

**173,458 SF Available**

**522**

**INNOVATION CENTER**

**BRODERICK**  
· GROUP ·

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**AVENUE 55**



# 522

INNOVATION CENTER

# RENDERING



# 522

## INNOVATION CENTER

# PROPERTY HIGHLIGHTS



**173,458 SF - NEW DEVELOPMENT**  
**LARGE FLOOR PLATES**  
**1ST FLOOR: 85,167 SF**  
**2ND FLOOR: 88,291 SF**



**1ST LEVEL FLOOR TO FLOOR: 24'**  
**2ND LEVEL FLOOR TO FLOOR: 24'**  
(FLEXIBLE CEILING HEIGHTS BASED ON  
TENANT NEEDS, UP TO A MAX HEIGHT OF 51')



**4 DOCK HIGH LOADING DOORS**  
**1 GRADE LEVEL LOADING DOOR**  
**PASSENGER & FREIGHT ELEVATOR**



**APPROX. 2.26/1000 PARKING**  
**ELECTRIC VEHICLE**  
**CHARGING STATIONS**



**ADJACENT TO**  
**LITTLE BEAR CREEK**



**5 MIN DRIVE FROM**  
**WOODINVILLE TOWN CENTER**

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.

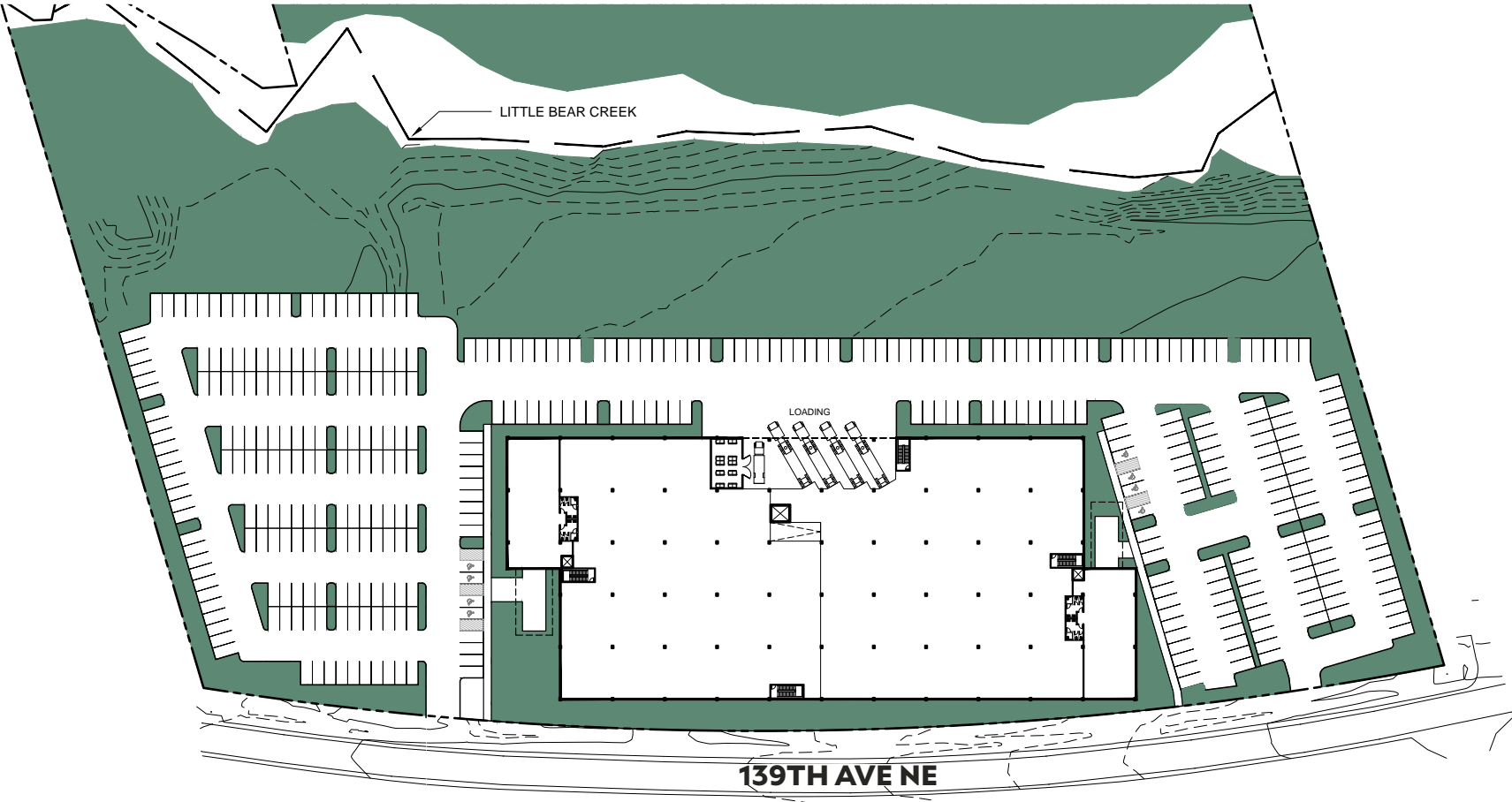
DEVELOPER





# 522 INNOVATION CENTER

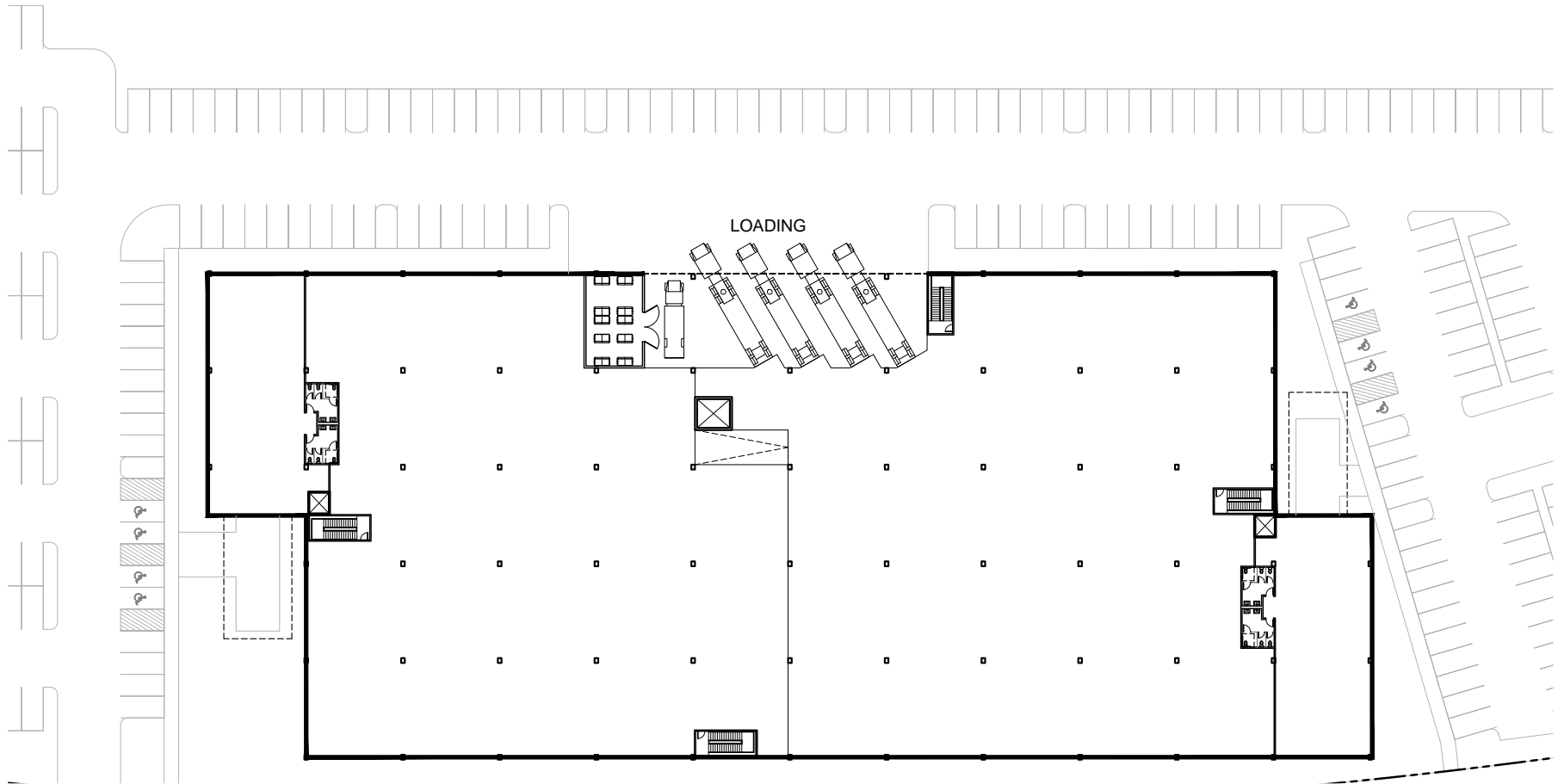
# SITE PLAN



# 522 INNOVATION CENTER

# FLOOR PLAN

## LEVEL ONE

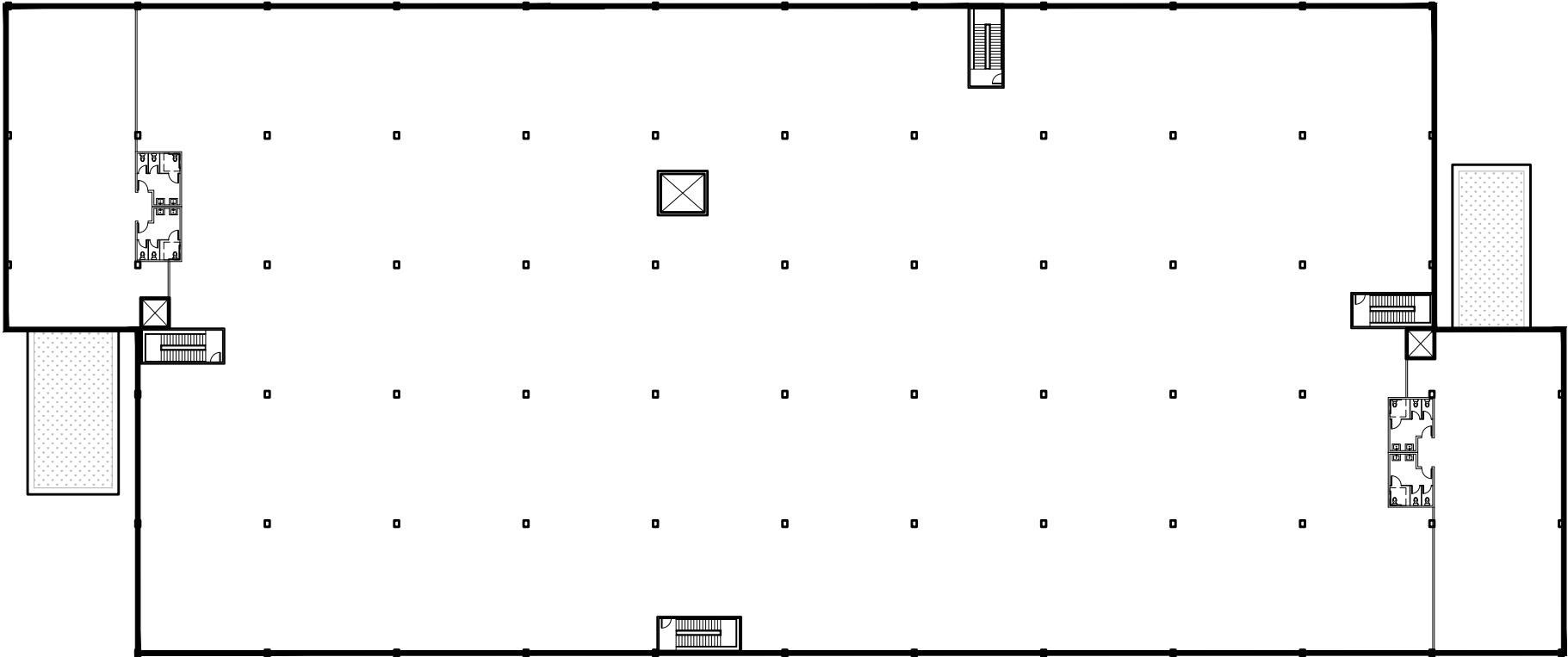


# 522

INNOVATION CENTER

# FLOOR PLAN

## LEVEL TWO







**522  
INNOVATION  
CENTER**

522

522

## NEARBY AMENITIES

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



# SPEC SHEET

## Site and Square Footage Information

Facility is 168,000 SF (L1 = 84k, L2 = 84k)

The site is 14 acres total

392 Parking Stalls

Adjacent to Little Bear Creek

Access from two separate driveways off 139th Ave NE

## Clear Heights

Level 1 = Range from 24'-6 to 28'-10"

Level 2 = Range from 14'-3 to 28'-5"

## Column Spacing

Variable. East-West columns spaced at 50'. North-South columns spaced anywhere from 24' to 49'.

## Power/Electrical

4000amp 480v service (2k/floor)

Prepped for Electric Vehicle chargers

LED Lighting as part of initial build

## Floor Load Ratings

L1 = 250psf (SOG), L2 = 125psf

## Vertical Transportation

Two (2) 3,500lb passenger elevators

One (1) 12,000lb freight elevator

## Loading Docks

Five (5) loading bays at North of facility (4 dock high, 1 grade level).

## Envelope Design

An assorted design of fiber cement paneling with translucent glazing and cedar cladding accents. Architectural board form outlines the foundation at grade level on the exterior. Composite Laminate Timber roof panels at the main entrance. Gable sloped roofs provide an open airy feel on Level 2.

## HVAC

Fully conditioned space. Fan coil unit distribution throughout the building. Dedicated energy recovery units per floor.

## Fire Systems

State of the art ESFR fire suppression system

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