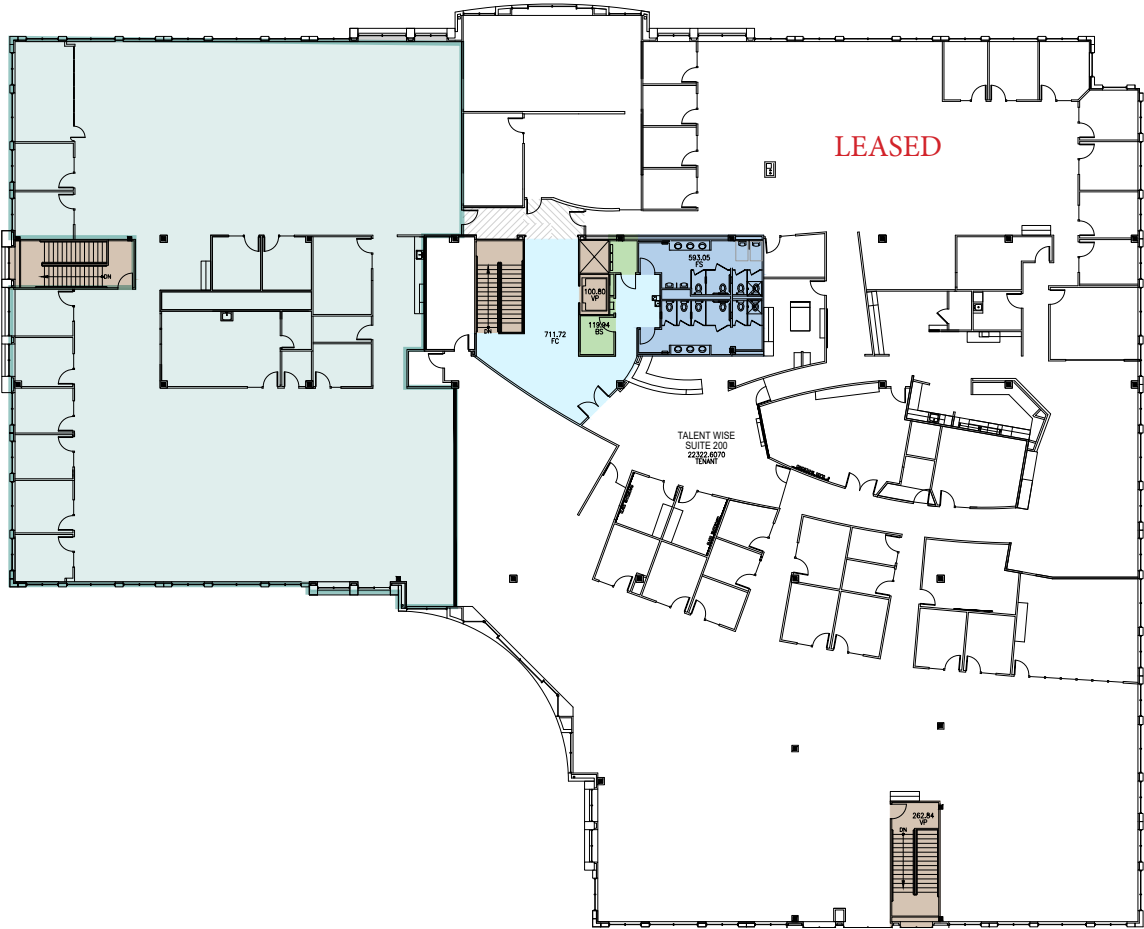


# Building F | 19910 North Creek Parkway

## Current Availabilities

| Suite | RSF    | Available |
|-------|--------|-----------|
| 202   | 10,825 | Now       |

Virtual Tour



# Building G | 19900 North Creek Parkway

## Current Availabilities

| Suite     | RSF    | Available |
|-----------|--------|-----------|
| Full Bldg | 47,009 | Now       |

## Building Feature

- Existing generator in place



First Floor



Second Floor



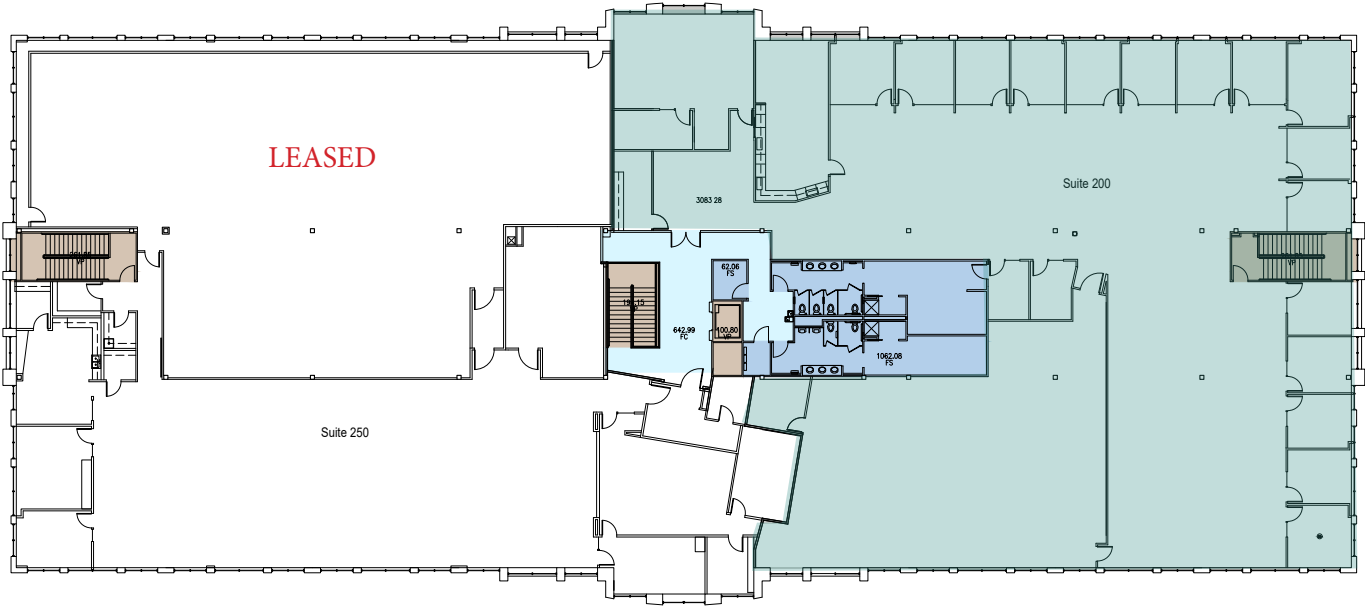
● Potential roll-up door for grade level loading



# Building H | 20000 North Creek Parkway

## Current Availabilities

| Suite | RSF    | Available  |
|-------|--------|------------|
| 200   | 14,665 | 09/01/2025 |



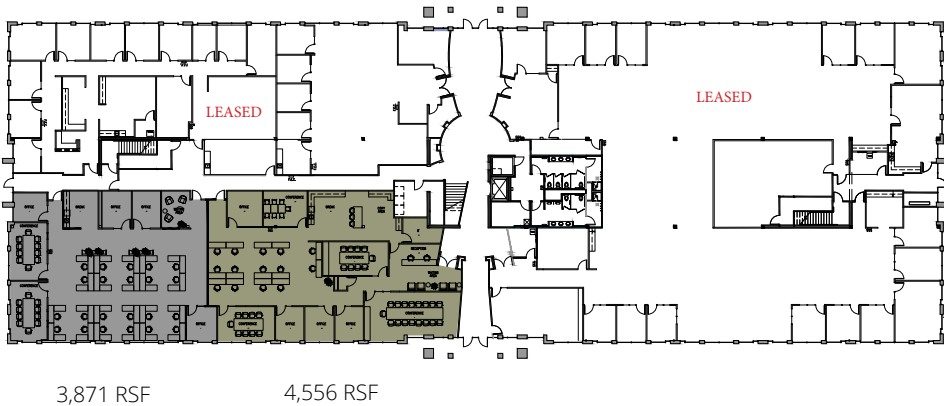
# Building Q | 19909 120th Ave NE

## Current Availabilities

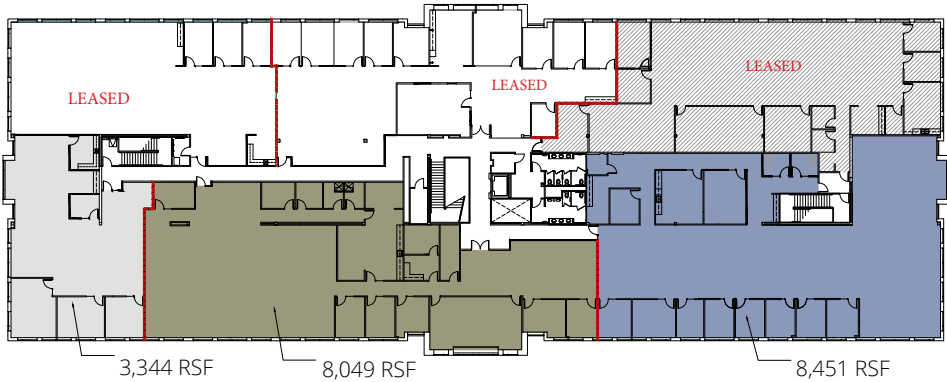
| Suite     | RSF            | Available |
|-----------|----------------|-----------|
| Suite 101 | 3,871 - 8,427  | Now       |
| 2nd Floor | 3,344 - 19,844 | Now       |



## Suite 101 Conceptual Demsing Options



## 2nd Floor Conceptual Build-to-Suit Options





# Parklands North Creek

Bothell, Washington



**DEREK HEED**  
425 453 3133  
derek.heed@colliers.com

**GREGG RIVA**  
206 595 1525  
gregg.riva@colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2025 All rights reserved.