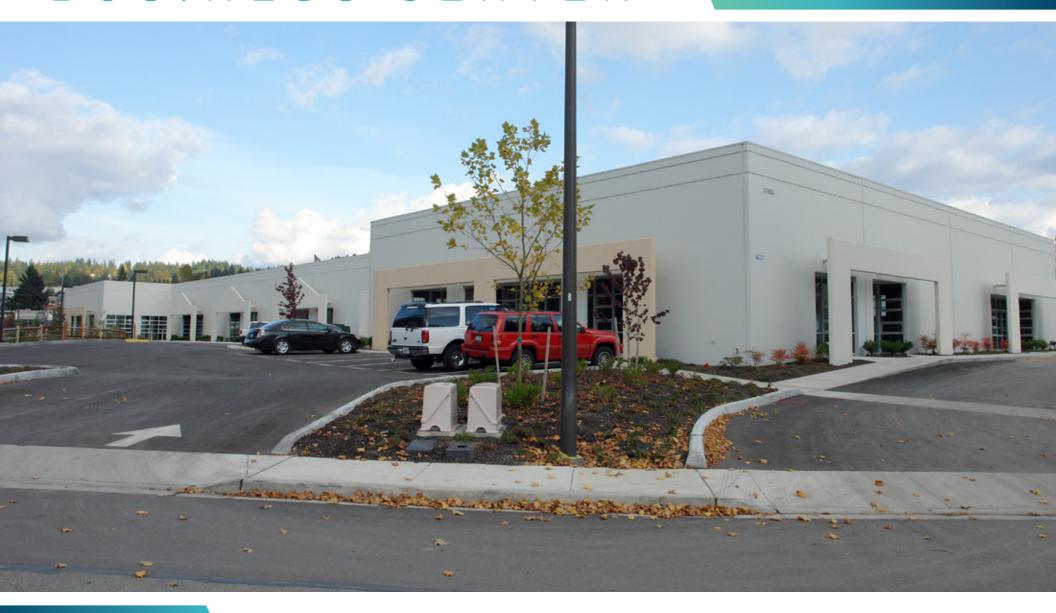
WOODINVILLE

BUSINESS CENTER

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





WOODINVILLE

BUSINESS CENTER

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



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
- 2. 24 Hour Fitness
- 3. Cookhouse Restaurant & Bar
- 4. Twisted Cuban Cafe & Bar
- 5. Martedi Winery
- 6. Dairy Queen
- 7. Route 522 Taproom
- 8. The Pizza Coop & Ale House
- 9. Pho 175

- 10. King's Teriyaki
- 11. Wendy's
- 12. Haggen
- 13. PetSmart
- 14. Barnes & Noble
- 15. Party City
- 16. Target
- 17. AMC Woodinville
- 18. Dough Zone

- 19. Value Village
- 20. Woodinville Bagel Bakery
- 21. Taco Time
- 22. Bank of America
- 23. Planet Fitness
- 24. Home Goods
- 25. T.J. Maxx



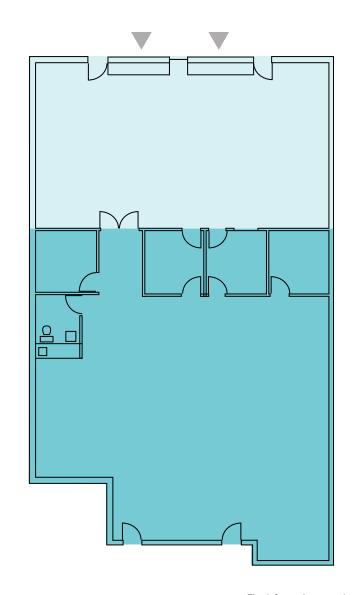
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BUILDING B SUITES 11 & 12

- 3,744 RSF
 1,497 SF Warehouse
 2,247 SF Office/Showroom
- Available April 1, 2025
- Lease Rate: \$2.00/SF/Mo, NNN

- OFFICE
- WAREHOUSE
- ▲ GRADE-LEVEL LOADING





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.