



6525 240th SE

WESTVIEW
522
BUILDING B

Woodinville, WA

BRODERICK
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FOR LEASE

WESTVIEW
522
BUILDING B

BUILDING HIGHLIGHTS

AVAILABLE
86,356 SF

MANUFACTURING
/ WAREHOUSE
62,673 SF

OFFICE
23,683 SF

AVAILABILITY DATE
90 DAYS' NOTICE

RATES
CALL BROKERS



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WESTVIEW 522 BUILDING B

BUILDING HIGHLIGHTS

COVERED LOADING AREA

Total square footage does not include approx. 9,045 SF of area under the building drip line.

CEILING HEIGHT

14'-16' in the office areas. The lower floor warehouse and manufacturing area has 24' clear heights.

SIGNAGE

Prominent exposure from SR-522

COLUMN SPACING

Column spacing in the manufacturing area of approximately 60'- 68' x 50' - 53'.

EXPANDED PARKING

Additional parking is possible on the adjacent lot.

FIRE CONTROL/SPRINKLERS

Completely sprinkled on all floors with a high density wet system (.39 GMP/5,600 SF commodity IV classification).

LOADING DOORS

Two Grade level and Twelve 9' x 10' dock high doors.

VIEW

Western territorial views.

POWER

800 AMPS of 480 Volt, with an ability to add an additional 800 AMPS.

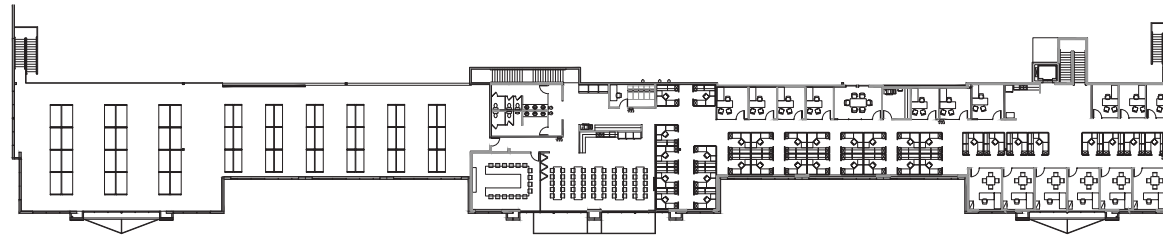
The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

WESTVIEW 522 BUILDING B

FLOOR PLAN



MEZZANINE



AVAILABLE
86,356 SF

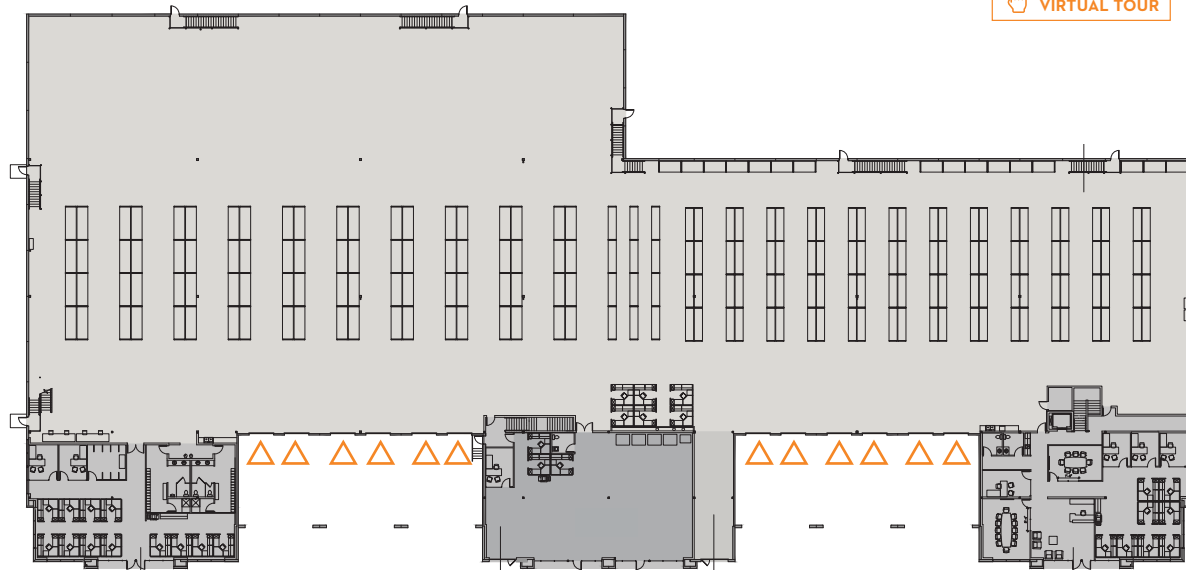
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FIRST FLOOR



 **DOCK HIGH**
 **GRADE LEVEL**

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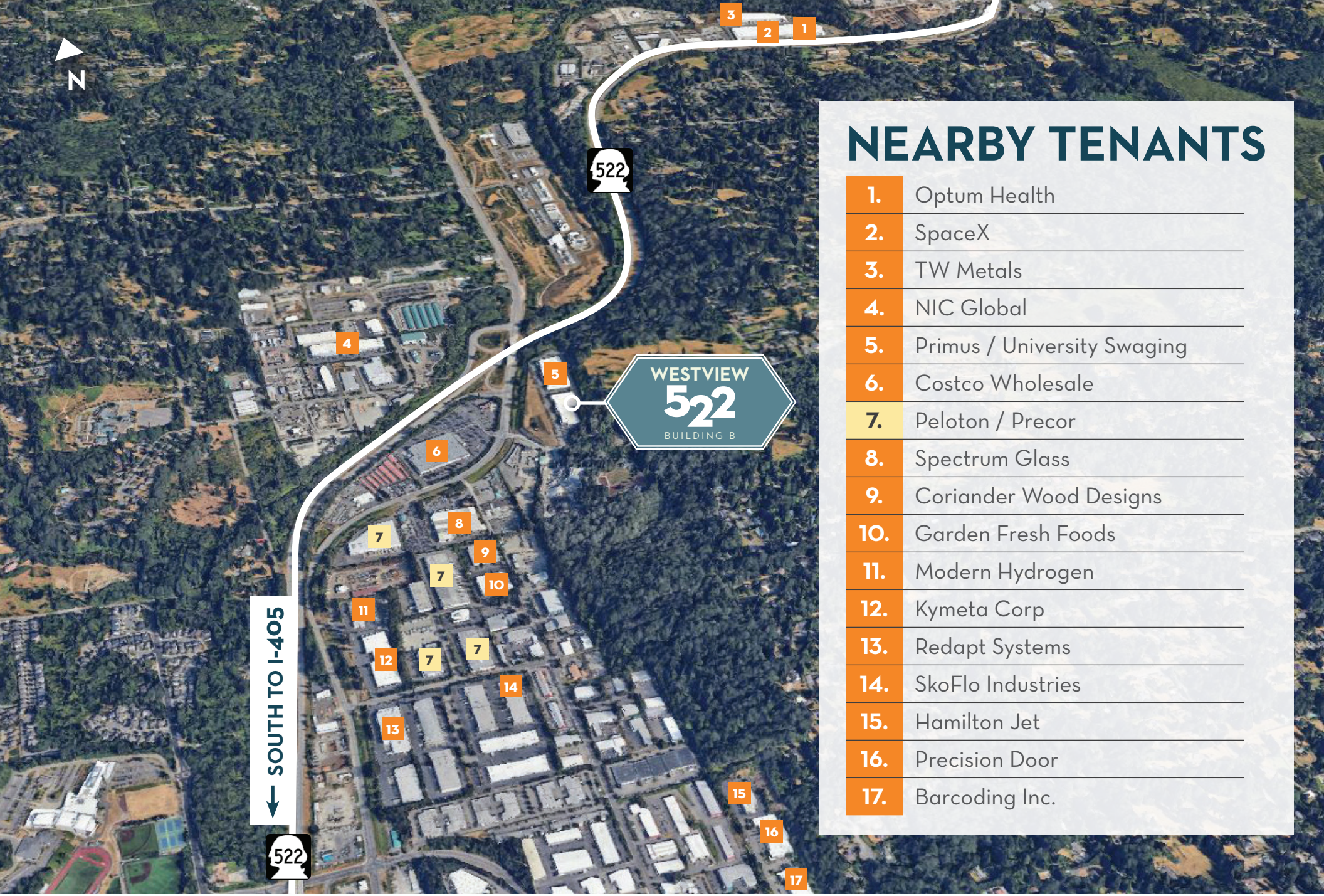
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FOR LEASE



NEARBY TENANTS

1. Optum Health
2. SpaceX
3. TW Metals
4. NIC Global
5. Primus / University Swaging
6. Costco Wholesale
7. Peloton / Precor
8. Spectrum Glass
9. Coriander Wood Designs
10. Garden Fresh Foods
11. Modern Hydrogen
12. Kymeta Corp
13. Redapt Systems
14. SkoFlo Industries
15. Hamilton Jet
16. Precision Door
17. Barcoding Inc.