

FOR LEASE

# WOODINVILLE COMMERCE CENTER

*Industrial / Office Spaces  
Available in Woodinville*

18500 - 18808 142ND AVE NE  
WOODINVILLE, WA



KIDDER.COM

**km** Kidder  
Mathews



# AVAILABILITIES

## BUILDING A

|          | Office   | Warehouse | Total    |
|----------|----------|-----------|----------|
| SUITE 2A | 831 SF   | 969 SF    | 1,800 SF |
| SUITE 3B | 1,040 SF | 933 SF    | 1,973 SF |

## BUILDING E

|                              | Office   | Warehouse | Total    |
|------------------------------|----------|-----------|----------|
| SUITE 18658                  | 60 SF    | 1,500 SF  | 1,560 SF |
| SUITES 18660 / 18690         | 745 SF   | 1,500 SF  | 2,245 SF |
| SUITES 18658 / 18660 / 18690 | 805 SF   | 3,000 SF  | 3,805 SF |
| SUITE 18672                  | 1,250 SF | 0 SF      | 1,250 SF |
| SUITE 18678                  | 1,250 SF | 0 SF      | 1,250 SF |
| SUITES 18672 / 18678         | 2,500 SF | 0 SF      | 2,500 SF |

## BUILDING F

|                      | Office | Warehouse | Total    |
|----------------------|--------|-----------|----------|
| SUITES 18562 / 18564 | 49 SF  | 3,007 SF  | 3,056 SF |

## BUILDING G

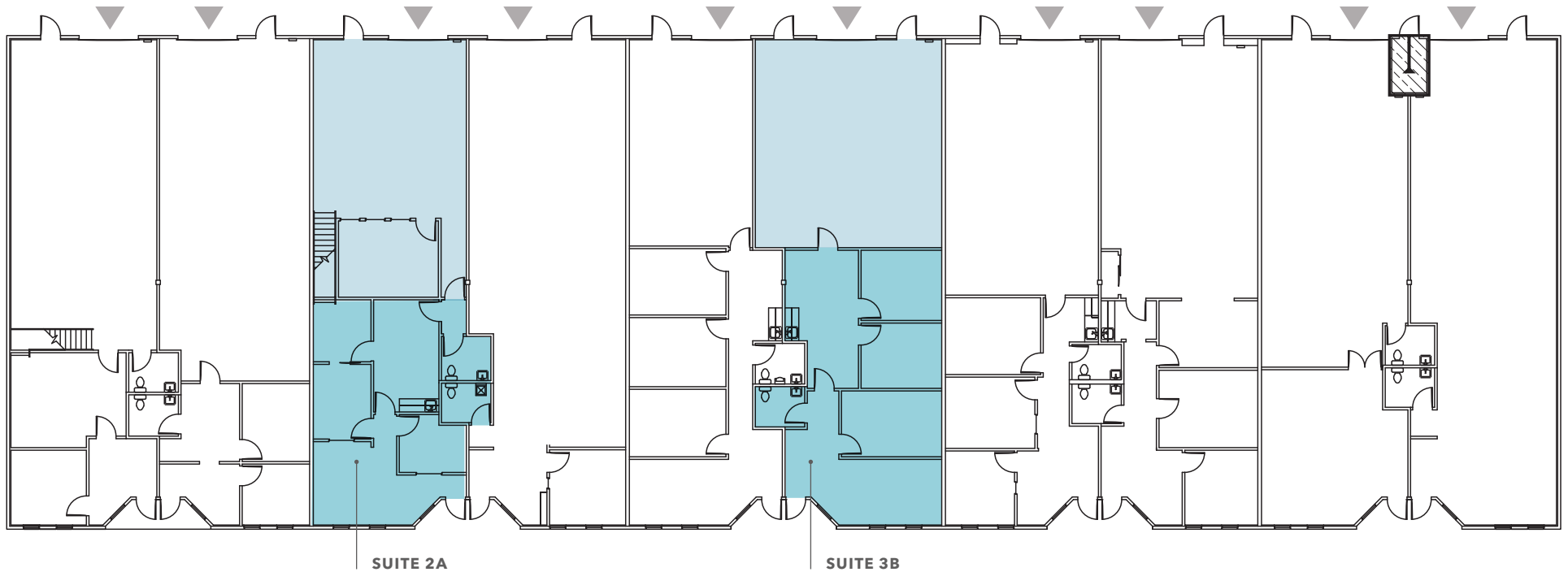
|             | Office | Warehouse | Total    |
|-------------|--------|-----------|----------|
| SUITE 18502 | 0 SF   | 2,806 SF  | 2,806 SF |
| SUITE 18550 | 625 SF | 0 SF      | 625 SF   |



# BUILDING A

## LEGEND

- Office
- Warehouse
- ▲ Grade-Level Loading



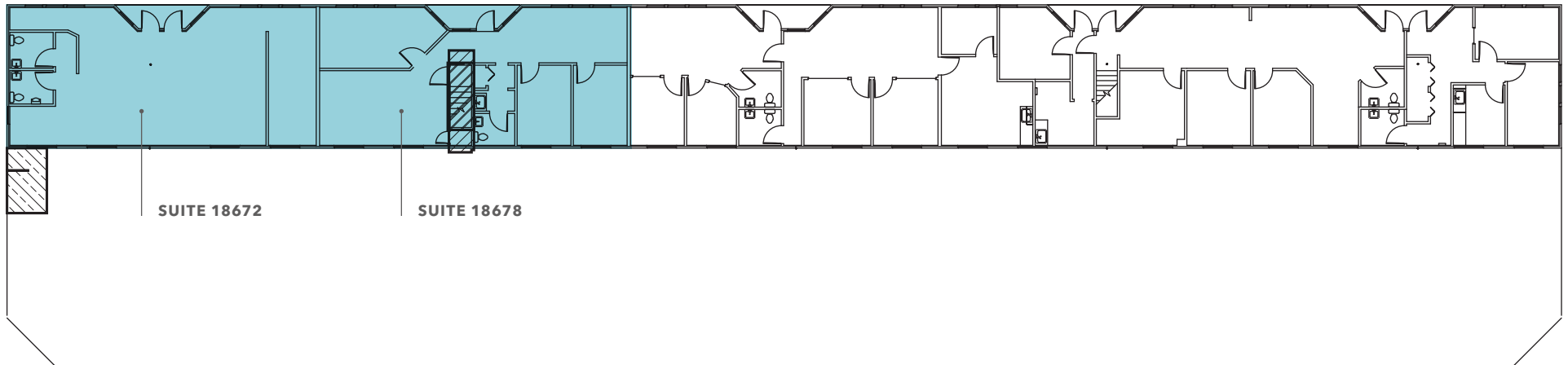
| Suite | Total Area | Office/Warehouse  | Monthly Base Rent | NNN      | Loading     | Available | Notes  |
|-------|------------|-------------------|-------------------|----------|-------------|-----------|--|
| 2A    | 1,800 SF   | 831 SF / 969 SF   | \$3,163.95        | \$900.00 | Grade-Level | Now       | Three privates, kitchenette, small conference room |
| 3B    | 1,973 SF   | 1,040 SF / 933 SF | \$3,526.00        | \$986.50 | Grade-Level | Now       | Three privates, kitchenette, small conference room |

# BUILDING E

## LEGEND

- Office
- Warehouse
- ▲ Grade-Level Loading

## UPPER LEVEL



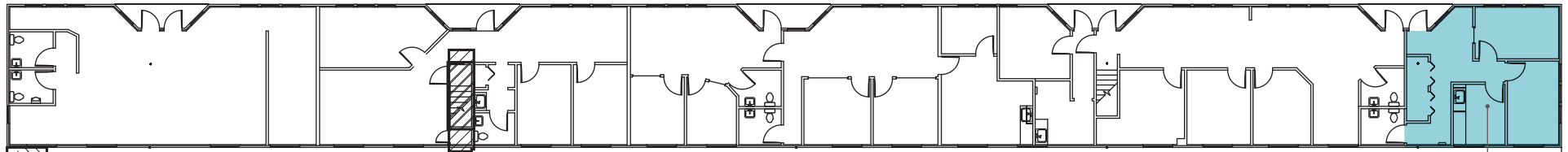
| Suite         | Total Area | Office/Warehouse | Monthly Base Rent | NNN        | Loading | Available | Notes   |
|---------------|------------|------------------|-------------------|------------|---------|-----------|---|
| 18672         | 1,250      | 1,250/0          | \$2,500           | \$625.00   | N/A     | Now       | Deli/Catering Space   |
| 18678         | 1,250      | 1,250/0          | \$2,500           | \$625.00   | N/A     | Now       | Office Space  |
| 18672 & 18678 | 2,500      | 2,500/0          | \$5,000           | \$1,250.00 | N/A     | Now       | Both Spaces Combined Before Converting Deli into Office Space |

# BUILDING E

## LEGEND

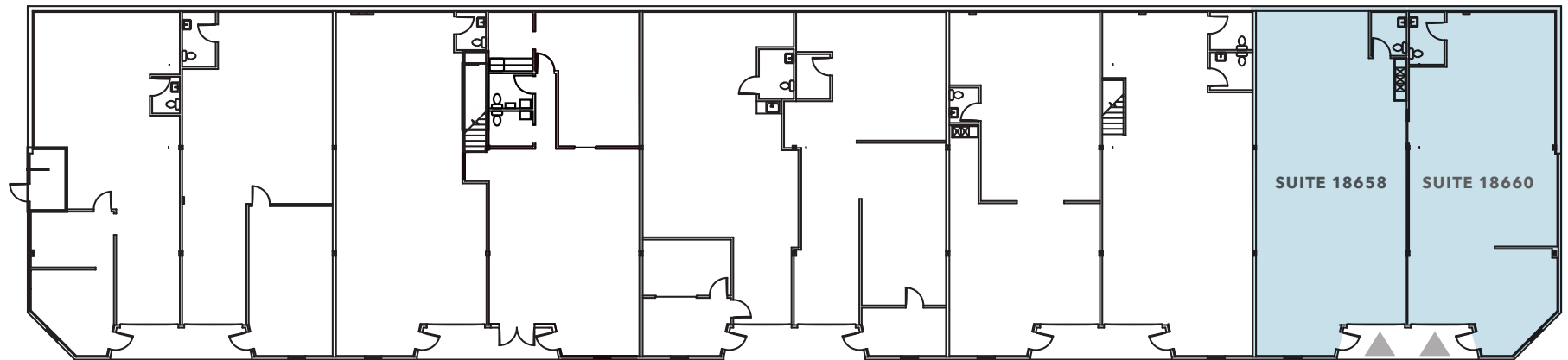
- Office
- Warehouse
- ▲ Grade-Level Loading

### UPPER LEVEL



SUITE 18690

### LOWER LEVEL



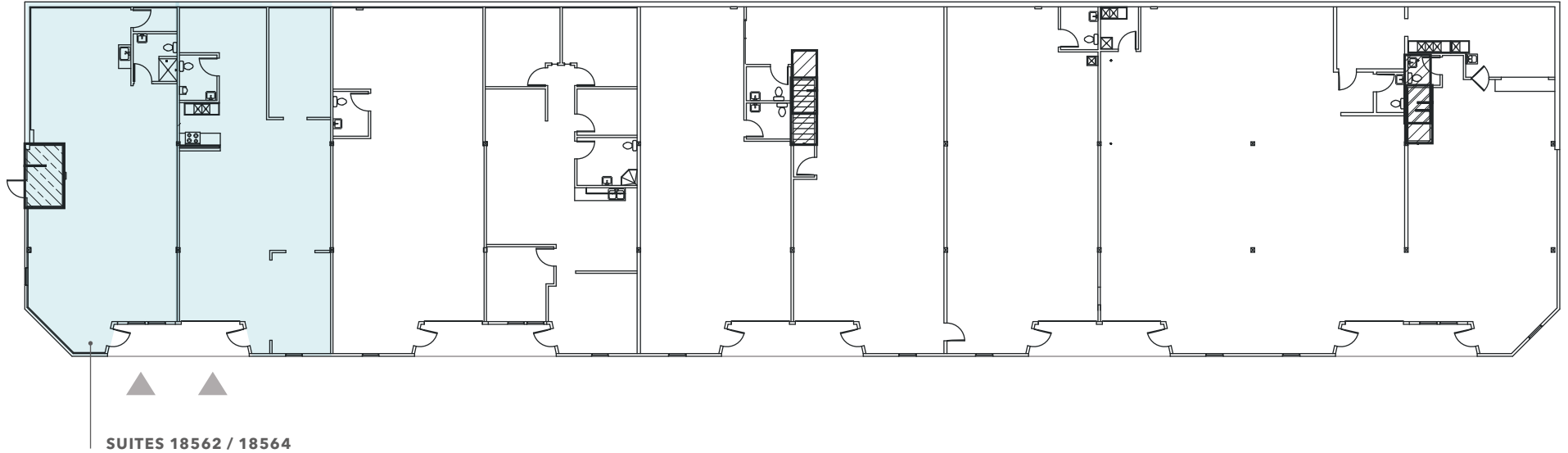
| Suite                | Total Area | Office/Warehouse | Monthly Base Rent | NNN        | Loading     | Available | Notes                                 |
|----------------------|------------|------------------|-------------------|------------|-------------|-----------|---------------------------------------|
| 18658                | 1,560      | 60/1,500         | \$2,445           | \$780.00   | Grade Level | 1/1/25    |                                       |
| 18660 & 18690        | 2,245      | 745/1,500        | \$3,788           | \$1,122.50 | Grade Level | 1/1/25    | Upstairs office, downstairs warehouse |
| 18658, 18660 & 18690 | 3,805      | 805/3,000        | \$6,260           | \$1,902.50 | Grade Level | 1/1/25    | All three suites can be combined      |

# BUILDING F

## LOWER LEVEL

### LEGEND

- Office
- Warehouse
- ▲ Grade-Level Loading



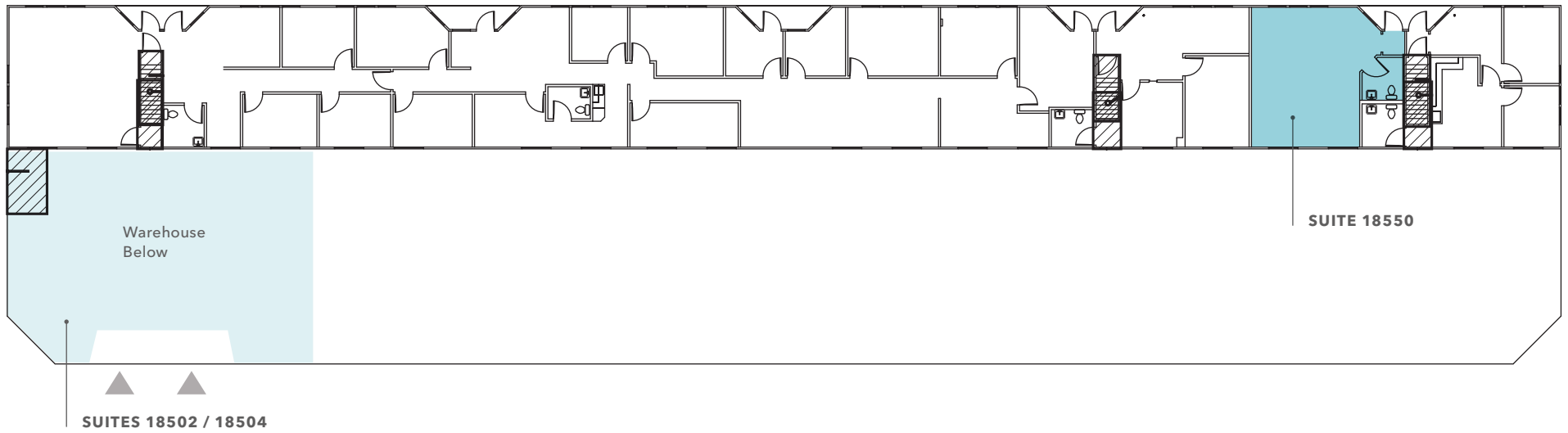
| Suite         | Total Area | Office/Warehouse | Monthly Base Rent | NNN        | Loading     | Available | Notes   |
|---------------|------------|------------------|-------------------|------------|-------------|-----------|---|
| 18562 / 18564 | 3,056 SF   | 49 SF / 3,007 SF | \$4,750.00        | \$1,528.00 | Grade-Level | Now       | Great wine Production Space With Floor Drains and Outdoor Seating |

# BUILDING G

## UPPER LEVEL

### LEGEND

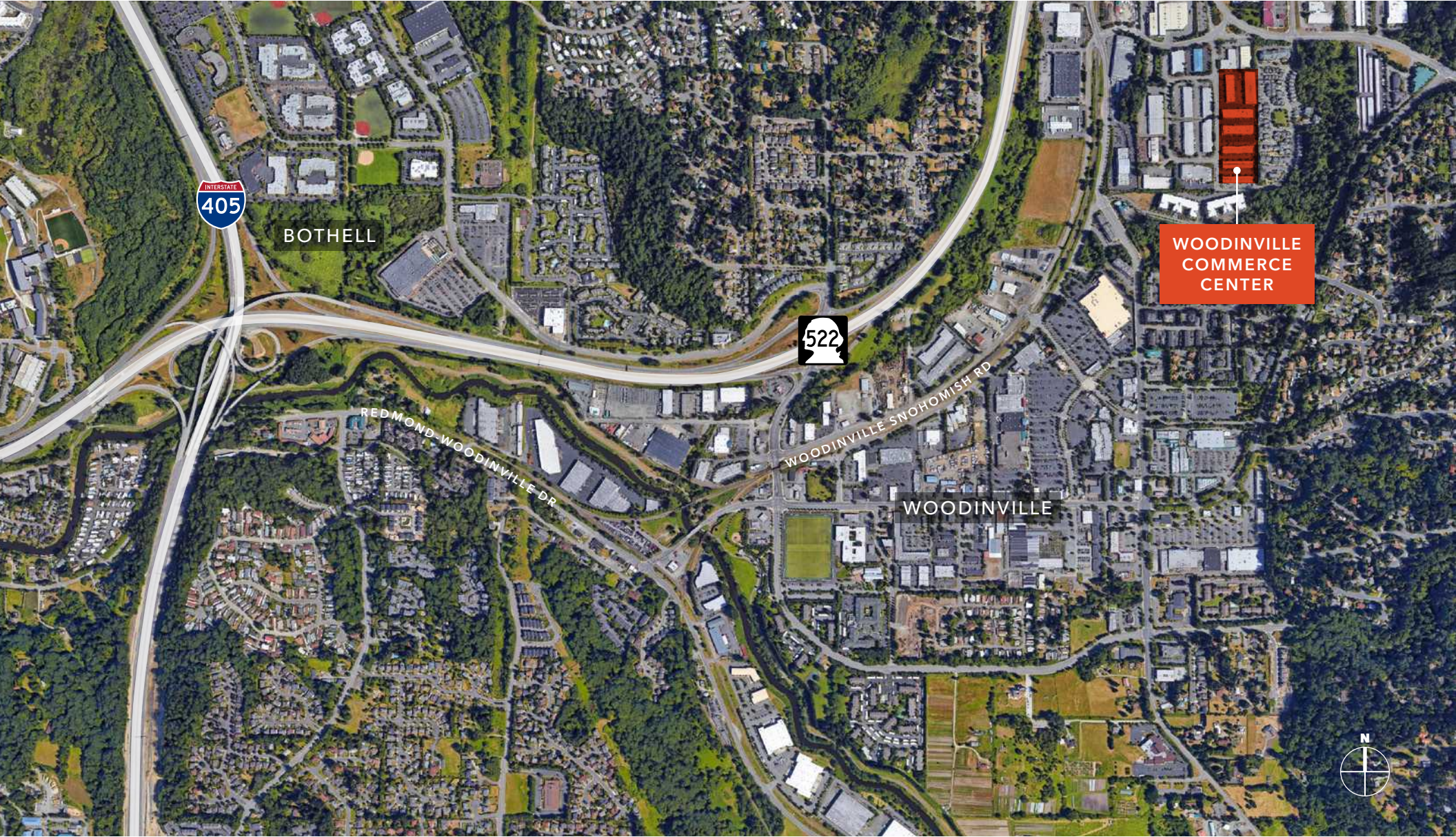
- Office
- Warehouse
- ▲ Grade-Level Loading



| Suite | Total Area | Office/Warehouse | Monthly Base Rent | NNN        | Loading     | Available     | Notes        |
|-------|------------|------------------|-------------------|------------|-------------|---------------|--------------|
| 18502 | 2,806 SF   | 0 SF / 2,806 SF  | \$4,349.30        | \$1,403.00 | Grade-Level | Now           | Small Office |
| 18550 | 625 SF     | 625 SF / 0 SF    | \$1,250           | \$281.25   | None        | 30-Day Notice | Pure Office  |



WOODINVILLE COMMERCE CENTER



BOTHELL



WOODINVILLE  
COMMERCE  
CENTER

REDMOND WOODINVILLE DR

WOODINVILLE SNOHOMISH RD

WOODINVILLE







# WOODINVILLE COMMERCE CENTER

*Exclusively  
Listed by*

**TODD GAUTHIER**  
Executive Vice President  
425.450.1118  
todd.gauthier@kidder.com

**JASON BLOOM**  
Executive Vice President  
425.450.1102  
jason.bloom@kidder.com

**CARTER NICHOLSON**  
Associate  
425.450.1145  
carter.nicholson@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.

