

FOR SUBLEASE

# WOODINVILLE WEST BUSINESS PARK

Office/Warehouse Space Available  
for Sublease in Woodinville, WA

16928 WOODINVILLE-REDMOND RD NE  
WOODINVILLE, WA

SUITE 109A

KIDDER.COM

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Mathews

# WOODINVILLE WEST BUSINESS PARK



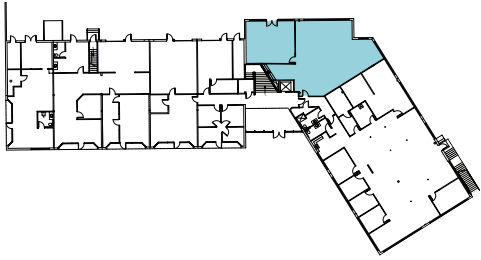
## PROPERTY DETAILS

- Located minutes from downtown Woodinville
- Views of Sammamish River and lots of natural light
- Great access to I-405 and SR-522
- Grade-level loading
- 12' clear height
- Air-conditioned office
- NNNs include utilities and janitorial service
- Sublease term expires 4/30/2026.  
Longer term available

## SUITE AVAILABILITY

Building A	Total Area	Office	Warehouse
SUITE 109A	2,500 SF	1,800 SF	700 SF

# SUITE 109A / BUILDING A



## LEGEND

- Office
- Warehouse
- ▲ Grade-Level Loading

*2,500 SF*

AVAILABLE

*1,800 SF*

OFFICE

*700 SF*

WAREHOUSE

*\$5,000.00*

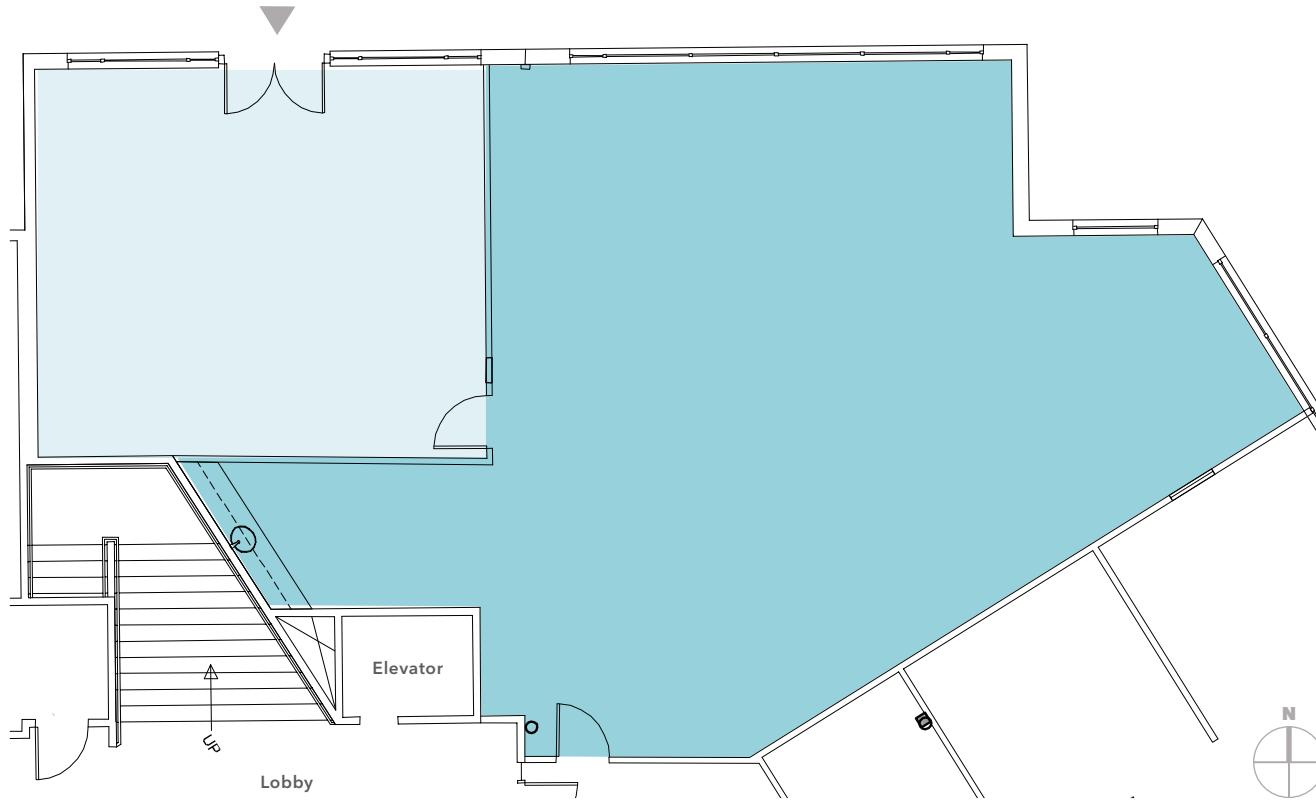
BASE RENT PER MONTH

*\$1,800.00*

2024 FULL-SERVICE EXPENSE NNN  
INCLUDES UTILITIES & JANITORIAL

*NOW*

AVAILABLE



# DEMOGRAPHICS

## POPULATION

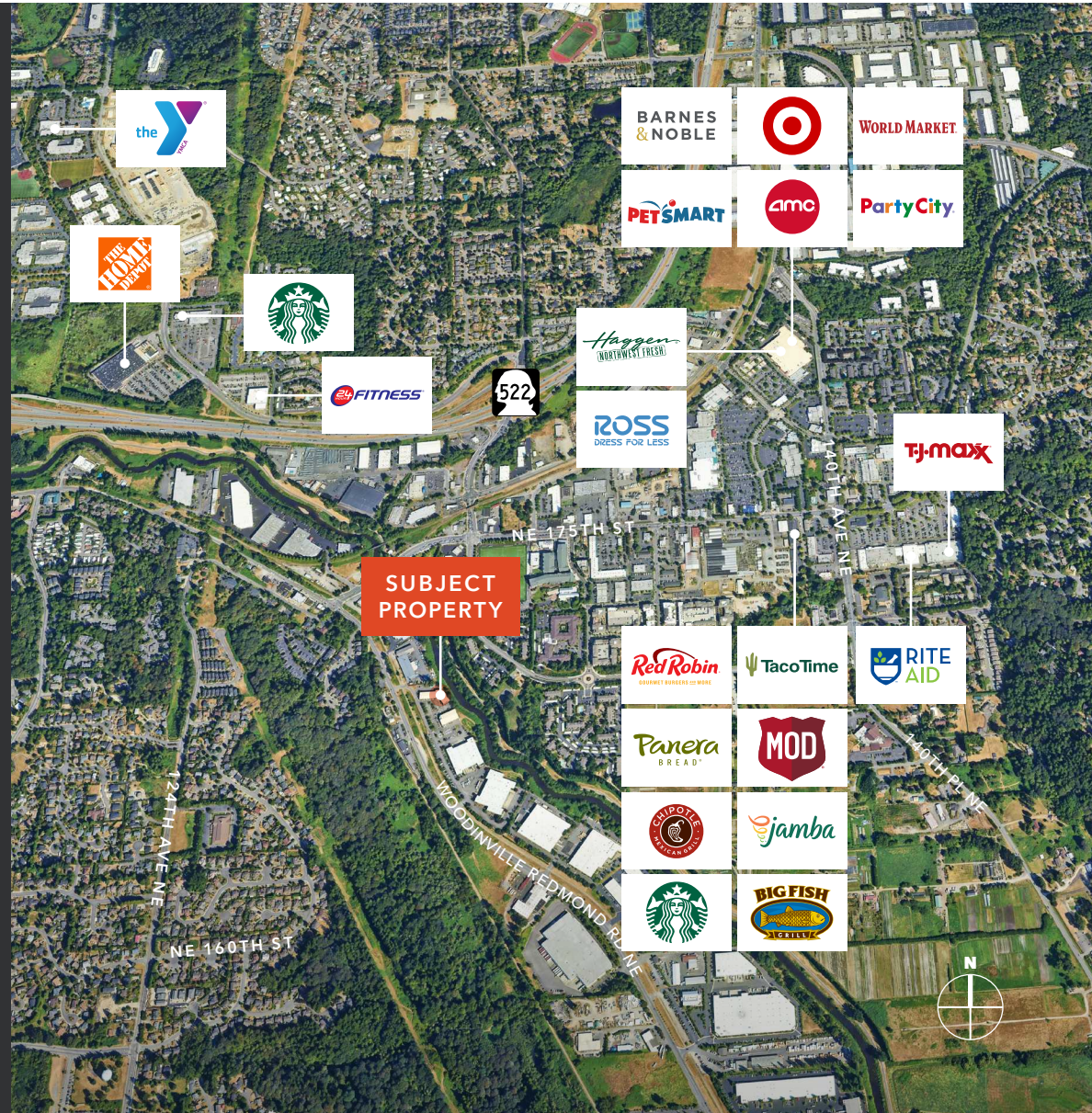
	1 Mile	3 Miles	5 Miles
2023 ESTIMATION	11,231	84,480	221,680
2028 PROJECTION	11,801	89,758	234,836
2023 - 2028 GROWTH	1.0%	1.2%	1.2%
MEDIAN AGE	37.2	37.4	37.8

## 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 BUSINESSES	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 BUSINESS PARK

*Prestige* ESCROW

BRANCHES  
— church —

*Exclusively leased by*

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**km** Kidder  
Mathews