

RIVERFRONT

BUSINESS PARK

16110-16140 WOODINVILLE REDMOND RD NE, WOODINVILLE, WA

CLASS A LIGHT
INDUSTRIAL BUILDINGS



BRODERICK
• GROUP •

CONNOR GILCHRIST

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RIVERFRONT BUSINESS PARK

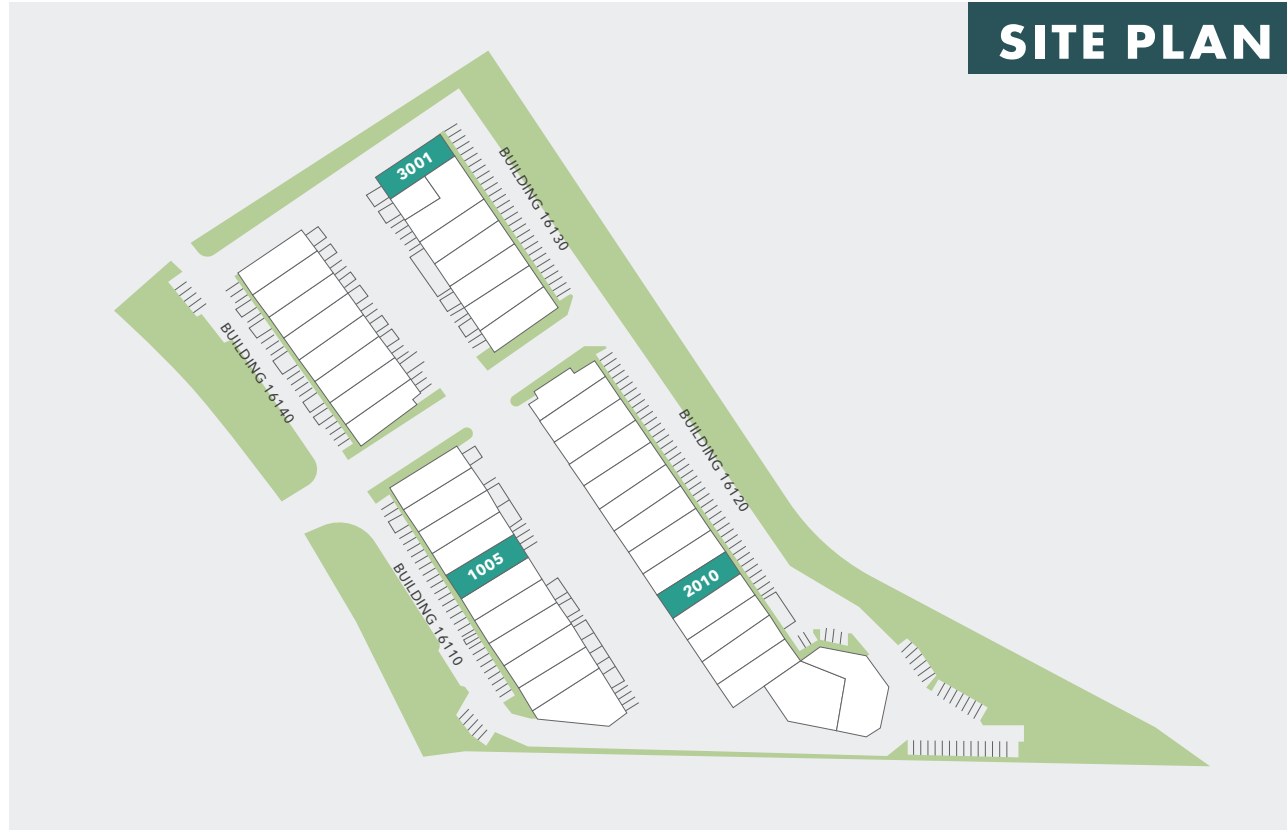
16110-16140 WOODINVILLE REDMOND RD NE, WOODINVILLE, WA

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
<u>BLDG 16110 SUITE 1005</u>	2,709 RSF	431 RSF	2,269 RSF	May 1, 2025	\$5,012/Month, plus NNN	\$1,084/Month	\$2,168/Month



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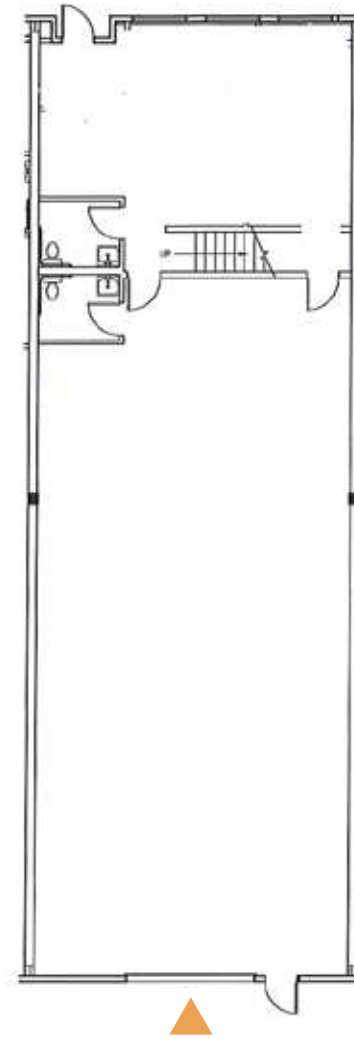
BUILDING 16120 - SUITE 2010

AVAILABLE IMMEDIATELY

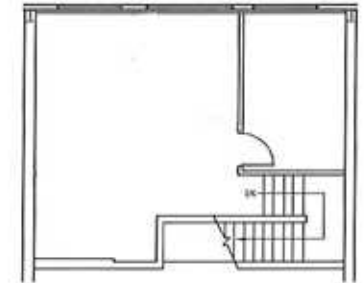
TOTAL SF:	3,440 RSF
OFFICE SF:	1,526 RSF
WAREHOUSE SF:	1,914 RSF
CLEAR HEIGHT:	20'
LOADING:	ONE GRADE LEVEL DOOR

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



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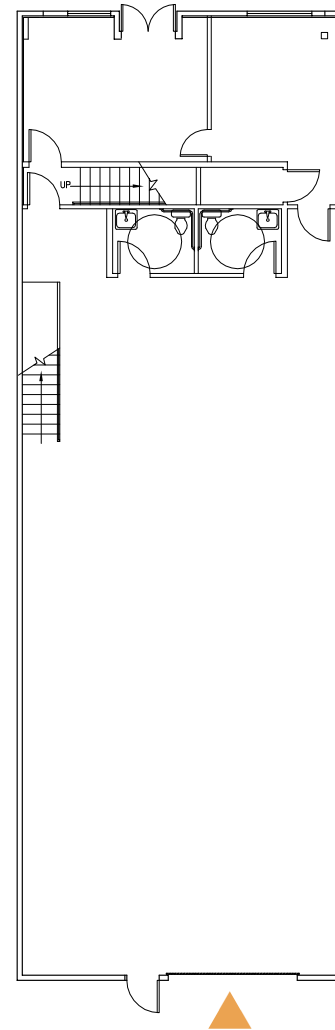
BUILDING 16130 - SUITE 3001

AVAILABLE IMMEDIATELY

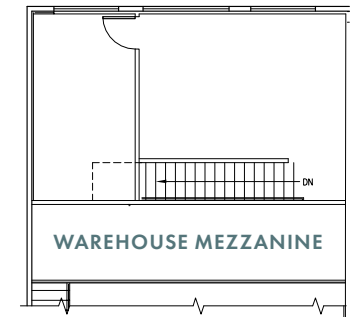
TOTAL SF:	3,268 RSF
OFFICE SF:	1,209 RSF
WAREHOUSE SF:	2,059 RSF
CLEAR HEIGHT:	20'
LOADING:	ONE GRADE LEVEL DOOR

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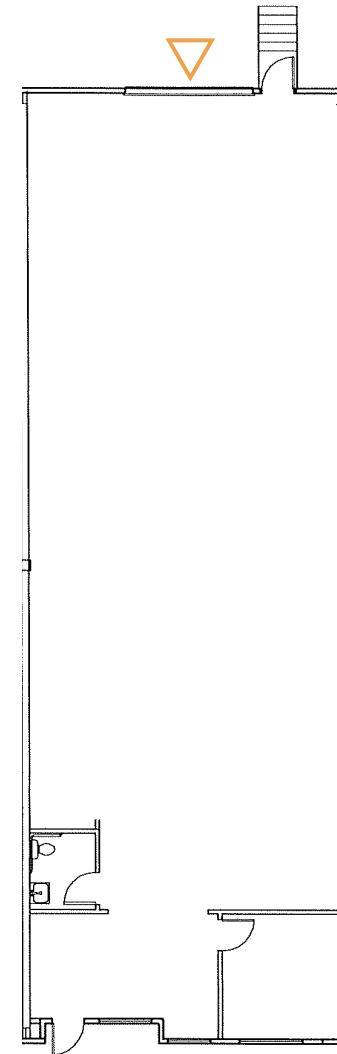
BUILDING 16110 - SUITE 1005

AVAILABLE MAY 1, 2025

TOTAL SF:	2,709 RSF
OFFICE SF:	431 RSF
WAREHOUSE SF:	2,269 RSF
CLEAR HEIGHT:	20'
LOADING:	ONE DOCK-HIGH DOOR

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 DOCK-HIGH DOOR



 [BACK TO AVAILABLE SPACE](#)

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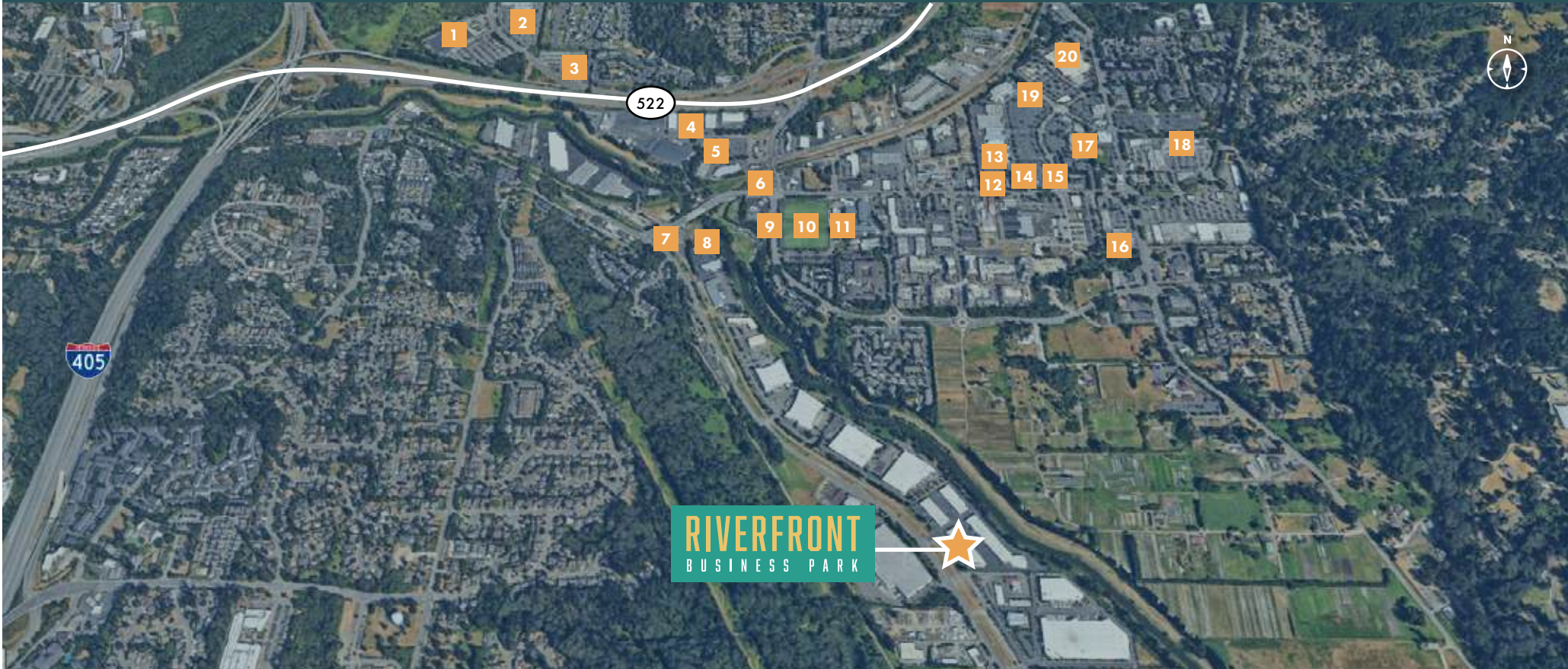
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|----------|------------------|-----------|-------------------------|-----------|--------------------------|-----------|---------------------------|
| 1 | The Home Depot | 6 | McLendon's Hardware | 11 | The Schoolhouse District | 16 | McDonalds |
| 2 | Starbucks | 7 | Cut Shop Restaurant | 12 | FedEx Shipping Center | 17 | AMC Theatres Woodinville |
| 3 | 24 Hour Fitness | 8 | Mercury Coffee Shop | 13 | Haggen Food & Pharmacy | 18 | Woodinville Park & Ride |
| 4 | Crucible Brewing | 9 | Jack in the Box | 14 | Panera Bread | 19 | Red Robin Gourmet Burgers |
| 5 | US Post Office | 10 | Woodinville Play Fields | 15 | Chipotle | 20 | Target |



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