

FOR LEASE

BOTHELL 405

*A Four-Building, 152,566 SF Business
Park with Direct Access to I-405*

11711 - 11807 NORTH CREEK PKWY S, BOTHELL, WA



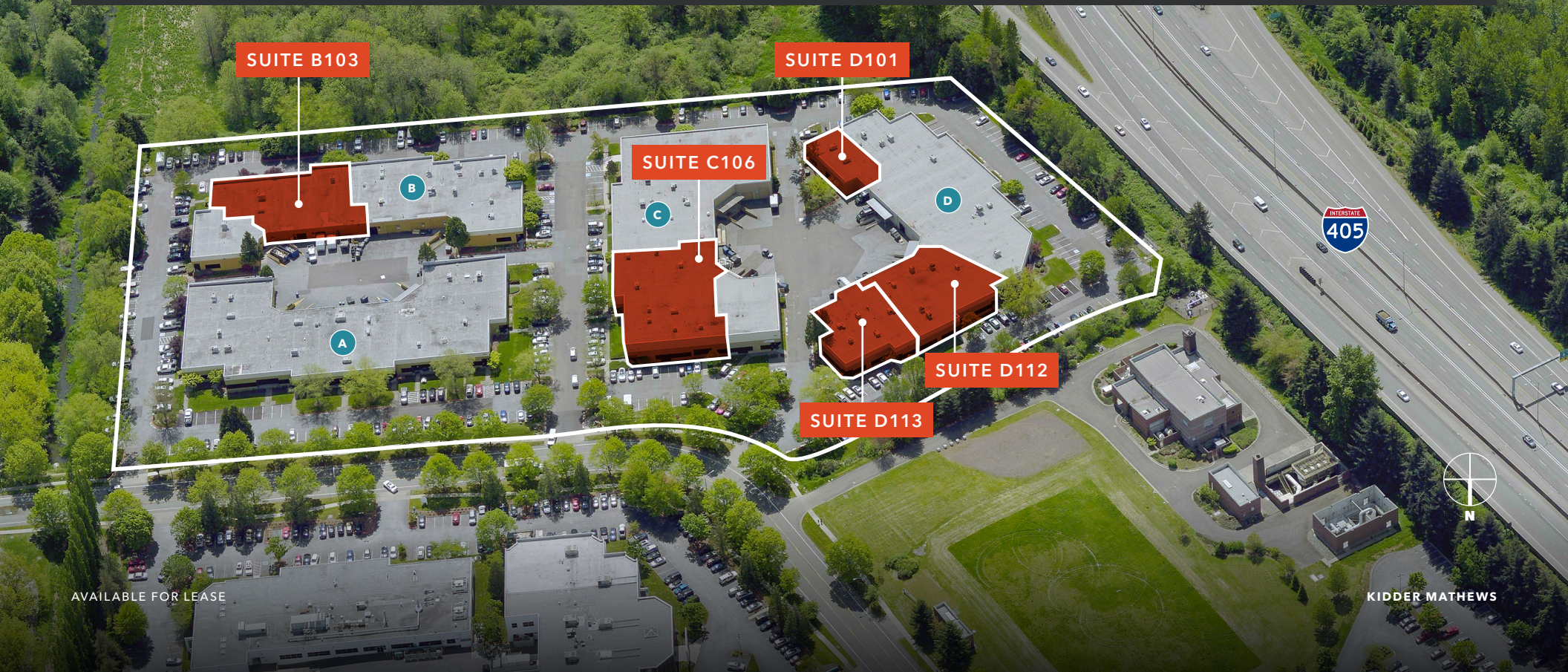
KIDDER.COM

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BOTHELL 405 BUSINESS PARK

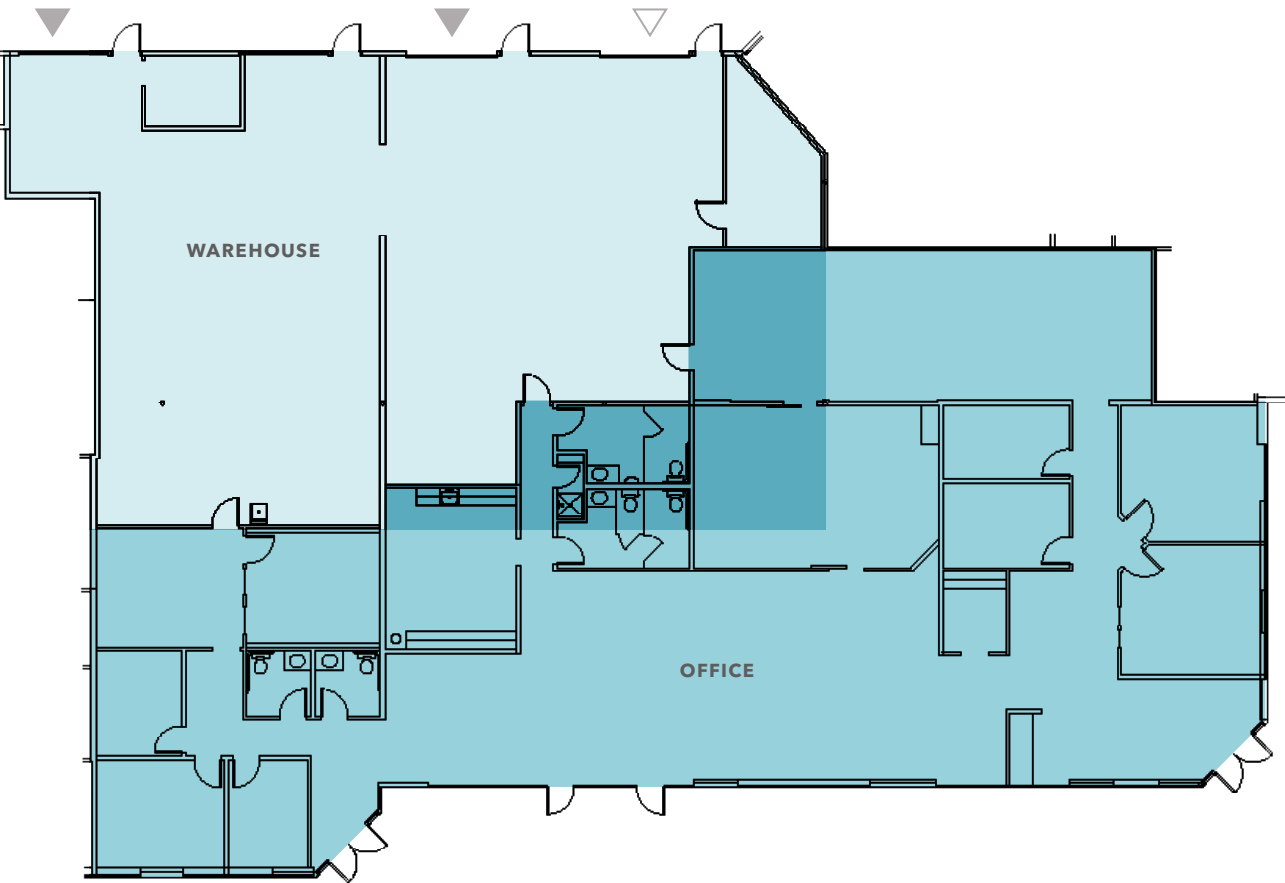
SUITE AVAILABILITY

| Suite | Total SF | Office SF | Warehouse SF | Office Rate/SF | Warehouse Rate/SF | NNN | Date Available |
|----------------------|----------|-----------|--------------|----------------|-------------------|--------|----------------|
| B103 | 9,845 | 6,256 | 3,589 | \$2.35 | \$1.45 | \$0.53 | Now |
| C106 (MARKET-READY) | 13,328 | 4,358 | 8,970 | \$2.35 | \$1.45 | \$0.53 | Now |
| D101 | 2,998 | 2,608 | 390 | \$2.35 | \$1.45 | \$0.53 | Now |
| D112 | 8,285 | 3,233 | 5,052 | \$2.35 | \$1.45 | \$0.53 | 09/01/2025 |
| D113 | 7,018 | 4,398 | 2,620 | \$2.35 | \$1.45 | \$0.53 | 09/01/2025 |
| D112/D113 (COMBINED) | 15,303 | 7,631 | 7,672 | \$2.35 | \$1.45 | \$0.53 | 09/01/2025 |



SUITE B103

AS-BUILT



- ▲ Grade-level loading
- △ Dock-high loading

9,845 SF

TOTAL SF

6,256 SF

OFFICE SF

3,589 SF

WAREHOUSE SF

LOADING

DOCK-HIGH & GRADE-LEVEL

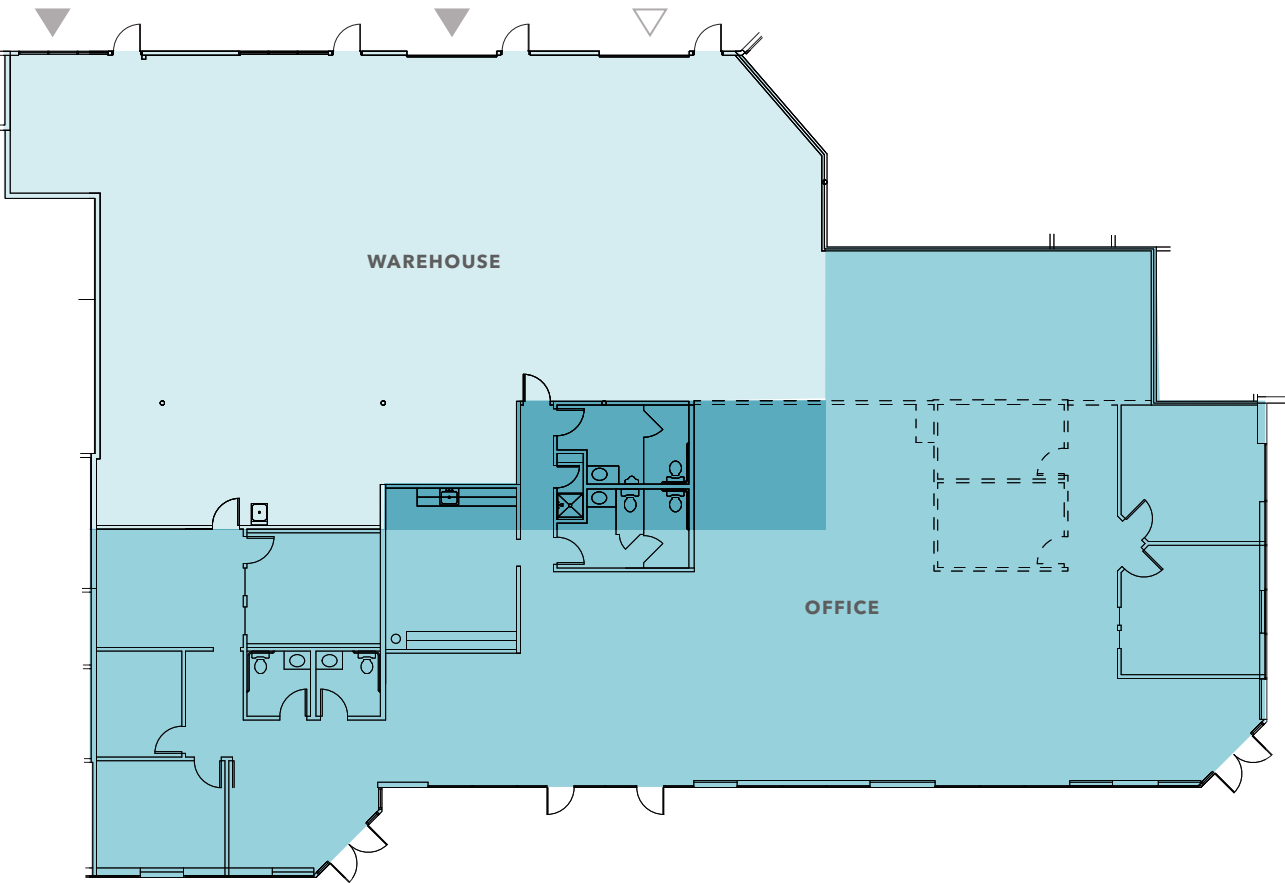
NOW

AVAILABLE

Space can be demised

SUITE B103

POTENTIAL MARKET-READY PLAN



- ▲ Grade-level loading
- △ Dock-high loading

9,845 SF

TOTAL SF

6,256 SF

OFFICE SF

3,589 SF

WAREHOUSE SF

LOADING

DOCK-HIGH & GRADE-LEVEL

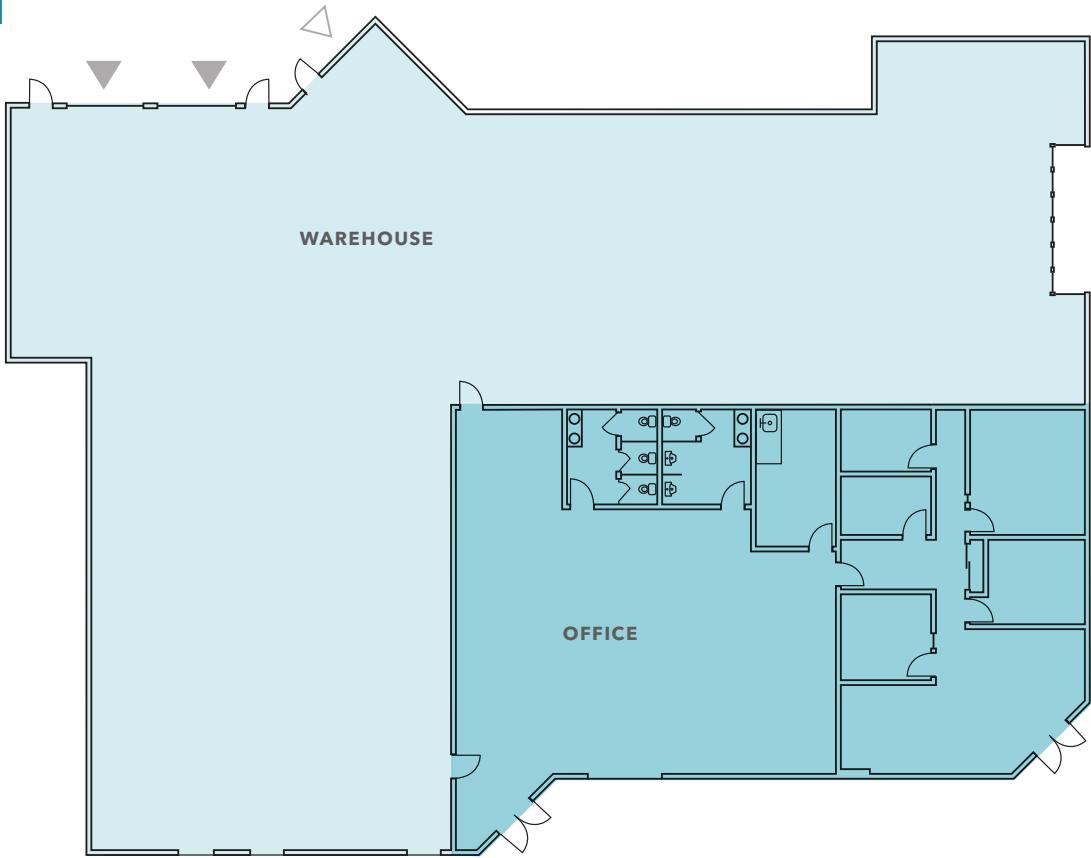
NOW

AVAILABLE

Space can be demised

SUITE C106

MARKET-READY FINISHES



- ▲ Grade-level loading
- △ Dock-high loading

13,328 SF

TOTAL SF

4,358 SF

OFFICE SF

8,970 SF

WAREHOUSE SF

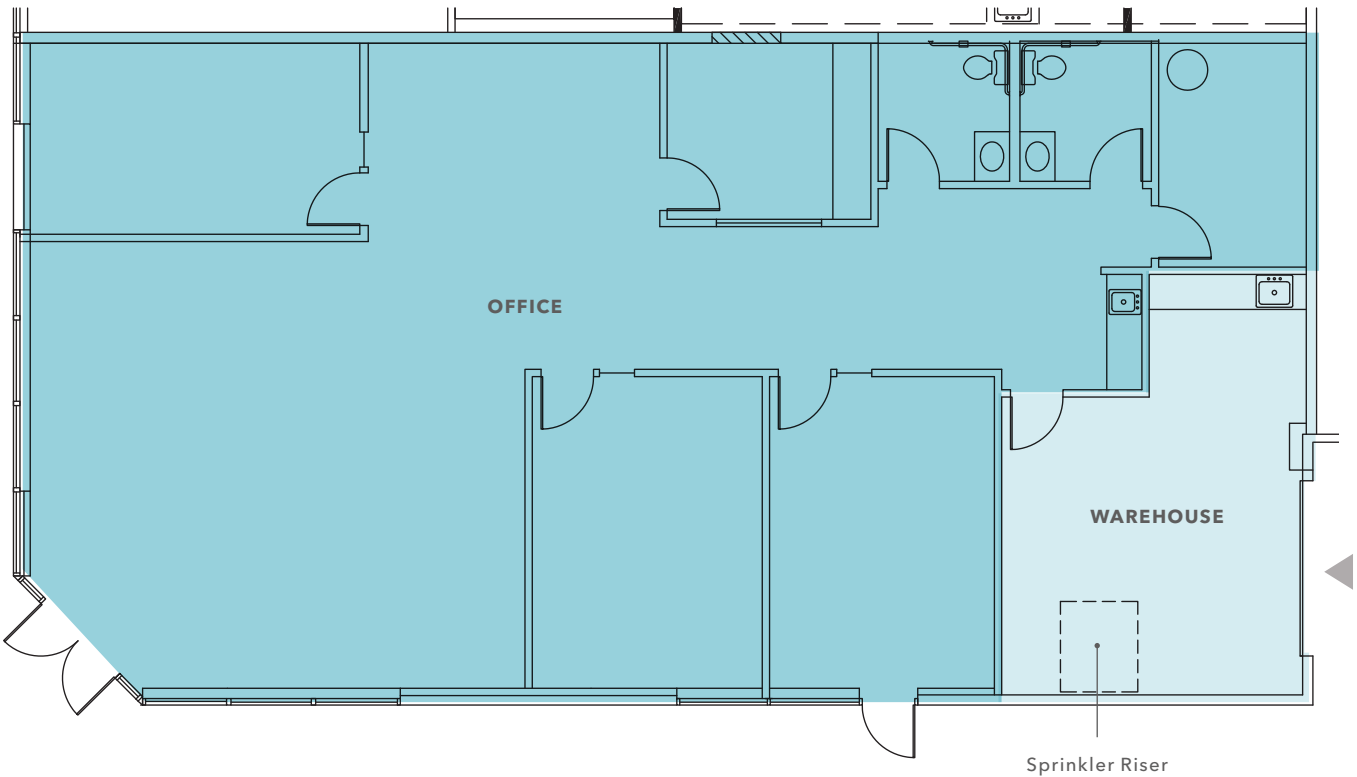
LOADING

DOCK-HIGH & GRADE-LEVEL

NOW

AVAILABLE

SUITE D101



2,998 SF

TOTAL SF

2,608 SF

OFFICE SF

390 SF

WAREHOUSE SF

LOADING

DOCK-HIGH & GRADE-LEVEL

NOW

AVAILABLE

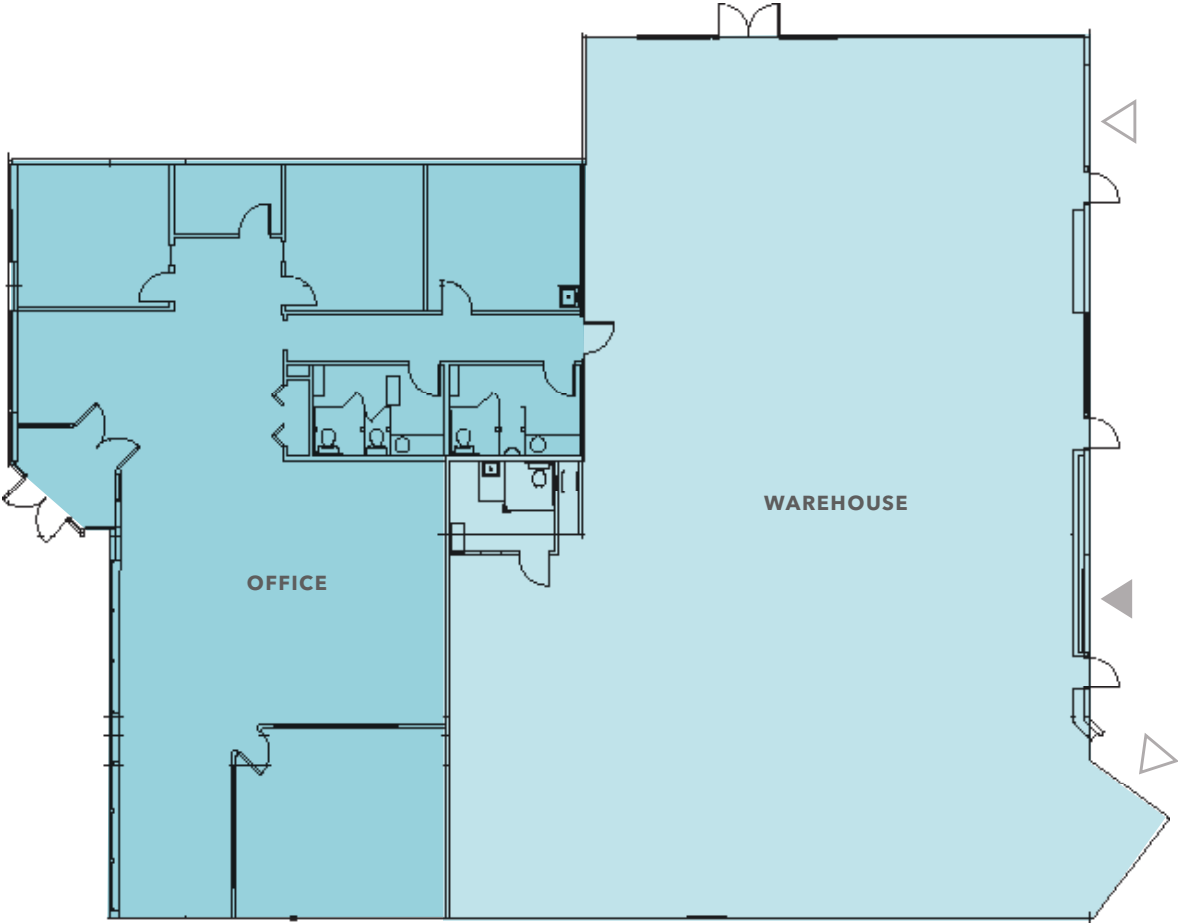


▲ Grade-level loading

△ Dock-high loading

SUITE D112

POTENTIAL MARKET-READY



8,285 SF

TOTAL SF

3,233 SF

OFFICE SF

5,052 SF

WAREHOUSE SF

LOADING

DOCK-HIGH & GRADE-LEVEL

09/01/25

AVAILABLE

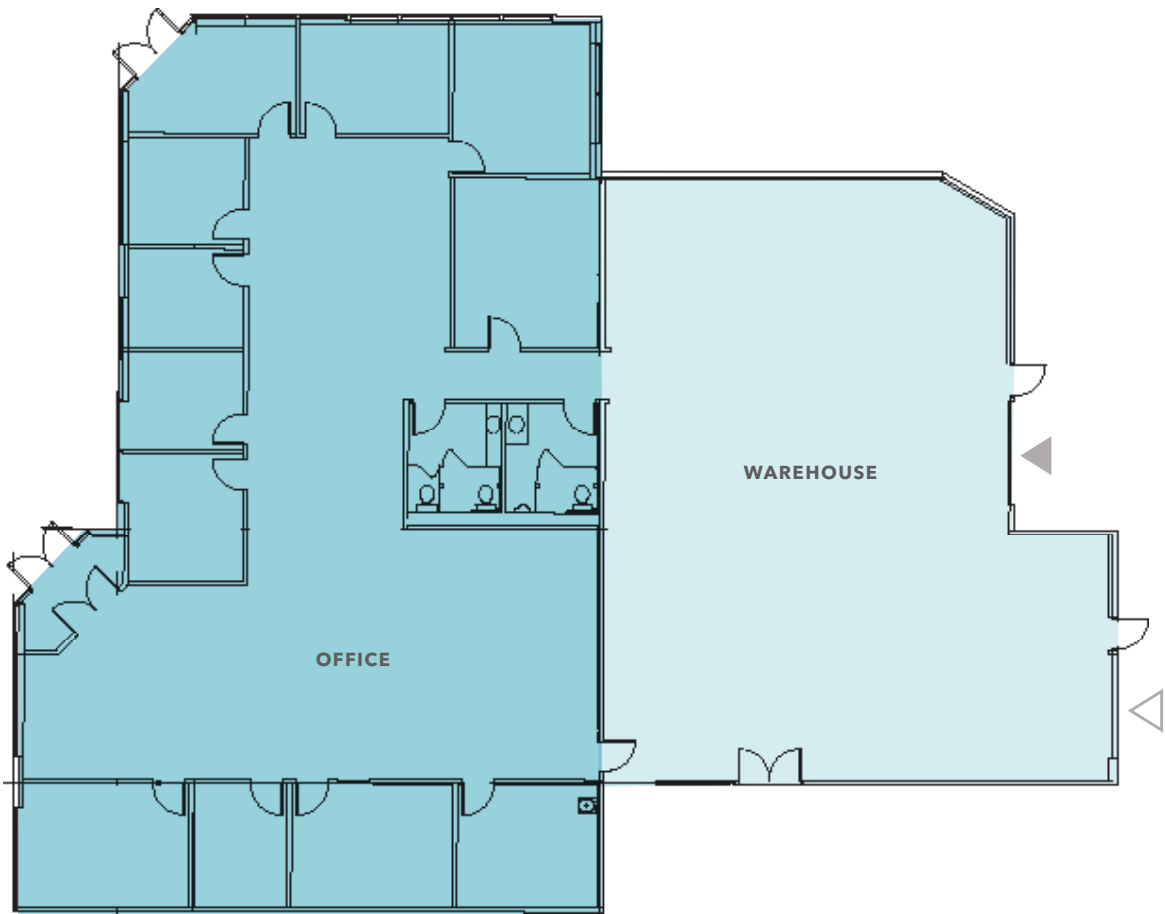


▲ Grade-level loading

△ Dock-high loading

SUITE D113

POTENTIAL MARKET-READY



- ▲ Grade-level loading
- △ Dock-high loading

7,018 SF

TOTAL SF

4,398 SF

OFFICE SF

2,620 SF

WAREHOUSE SF

LOADING

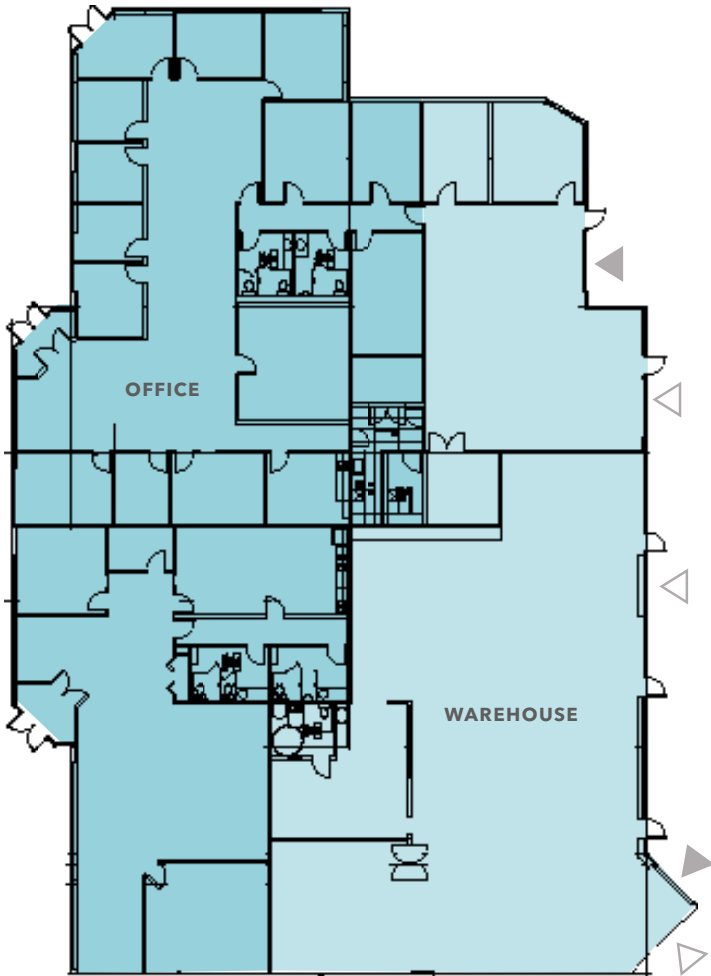
DOCK-HIGH & GRADE-LEVEL

09/01/25

AVAILABLE

SUITE D112/D113

AS-BUILT



15,303 SF

TOTAL SF

7,631 SF

OFFICE SF

7,672 SF

WAREHOUSE SF

LOADING

DOCK-HIGH & GRADE-LEVEL

09/01/25

AVAILABLE

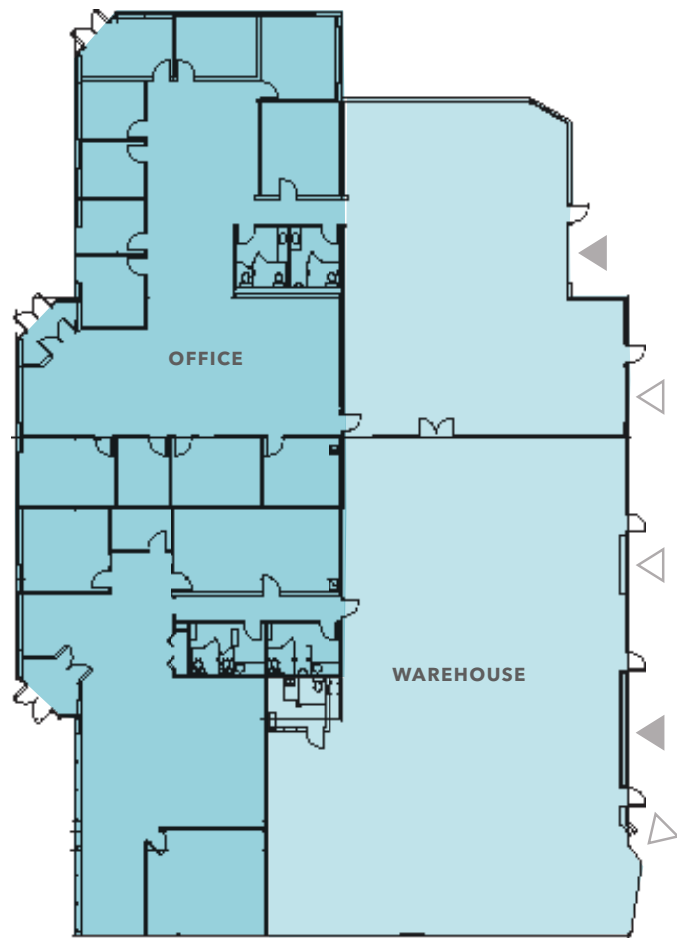


▲ Grade-level loading

△ Dock-high loading

SUITE D112/D113

POTENTIAL MARKET-READY PLAN



15,303 SF

TOTAL SF

7,631 SF

OFFICE SF

7,672 SF

WAREHOUSE SF

LOADING

DOCK-HIGH & GRADE-LEVEL

09/01/25

AVAILABLE



▲ Grade-level loading

△ Dock-high loading

BOTHELL 405 BUSINESS PARK



BOTHELL 405



BOTHELL

BEARDSLEE BLVD

NE 195TH ST



AVAILABLE FOR LEASE

KIDDER MATHEWS

BOTHELL 405

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