

160th

INTERCHANGE PLAZA

16017 JUANITA WOODINVILLE WAY NE, BOTHELL, WA 98011



FOR SALE

39,107 RSF Full Building Opportunity for Owner / User



**CUSHMAN &
WAKEFIELD**

EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to present 160th Interchange Plaza, a high-profile, highly visible three-story retail/office asset positioned at the NEC of I-405 and NE 160th Street in Bothell, Washington, with exposure to $\pm 160,559$ vehicles per day. The Property's interchange visibility, direct freeway access, and prominent frontage along Juanita Woodinville Way NE create a rare opportunity to acquire a highly identifiable "front door" location serving North King and South Snohomish County.

The Property comprises $\pm 39,107$ SF of retail/office space supported by a $\pm 27,878$ SF covered parking garage, and is configured to accommodate a full-building user or a multi-tenant strategy, with efficient $\pm 13,000$ SF floor plates. The first floor offers an owner-user the ability to lease retail space on a single-tenant or multi-tenant basis, providing flexibility to generate income while occupying the building. With strong parking ($\pm 2.74/1,000$ SF), including covered and surface stalls, the asset is well-suited for professional office, medical/dental, R&D/light tech, education, or daycare-oriented users (subject to zoning and use verification).

Located within a corridor supported by above-average household incomes and a highly educated resident base, 160th Interchange Plaza offers a compelling blend of branding, access, and flexibility—positioning the Property as an attractive owner-user or value-add investment opportunity on the Eastside.



160th Interchange offers the chance for an owner-user to acquire a stand alone, high quality asset on the Kirkland Bothell border with immediate proximity to I-405.



BUILDING HIGHLIGHTS



INTERCHANGE VISIBILITY + BRANDING

Rare retail & office presence at the **I-405 / NE 160th** interchange offering exceptional visibility and identity, with signage exposure to more than **±160k vehicles per day** in a supply-constrained Eastside corridor.



OWNER-USER OPTIONALITY

±39,107 RSF available supports a near-term owner-user move-in, phased occupancy, or partial lease-up strategy to offset carrying costs.



EFFICIENT FLOOR PLATES

±13,000 SF typical floor plates provide flexibility for single-tenant users, split-floor demising, and multi-tenant leasing.



PARKING ADVANTAGE

±2.74 stalls/1,000 SF with a majority of covered and surface stalls—an increasingly differentiated amenity for suburban office users.



STRONG CONNECTIVITY + TRANSIT

Immediate connections to **I-405** provide efficient access to Seattle, Bellevue, Kirkland, Woodinville, and the broader Eastside, with **four close-proximity bus routes** offering convenient public transit access.



DIVERSE DEMAND DRIVERS

Bothell & Totem Lake submarket serves a deep base of professional services, healthcare, biotech/tech-adjacent, and light R&D users seeking access and visibility.



COMPELLING DEMOGRAPHIC BACKDROP

Surrounding trade area is characterized by high household incomes, elevated home values, and strong educational attainment, supporting durable tenant and employee demand.



MARKET HIGHLIGHTS

EXCEPTIONAL MARKET OUTLOOK

Positioned along the I-405 corridor, anchored by Bothell, Kirkland and Woodinville within the broader Eastside employment network—continues to benefit from one of the most competitive demand drivers in the region, supported by a deep, innovation-led job base paired with strong household formation. As occupiers prioritize access to talent and operational flexibility, suburban Eastside nodes with efficient commutes, campus-style functionality, and high quality of life remain compelling.

Even amid a more selective office environment, the Eastside continues to stand out relative to many West Coast markets due to its concentration of tech and life-science-adjacent employment, continued infrastructure investment, and the ability to draw from both Seattle's urban labor pool and the Eastside's highly educated residential base. This dynamic supports durable long-term demand for well-located employment space across a range of sizes and user types.

Metric	Bothell / Kenmore Office
Asking Rent (Full Service)	\$32.91 / SF
Vacancy	12.5%
Availability	13.6%
Leased SF (12 Mo.)	250,000 SF
Sale Price / SF	\$263 / SF



EXCELLENT ACCESSIBILITY
(I-405 spine + regional connectivity)



HIGHLY EDUCATED WORKFORCE
(deep professional/technical talent pool)



AMENITY-RICH SUBMARKETS
(retail, services, and daily convenience)



VIBRANT LIFESTYLE
(restaurants, events, and recreation)



PARKS & GREEN SPACE
(trails, waterfronts, outdoor access)



MARKET HIGHLIGHTS

DIVERSE REGIONAL ECONOMY REGIONAL ECONOMY

Greater Seattle is a globally relevant innovation economy supported by a diversified mix of technology, aerospace, life sciences, advanced manufacturing, logistics, global health, and consumer brands. The region's competitive advantages—research institutions, venture capital activity, a strong startup ecosystem, and an outsized concentration of engineering talent—have historically enabled it to rebound quickly through cycles and sustain long-term employment growth.

Importantly, job growth is not concentrated in a single node. The metro is increasingly defined by a distributed employment geography—Seattle, Bellevue, Redmond, Kirkland, and the broader I-405 corridor—allowing employers to expand or right-size footprints while staying close to the same talent base. This diversification—by industry and by geography—has been a key stabilizer for demand and a long-term underpinning for the Eastside's resilience.



Bothell is characterized as offering a balanced live-work-play environment uncommon among suburban Eastside cities.

Northshore School District ranked A+ Rated School District

DEMOGRAPHICS

(3-MILE RADIUS)

\$952,489

MEDIAN
HOME VALUE

\$187,095

AVG. HOUSEHOLD
INCOME

64%

BACHELOR'S DEGREE
OR HIGHER

4%

CURRENT
UNEMPLOYMENT

PROPERTY SUMMARY



BUILDING NAME	160th Interchange Plaza
ADDRESS	16017 Juanita Woodinville Way NE Bothell, WA 98011
RBA	39,107
BUILDING SIZE	66,986 GSF
LOT SIZE	48,325 SF / 1.11 AC
YEAR BUILT	2008
STORIES	3
OCCUPANCY TYPE	Vacant
FLOOR PLATE	13,036 SF
PARKING	2.74/1000 31 Surface 76 Covered.
ZONING	R-AC, OP, NB



A high-Profile three story retail / office building, with both covered and surface parking stalls, located at the NEC of I-405 and NE 160th Street in Bothell.

PROPERTY SUMMARY | STRUCTURAL OVERVIEW

STRUCTURE

Load-bearing reinforced concrete spread footing foundation and parking podium with structural steel columns, beams, and braced frames, supporting the upper floors and roof.

EXTERIOR WALLS

Exterior walls are constructed as code compliant opaque wall assemblies integrated with the building's structural steel framing, forming a sealed exterior envelope that incorporates vapor retarder finishes, caulking, and weatherstripping for durability and energy performance. The exterior wall system includes stucco clad assemblies with a combination of solid wall construction and glazed areas, particularly at primary building elevations and entrance locations.

WINDOWS & DOORS

Windows are incorporated into a combination of metal framed storefront and punched window systems integrated into the building facade. The windows are glazed with insulated Low-E glass set within metal frames. The primary and secondary building entrances are part of metal framed storefront systems, which incorporate the entry doors. The doors are fully glazed, metal framed aluminum units set within the storefront framing system.

ROOF

The building features a lowslope roof system consisting of a bonded vinyl roof membrane installed over rigid insulation. The roof assembly includes parapets with metal coping, flashing, and crickets to facilitate drainage, designed to accommodate mechanically attached rooftop equipment with internal roof drainage.

FOUNDATION

Reinforced concrete foundation system with spread footings and slab on grade construction supporting the parking podium and superstructure.

HVAC

Mechanical shafts serve the occupied floors, and the structure and roof are designed to accommodate rooftop HVAC equipment.

SPRINKLERS

The building is fully sprinklered.

SERVICES



Electric Utility
Puget Sound Energy



Telephone Utility
Verizon, AT&T



Water Utility
Northshore Utility District



Water Service
Northshore Utility District



Storm Drain
Onsite stormwater system connected to municipal infrastructure



Sanitary Sewer
Northshore Utility District

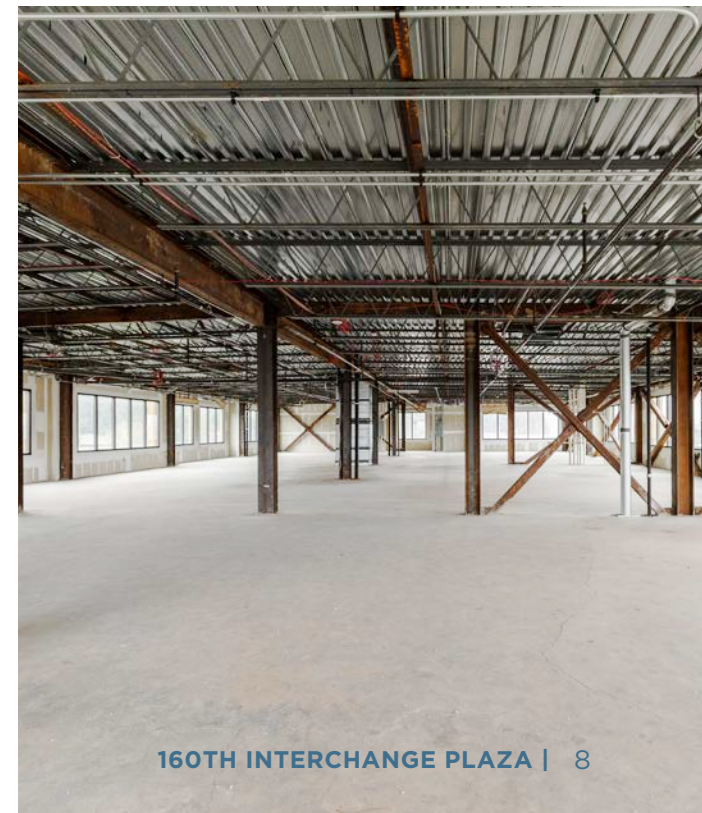


Gas Utility
Puget Sound Energy

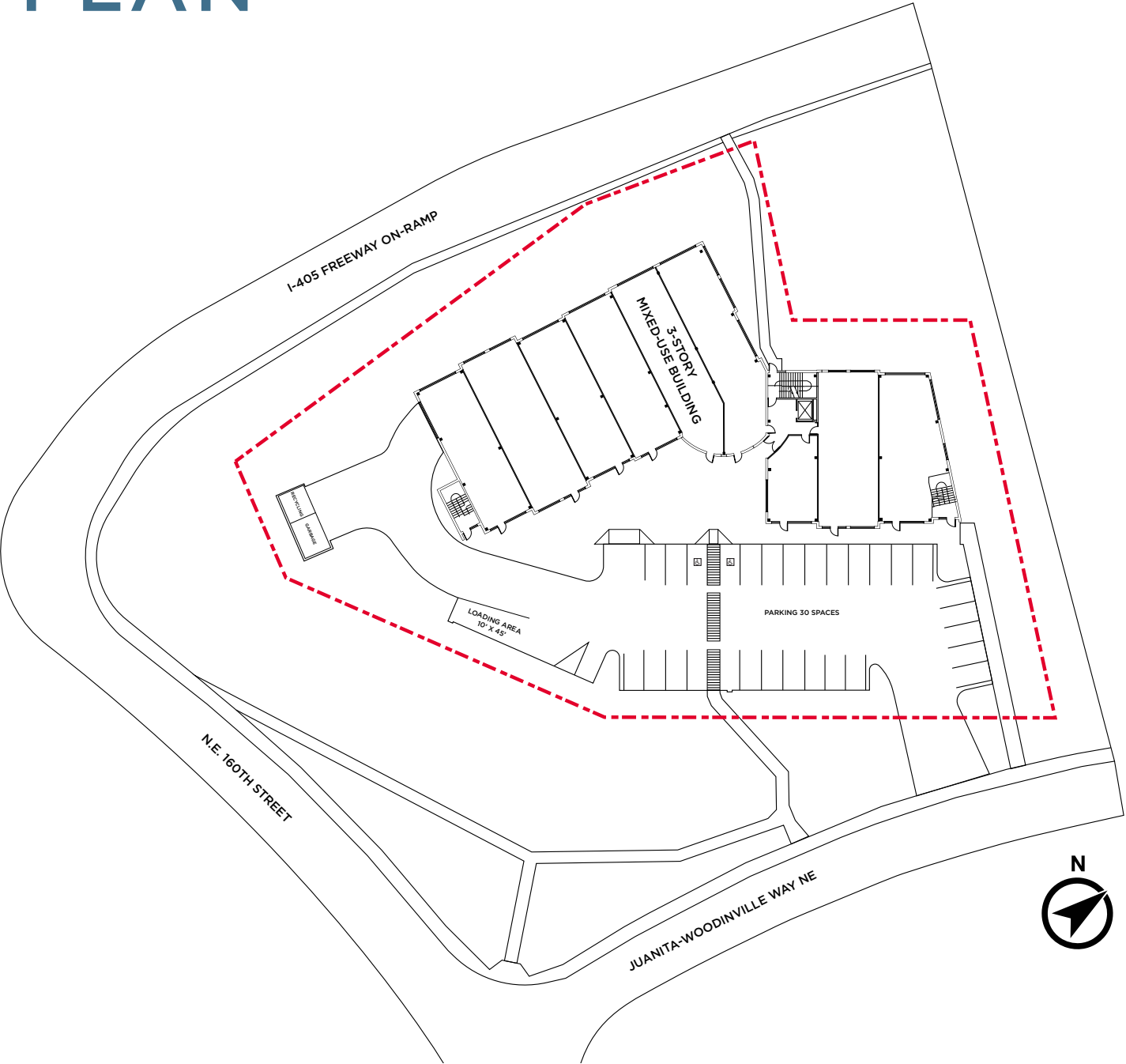


Gas Service
Natural gas service to building HVAC systems



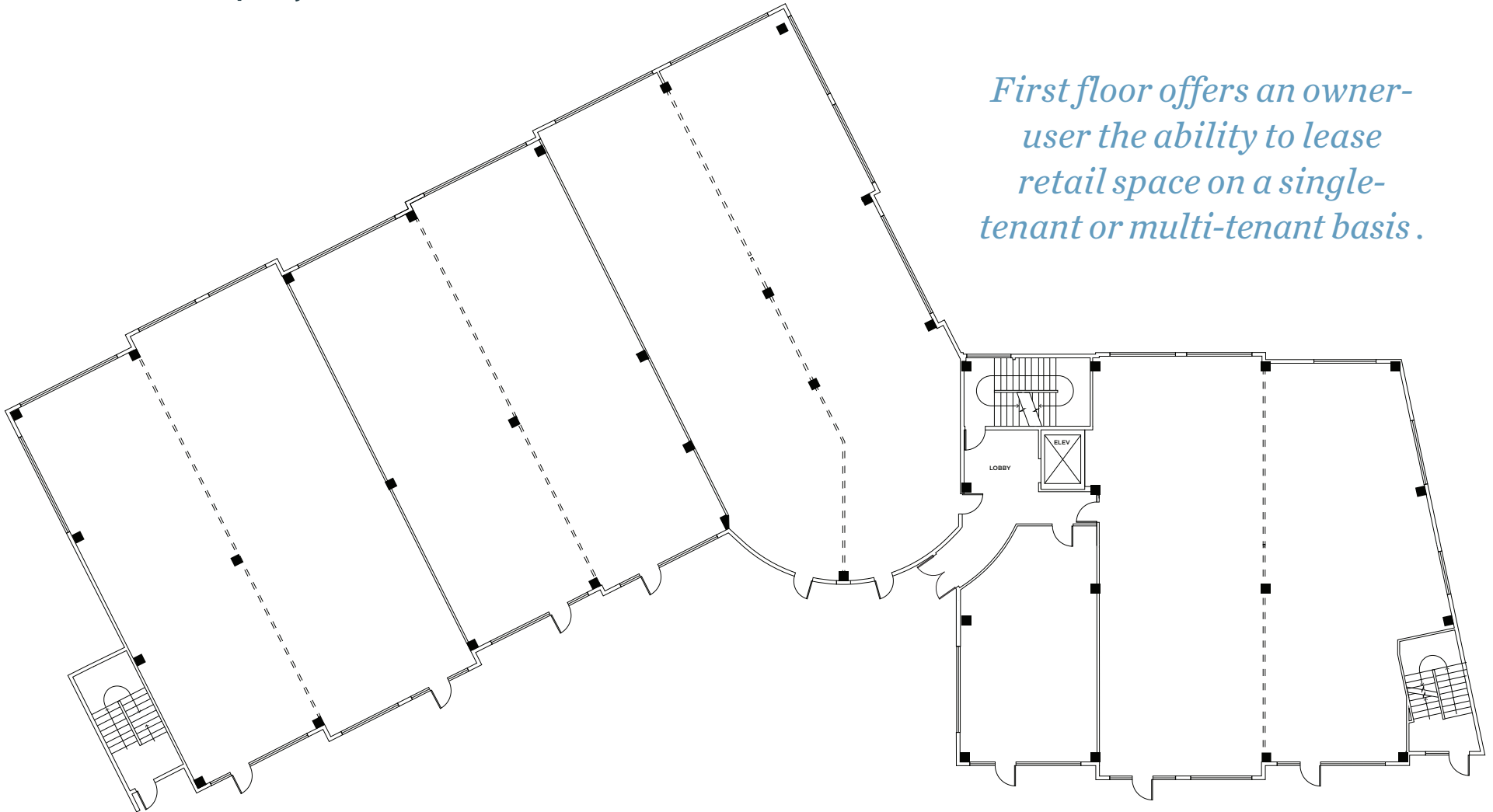


SITE PLAN



FLOOR PLANS

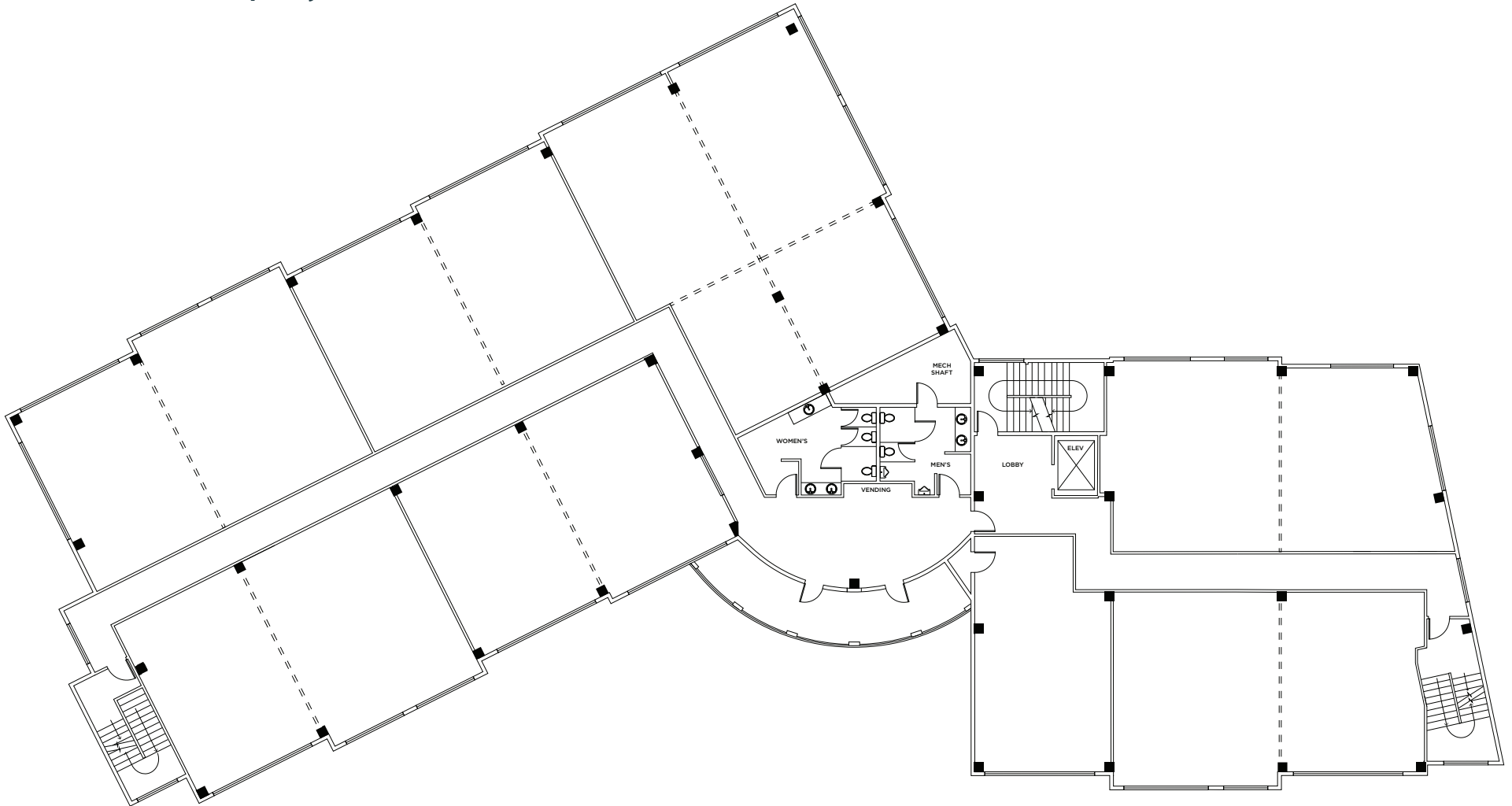
FLOOR ONE | 12,997 GSF



First floor offers an owner-user the ability to lease retail space on a single-tenant or multi-tenant basis.

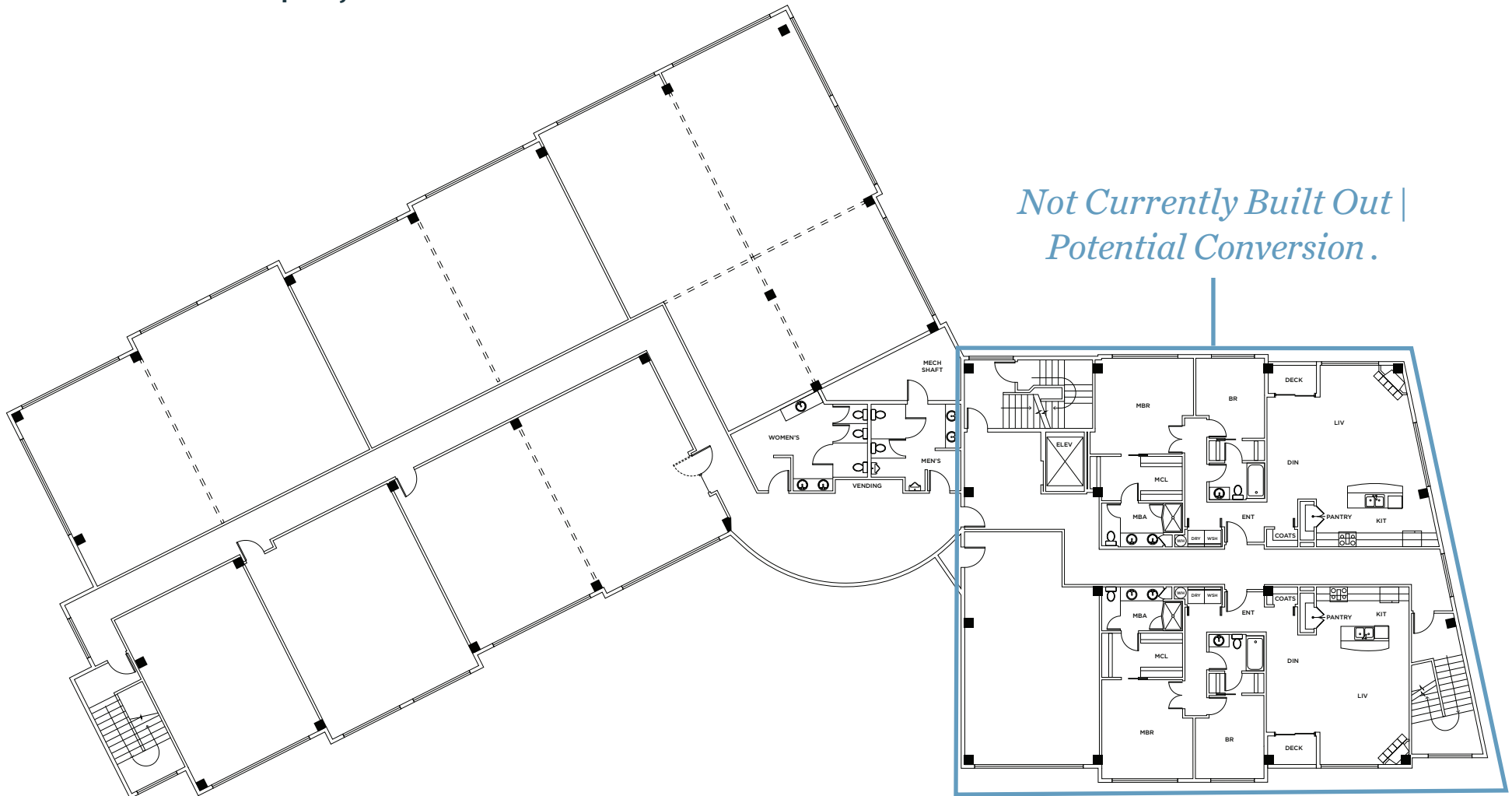
FLOOR PLANS

FLOOR TWO | 13,005 GSF



FLOOR PLANS

FLOOR THREE | 13,005 GSF



LOCATION

BOTHELL

Bothell is one of the Puget Sound region's fastest-growing suburban markets, strategically located along the I-405 corridor with convenient access to Seattle, Bellevue, and Everett. Historically a bedroom community, Bothell has evolved into a major employment and life science hub, driven by significant investment in technology, biotech, aerospace, and education sectors. The presence of the University of Washington Bothell campus, life sciences companies in the Canyon Park Business Center, and proximity to major employers such as Amazon, Microsoft, Seagen, Pfizer, and Boeing continues to support strong economic fundamentals and steady population growth.

QUICK FACTS



Bothell is ranked 11th biggest city in king county.



3,754 inhabitants per square mile (2023).



Major employment and life science hub



One of puget sound region's faster-growing suburban markets.



Est employment of 27,659, figuring out the inhabitants per sq mile, So please stay tuned.



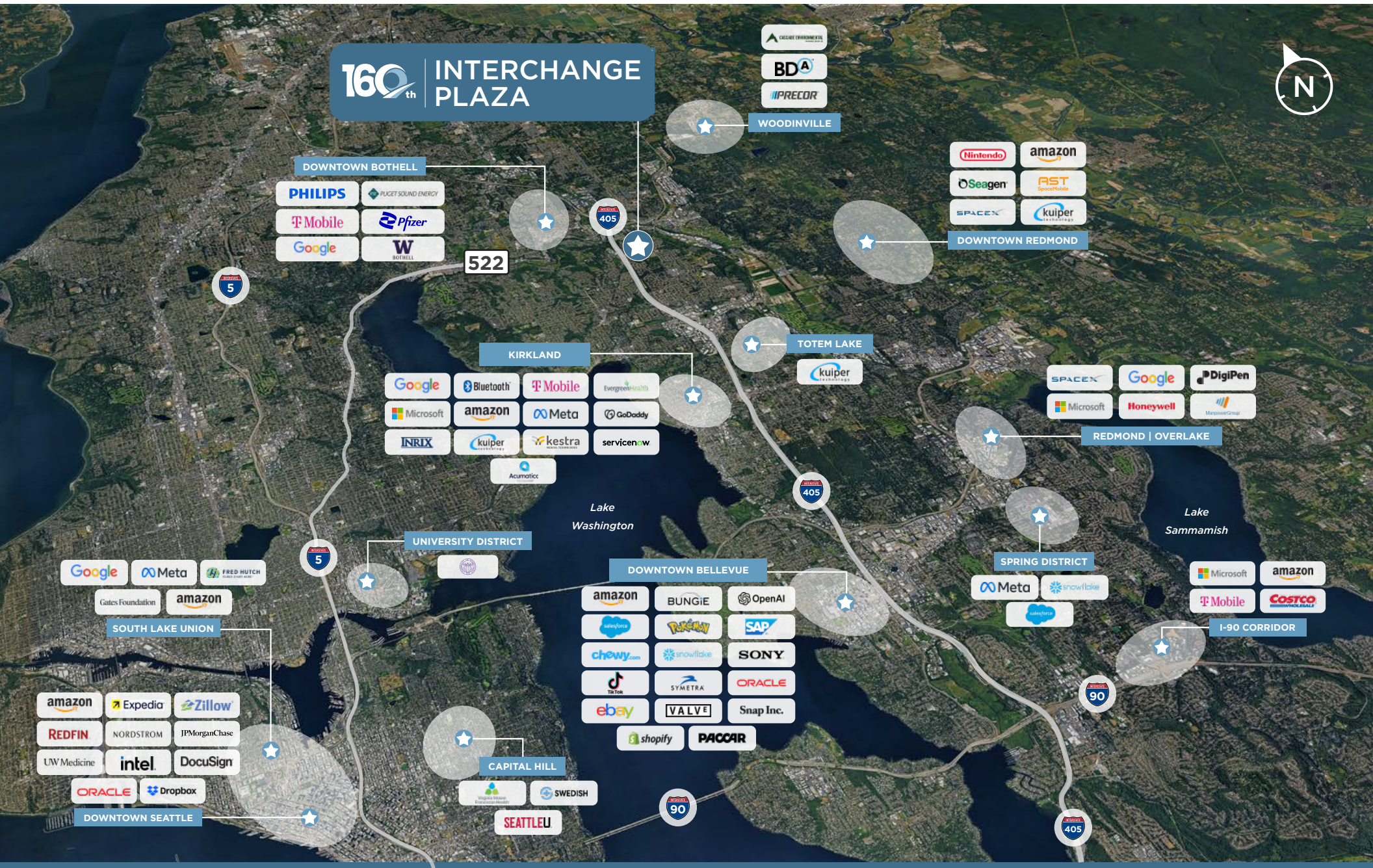
Remarkable shopping and eatery amenities in downtown Bothell, canyon park shopping center and Beardslee Boulevard (103 total shops)



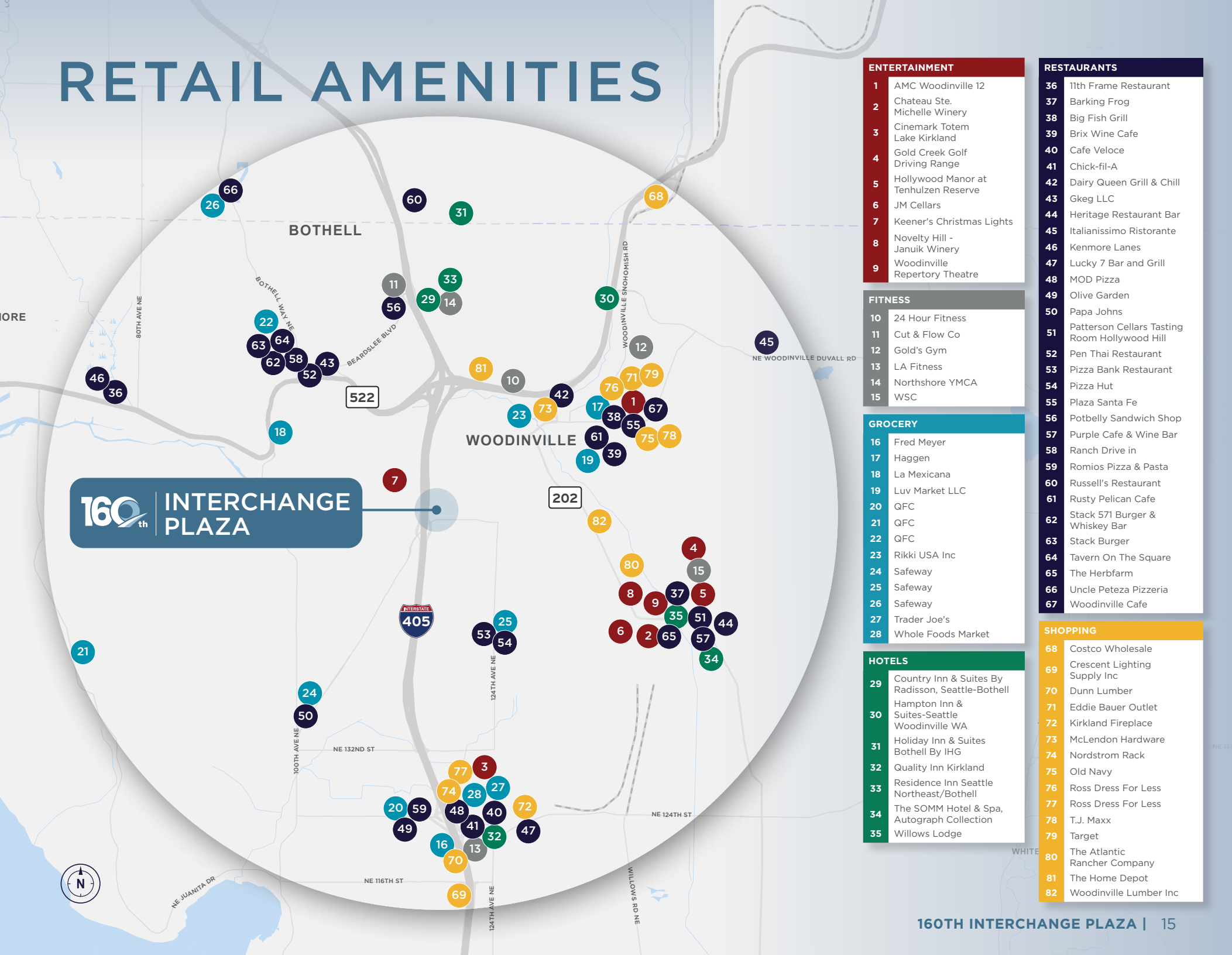
Bothell's cost of living remains relatively affordable while offering close proximity to major, employment-rich submarkets across the Eastside.



MAJOR EMPLOYERS



RETAIL AMENITIES



DEMOGRAPHICS | CITY OF BOTHELL

160th Interchange Plaza benefits from a surrounding trade area characterized by high household incomes, strong educational attainment, and sustained population growth, supporting durable office demand and a deep labor pool. Population within a 1-5 mile radius is projected to continue growing through 2026, reinforcing long-term demand drivers for employment-serving real estate. The area's highly educated workforce—combined with elevated income levels and home values—aligns well with professional, medical, and technology-adjacent users who prioritize accessibility, parking, and visibility. Collectively, these factors position the property to attract a broad range of stable tenants seeking a commuter-accessible Eastside location within an affluent and well-educated trade area.

DEMOGRAPHICS & ECONOMIC INDICATORS

	1-MILE	3-MILE	5-MILE
POPULATION (2025)	13,415	114,552	243,468
POPULATION (2030)	13,255	120,381	253,205
MEDIAN AGE	40.8	39.1	39.8
BACHELOR'S DEGREE OR HIGHER	66%	64%	67%
AVERAGE HH INCOME	\$185,380	\$187,095	\$211,900
5-YEAR HH GROWTH	0.42%	1.04%	0.75%
MEDIAN HOME VALUE	\$922,709	\$952,489	\$1,041,846



51,190

TOTAL POPULATION



\$140,800

MEDIAN HH INCOME



\$179,212

AVG HOUSEHOLD INCOME



\$935,604

MEDIAN HOME VALUE





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