

WOOD CREEK

BUSINESS PARK

BRODERICK
GROUP

12826 NE 178TH STREET
WOODINVILLE, WA 98072



2,400 - 4,569 SF OF OFFICE & RARE, CLOSE IN WAREHOUSE SPACE ADJACENT TO SR-522

WOOD CREEK BUSINESS PARK

**AVAILABLE
SPACE &
PROPERTY
FEATURES**

SPACE	OFFICE SF	WAREHOUSE SF	TOTAL SF	AVAILABLE	RATE
Building 1 / Full Building	2,400 SF	N/A	2,400 SF	12/1/2024	\$25.00/SF + NNN
Building 3 / Suite A	1,751 SF	2,818 SF	4,569 SF	Now	\$25.00/SF + NNN

PROPERTY FEATURES

- Oversized grade level loading
- Zoned General Business (GB), which allows a wide range of uses
- Approx. 22' clear height
- Clear span warehouse space
- Endcap space
- Recent market ready improvements



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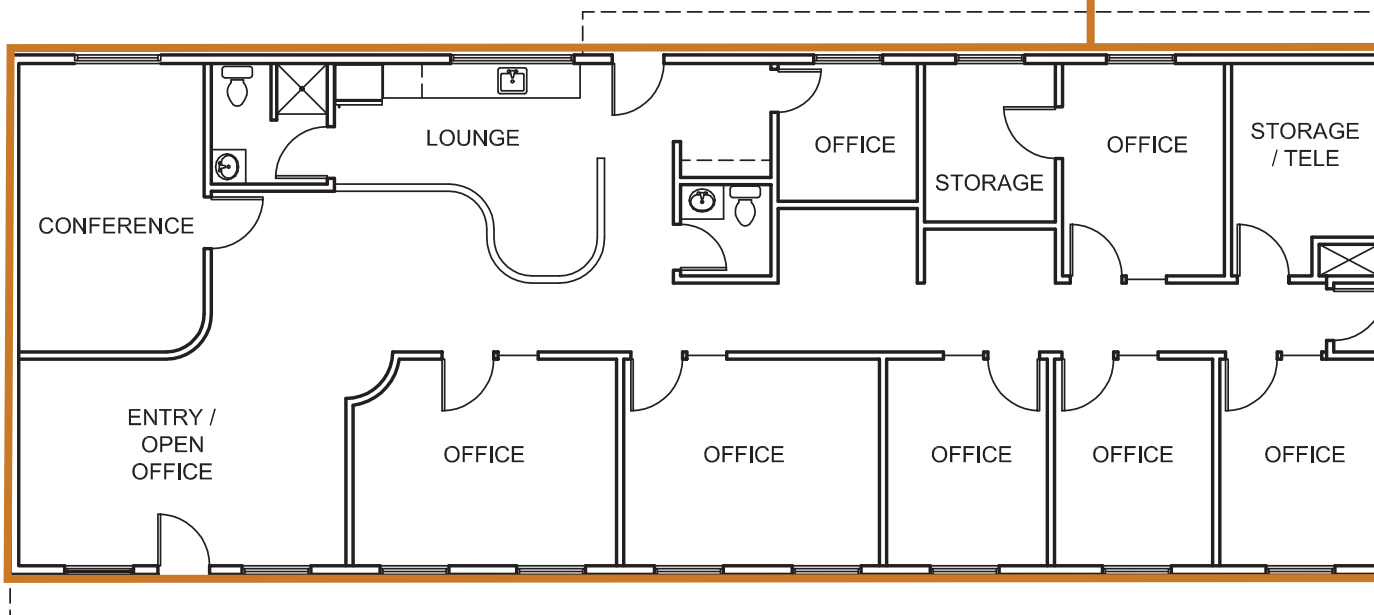
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BUILDING 1

FULL BUILDING



FULL BUILDING
2,400 SF OFFICE

AVAILABLE 12/1/2024

\$25.00/SF + NNN

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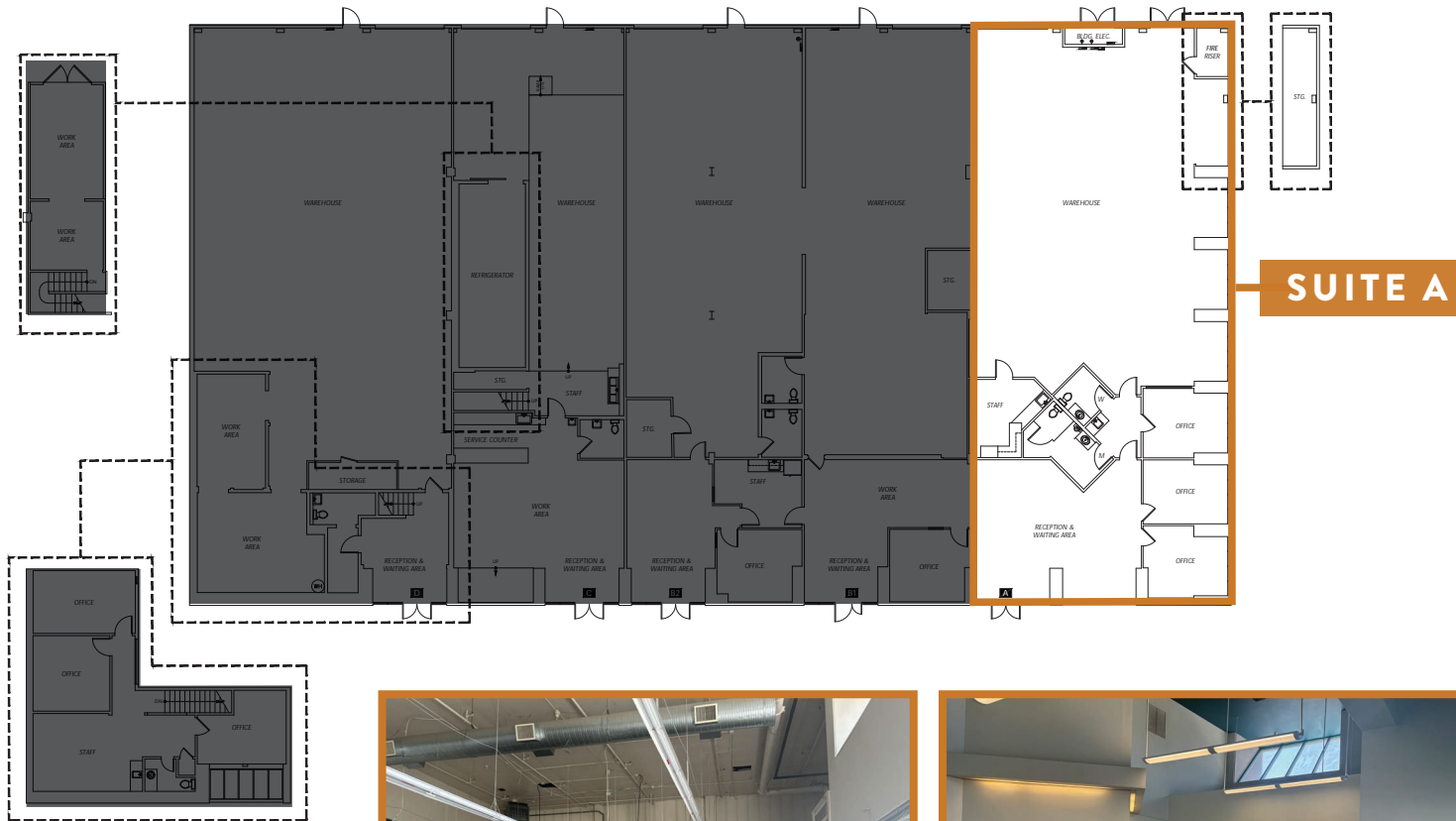
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BUILDING 3



SUITE A
1,751 SF OFFICE
2,818 SF WHSE
4,569 SF TOTAL

AVAILABLE NOW

\$25.00/SF + NNN



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THE SCHOOL HOUSE DISTRICT

The Schoolhouse District, will now deliver an experience to Woodinville that enhances the existing character and charm while also providing a vibrant new place to eat, play, meet and celebrate.

Within the Schoolhouse District includes Walla Walla Steak Co., Crossbuck Brewing, Valdemar Estates, Ballard Pizza Co. & Cafe Dupas.

[Click to View More](#)

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NEARBY AMENITIES

- | | |
|------------------------------|-------------------------------|
| 1. Starbucks | 11. FedEx Shipping Center |
| 2. 24 Hour Fitness | 12. Hagggen Food & Pharmacy |
| 3. Crucible Brewing | 13. Panera Bread |
| 4. US Post Office | 14. Chipotle |
| 5. McLendon's Hardware | 15. McDonalds |
| 6. Cut Shop Restaurant | 16. AMC Theatres Woodinville |
| 7. Mercury Coffee Shop | 17. Woodinville Park & Ride |
| 8. Jack in the Box | 18. Red Robin Gourmet Burgers |
| 9. Woodinville Play Fields | 19. Target |
| 10. The Schoolhouse District | 20. Gold's Gym |