

OFFICE/MEDICAL/RETAIL SPACE FOR LEASE

WOODINVILLE ATHLETIC CENTER

18600 WOODINVILLE SNOHIMISH ROAD NE



PROJECT HIGHLIGHTS

Suite 203 available 9/1/2024 - 8,181 RSF

3 demising options (2,438 - 5,691 RSF)

Medical/Dental test fits available

Building facade and monument signage available

Neighbors include Gold's Gym, Home Court, and Goddard School Childcare

Parking ratio of 3.17 stalls per 1,000 SF leased



AREA SNAPSHOT



COMMUNITY

Abundant nearby amenities including restaurants, retail, wineries, grocery, and more



ACCESS

Walking distance to single and multifamily residential



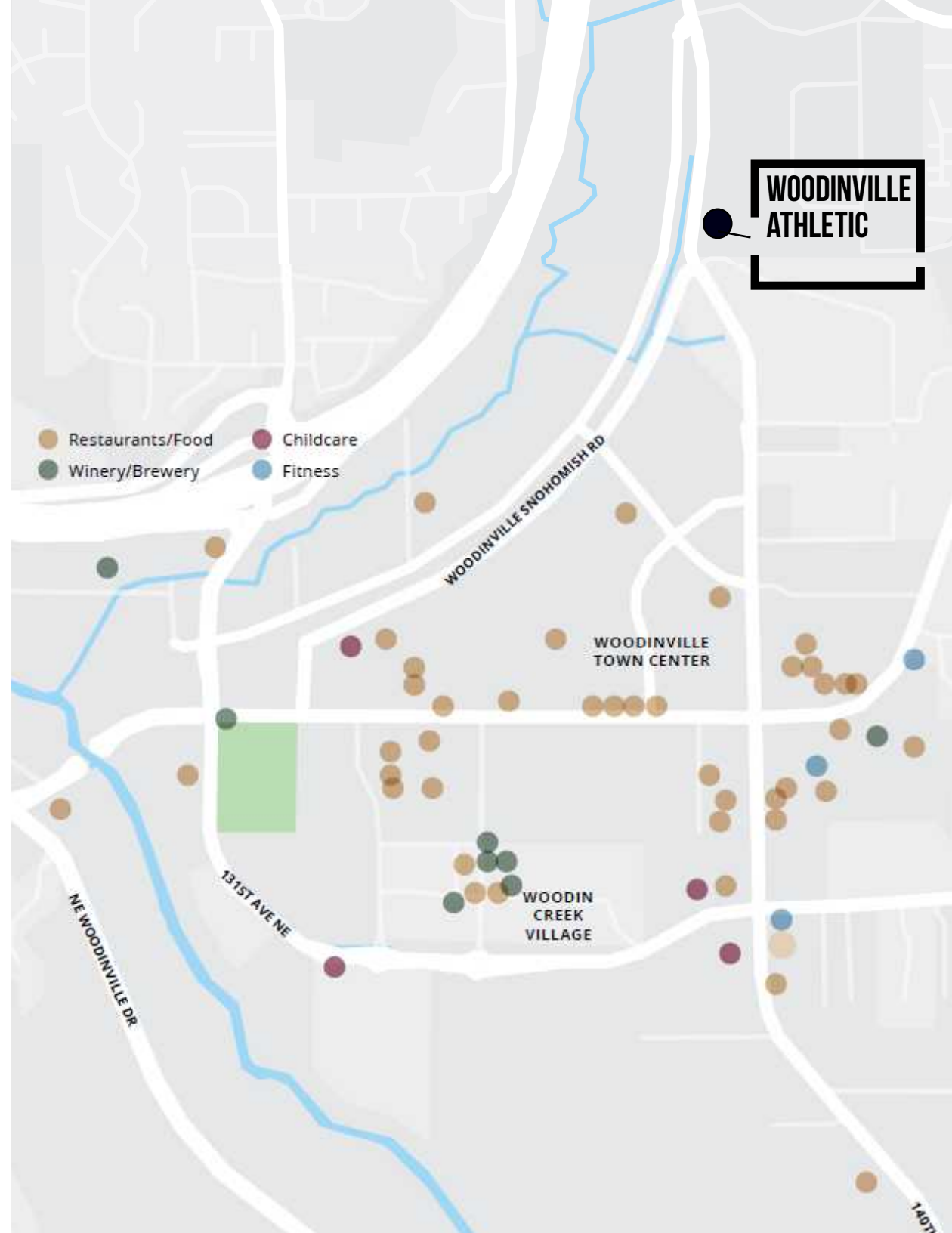
LOCATION

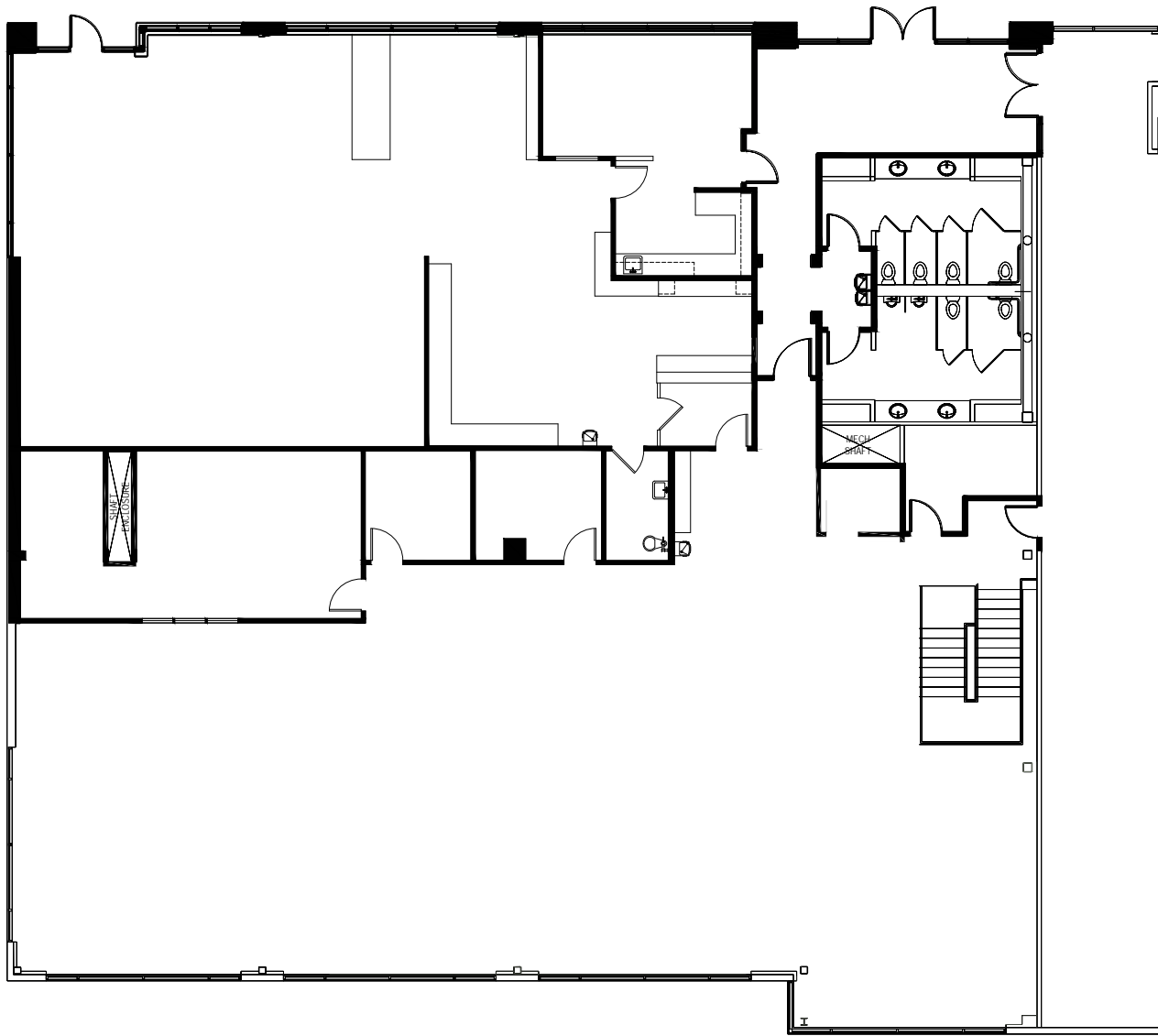
Located only 3 miles north of Redmond and 8 miles from Bellevue



BUSINESS

High visibility from all major freeways. Site offers easy access from SR 522, near the downtown Woodinville Shopping Center



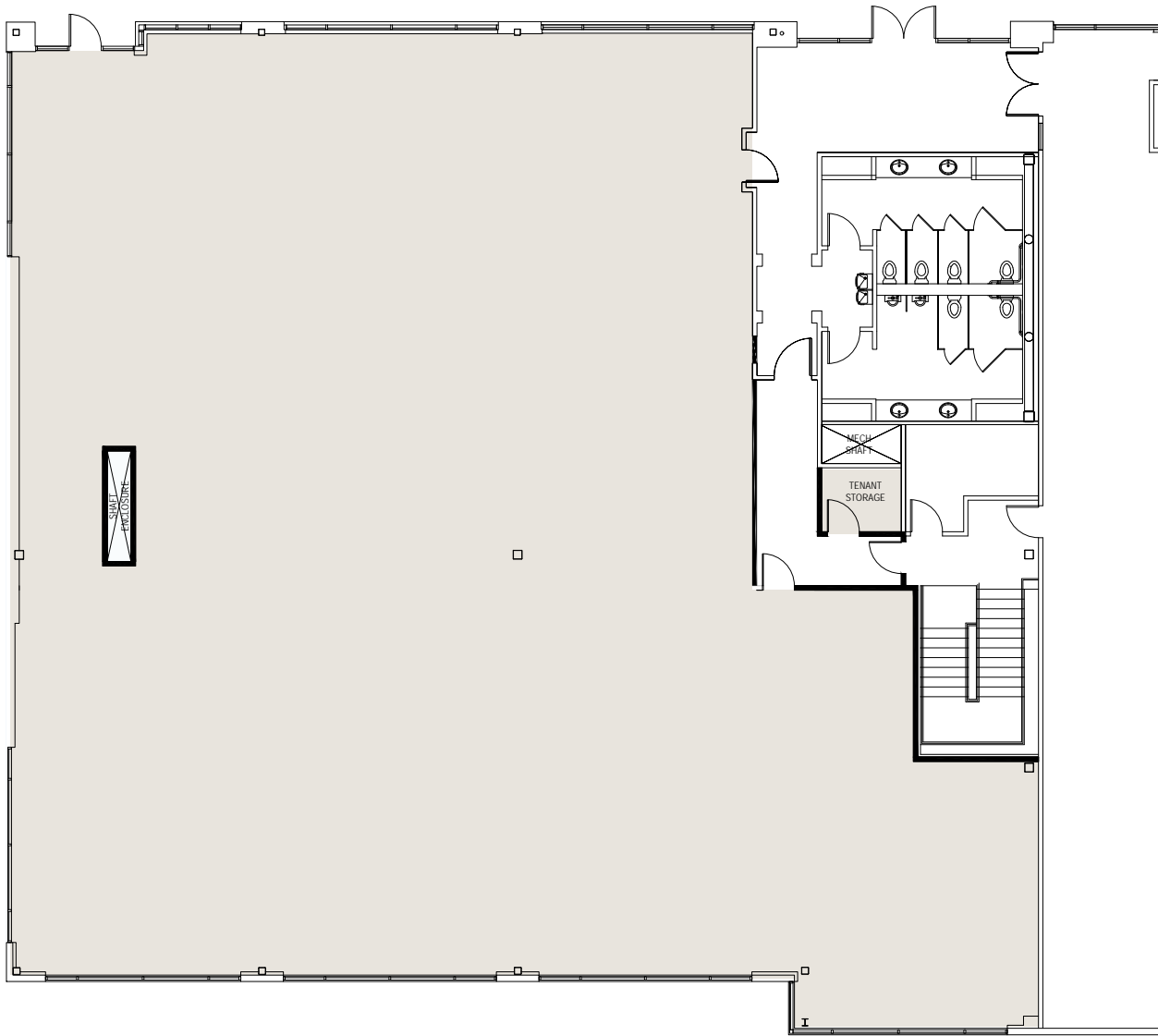


AS-BUILT PLAN

SUITE 203 | 8,181 RSF

Second level suite at grade with direct access to parking. Excellent natural light with three sides of windows, and generous ceiling heights. Interior restroom and staff breakroom. Includes access to common area restrooms.

SUITE 203

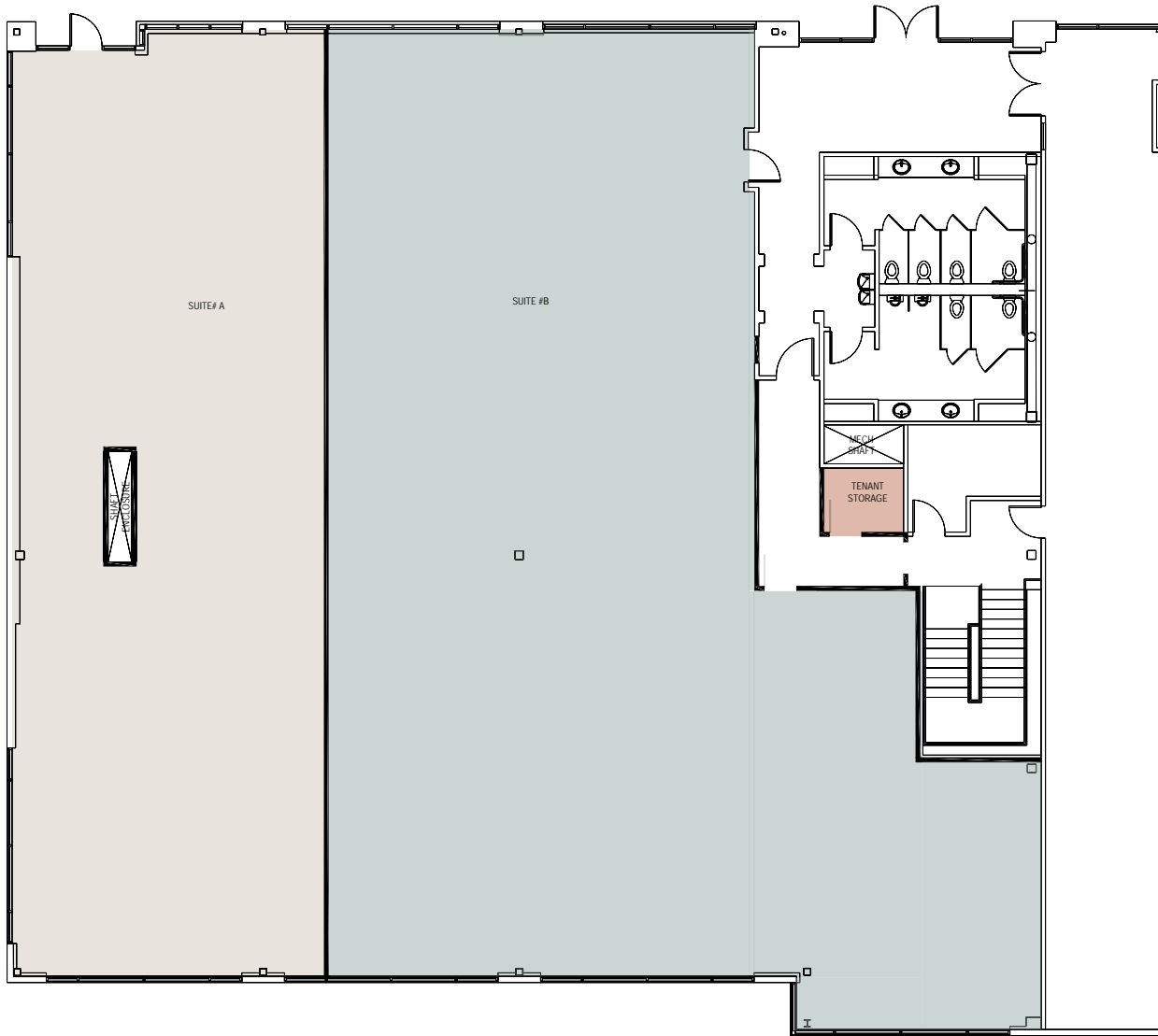


FULL SUITE PLAN

SUITE 203 | 8,181 RSF

Current demisable availability.

SUITE 203



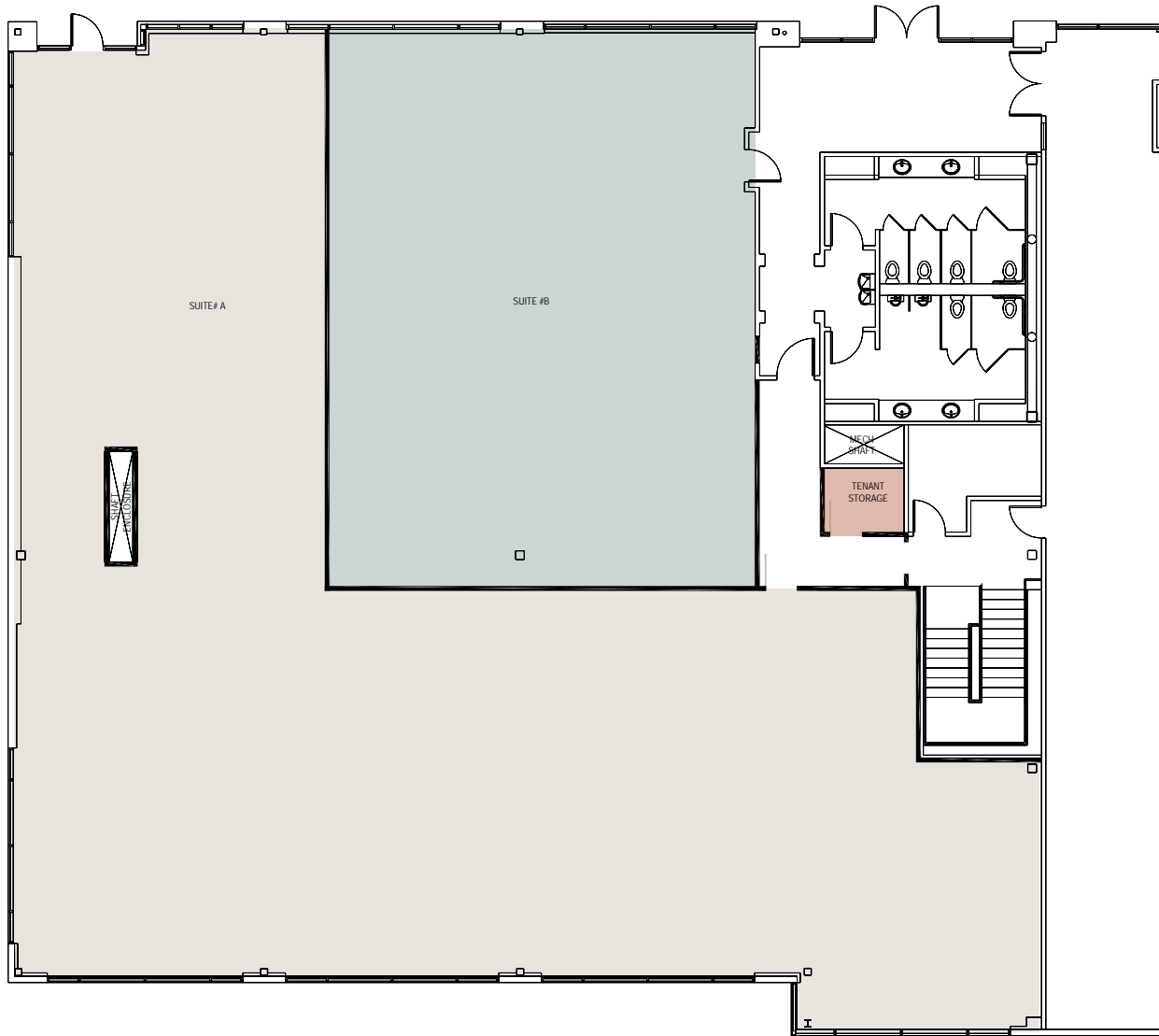
DEMISING OPTION 1

SUITE A | 2,939 RSF

SUITE B | 5,190 RSF

TENANT STORAGE | 52 RSF

SUITE 203



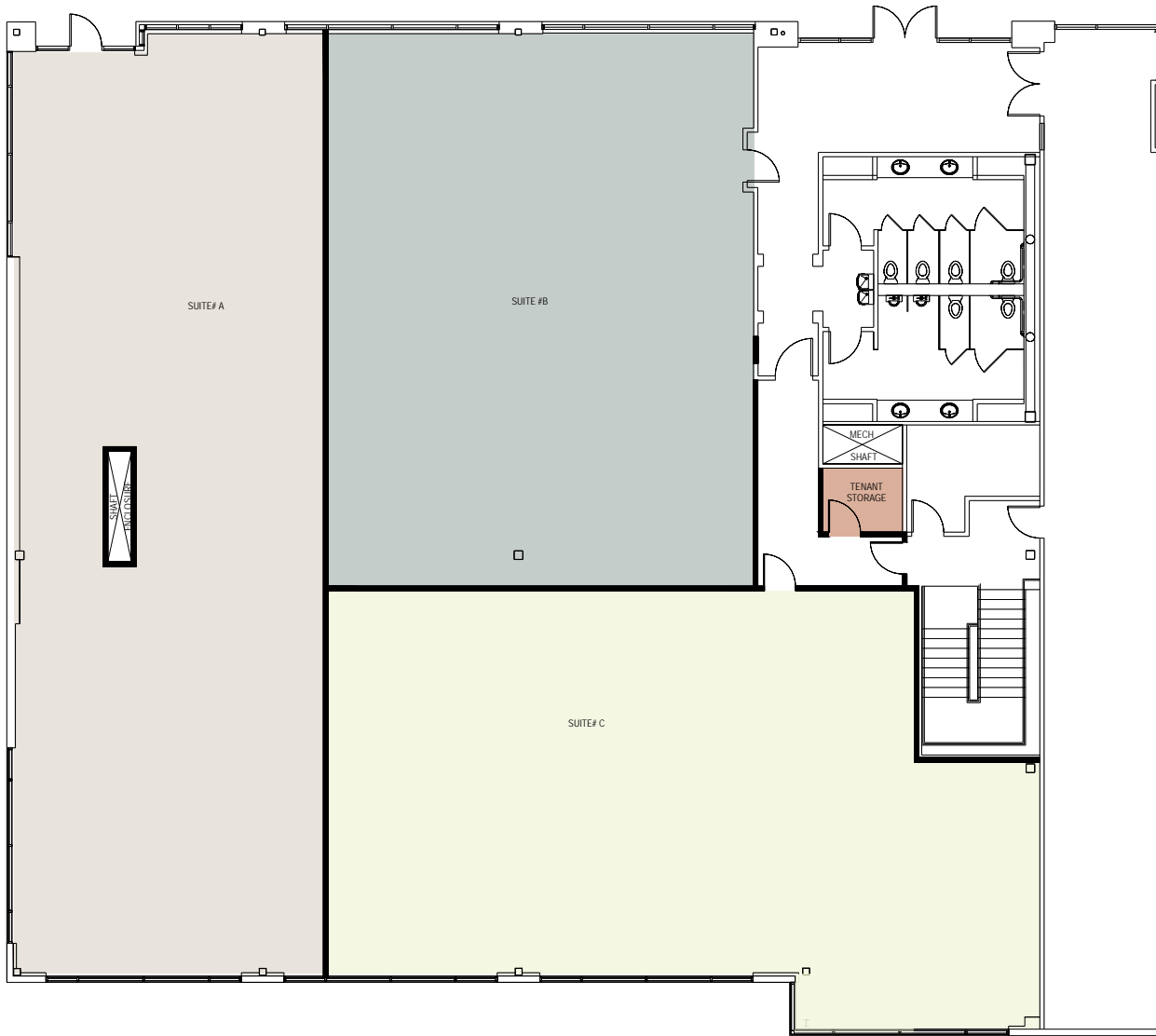
DEMISING OPTION 2

SUITE A | 5,691 RSF

SUITE B | 2,438 RSF

TENANT STORAGE | 52 RSF

SUITE 203



DEMISING OPTION 3

SUITE A | 2,939 RSF

SUITE B | 2,438 RSF

SUITE C | 2,752 RSF

TENANT STORAGE | 52 RSF

SUITE 203

MEDICAL TEST FIT

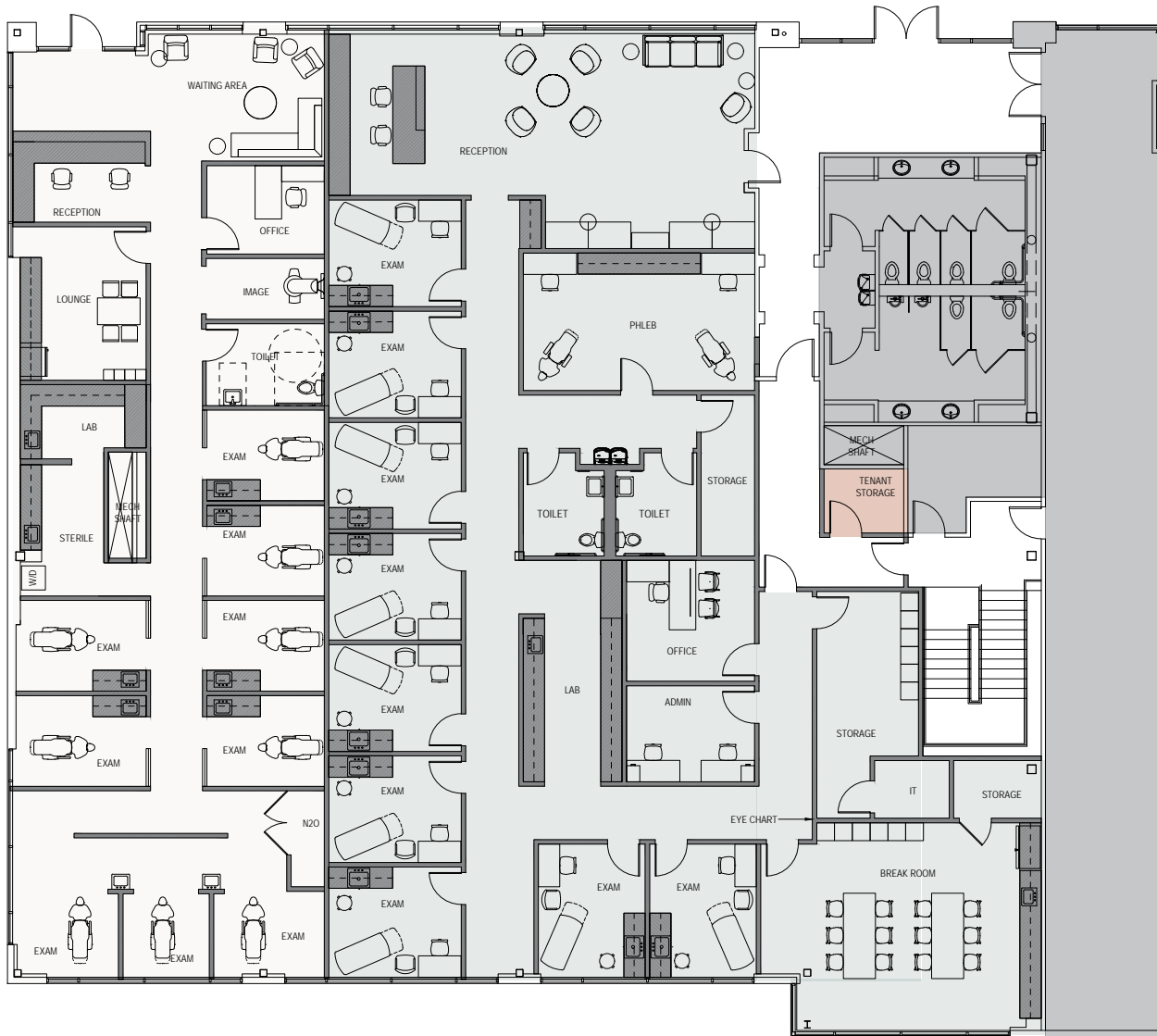
SUITE A | 2,939 RSF

- Dental office with:
- 6 private exam rooms
- 3 cleaning exam areas
- 1 lab
- 1 sterile
- 1 lounge
- 1 office
- 1 toilet
- 1 N2O storage
- 1 reception/waiting area

SUITE B | 5,190 RSF

- Primary care office with:
- 9 exam rooms
- 3 storage rooms
- 2 toilets
- 1 lab
- 1 phleb with 2 chairs
- 1 office
- 1 administration
- 1 IT
- 1 reception/waiting
- 1 break room

TENANT STORAGE | 52 RSF



SUITE 203



JAKE BOS

+1 425 974 4086

jake.bos@jll.com

BAILEY HALLIS

+1 425 974 4009

bailey.hallis@jll.com



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