

FOR SUBLEASE

WOODINVILLE WEST BUSINESS PARK

Office/Warehouse Space Available
for Sublease in Woodinville, WA

16928 WOODINVILLE-REDMOND RD NE
WOODINVILLE, WA

SUITE 109A



WOODINVILLE WEST BUSINESS PARK



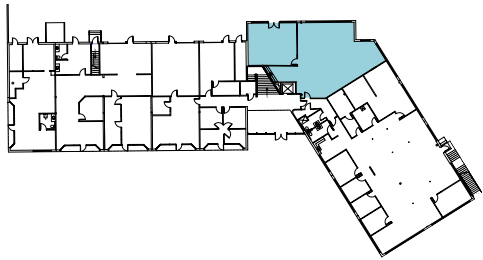
PROPERTY DETAILS

- 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

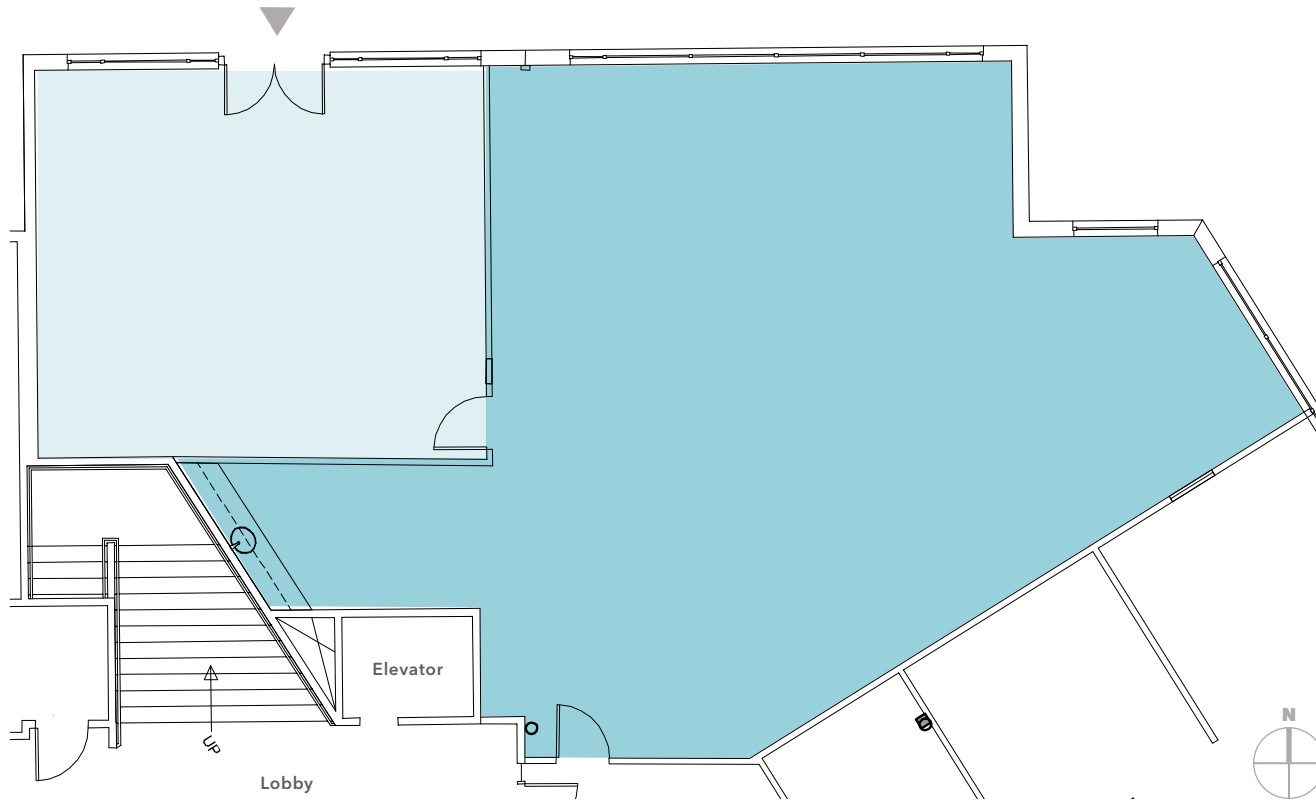
WAREHOUSE

\$3,750.00

FULL-SERVICE (\$1.50 PSF)
INCLUDES NNN AND UTILITIES
FOR A LEASE PRIOR TO 1/1/2025

NOW

AVAILABLE



DEMOGRAPHICS

POPULATION

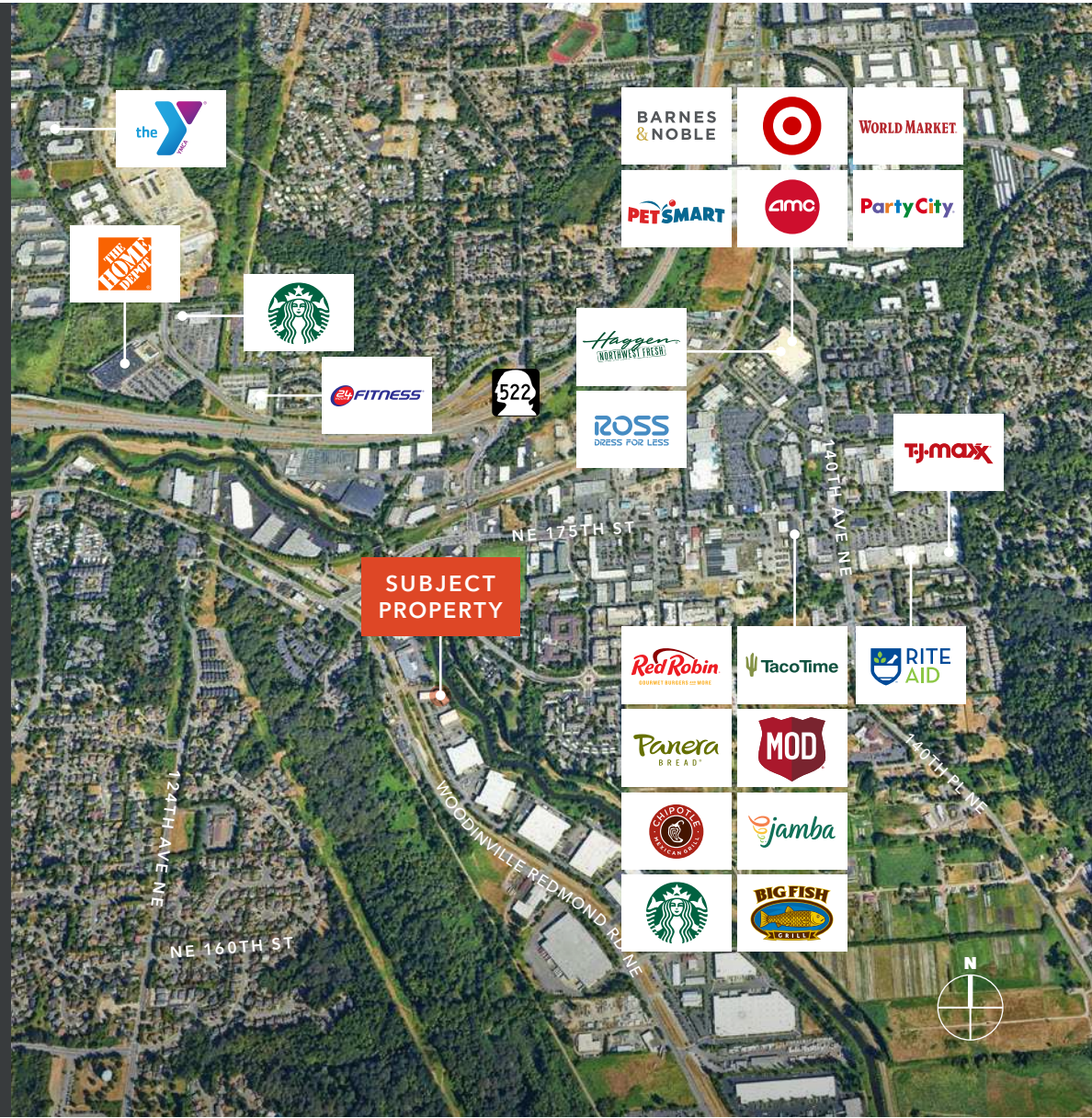
	1 Mile	3 Miles	5 Miles
2023 ESTIMATION	11,231	84,480	221,680
2028 PROJECTION	11,801	89,758	234,836
2023 - 2028 GROWTH	1.0%	1.2%	1.2%
MEDIAN AGE	37.2	37.4	37.8

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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