

FOR LEASE

# WOODINVILLE WEST BUSINESS PARK

*7,530 SF Office/Flex Space  
Available for Lease in  
Woodinville, WA*

16928 WOODINVILLE-REDMOND RD NE  
WOODINVILLE, WA 98072

SUITE 109

KIDDER.COM

 Kidder  
Mathews



*7,530 SF office/flex space available for lease, with large windows for great views of Sammamish River and lots of natural light.*

Located minutes from downtown Woodinville and all its amenities

Great access to I-405 and SR-522

Ample parking with 3 stalls/1,000 SF

Grade-level loading

12' clear height

100% air-conditioned

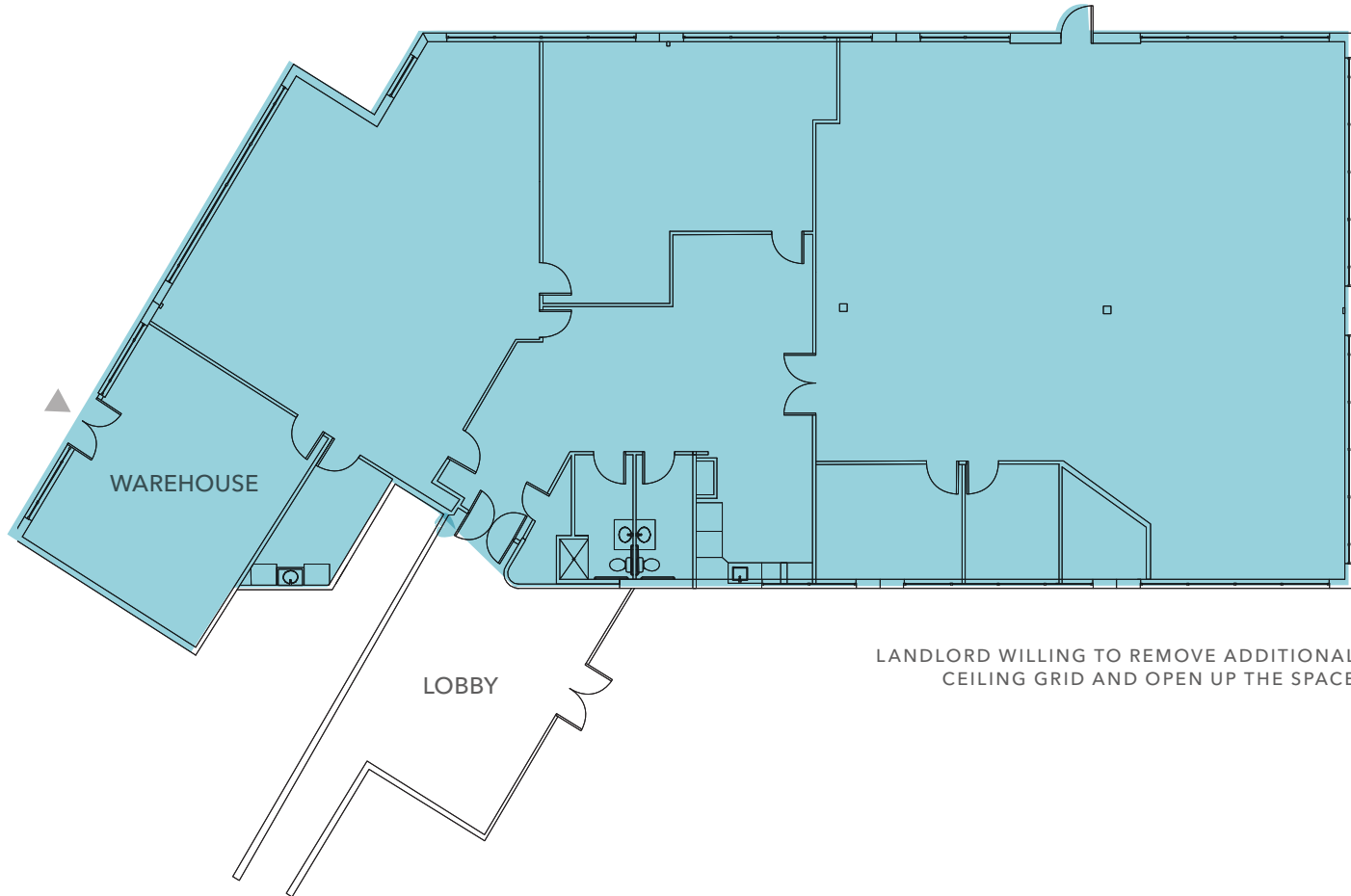
**\$2.00**

LEASE RATE/SF/MO, NNN

**\$0.70**

ESTIMATED NNN/SF (FULL SERVICE)

# FLOOR PLAN



7,530 SF

AVAILABLE

\$2.00

LEASE RATE/SF/MO, NNN

2/1/2024

AVAILABLE

# DEMOGRAPHICS

## POPULATION

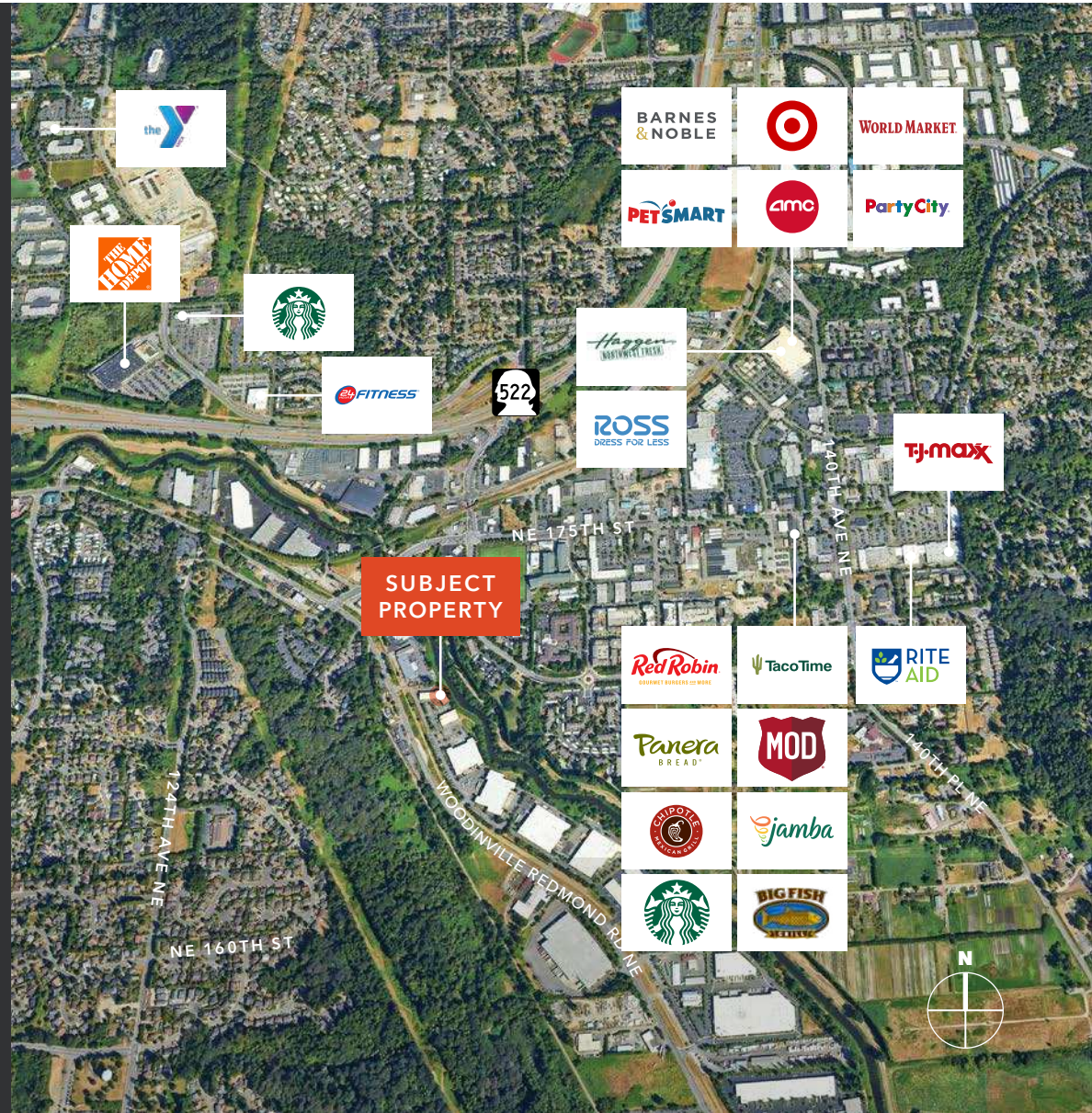
	1 Mile	3 Miles	5 Miles
2023 ESTIMATION	11,231	84,480	221,680
2028 PROJECTION	11,801	89,758	234,836
2023 - 2028 GROWTH	1.0%	1.2%	1.2%
MEDIAN AGE	37.2	37.4	37.8

## HOUSEHOLDS

2023 ESTIMATION	5,204	33,913	86,000
2028 PROJECTION	5,532	36,576	92,777
2023 - 2028 GROWTH	1.3%	1.6%	1.6%
AVG HH INCOME	\$176,136	\$184,083	\$208,858

## EMPLOYMENT

TOTAL BUSINESS	901	4,499	177,315
TOTAL EMPLOYEES	7,239	40,888	88,519
EMPLOYEES/BUSINESS	8.0 to 1	9.1 to 1	8.4 to 1



# WOODINVILLE WEST

*Prestige* ESCROW

BRANCHES  
— church —

*Exclusively leased by*

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