RIVERFRONT
BUSINESS PARK

16110-16140 WOODINVILLE REDMOND RD NE, WOODINVILLE, WA

CLASS A LIGHT INDUSTRIAL BUILDINGS

BRODERICK · GROUP ·

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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

BLDG	SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	AVAILABILITY
16120	SUITE 2001	2,603 RSF	571 RSF	2,032 RSF	Immediately
	SUITE 2010	3,440 RSF	1,526 RSF	1,914 RSF	Immediately
16130	SUITES 3004+3005+3006+3007+3008	16,502 RSF	4,470 RSF	12,032 RSF	Immediately
16140	SUITES 4001+4002	5,430 RSF	358 RSF	5,072 RSF	Immediately
	SUITES 4003+4004	5,428 RSF	563 RSF	4,865 RSF	Immediately

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CLASS A LIGHT INDUSTRIAL BUILDINGS

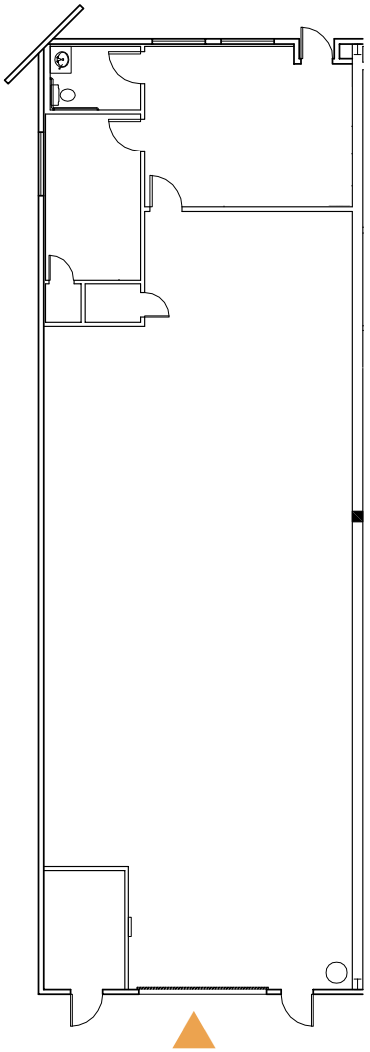
BUILDING 16120 - SUITE 2001

AVAILABLE IMMEDIATELY

TOTAL SF:	2,603 RSF
OFFICE SF:	571 RSF
WAREHOUSE SF:	2,032 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



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BACK TO AVAILABLE SPACE

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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

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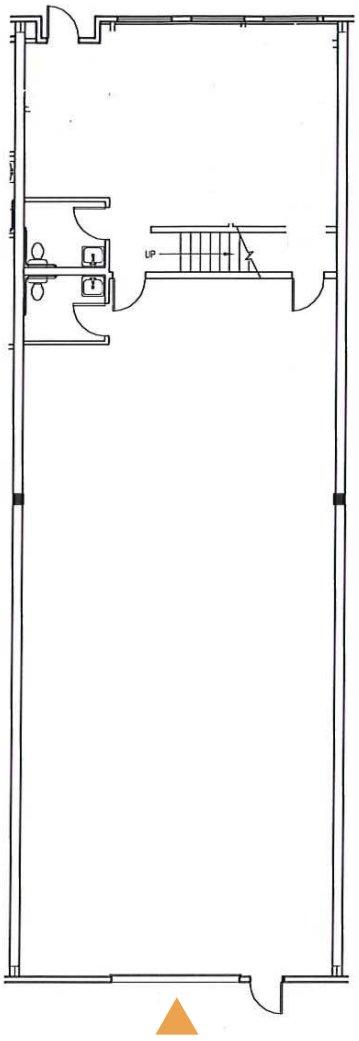
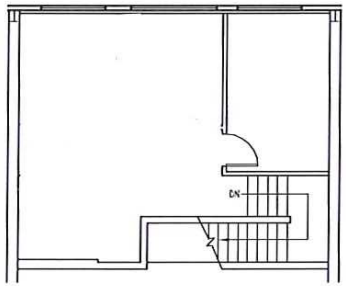
▲ GRADE-LEVEL DOOR



2ND FLOOR OFFICE



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BUILDING 16130

AVAILABLE IMMEDIATELY

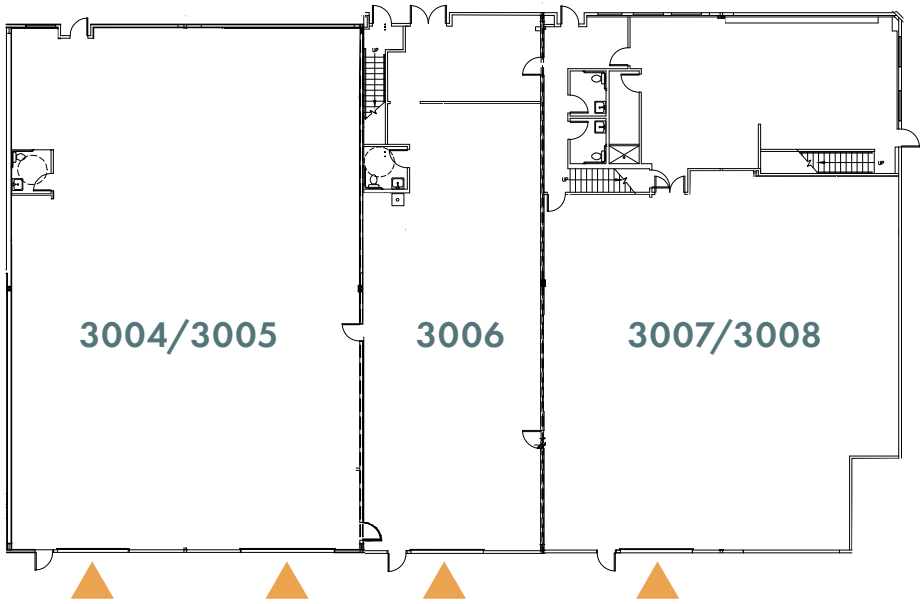
*ALL SUITES CAN BE COMBINED FOR 16,052 RSF

SUITE 3004/3005

TOTAL SF:	5,434 RSF
OFC SF:	100 RSF
WHSE SF:	5,334 RSF
CLEAR HEIGHT:	20'
LOADING:	TWO GRADE LEVEL DOORS
POWER:	1,200 AMPS
AVAILABLE:	IMMEDIATELY

SUITE 3006

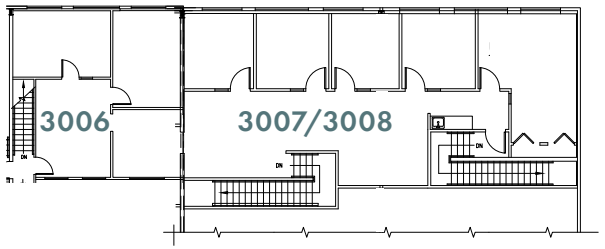
TOTAL SF:	3,619 RSF
OFC SF:	964 RSF
WHSE SF:	2,655 RSF
CLEAR HEIGHT:	20'
LOADING:	ONE GRADE LEVEL DOOR
POWER:	200 AMPS
AVAILABLE:	IMMEDIATELY



SUITE 3007/3008

TOTAL SF:	6,999 RSF
OFC SF:	3,406 RSF
WHSE SF:	3,593 RSF
CLEAR HEIGHT:	20'
LOADING:	ONE GRADE LEVEL DOOR
POWER:	1,000 AMPS
AVAILABLE:	IMMEDIATELY

2ND FLOOR OFFICE



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BUILDING 16140

AVAILABLE IMMEDIATELY

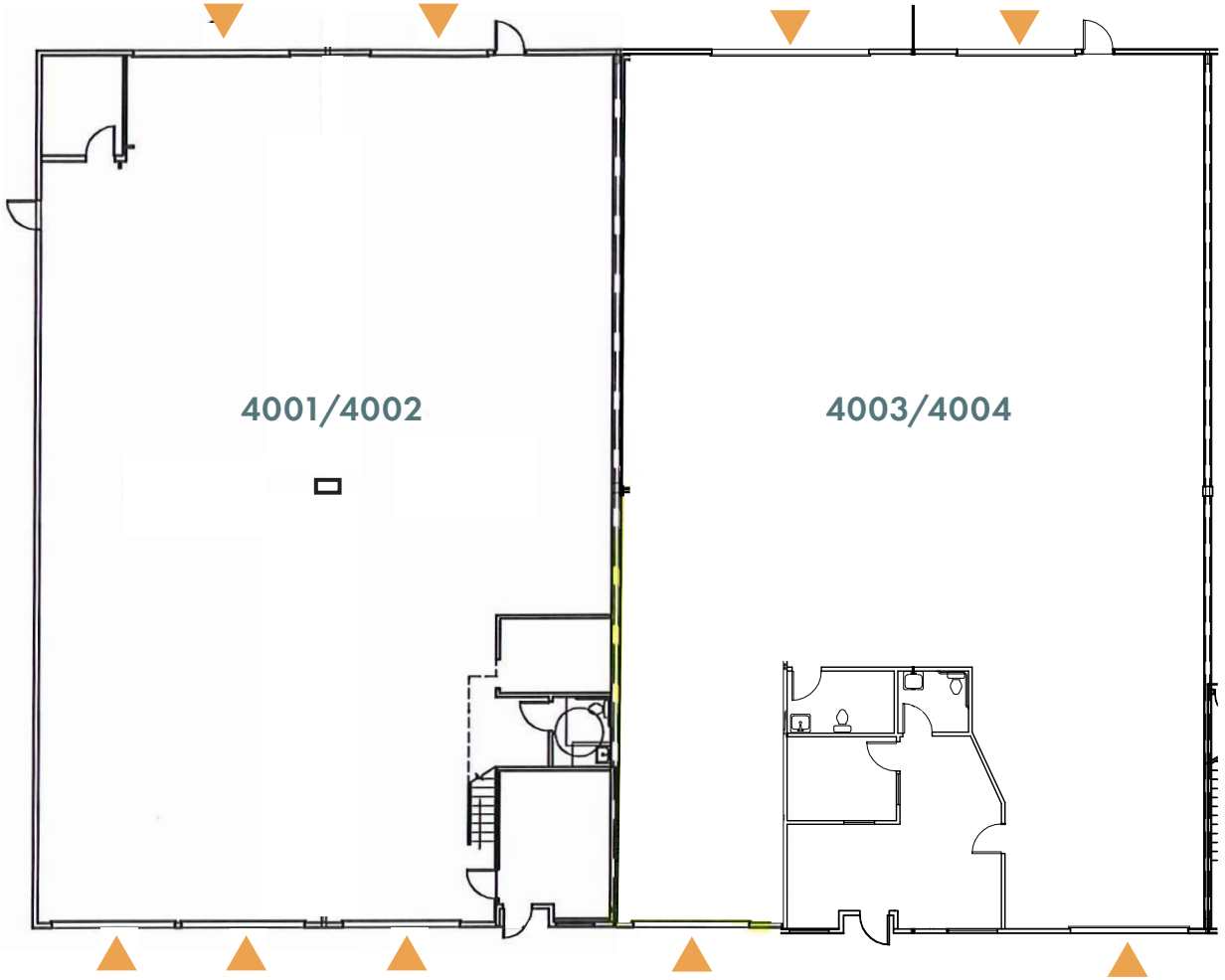
*ALL SUITES CAN BE COMBINED FOR 10,844 RSF

SUITE 4001/4002

TOTAL SF:	5,430 RSF
OFC SF:	358 RSF
WHSE SF:	5,072 RSF
CLEAR HEIGHT:	20'
LOADING:	FIVE GRADE LEVEL DOORS
AVAILABLE:	IMMEDIATELY

SUITE 4003/4004

TOTAL SF:	5,414 RSF
OFC SF:	563 RSF
WHSE SF:	4,851 RSF
CLEAR HEIGHT:	20'
LOADING:	FOUR GRADE LEVEL DOORS
AVAILABLE:	IMMEDIATELY



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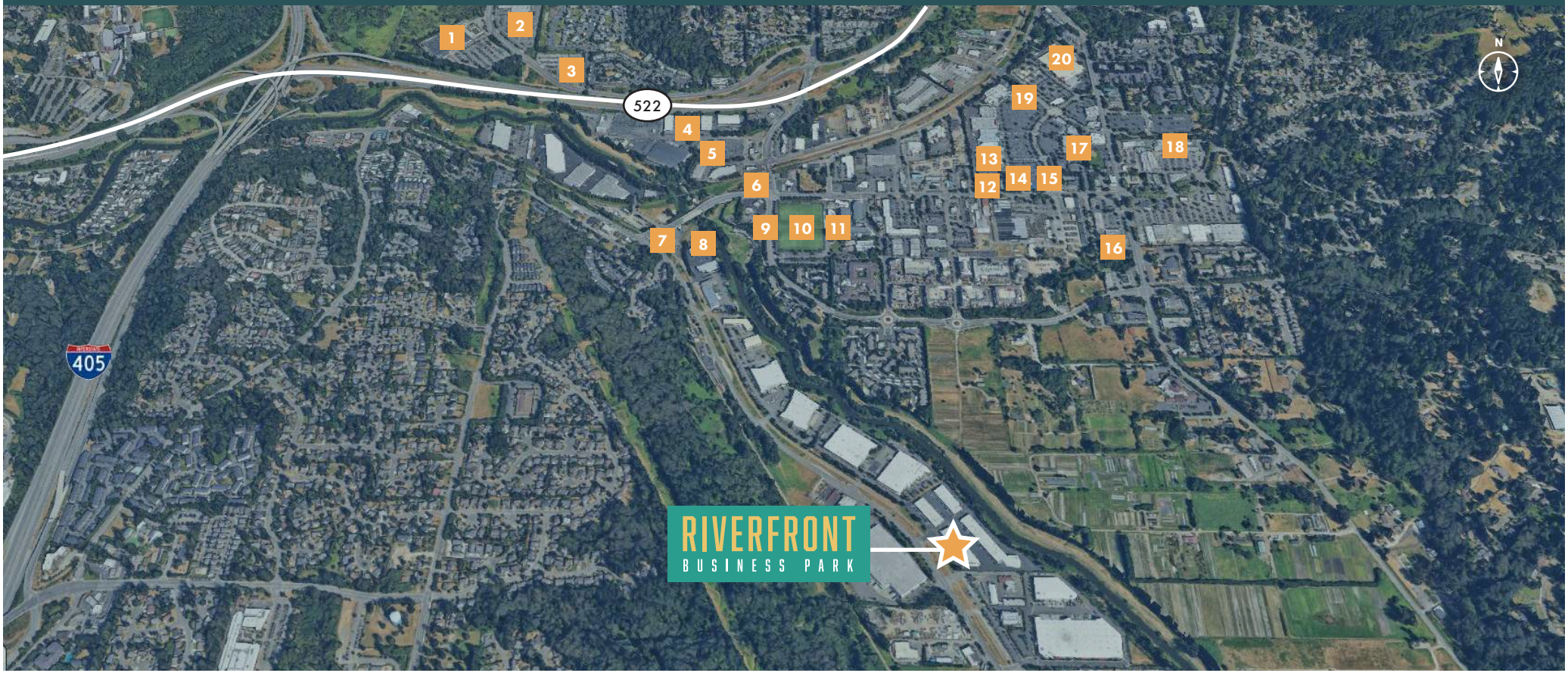

1	The Home Depot
2	Starbucks
3	24 Hour Fitness
4	Crucible Brewing
5	US Post Office
6	McLendon's Hardware
7	Cut Shop Restaurant
8	Mercury Coffee Shop
9	Jack in the Box
10	Woodinville Play Fields
11	The Schoolhouse District
12	FedEx Shipping Center
13	Haggen Food & Pharmacy
14	Panera Bread
15	Chipotle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

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