

160th

INTERCHANGE PLAZA



OFFERING MEMORANDUM

FULL BUILDING OPPORTUNITY FOR OWNER / USER



COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

JIM REED

Principal

D 206-210-5202

jreed@lee-associates.com

AARON MATHIEU

Senior Vice President

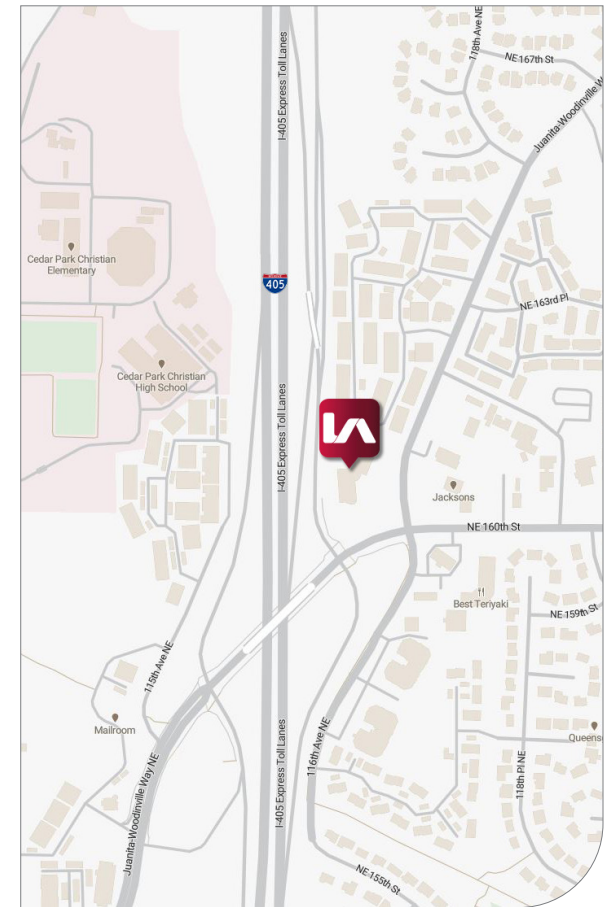
D 206-210-5207

amathieu@lee-associates.com

EXECUTIVE SUMMARY

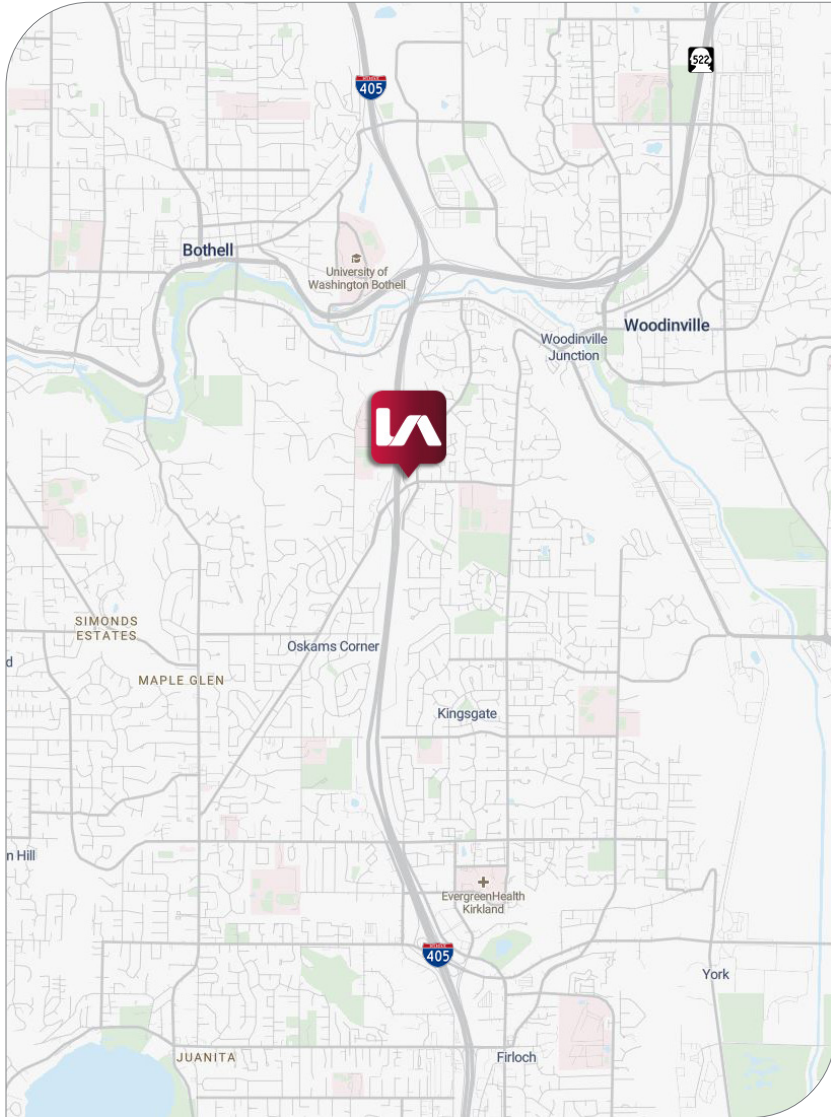
Lee & Associates is pleased to present the opportunity to purchase 160th Interchange Plaza, located at 16017 Juanita Woodinville Way NE in Bothell, Washington.

This property offers the unique 39,107 SF full building opportunity on the Eastside with unrivaled I-405 access and visibility.



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PROPERTY DESCRIPTION



LOCATION DETAILS

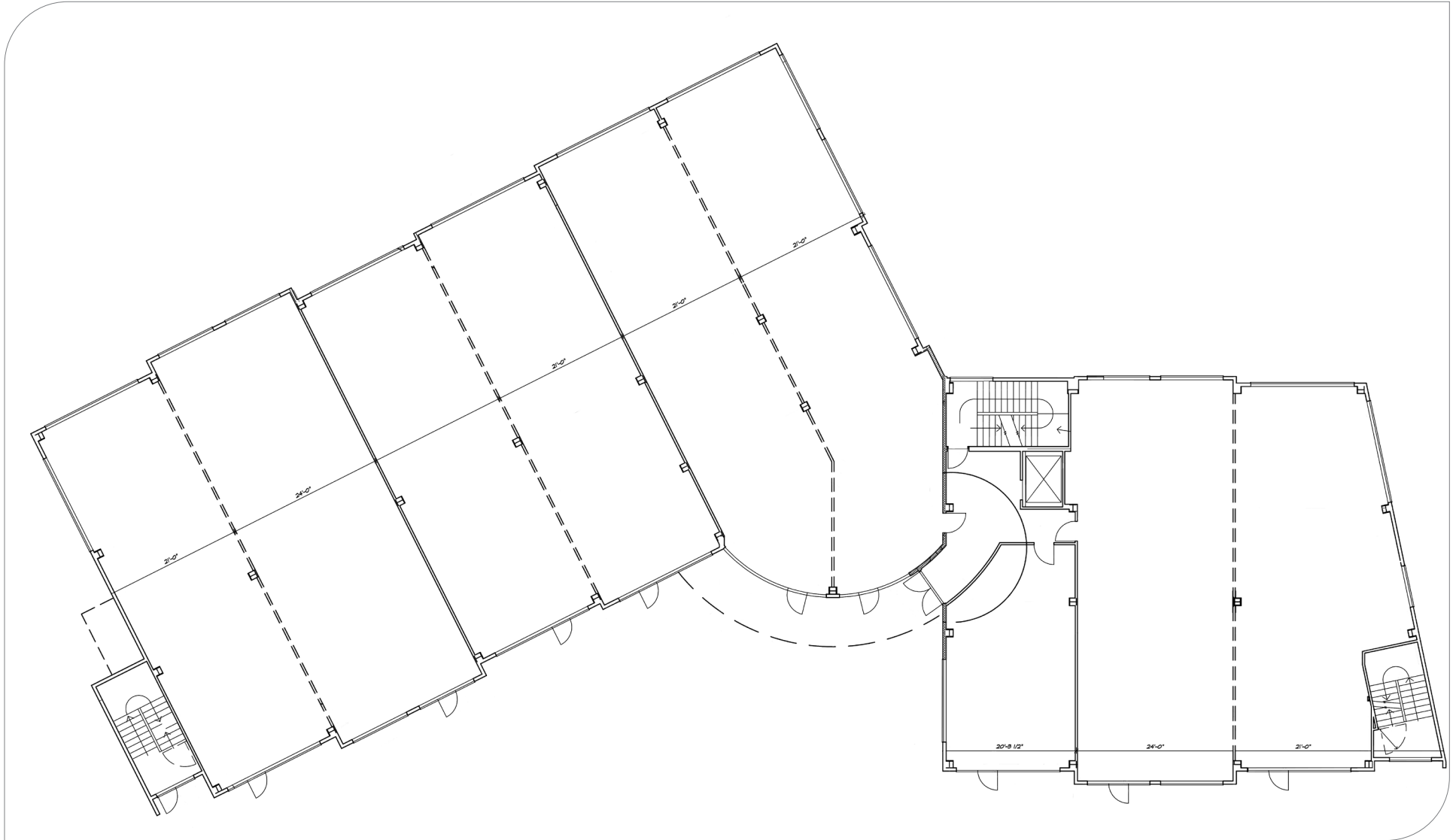
Address	16017 Juanita Woodinville Way NE Bothell, Washington 98011
Parcel Numbers	1626059071 & 1626059053
Frontage	I-405, Juanita Woodinville Way NE, & NE 160th Street

PROPERTY DETAILS

Property Type	Office Building; Suitable for a variety of office uses, including: Church/Religious Facility, Day Care, Medical/Dental, Research & Development, and more
Year Built	2008
Building Size	±66,985 SF
Divisible To	±13,000 SF
Current Vancancy	±39,107 SF
Stories	3
Lot Size	±1.11 AC (±48,325 SF)
Zoning	R-AC, OP, NB

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FIRST FLOOR PLAN



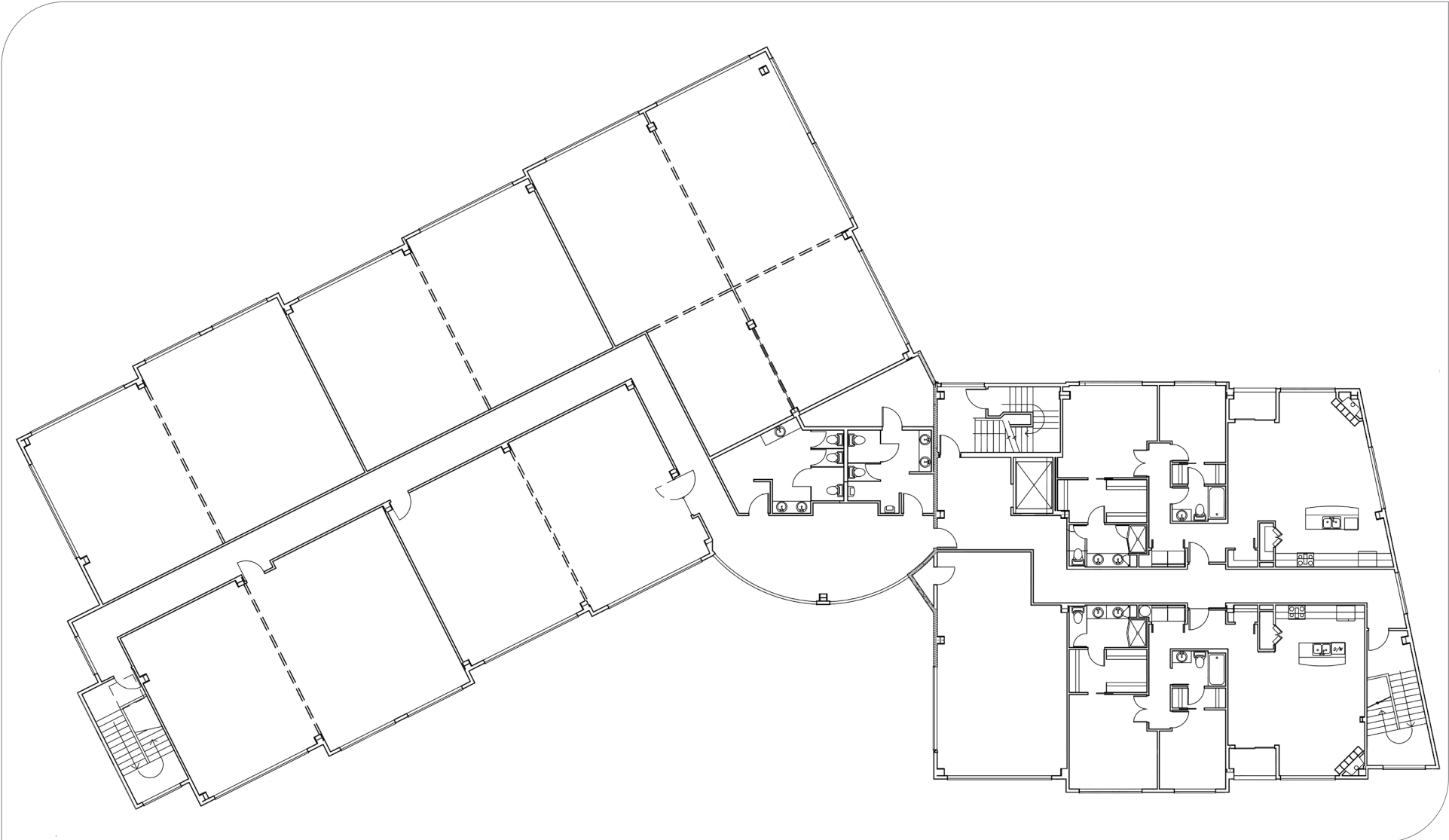
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SECOND FLOOR PLAN



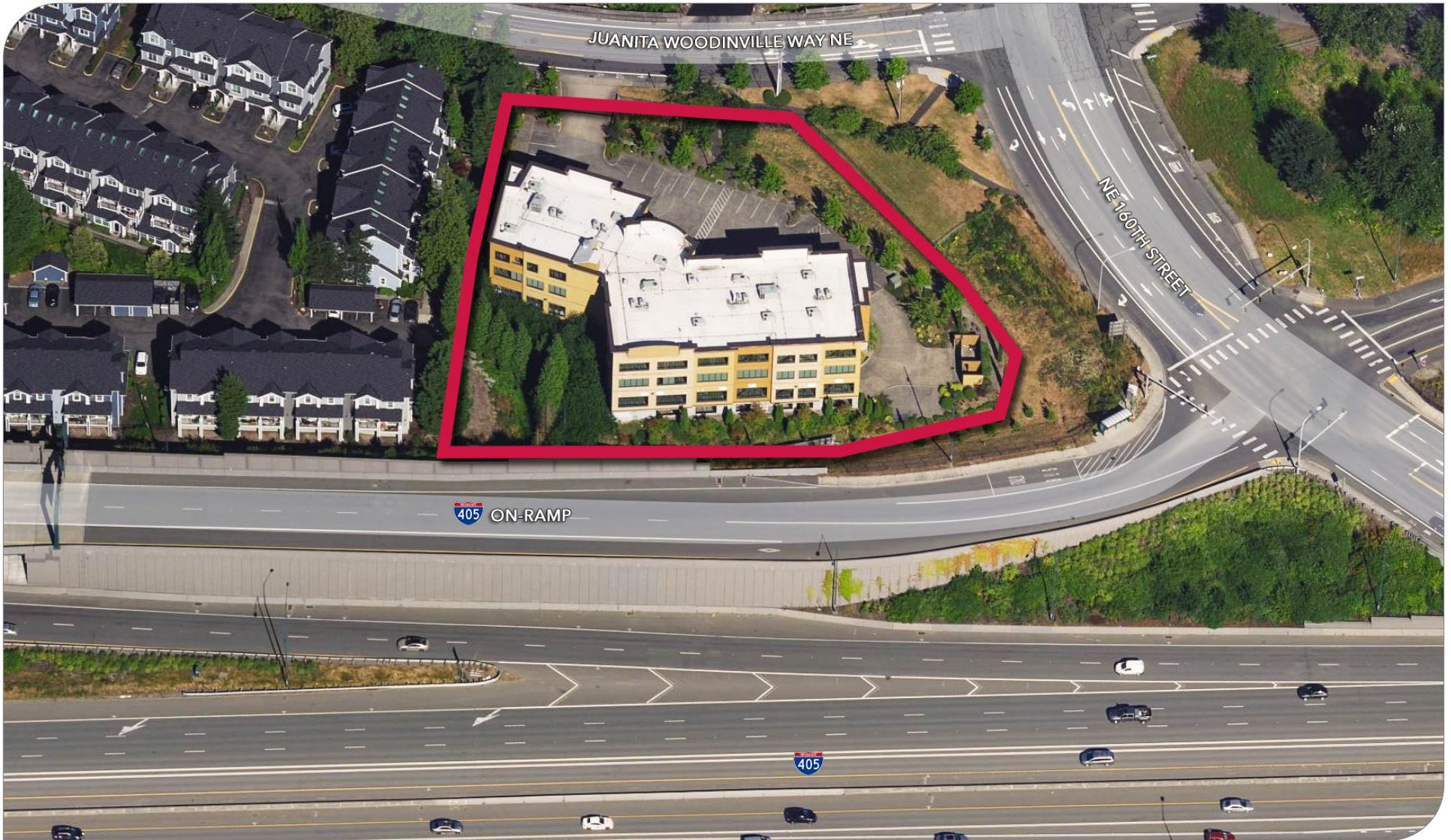
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THIRD FLOOR PLAN



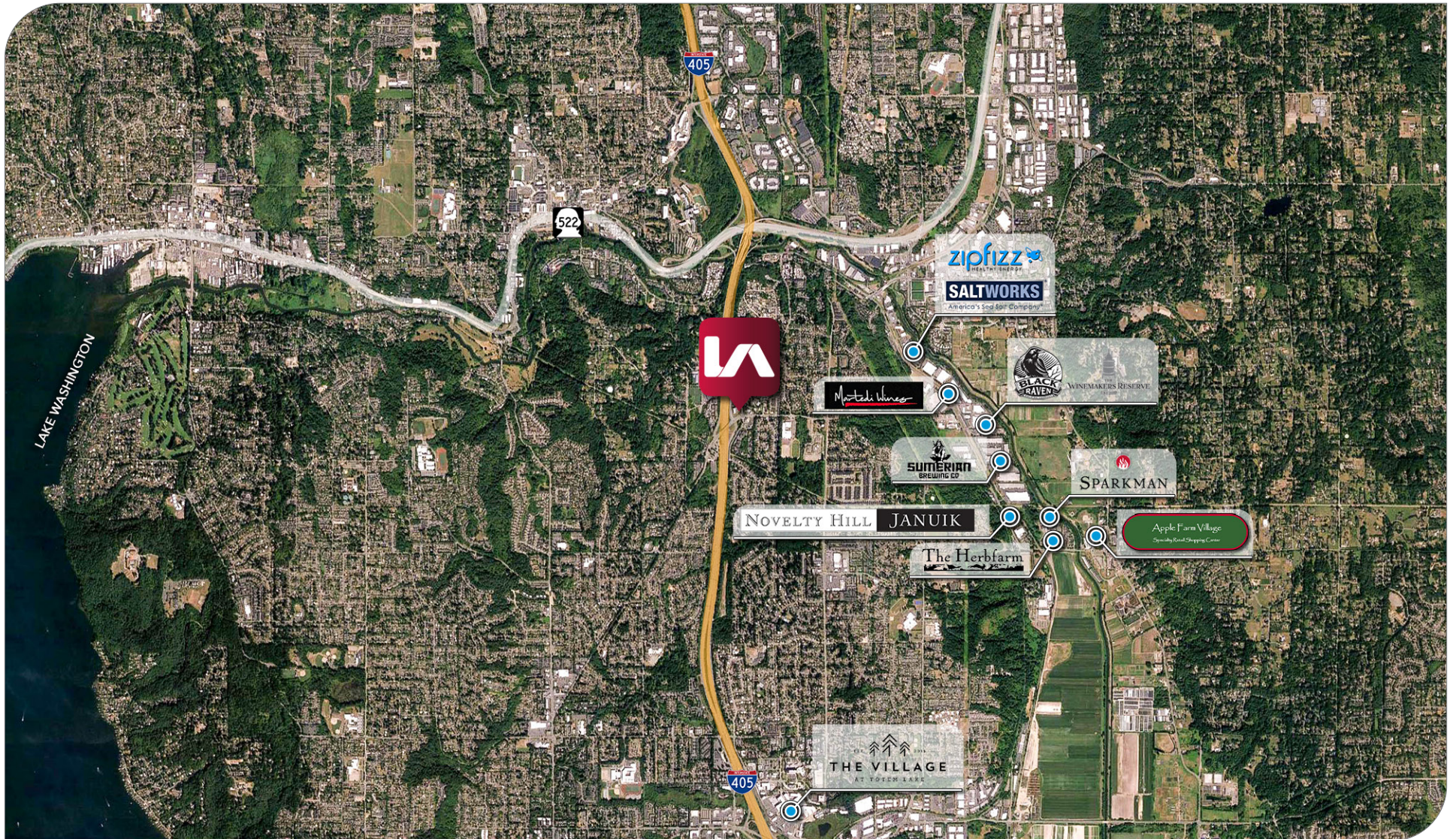
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PROPERTY AERIALS



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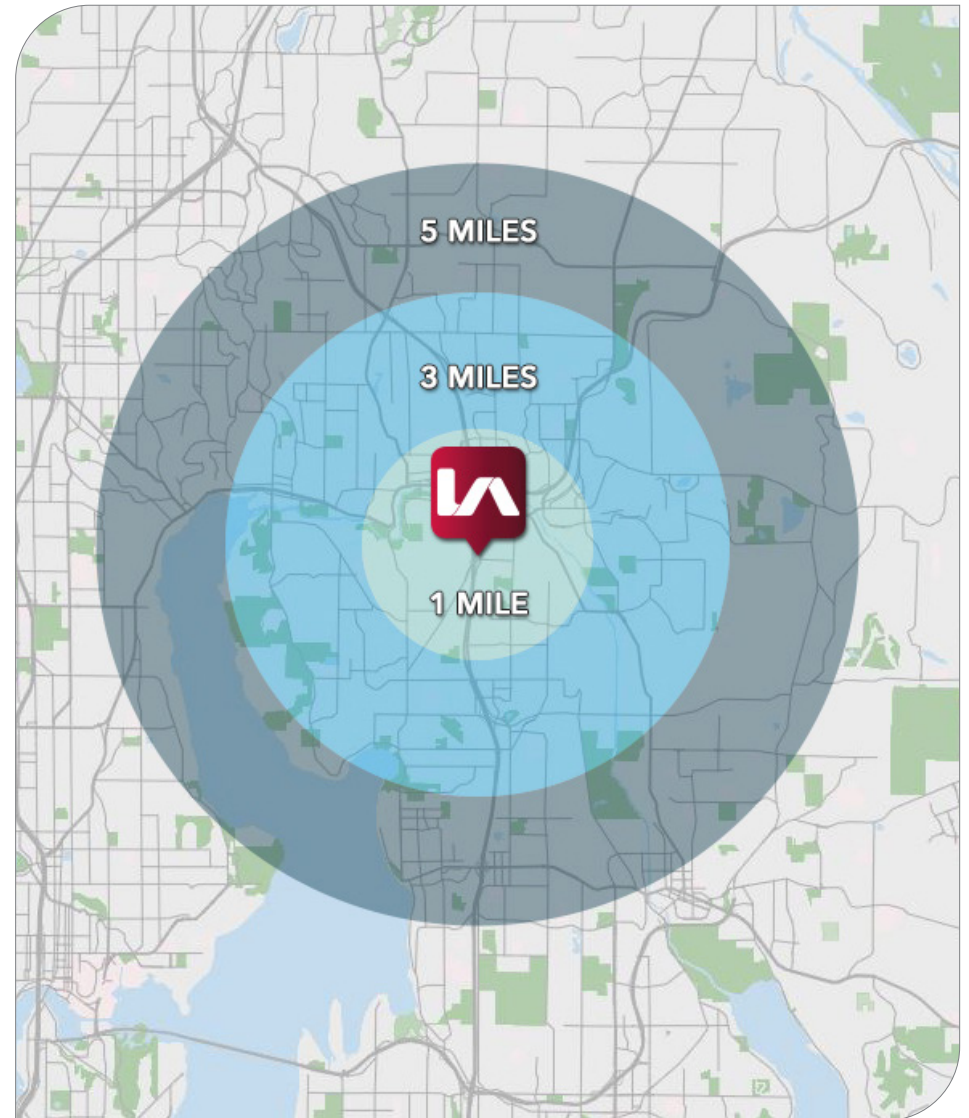
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DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2021 Population	10,761	112,572	250,142
2026 Population Projection	10,928	119,098	266,619
Median Age	37.8	37.2	38.5
Bachelor's Degree or Higher	48%	52%	55%

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
2021 Households	4,233	46,216	99,487
2026 Household Projection	4,279	48,927	105,977
Median Home Value	\$675,939	\$692,957	\$739,529
Average Household Size	2.5	2.3	2.4
Average Household Income	\$144,368	\$131,965	\$151,683
Median Household Income	\$117,329	\$109,458	\$124,404

Source: CoStar™



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MARKET INSIGHTS

Bothell is conveniently located near I-405 and I-5, just 12-miles northeast of Seattle. The center for high tech and bio tech employment, Bothell has been designated as the gateway to the research and technology communities that make us Snohomish County's Technology Corridor.

[View City of Bothell website >](#)



BUSINESS INCENTIVES

[View source website >](#)

- No state or local corporate or personal income tax
- No state or local inventory tax
- No state or local tax on interest, dividends, or capital gains
- No City of Bothell head tax or B&O tax

Population
44,994

Median Age
39

Workforce
25,000+

Home to
**UW BOTHELL
CAMPUS**

Home to
Washington
State's
**BIOMEDICAL
INNOVATION
PARTNERSHIP
ZONE**



COST OF LIVING

	BOTHELL	WA	USA
OVERALL	156.8	118.7	100
GROCERY	107.3	101.1	100
HEALTH	85.2	83.8	100
HOUSING	256.2	164.9	100
UTILITIES	70.4	74	100
TRANSPORTATION	140.9	113.6	100
HOUSING	256.2	164.9	100
MEDIAN HOME COST	\$592,400	\$381,300	\$231,200

Sources: BestPlaces.Net, Economic Alliance of Snohomish County, City of Bothell & datausa.io
Cost of living indices are based on a US average of 100. An amount below 100 means Bothell, Washington is cheaper than the US average. A cost of living index above 100 means Bothell, Washington is more expensive.

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Senior Vice President

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amathieu@lee-associates.com

2100 124th Avenue NE, Suite 100 | Bellevue, WA 98005 | 425-454-4242 | lee-nw.com



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