

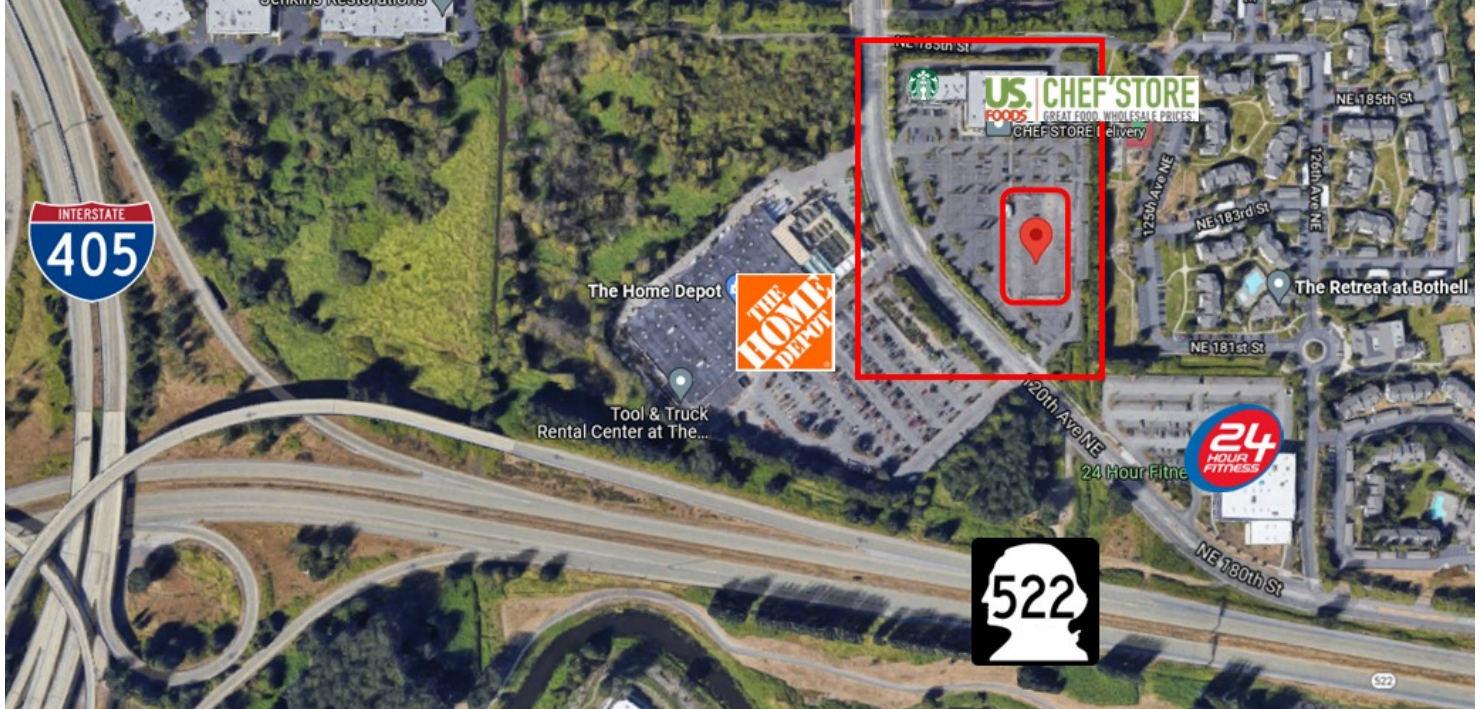
PMF Real Estate Services is pleased to present:

**FOR LEASE**

# NORTH CREEK PLAZA

18404-18438 120th Ave NE, Bothell, WA 98011

CONTENTS: 2 Demising Plan | 3 Office Site Plan | 4 Retail Site Plan



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The information contained herein has been obtained from sources deemed to be reliable, however PMF Investments makes no warranties or representations to its accuracy. All information should be independently verified by prospective tenants and/or their representatives.

# NORTH CREEK PLAZA

# Demising Plan



Current 9 Round Kickboxing

Occupied thru 3/31/23

\*DO NOT DISTURB\*

1,317sf (~20' x 65')

\$38.00/sf

\$13/sf NNN



# NORTH CREEK PLAZA

# Office Site Plan



## North Creek Office District

Millions of square feet of Class A office space: AT&T, T-Mobile, Juno, Microsoft, NanoString, Google, Boeing, Phillips, Bosch, & more.

Freeway visibility at the interchange of WA-522 (85k VPD) and I-405 (105k VPD).



### High-Exposure Bothell Retail/Office

Permit-ready 3-story 66,000sf office building.

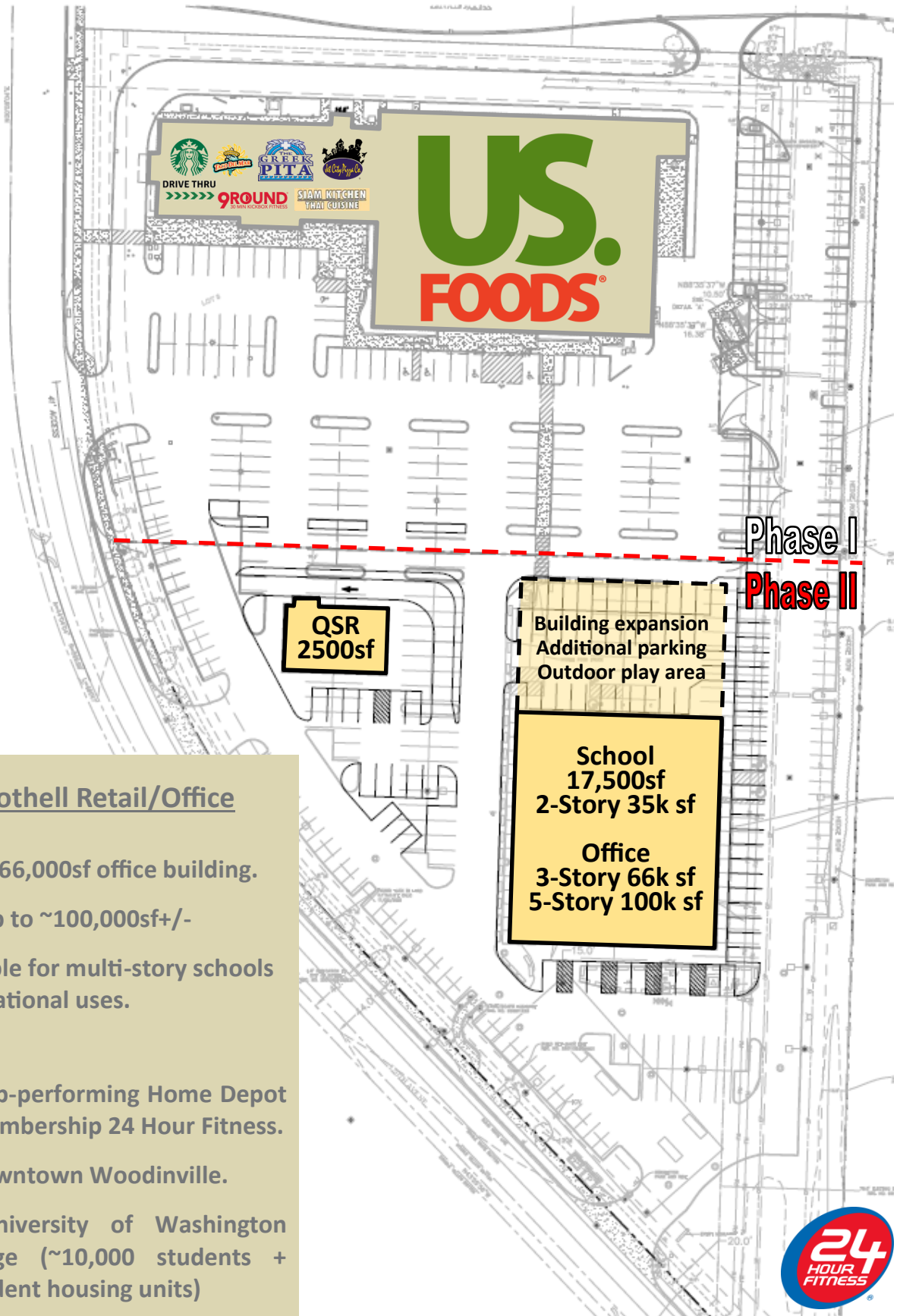
Potential for up to ~100,000sf+/-

Alternate plans available for multi-story schools and educational uses.

Shadow anchored by top-performing Home Depot in the PNW and high-membership 24 Hour Fitness.

Across WA-522 from Downtown Woodinville.

Across I-405 from University of Washington Bothell/Cascadia College (~10,000 students + ~1,000 staff + ~1100 student housing units)



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# Retail Site Plan



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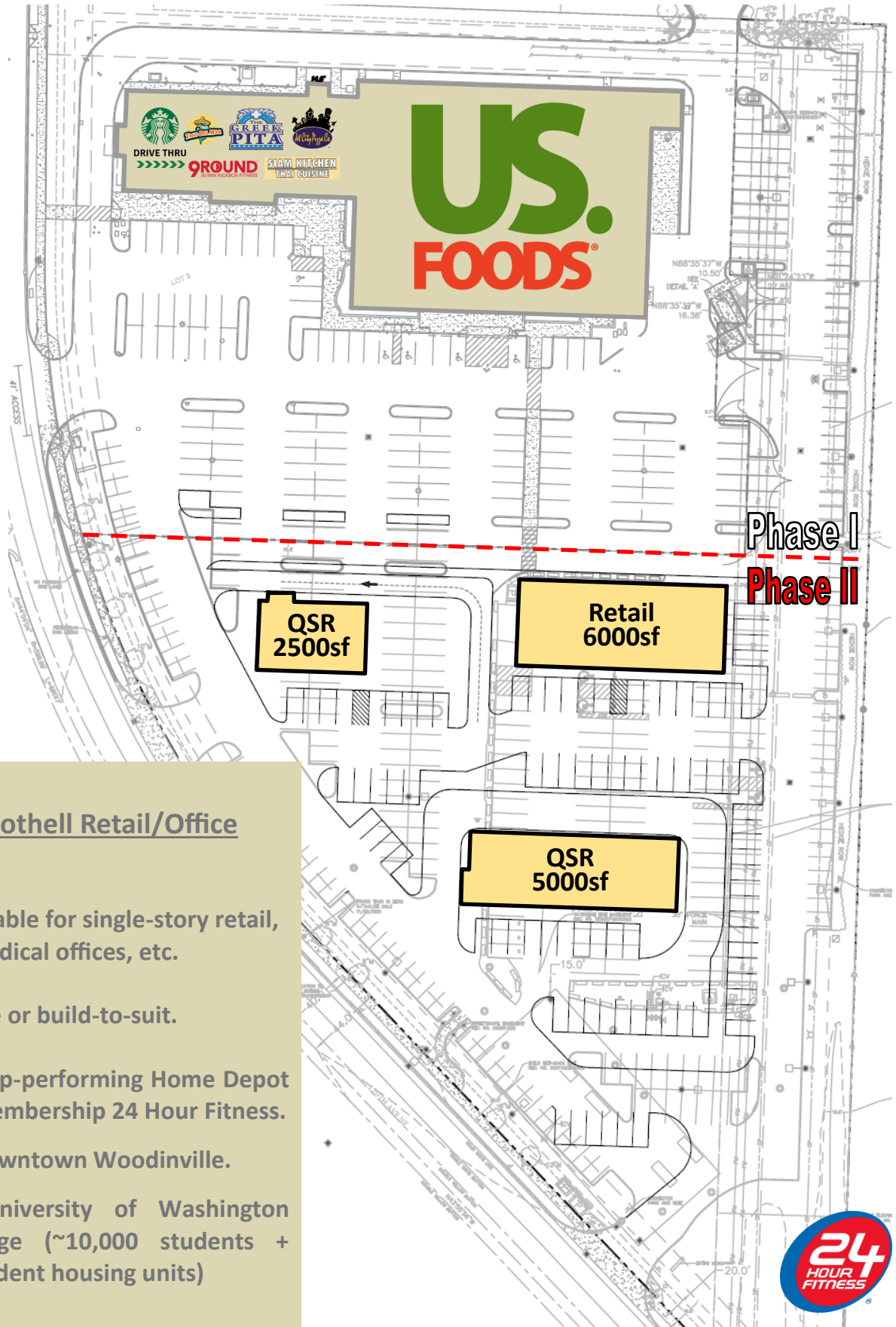
Traditional plans available for single-story retail, childcare, medical offices, etc.

Ground-lease or build-to-suit.

Shadow anchored by top-performing Home Depot in the PNW and high-membership 24 Hour Fitness.

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Phase I  
Phase II

