SUBLEASE – **NEW TO MARKET**

# WOODINVILLE CORPORATE PARK

## 15000 BUILDING

15000 WOODINVILLE REDMOND RD NE | WOODINVILLE, WA



**31,220 SF** OFFICE/WAREHOUSE SPACE FOR SUBLEASE

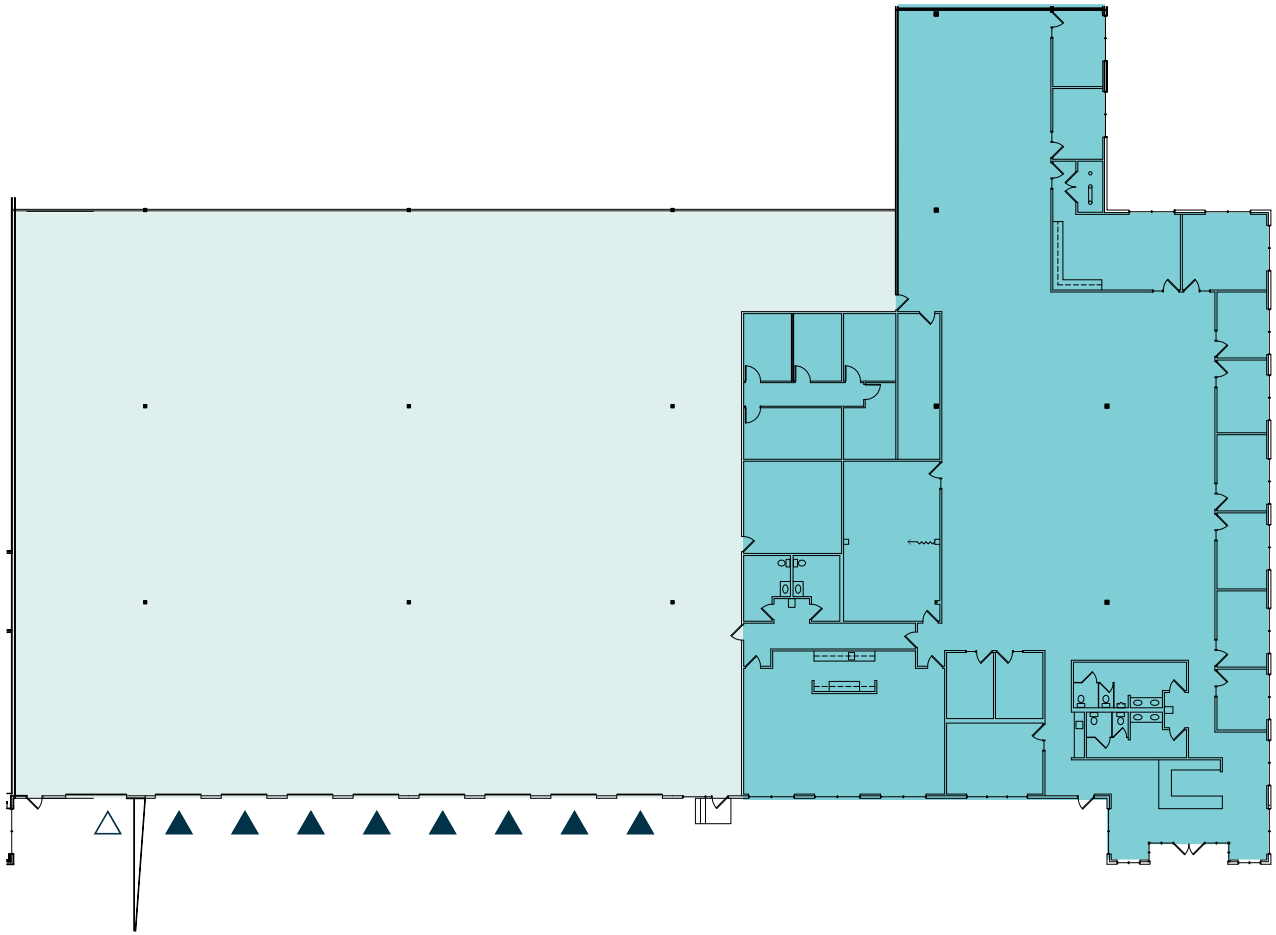
BRODERICK · GROUP ·

AVISON YOUNG

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OFFICE | WAREHOUSE | GRADE-LEVEL DOOR | DOCK HIGH

## BUILDING HIGHLIGHTS

**BUILDING:**
**31,220 SF Total**
13,508 SF Office
17,712 SF Warehouse

**AVAILABLE:**
Flexible

**MASTER LEASE EXPIRATION:**
9/30/2034

**LOADING:**
Dock High & Grade Level

**TEMPERATURE CONTROLLED WAREHOUSE**

**CLEAR HEIGHT:**
24’

**POWER:**
600 amps 480v 3-phase power

**RENT:**
Negotiable

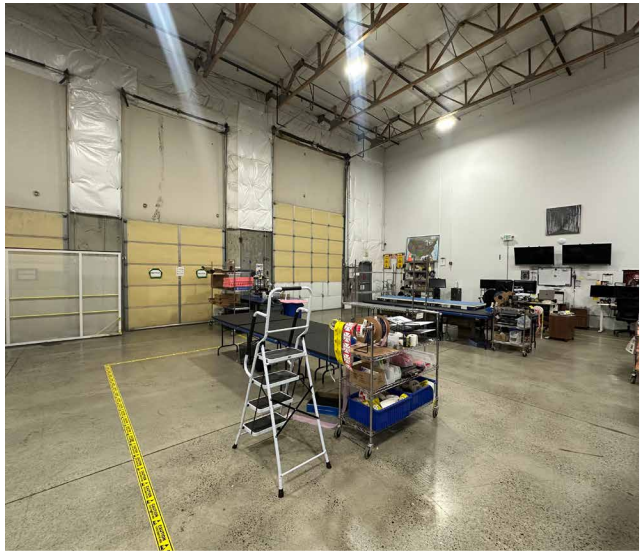
**TERM:**
Negotiable (through September 2034)

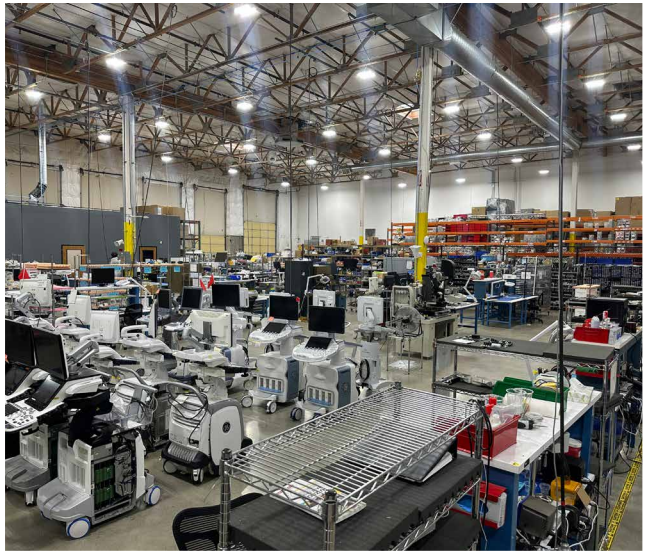
# WOODINVILLE CORPORATE PARK

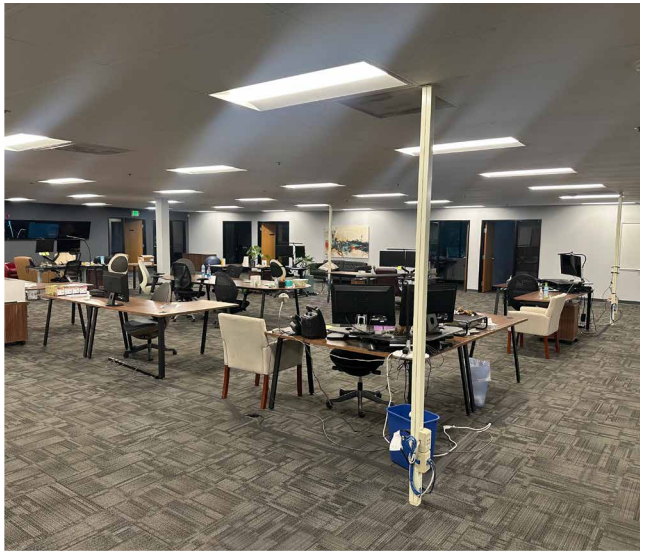
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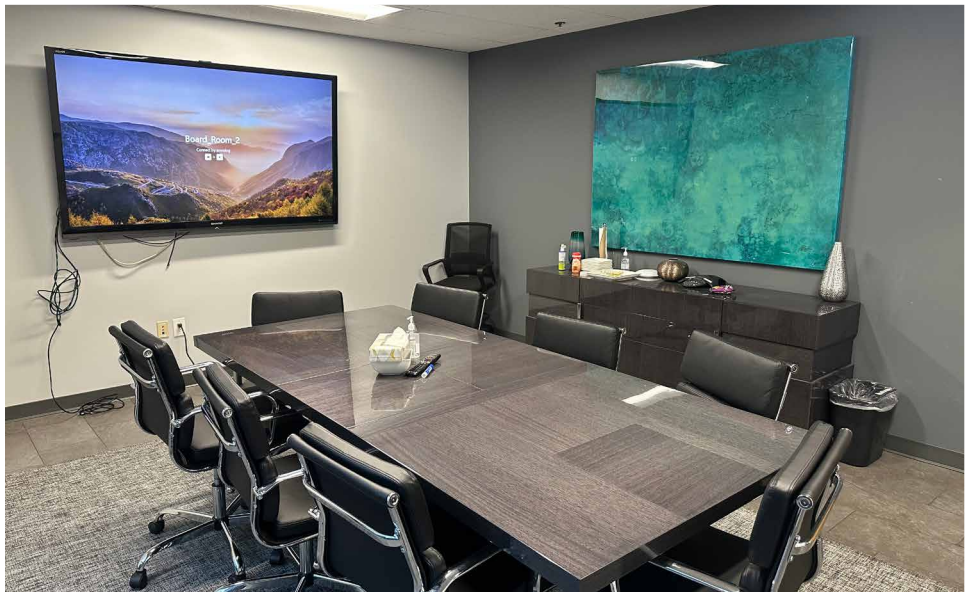
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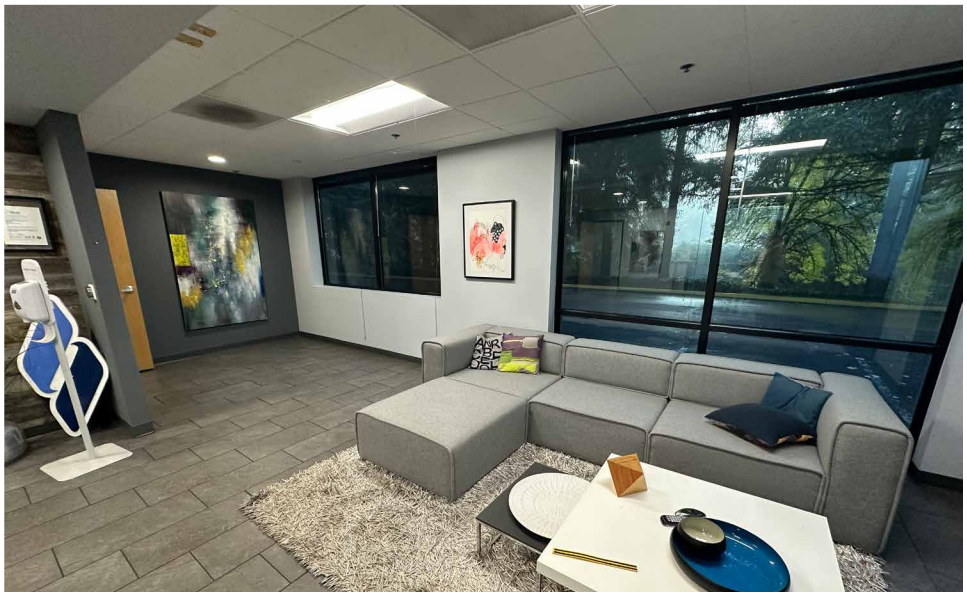
## BUILDING PHOTOS









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## AMENITIES



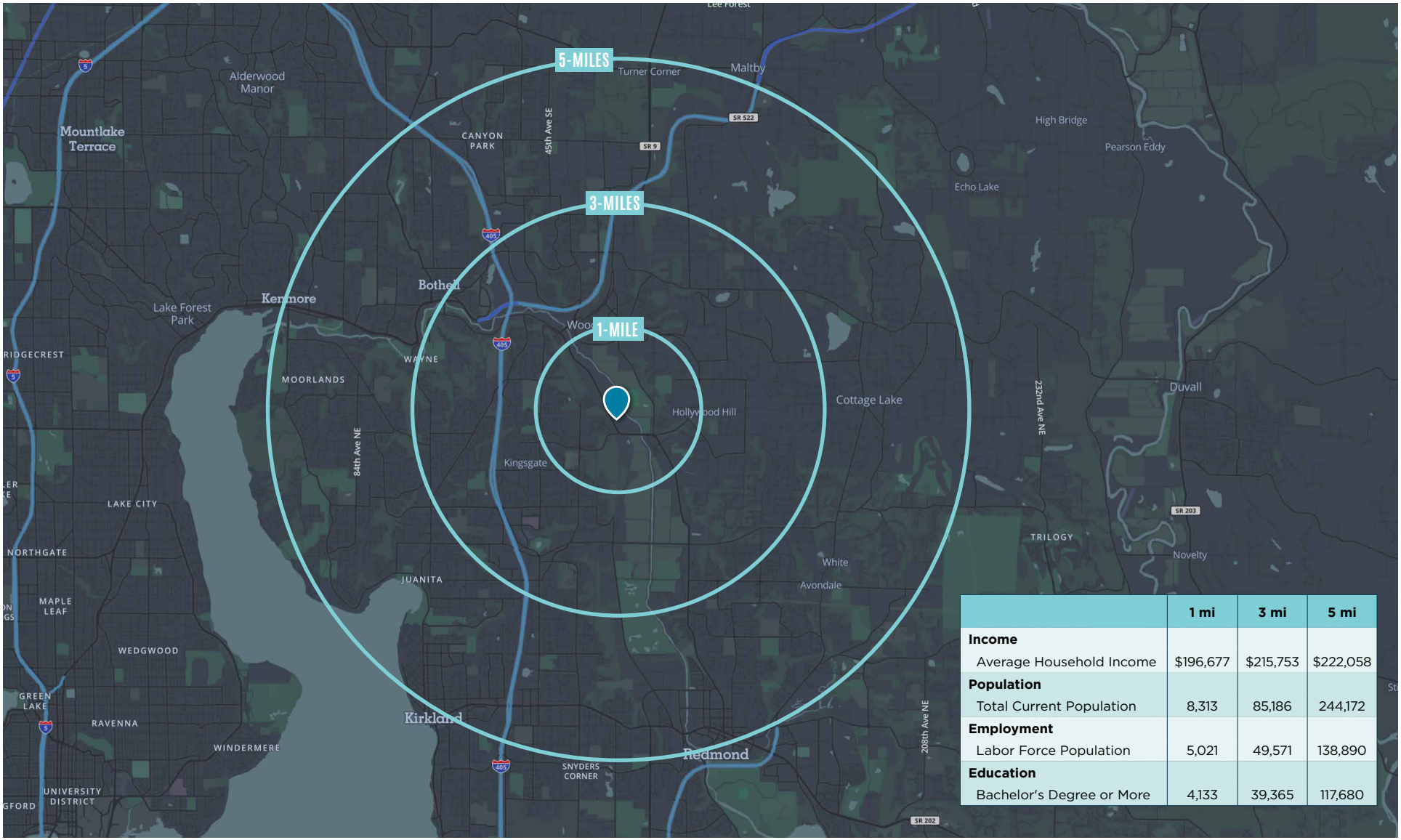

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | The Home Depot | 6 | McLendon's Hardware | 11 | The Schoolhouse District | 16 | McDonalds |
| 2 | Starbucks | 7 | Cut Shop Restaurant | 12 | FedEx Shipping Center | 17 | AMC Theatres Woodinville |
| 3 | 24 Hour Fitness | 8 | Mercury Coffee Shop | 13 | Haggen Food & Pharmacy | 18 | Woodinville Park & Ride |
| 4 | Crucible Brewing | 9 | Jack in the Box | 14 | Panera Bread | 19 | Red Robin Gourmet Burgers |
| 5 | US Post Office | 10 | Woodinville Play Fields | 15 | Chipotle | 20 | Target |

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## DEMOGRAPHICS



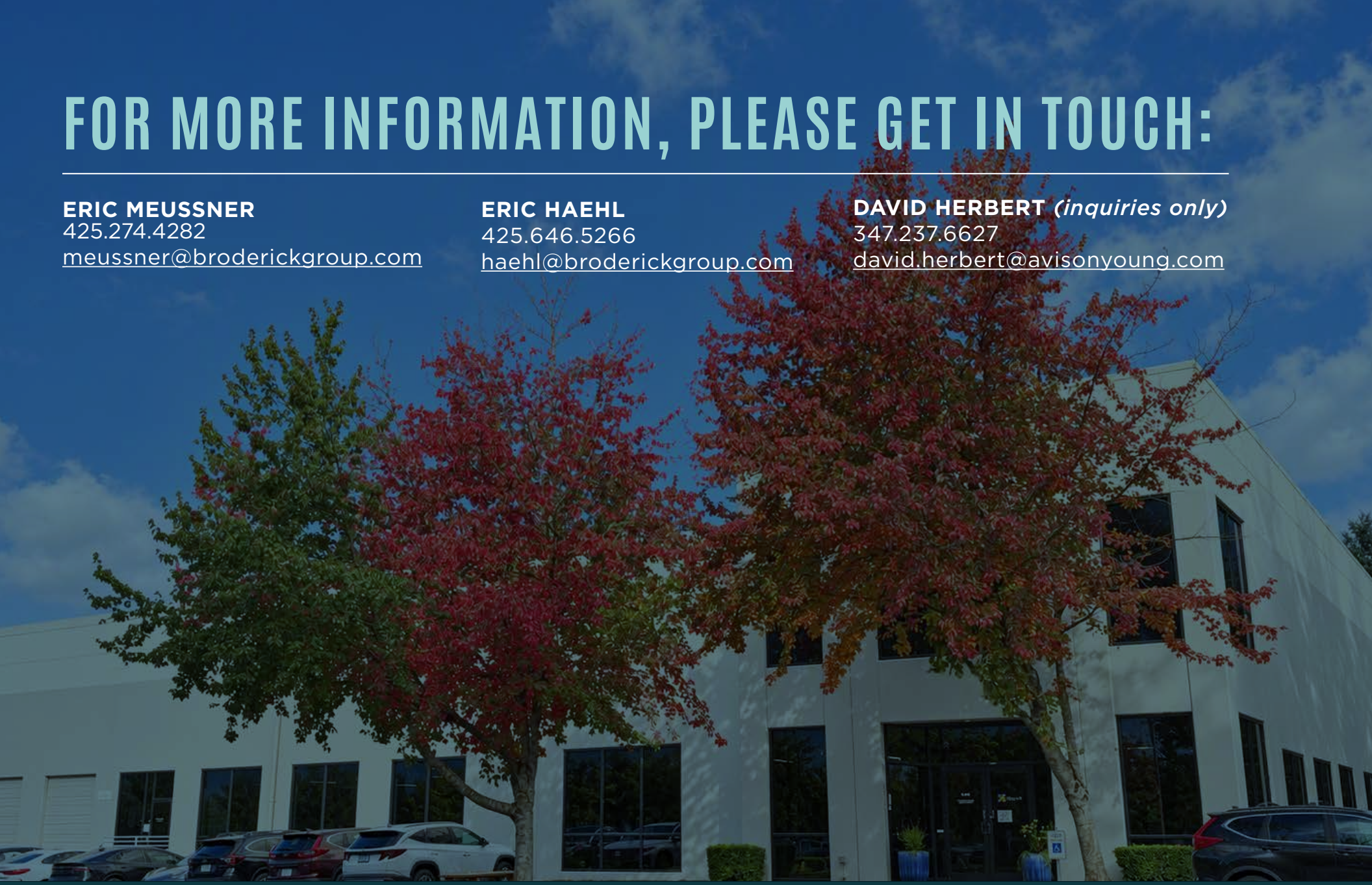

| | 1 mi | 3 mi | 5 mi |
|---|---|---|---|
| **Income** | | | |
| Average Household Income | $196,677 | $215,753 | $222,058 |
| **Population** | | | |
| Total Current Population | 8,313 | 85,186 | 244,172 |
| **Employment** | | | |
| Labor Force Population | 5,021 | 49,571 | 138,890 |
| **Education** | | | |
| Bachelor's Degree or More | 4,133 | 39,365 | 117,680 |

# FOR MORE INFORMATION, PLEASE GET IN TOUCH:


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The information contained herein has been given to us by the owner or sources which 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.


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