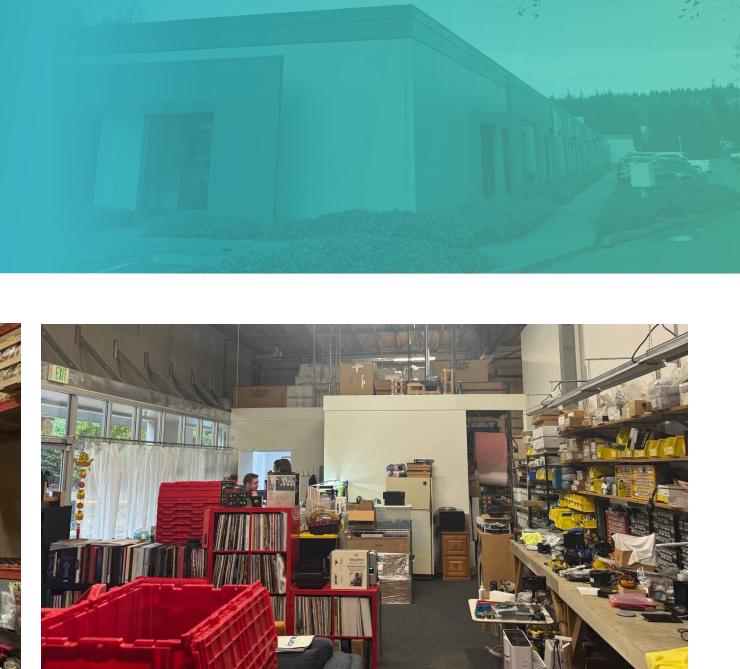


WOODINVILLE

BUSINESS CENTER

17802 134TH AVE | WOODINVILLE, WA 98072



AVAILABILITIES

BUILDING 3 & 4 SUITES 20-26

- 3,272 TOTAL SF
- 2,972 SF WAREHOUSE
- 300 SF OFFICE
- AVAILABLE 12/1/2025
- INQUIRE WITH BROKERS FOR RATES

PROPERTY HIGHLIGHTS

- + Loading:
 - Approx. 16' warehouse clear height
 - Ample, 3-phase power
 - Grade level
- + Convenient location near SR-522 & I-405
- + Good parking - 3 stalls/1,000 SF
- + On-site amenities
- + Fiber connectivity available
- + Fully sprinklered



SAMSON TORO | 425.274.4289 | toro@broderickgroup.com

CONNOR GILCHRIST | 425.274.4286 | gilchrist@broderickgroup.com

RAWLEY HOLMBERG | 425.274.4284 | holmberg@broderickgroup.com

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.