

STAND-ALONE OFFICE

18504 BOTHELL WAY NE | BOTHELL

FOR LEASE



JEFF AYERS

BROKER

P 206.505.9433

jeff@westlakeassociates.com



WESTLAKE
ASSOCIATES, INC.

ANDREW AYERS

BROKER

P 206.505.9415

andrew@westlakeassociates.com

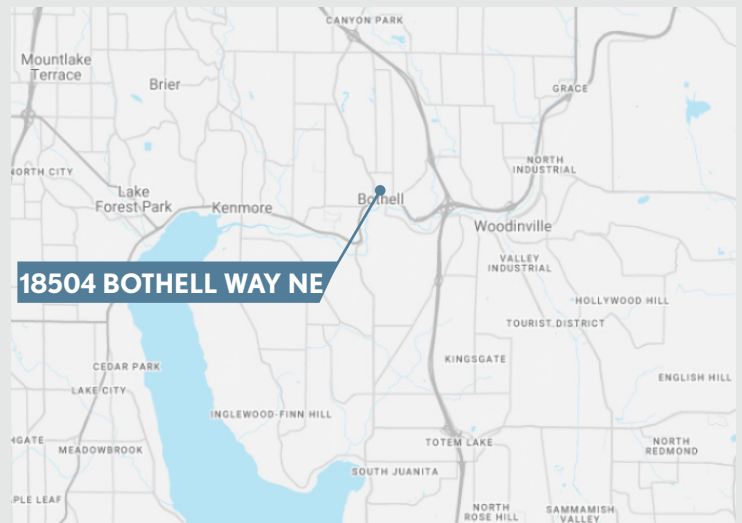
BOTHELL STAND-ALONE OFFICE BUILDING FOR LEASE



18504 BOTHELL WAY NE BOTHELL, WA 98011

AVAILABLE SF	6,713 SF
BASE RENT	\$19,580/MO
LEASE TYPE	NNN
NNN RATE	\$2,378/MO
TOTAL MONTHLY RENT	\$21,958
PROPERTY TYPE	OFFICE / RETAIL
W/S/GARBAGE	PAID BY TENANT
ELECTRICITY	PAID BY TENANT
PARKING RATIO	4.77 / 1,000

- Stand-Alone Office Building
- Downtown Bothell Location
- ADA Compliant
- Ideal for Medical, Office, Daycare
- Sufficient On-Site Parking
- Layout Includes: Lobby, Reception Area, Private Offices/Exam Rooms, 4 Restrooms, Open Work Areas, Conference Room & Kitchen



JEFF AYERS
BROKER
P 206.505.9433
jeff@westlakeassociates.com

ANDREW AYERS
BROKER
P 206.505.9415
andrew@westlakeassociates.com

BOTHELL OFFICE FOR LEASE



jeff@westlakeassociates.com

andrew@westlakeassociates.com

BOTHELL OFFICE FOR LEASE



JEFF AYERS
BROKER
P 206.505.9433
jeff@westlakeassociates.com

ANDREW AYERS
BROKER
P 206.505.9415
andrew@westlakeassociates.com

BOTHELL OFFICE FOR LEASE



WESTLAKE
ASSOCIATES, INC.

JEFF AYERS

BROKER

P 206.505.9433

jeff@westlakeassociates.com

ANDREW AYERS

BROKER

P 206.505.9415

andrew@westlakeassociates.com

BOTHELL OFFICE FOR LEASE



POPULATION

	1-MILE	3-MILE	5-MILE
Total Population	14,914	107,251	281,248
Growth 2023 - 2028 (est.)	3.08%	1.30%	2.35%
Median Age	38.8	39.4	39.4

BUSINESS & EMPLOYEES

	1-MILE	3-MILE	5-MILE
# of Employees	5,293	44,084	91,269
# of Businesses	765	4,337	9,465
Average Employees per Business	7	10	10

HOUSEHOLDS & INCOME

	1-MILE	3-MILE	5-MILE
Total Households	6,238	42,064	111,062
Median HH Income	\$104,242	\$118,802	\$115,930
Renter Occupied Housing	40.06%	31.20%	33.58%



SCHOOLS AND SERVICES

- Pop Keeney Stadium
- Bothell Landing Park
- Bothell Library
- Bothell High School
- University of Washington - Bothell Campus
- Bothell City Police Dept
- Blyth Park
- Maywood Hills Elementary



RETAIL

- Bothell Deli & Grocery
- QFC
- Alexa's Market on Main
- Yakima Fruit Market
- Safeway
- Seattle Electric Bike
- Room to Craft
- Wanderlust Book Lounge
- McMenamins Anderson



FOOD & DRINK

- Poquitos Bothell
- Pinkabella Cupcakes
- Bay Leaf Bar & Grill
- Social Grounds
- Amaro Bistro
- Stack 571 Burger & Whiskey
- Caffe Ladro
- The Shed
- Ambakity Cocina Mexicana



JEFF AYERS

BROKER

P 206.505.9433

jeff@westlakeassociates.com

ANDREW AYERS

BROKER

P 206.505.9415

andrew@westlakeassociates.com