



*±25,000 SF WAREHOUSE/PRODUCTION SPACE AVAILABLE FOR SUBLEASE*

# COLUMBIA *Collective*

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**CBRE**



# PROPERTY OVERVIEW

Now available for sublease: ±25,000 SF of flexible warehouse and production space in an iconic building located in the heart of Woodinville's renowned tourist district. Previously home to the Columbia Winery, this property offers a unique blend of history, functionality, and access to one of the Pacific Northwest's most vibrant areas for wine tasting, distilleries, breweries, and restaurants.

The majority of the building is currently utilized as private event space, making the available suites an exceptional opportunity for businesses seeking a presence in this dynamic location.

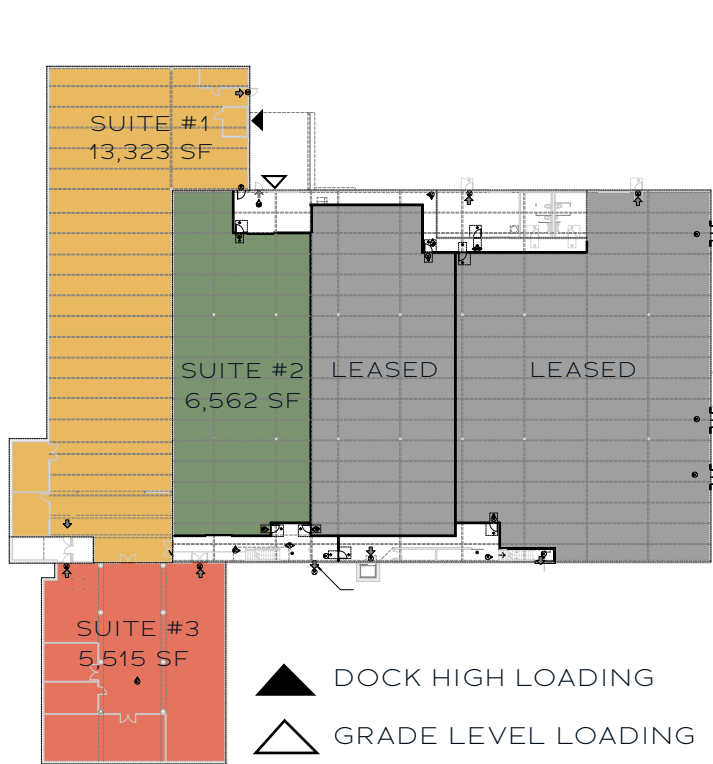
## KEY FEATURES

- Flexible Zoning: Allows a wide variety of uses, including production, storage, and distribution.
- Loading Options: Equipped with dock-high and grade-level loading.
- Prime Location: Centrally positioned in Woodinville's tourist hub, near wineries, distilleries, hotels, and restaurants.
- Historic Appeal: Formerly Columbia Winery, the property combines functionality with an iconic presence in a high-traffic area.





# AVAILABLE SPACES



## **Up to ±25,000 SF Total**

### **Suite #1 – ±13,323 SF**

- 11,123 SF of warehouse/production space
- 1,200 SF of 2nd floor office/lab area
- 1,000 SF of mezzanine
- Built-out winery production space with floor drains and lab area
- Clear Height: 22' – 24'
- Can be combined with Suite #3, insulated low-bay storage, for a total of 18,838 SF
- Access to Grade-Level and Dock-High Loading
- Available with 90 days notice

### **Suite #2 – ±6,562 SF**

- 6,562 SF of warehouse space
- Clear Height: 22' – 24'
- Access to Grade-Level and Dock-High Loading
- Available Immediately

### **Suite #3 – ±5,515 SF**

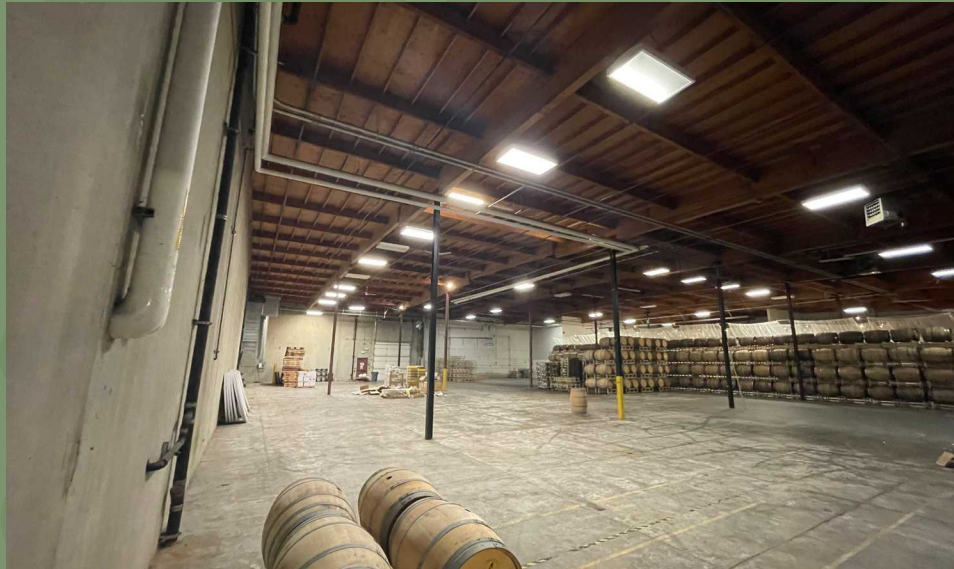
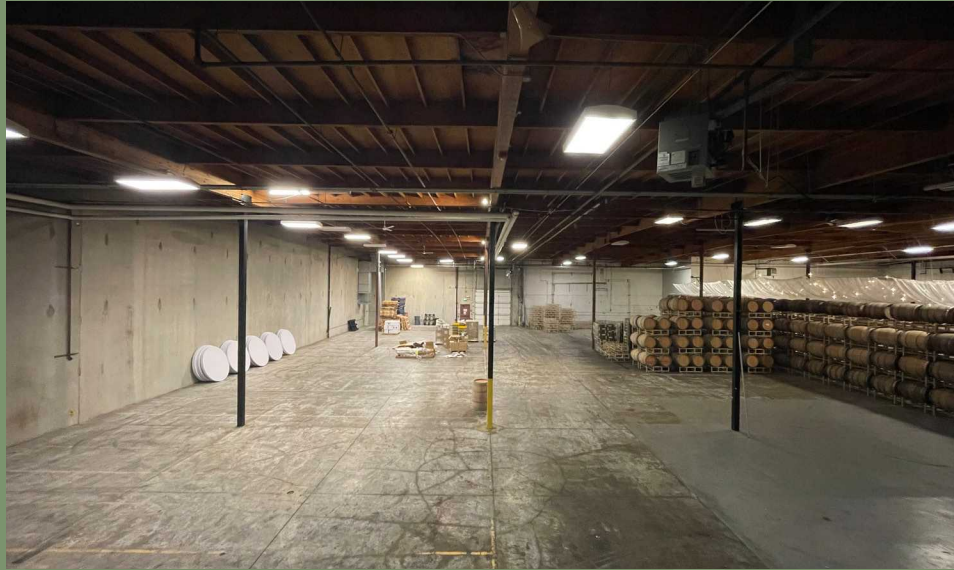
- 5,515 SF of insulated low-bay storage
- Can be combined with Suite #1 for 18,838 SF or Suite #2 for 12,077 SF
- Clear Height: 8'-5"
- Available Immediately

### **Tasting Room – ±400 SF**

- Separate exterior building entrance
- Private patio for outdoor seating
- Tasting room must be leased in conjunction with either Suite #1 or #2



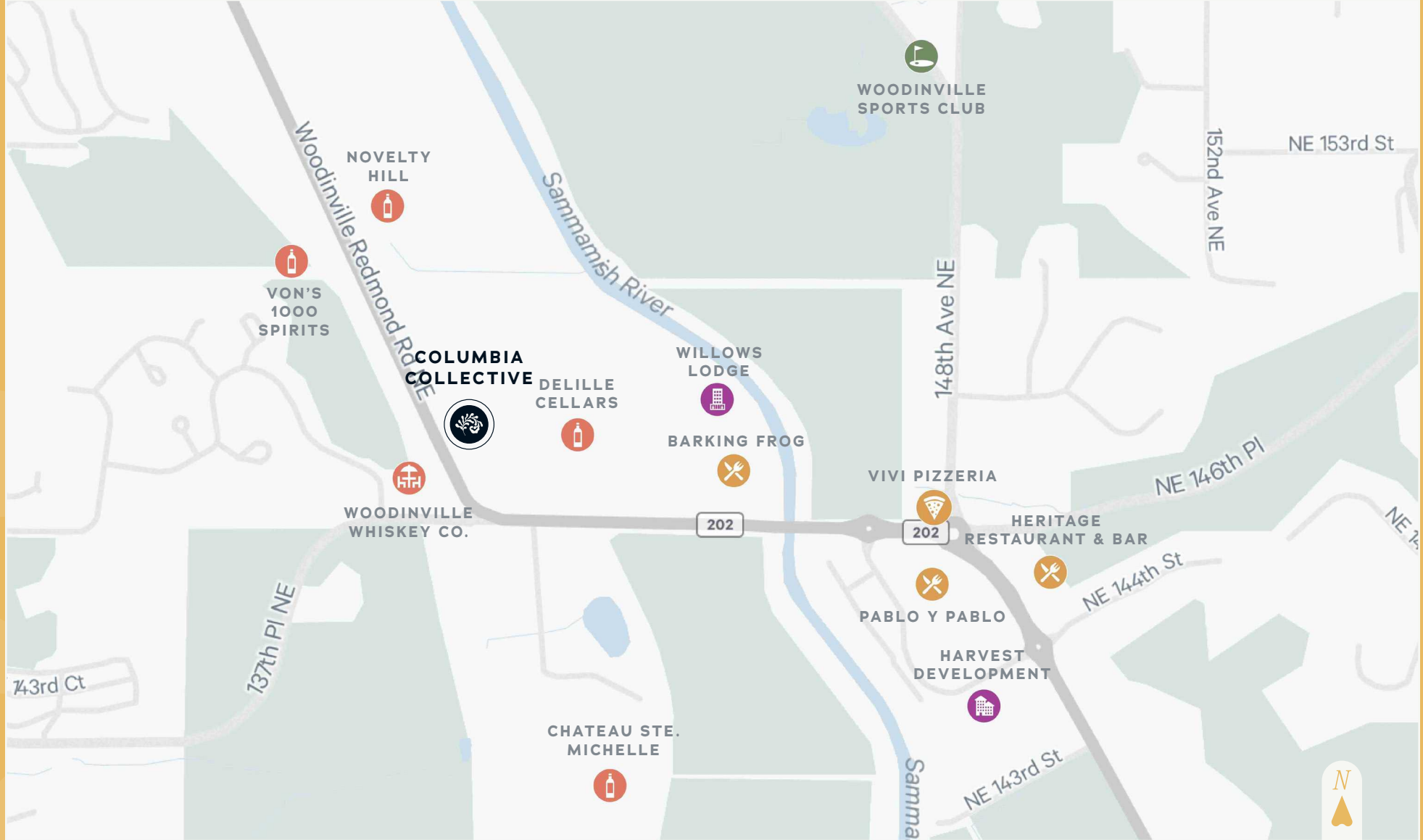
# INTERIOR WAREHOUSE



# LOWBAY WAREHOUSE







## LOCATION HIGHLIGHTS

- Within walking distance of numerous wine tasting rooms, breweries, and other attractions.
- Easy access to State Route 522 and I-405, connecting Woodinville to Seattle, Bellevue, and the greater Puget Sound area.
- Surrounded by hotels and restaurants catering to both tourists and locals





AERIAL OF  
THE COLUMBIA COLLECTIVE





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