

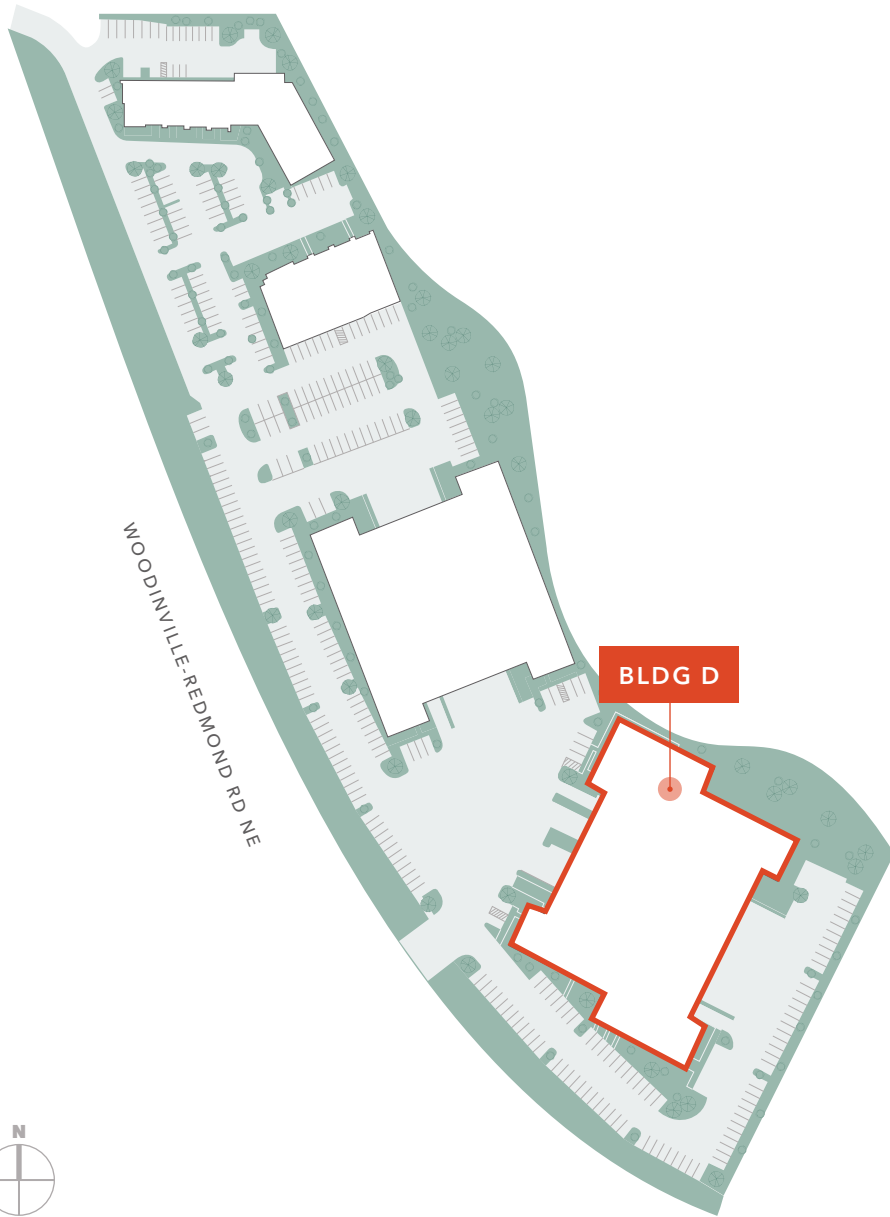
FOR SUBLEASE

WOODINVILLE WEST BUSINESS PARK

Office/Warehouse Space Available
for Sublease in Woodinville, WA

16650 WOODINVILLE-REDMOND RD NE
WOODINVILLE, WA

BLDG D



PROPERTY DETAILS

Available now

±70,000 total SF

±17,000 SF Office

Tenant willing to sublease just the 50k SF of WH short term

\$.95/SF blended, NNN

Sublease expires 4/30/2025

Direct lease OK

Fully insulated warehouse

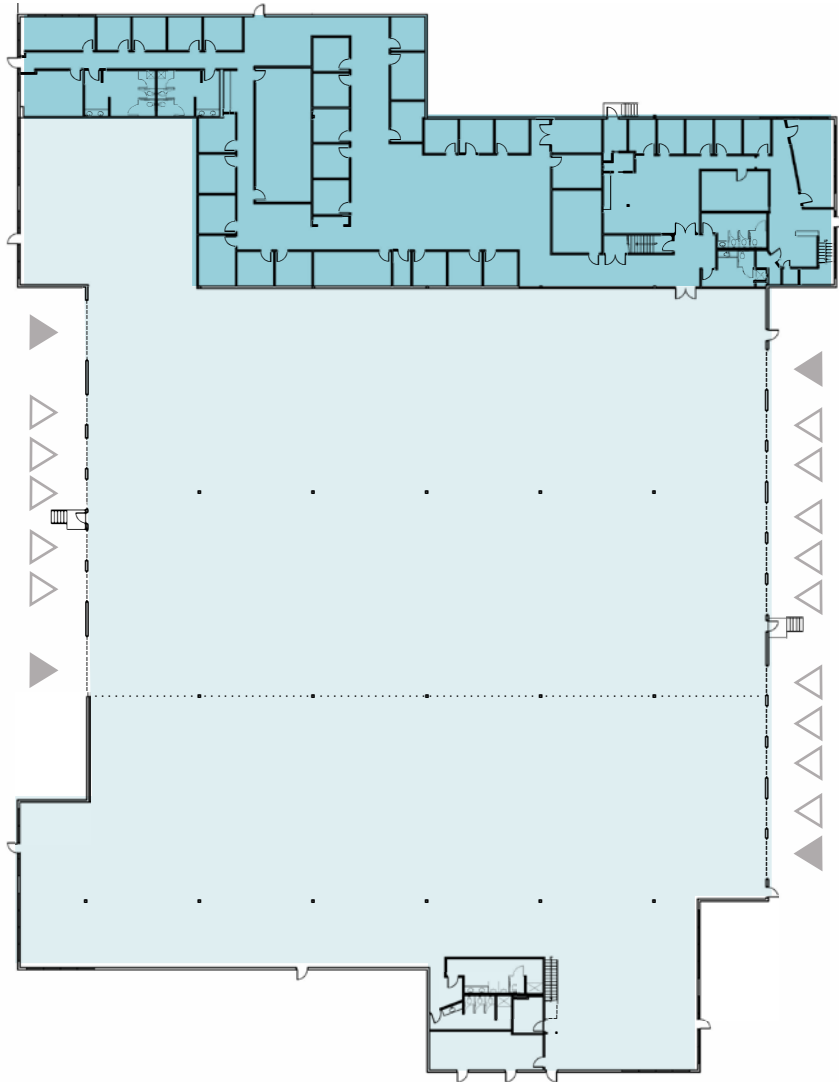
3,000 amps of 480V power

15 dock-high doors / 4 grade-level doors

SUBLEASE AVAILABILITY

	Total Area	Office
BLDG D	±70,000 SF	±17,000 SF

BUILDING D



LEGEND

- Office
- Warehouse
- ▲ Grade-Level Loading
- △ Dock-High Loading

±70,000 SF
AVAILABLE

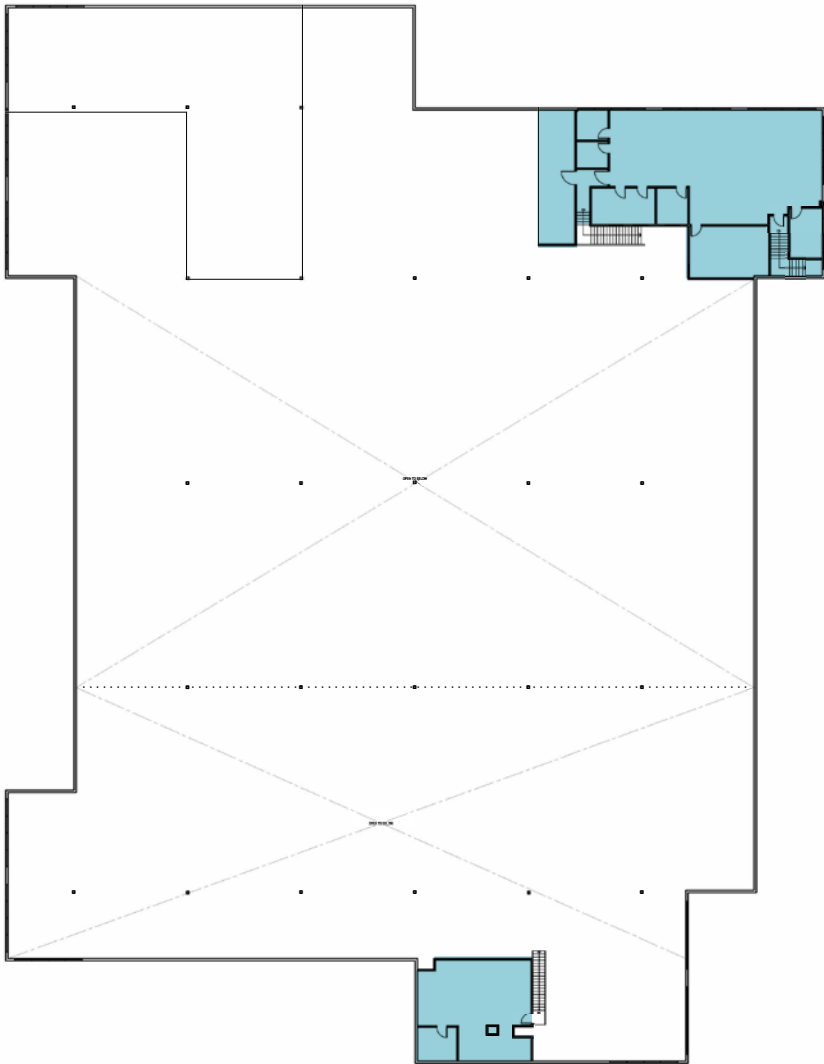
±17,000 SF
OFFICE

9
DOCKS ON SOUTHEAST SIDE
(11 TOTAL DOORS)

5
DOCKS ON NORTHWEST SIDE
(7 TOTAL DOORS)

NOW
AVAILABLE

MEZZANINE OFFICE



±70,000 SF

AVAILABLE

±17,000 SF

OFFICE

NOW

AVAILABLE

DEMOGRAPHICS

POPULATION

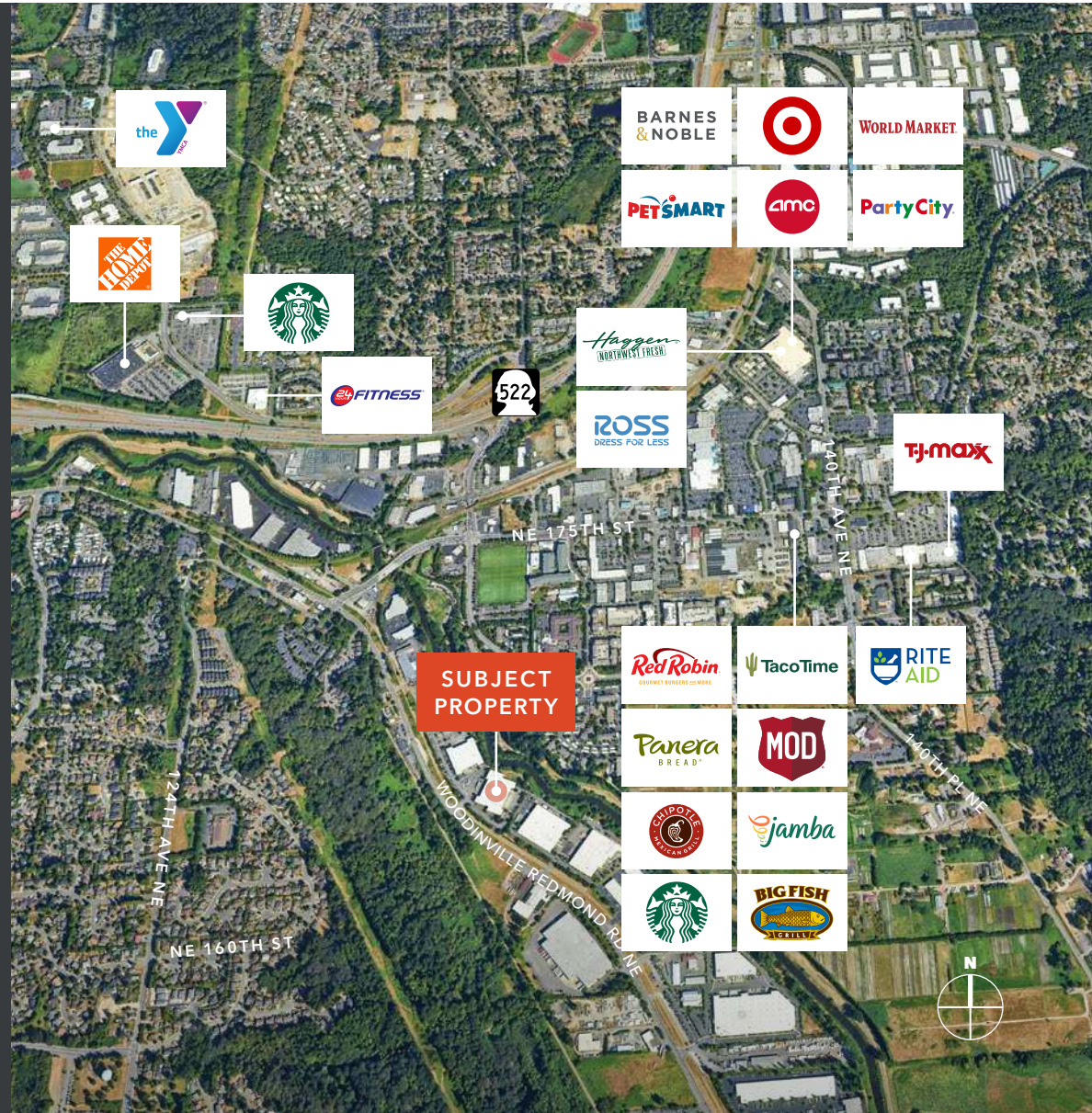
	1 Mile	3 Miles	5 Miles
2023 ESTIMATION	11,231	84,480	221,680
2028 PROJECTION	11,801	89,758	234,836
2023 - 2028 GROWTH	1.0%	1.2%	1.2%
MEDIAN AGE	37.2	37.4	37.8

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

ZACH VALL-SPINOSA
425.450.1115
zach.vallspinosa@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

km Kidder
Mathews