

RIVERFRONT

BUSINESS PARK

16110-16140 WOODINVILLE REDMOND RD NE, WOODINVILLE, WA

CLASS A LIGHT
INDUSTRIAL BUILDINGS



BRODERICK
• GROUP •

CONNOR GILCHRIST

425.274.4286

gilchrist@broderickgroup.com

RAWLEY HOLMBERG

425.274.4284

holmberg@broderickgroup.com

RIVERFRONT BUSINESS PARK

16110-16140 WOODINVILLE REDMOND RD NE, WOODINVILLE, WA

CLASS A LIGHT INDUSTRIAL BUILDINGS

PROPERTY FEATURES

- Class A light industrial buildings
- 20' clear height
- Convenient Woodinville location
- Strategic access to SR 522 and I-405
- Experienced ownership
- Concrete tilt construction
- ESFR fire suppression
- Parking Ratio: 1.93 per 1,000 SF leased
- Restaurants and shopping center nearby

SITE PLAN



SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	AVAILABILITY	RENTAL RATE	NNN	TOTAL
<u>BLDG 16120 SUITE 2010</u>	3,440 RSF	1,526 RSF	1,914 RSF	Immediately	\$ 6,364/Month, plus NNN	\$1,376/Month	\$7,740/Month
<u>BLDG 16130 SUITE 3001</u>	3,268 RSF	1,209 RSF	2,059 RSF	Immediately	\$6,046/Month, plus NNN	\$1,307/Month	\$7,353/Month



CONNOR GILCHRIST
425.274.4286
gilchrist@broderickgroup.com

RAWLEY HOLMBERG
425.274.4284
holmberg@broderickgroup.com

RIVERFRONT BUSINESS PARK

16110-16140 WOODINVILLE REDMOND RD NE, WOODINVILLE, WA

CLASS A LIGHT INDUSTRIAL BUILDINGS

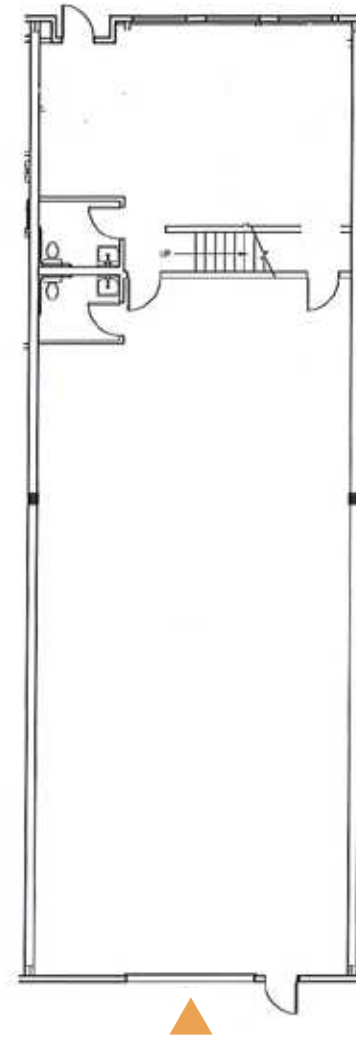
BUILDING 16120 - SUITE 2010

AVAILABLE IMMEDIATELY

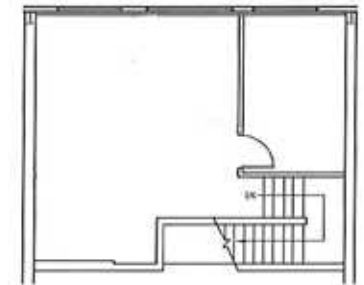
TOTAL SF:	3,440 RSF
OFFICE SF:	1,526 RSF
WAREHOUSE SF:	1,914 RSF
CLEAR HEIGHT:	20'
LOADING:	ONE GRADE-LEVEL DOOR

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

▲ GRADE-LEVEL DOOR



2ND FLOOR OFFICE



↑ BACK TO AVAILABLE SPACE



CONNOR GILCHRIST
425.274.4286
gilchrist@broderickgroup.com

RAWLEY HOLMBERG
425.274.4284
holmberg@broderickgroup.com

RIVERFRONT BUSINESS PARK

16110-16140 WOODINVILLE REDMOND RD NE, WOODINVILLE, WA

CLASS A LIGHT INDUSTRIAL BUILDINGS

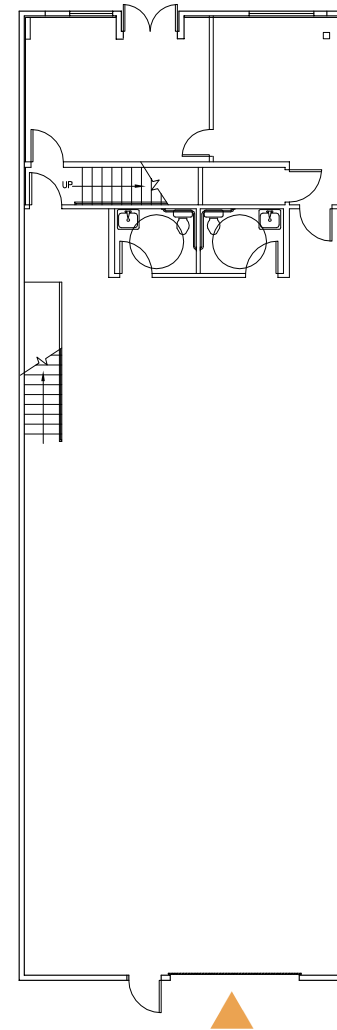
BUILDING 16130 - SUITE 3001

AVAILABLE IMMEDIATELY

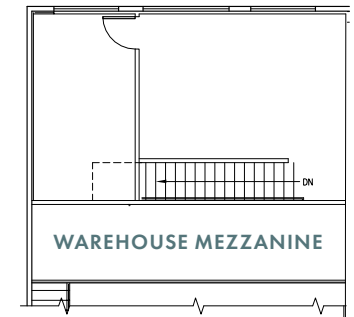
TOTAL SF:	3,268 RSF
OFFICE SF:	1,209 RSF
WAREHOUSE SF:	2,059 RSF
CLEAR HEIGHT:	20'
LOADING:	ONE GRADE-LEVEL DOOR

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

▲ GRADE-LEVEL DOOR



2ND FLOOR OFFICE



↑ BACK TO AVAILABLE SPACE



CONNOR GILCHRIST
425.274.4286
gilchrist@broderickgroup.com

RAWLEY HOLMBERG
425.274.4284
holmberg@broderickgroup.com

RIVERFRONT BUSINESS PARK

16110-16140 WOODINVILLE REDMOND RD NE, WOODINVILLE, WA

CLASS A LIGHT INDUSTRIAL BUILDINGS



BRODERICK
• GROUP •

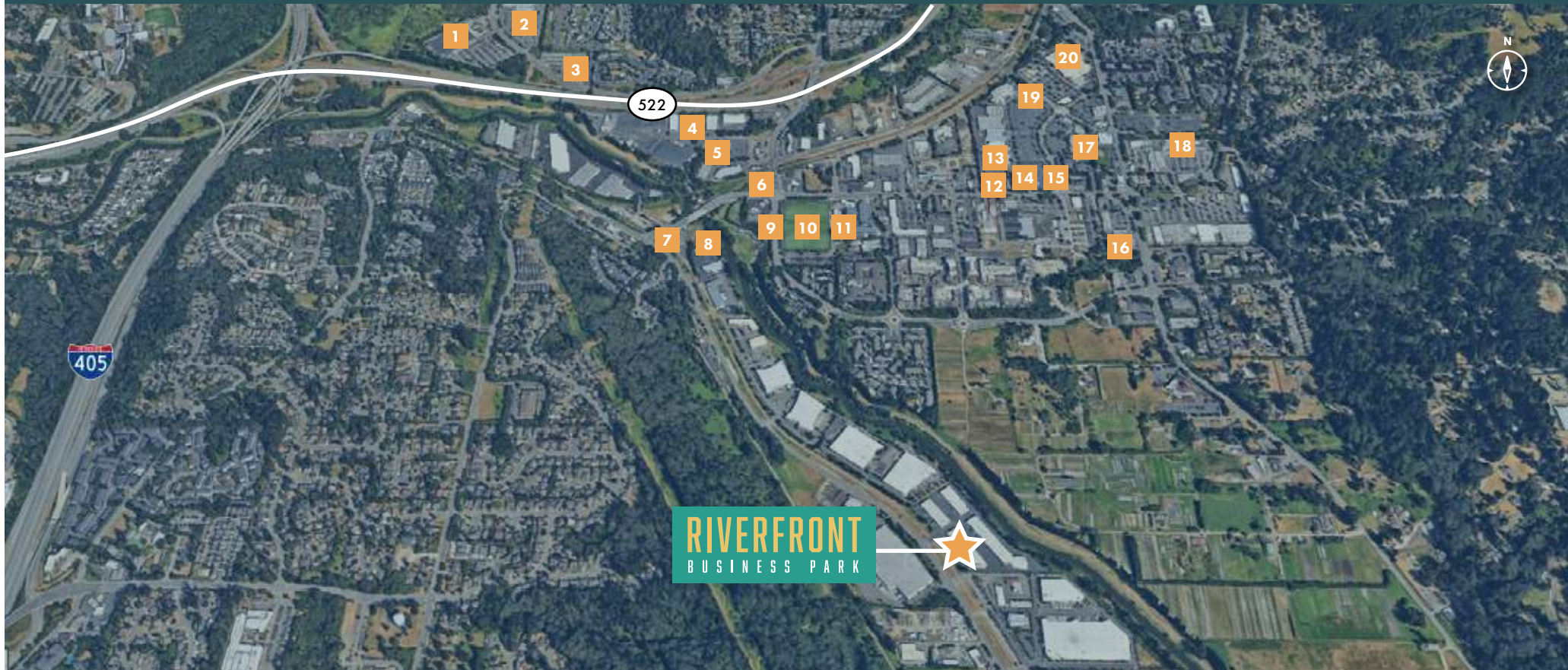
CONNOR GILCHRIST
425.274.4286
gilchrist@broderickgroup.com

RAWLEY HOLMBERG
425.274.4284
holmberg@broderickgroup.com

RIVERFRONT BUSINESS PARK

CLASS A LIGHT INDUSTRIAL BUILDINGS

16110-16140 WOODINVILLE REDMOND RD NE, WOODINVILLE, WA



- 1 The Home Depot
- 2 Starbucks
- 3 24 Hour Fitness
- 4 Crucible Brewing
- 5 US Post Office

- 6 McLendon's Hardware
- 7 Cut Shop Restaurant
- 8 Mercury Coffee Shop
- 9 Jack in the Box
- 10 Woodinville Play Fields

- 11 The Schoolhouse District
- 12 FedEx Shipping Center
- 13 Haggen Food & Pharmacy
- 14 Panera Bread
- 15 Chipotle

- 16 McDonalds
- 17 AMC Theatres Woodinville
- 18 Woodinville Park & Ride
- 19 Red Robin Gourmet Burgers
- 20 Target



CONNOR GILCHRIST
425.274.4286
gilchrist@broderickgroup.com

RAWLEY HOLMBERG
425.274.4284
holmberg@broderickgroup.com