

# WOODINVILLE

## BUSINESS CENTER

17802 134TH AVE,  
SUITES 11 & 12  
WOODINVILLE, WA 98072



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## AVAILABILITIES

### BUILDING B - SUITES 11 & 12

- 3,744 RSF
- 1,497 SF WAREHOUSE
- 2,247 SF OFFICE/SHOWROOM
- AVAILABLE APRIL 1, 2025
- LEASE RATE: \$2.00/SF/MO, NNN
- 2 GRADE LEVEL DOORS



## PROPERTY HIGHLIGHTS

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

## NEARBY AMENITIES

- |                               |                     |                              |
|-------------------------------|---------------------|------------------------------|
| 1. Home Depot                 | 10. King's Teriyaki | 19. Value Village            |
| 2. 24 Hour Fitness            | 11. Wendy's         | 20. Woodinville Bagel Bakery |
| 3. Cookhouse Restaurant & Bar | 12. Haggan          | 21. Taco Time                |
| 4. Twisted Cuban Cafe & Bar   | 13. PetSmart        | 22. Bank of America          |
| 5. Martedi Winery             | 14. Barnes & Noble  | 23. Planet Fitness           |
| 6. Dairy Queen                | 15. Party City      | 24. Home Goods               |
| 7. Route 522 Taproom          | 16. Target          | 25. T.J. Maxx                |
| 8. The Pizza Coop & Ale House | 17. AMC Woodinville |                              |
| 9. Pho 175                    | 18. Dough Zone      |                              |



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
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-  OFFICE
-  WAREHOUSE
-  GRADE-LEVEL LOADING

