

# WOODINVILLE

## BUSINESS CENTER

13410 NE 177TH PL,  
WOODINVILLE, WA 98072



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### AVAILABILITIES

#### BUILDING B - 17802

- 1,944 RSF  
1,368 SF WAREHOUSE | 576 SF OFFICE
- AVAILABLE WITH 30-45 DAYS' NOTICE
- LEASE RATE: \$2.00/SF/MO BLENDED, NNN

#### BUILDING A - 13408/13410

- 3,844 RSF  
3,084 SF WAREHOUSE | 800 SF OFFICE
- AVAILABLE WITH 30-45 DAYS' NOTICE
- LEASE RATE: \$2.00/SF/MO BLENDED, NNN
- FULLY TEMPERATURE CONTROLLED
- EXCELLENT SIGNAGE OPPORTUNITY

### PROPERTY HIGHLIGHTS

- + Approx. 16' warehouse clear height
- + Grade level loading
- + Ample, 3-phase power
- + Convenient location near SR-522 & I-405
- + Good parking - 3 stalls/1,000 SF
- + On-site amenities
- + Fiber connectivity available



### NEARBY AMENITIES

- |                               |                     |                              |
|-------------------------------|---------------------|------------------------------|
| 1. Home Depot                 | 10. King's Teriyaki | 19. Value Village            |
| 2. 24 Hour Fitness            | 11. Wendy's         | 20. Woodinville Bagel Bakery |
| 3. Cookhouse Restaurant & Bar | 12. Haggan          | 21. Taco Time                |
| 4. Twisted Cuban Cafe & Bar   | 13. PetSmart        | 22. Bank of America          |
| 5. Martedi Winery             | 14. Barnes & Noble  | 23. Planet Fitness           |
| 6. Dairy Queen                | 15. Party City      | 24. Home Goods               |
| 7. Route 522 Taproom          | 16. Target          | 25. T.J. Maxx                |
| 8. The Pizza Coop & Ale House | 17. AMC Woodinville |                              |
| 9. Pho 175                    | 18. Dough Zone      |                              |

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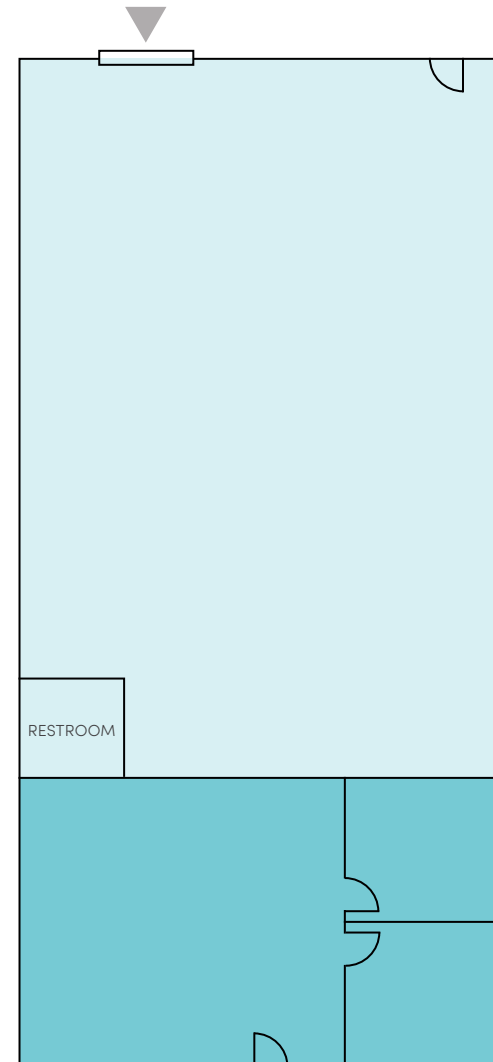


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-  OFFICE
-  WAREHOUSE
-  GRADE-LEVEL LOADING



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