



WOODINVILLE LANDING, BLDG A

# FOR LEASE

2,752 - 6,429 SF  
available in a high-image  
flex building in the heart  
of Woodinville, WA

Kidder  
Mathews



FOR LEASE

# Woodinville Landing, Bldg A

17270 WOODINVILLE-REDMOND RD, WOODINVILLE, WA



## High-image space on Woodinville-Redmond Rd

**21,121 SF** flex building

**OFFICE & FLEX** space available immediately

**SUITE 702:** 2,752 SF (all office)

**SUITE 747:** 3,677 SF total  
(2,552 SF office / 1,125 SF warehouse)

**SUITES 702 + 747:** 6,429 SF total  
(5,304 SF office / 1,125 SF warehouse)

**ABUNDANT** parking

**AIR-CONDITIONED** offices with high-end finishes

**CLOSE PROXIMITY** to I-405, SR-522 and downtown Woodinville

**VIEWS** of Sammamish River

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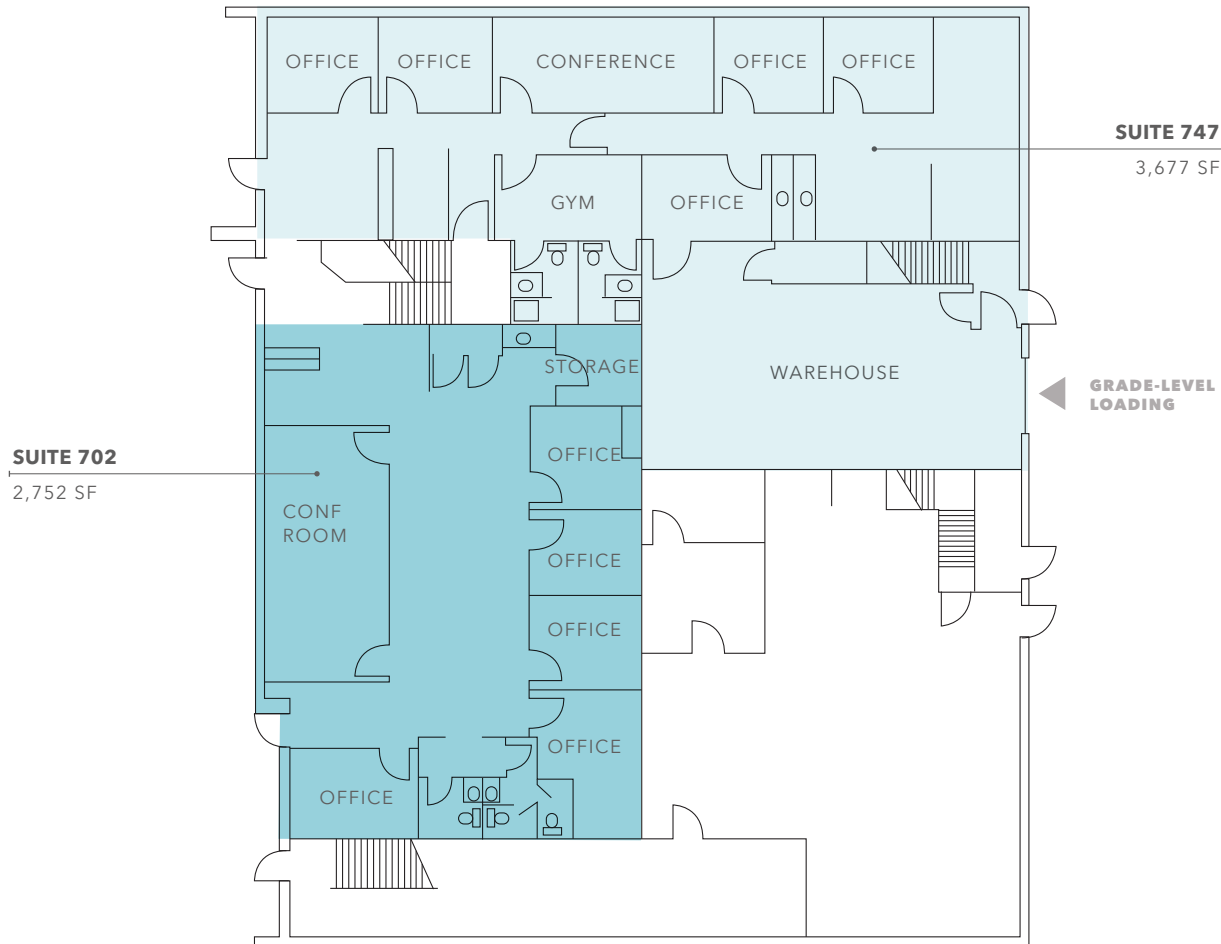


**FOR LEASE**

# Woodinville Landing, Bldg A

17270 WOODINVILLE-REDMOND RD, WOODINVILLE, WA

## Floor Plan



## First-floor office spaces available

**SUITE 702:** 2,752 SF (all office)

**SUITE 747:** 3,677 SF total  
(2,552 SF office / 1,125 SF warehouse)

**SUITES 702 + 747:** Can be combined  
for 6,429 SF total  
(5,304 SF office / 1,125 SF warehouse)

**FURNITURE** available

**PART** of two building business park, providing opportunity for easy expansion of office and office/warehouse space

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 **Kidder Mathews**

# Woodinville Amenities

## EAT + DRINK

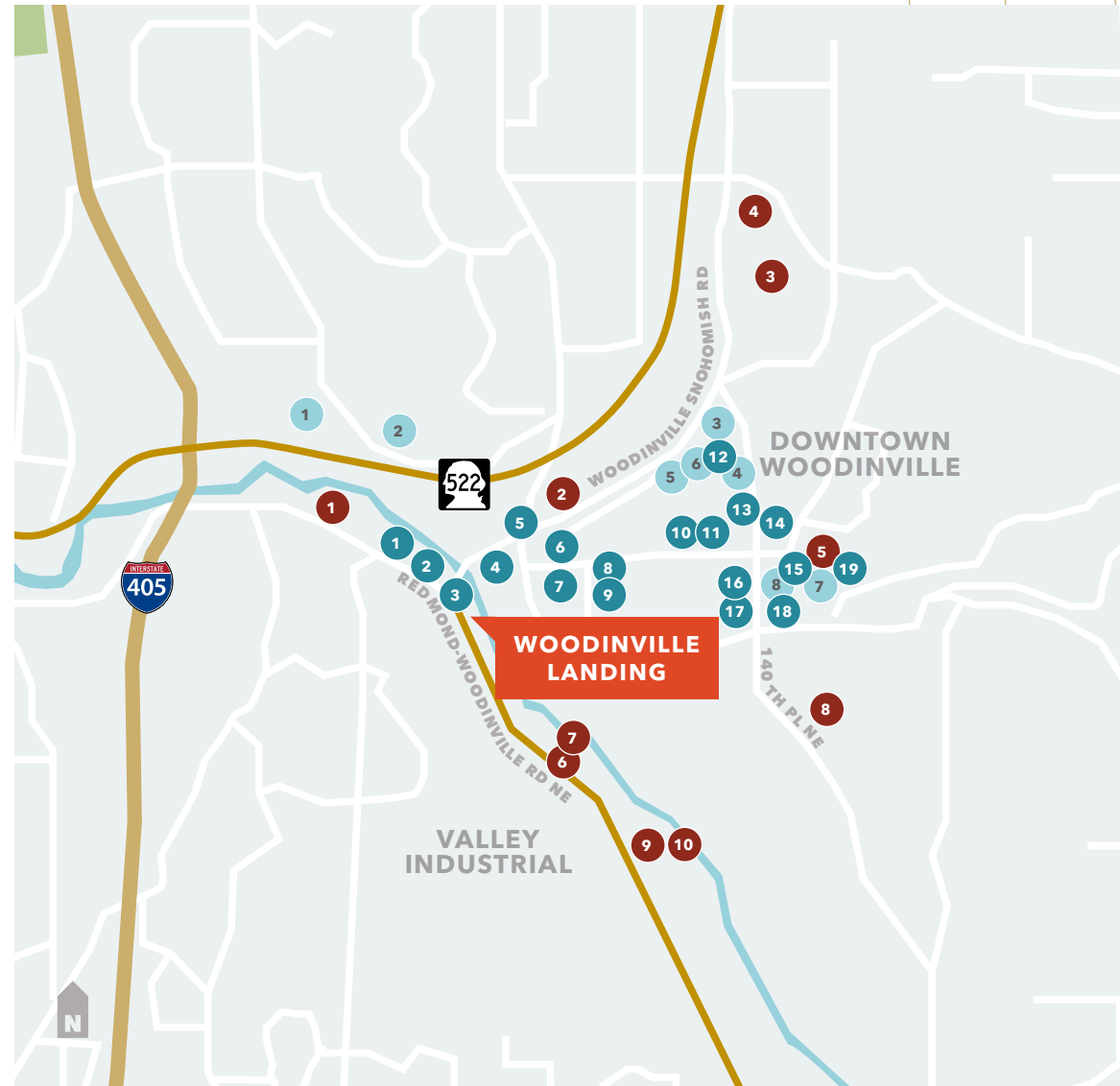
- 1 Horseshoe Saloon
- 2 Twisted Cuban Cafe & Bar
- 3 Woodinville Cut Shop Restaurant and Lounge
- 4 Jack in the Box
- 5 Irene Thai Cuisine
- 6 Walla Walla Steak Co
- 7 Taco Bell
- 8 The Pizza Coop & Ale House
- 9 Pho 175
- 10 Panera Bread
- 11 Chipotle Mexican Grill
- 12 Red Robin
- 13 Teddy's Bigger Burgers
- 14 Woodinville Cafe
- 15 Topsy Cow
- 16 Jersey Mike's Subs
- 17 McDonald's
- 18 Pasta Novo Italiano
- 19 Chan's Place

## RETAIL & SERVICES

- 1 Home Depot
- 2 24 Hour Fitness
- 3 Target
- 4 World Market
- 5 Barnes & Noble
- 6 Party City
- 7 TJ Maxx
- 8 Rite Aid

## WINERIES & BREWERIES

- 1 Black Raven Brewery
- 2 Woodinville Wine Cellars
- 3 Two Vintners
- 4 20 Corners Brewing
- 5 Hopheads Taproom
- 6 Martedi Winery
- 7 Stomani Cellars
- 8 Matthews Winery
- 9 The Woodhouse Wine Estates
- 10 Sumerian Brewing Company



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