



TENANT SIGNAGE

NORTH CREEK PLAZA

11511 NE 195TH ST | BOTHELL, WA 98011

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1,984 SF

SPACE AVAILABLE

\$35.00

PER SF

\$13.00

NNN/SF



261k

TOTAL
POPULATION

188k

DAYTIME
POPULATION

107k

HOUSEHOLDS

13.7k

BUSINESSES

\$166k

MEDIAN HOUSEHOLD
INCOME

120k

EMPLOYEES

*2026 PROJECTIONS FOR A 15 MINUTE DRIVE FROM SITE. COLLECTED VIA SITESUSA

PROPERTY DESCRIPTION

Bothell is a growing employment hub with a highly educated workforce and a strong mix of technology, life science, and advanced manufacturing employers. Anchored by the University of Washington Bothell and Cascadia College, the area benefits from a steady pipeline of students, faculty, and skilled talent. Nearby office campuses occupied by companies including Seagen (2,100 employees), Philips (1,000 employees), AT&T (1,800 employees), and other major employers create strong employee density, while convenient access to I-405 and SR 522 makes Bothell an attractive market for retailers, restaurants, and service-oriented businesses.

SITE HIGHLIGHTS

- Space Available: Suite 102 - 1,984 SF
- Former Dog Grooming Space
- Located in the North Creek Business District
- Convenient Access to I-405 (109,772 VPD) and Downtown Bothell
- Prime Location on NE 195TH St (14,339 VPD)
- Excellent Visibility + Access with Strong Street Frontage
- Close Proximity to University of Washington Bothell, The Home Depot, McLendon Hardware, QFC and more
- Designated Retail Parking







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