

# PARKLANDS NORTH CREEK



EASY ACCESS TO I-405



NATURAL LIGHTING



OFFICE CAMPUS SETTING



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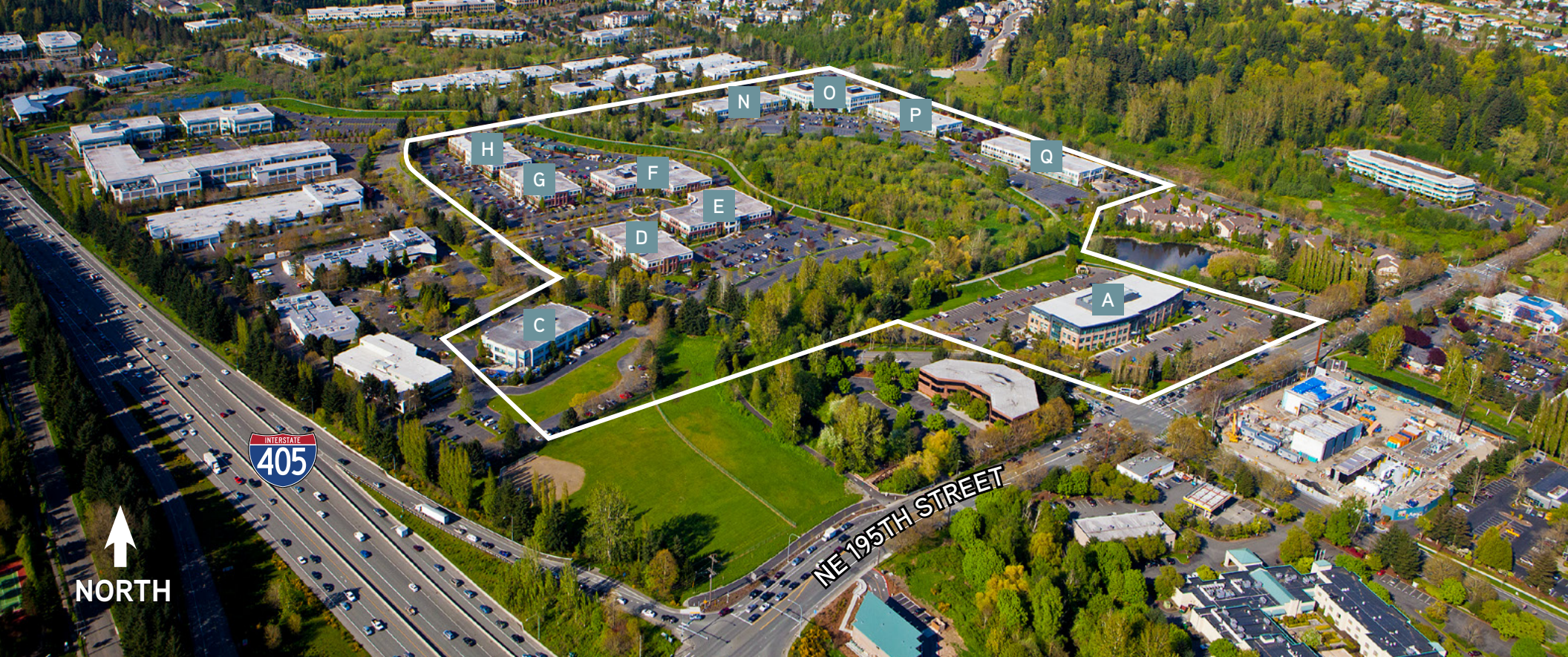


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*Parklands North Creek delivers the infrastructure for success in an environment designed to ignite innovation.*

## PROPERTY FEATURES

- » The premier Class A suburban office product on the Eastside
- » Exterior and interiors designed and finished to respond to the needs of today's technology and Class A office users
- » Abundant power with 22.8 watts per square foot average
- » Parking ratio 3.5/1,000 SF
- » Professionally managed by Schnitzer, the original developer
- » Parklands North Creek Community HUB to be completed in 2018: will include fitness facility, tenant lounge, VC enabled boardroom

## NEARBY AMENITIES

- » Immediate access to I-405 and metro bus services, and within minutes of I-5 and SR 522
- » Close proximity to Beardslee Crossing (including John Howie's Beardslee Alehouse, Starbucks and Potbelly Sandwich Shop)
- » Close proximity to restaurants, retail, childcare, healthcare, 24 Hour Fitness, YMCA, hotel accommodations, UW Bothell Campus and Cascadia Community College
- » Meandering jogging and parcourse trails along picturesque North Creek



# PARKLANDS NORTH CREEK



## ONSITE AMENITIES AND RECREATION

- Walking/Jogging Trail
- Outdoor Activities
- Food Trucks
- Dry Cleaning Service
- WRENCH - Oil Change Service
- Common Area Wi-Fi
- Conference Room
- Toy Boxes
- Fitness Center - Summer 2018



Coming Summer 2018

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# PARKLANDS NORTH CREEK

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

## Current Availabilities

RSF	Building	Suite	Available
3,013	E	101	8/1/18
7,417	E	110	8/1/18
3,494	Q	104	8/1/18

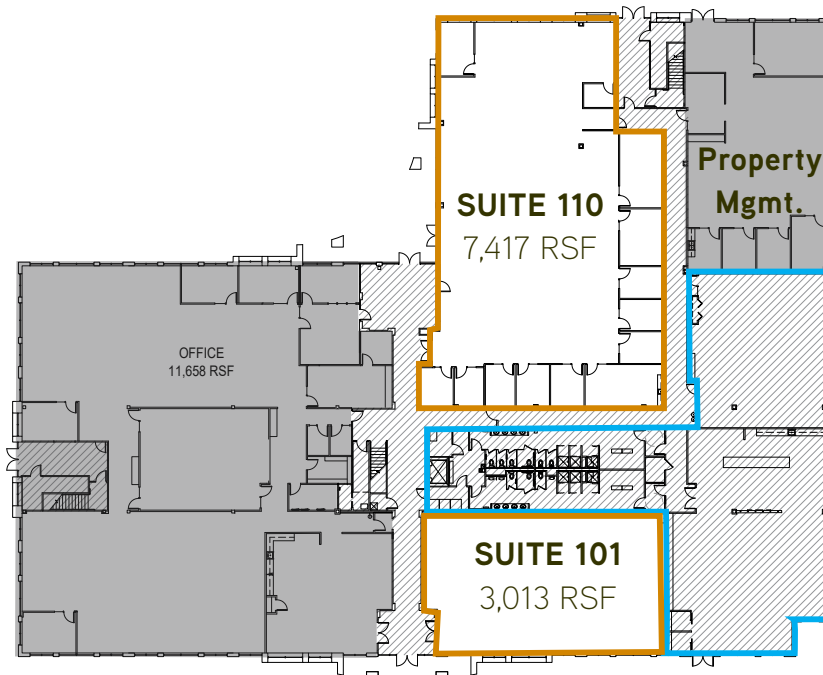


# PARKLANDS NORTH CREEK

## BUILDING E



19820 North Creek Pkwy · Bothell, WA



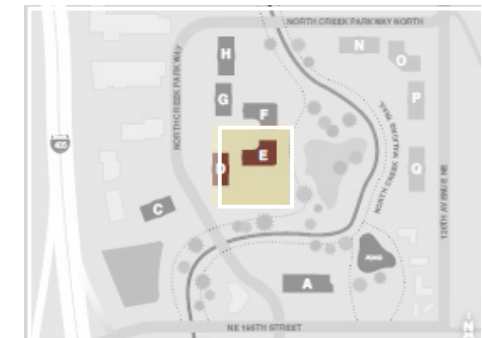
**COMING SOON:**  
Parklands NC  
Community HUB

### AVAILABLE SPACE

RSF	Building	Suite	Available
3,013	E	101	8/1/18
7,417	E	110	8/1/18

### BUILDING FEATURES

- » Parking ratio 3.5/1,000 SF
- » Secure card key access systems
- » Connectivity provided by Comcast and CenturyLink



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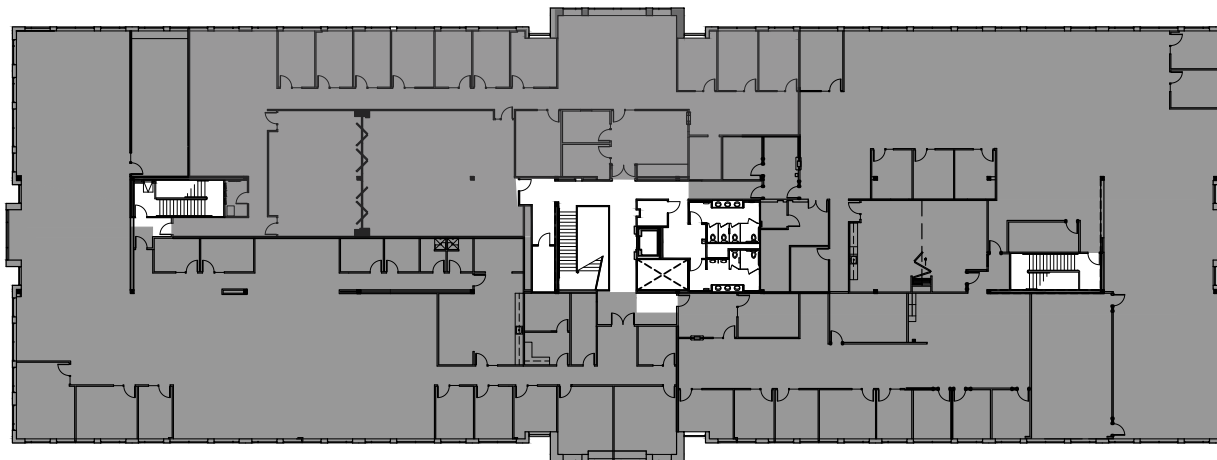
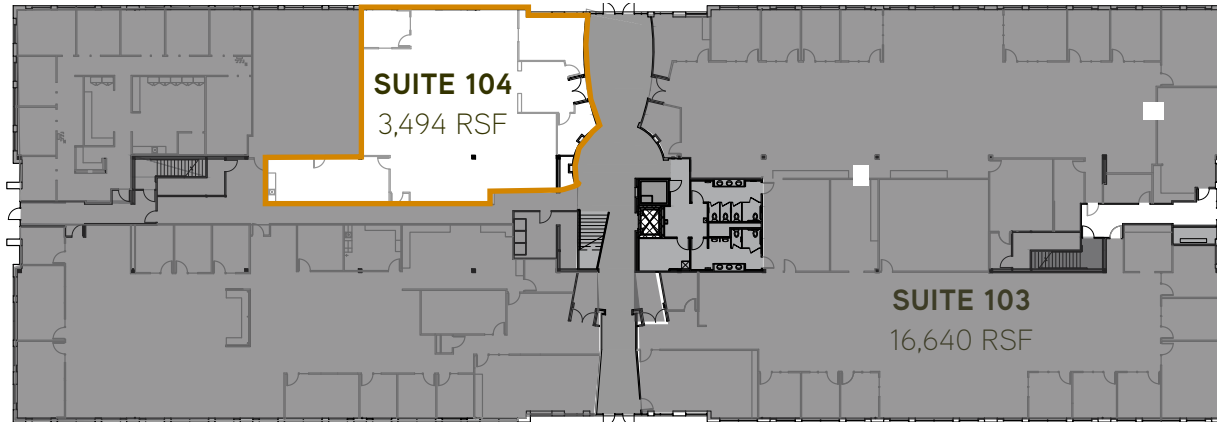
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# PARKLANDS NORTH CREEK

## BUILDING Q



19909 120th Avenue NE · Bothell, WA



### AVAILABLE SPACE

RSF	Building	Suite	Available
3,494	Q	104	8/1/18

### BUILDING FEATURES

- » Parking ratio 3.5/1,000 SF
- » Secure card key access systems
- » Connectivity provided by Comcast and CenturyLink



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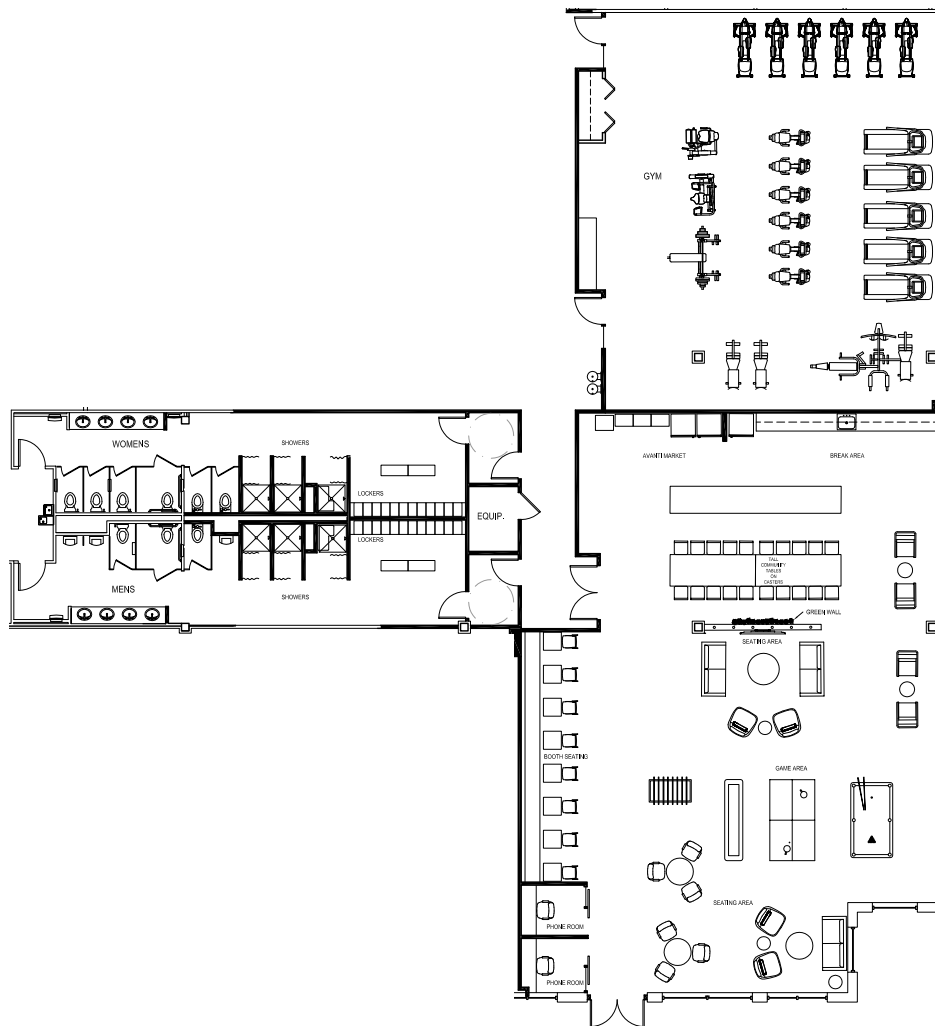
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# PARKLANDS NORTH CREEK

## Tenant HUB - Draft



### HUB FEATURES

- Fitness Center
- Restrooms with Locker Rooms/Shower
- Avanti Market:  
Self-Service Food and Beverage
- Game Area:  
Pool/Ping Pong/Shuffle Board/Foos Ball
- Group Seating Areas
- Private Phone Rooms

# PARKLANDS NORTH CREEK

## Food/Beverage

- |  |                              |
|--|------------------------------|
| 1 Ranch Drive-In   | 19 Dairy Queen               |
| 2 Preservation Kitchen   | 20 MOD Pizza                 |
| 3 Pen Thai   | 21 Mi Tierra                 |
| 4 Main Street Ale House  | 22 Wendy's                   |
| 5 Alexa's Cafe   | 23 Tokyo Japanese Steakhouse |
| 6 Beardslee Crossing<br>(Beardslee Public House,<br>Potbelly, Starbucks) | 24 Big Fish Grill            |
| 7 Russell's  | 25 McDonald's                |
| 8 McMenamins   | 26 Round Table Pizza         |
| 9 Food Trucks at Parklands   | 27 Chans Place               |

## Other Amenities

- |                         |                         |
|-------------------------|-------------------------|
| 10 Subway               | 1 Bright Horizons       |
| 11 Teriyaki Etc.        | 2 Country Inn & Suites  |
| 12 Starbucks            | 3 Springhill Suites     |
| 13 Quiznos Classic Subs | 4 Residence Inn         |
| 14 Jimmy Johns          | 5 YMCA                  |
| 15 Molbaks Garden Cafe  | 6 Group Health          |
| 16 Red Robin            | 7 Home Depot            |
| 17 Qdoba Mexican Grill  | 8 Staples Office Supply |
| 18 JimmyJohns/Panera    | 9 FedEx Office          |



*Parklands North Creek is conveniently located near a variety of restaurants, fitness and healthcare facilities, first-class corporate accommodations, shopping, daycare facilities and the University of Washington's satellite campus. Above is a map detailing these amenities.*