

RIVERFRONT

BUSINESS PARK

16110-16140 WOODINVILLE REDMOND RD NE, WOODINVILLE, WA

CLASS A LIGHT
INDUSTRIAL BUILDINGS



BRODERICK
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CONNOR GILCHRIST

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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	<u>SUITE 2001</u>	2,603 RSF	571 RSF	2,032 RSF	Immediately
	<u>SUITE 2010</u>	3,440 RSF	1,526 RSF	1,914 RSF	Immediately
16130	<u>SUITES 3004+3005+3006+3007+3008</u>	16,502 RSF	4,470 RSF	12,032 RSF	Immediately
16140	<u>SUITES 4001+4002</u>	5,430 RSF	358 RSF	5,072 RSF	Immediately
	<u>SUITES 4003+4004</u>	5,428 RSF	563 RSF	4,865 RSF	Immediately



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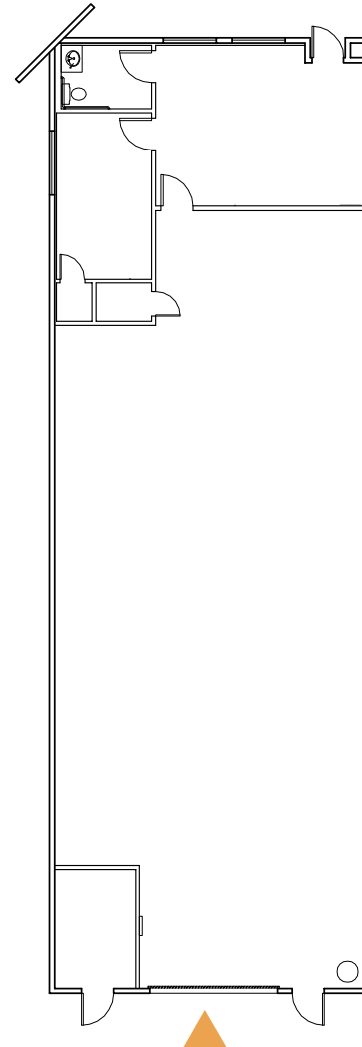
BUILDING 16120 - SUITE 2001

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



↑ BACK TO AVAILABLE SPACE

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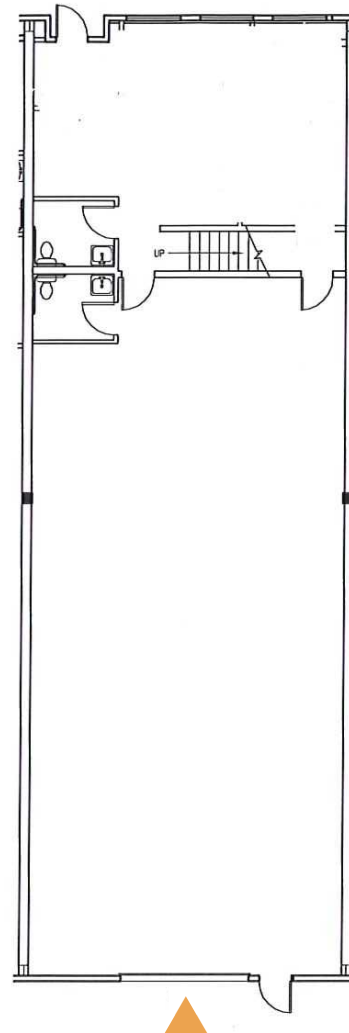
BUILDING 16120 - SUITE 2010

AVAILABLE IMMEDIATELY

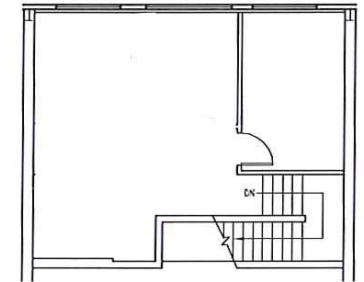
TOTAL SF:	3,440 RSF
OFFICE SF:	1,526 RSF
WAREHOUSE SF:	1,914 RSF
CLEAR HEIGHT:	20'
LOADING:	ONE GRADE LEVEL DOOR

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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

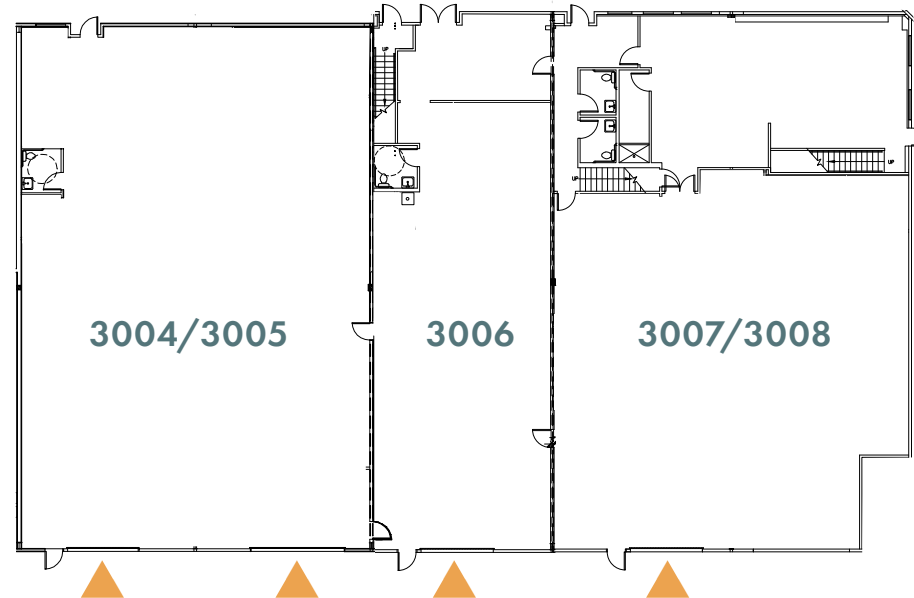
WHSE SF: 2,655 RSF

CLEAR HEIGHT: 20'

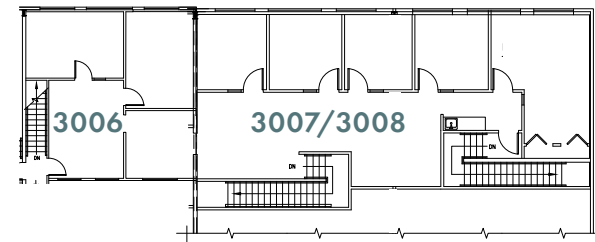
LOADING: ONE GRADE LEVEL DOOR

POWER: 200 AMPS

AVAILABLE: IMMEDIATELY



2ND FLOOR OFFICE



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

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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

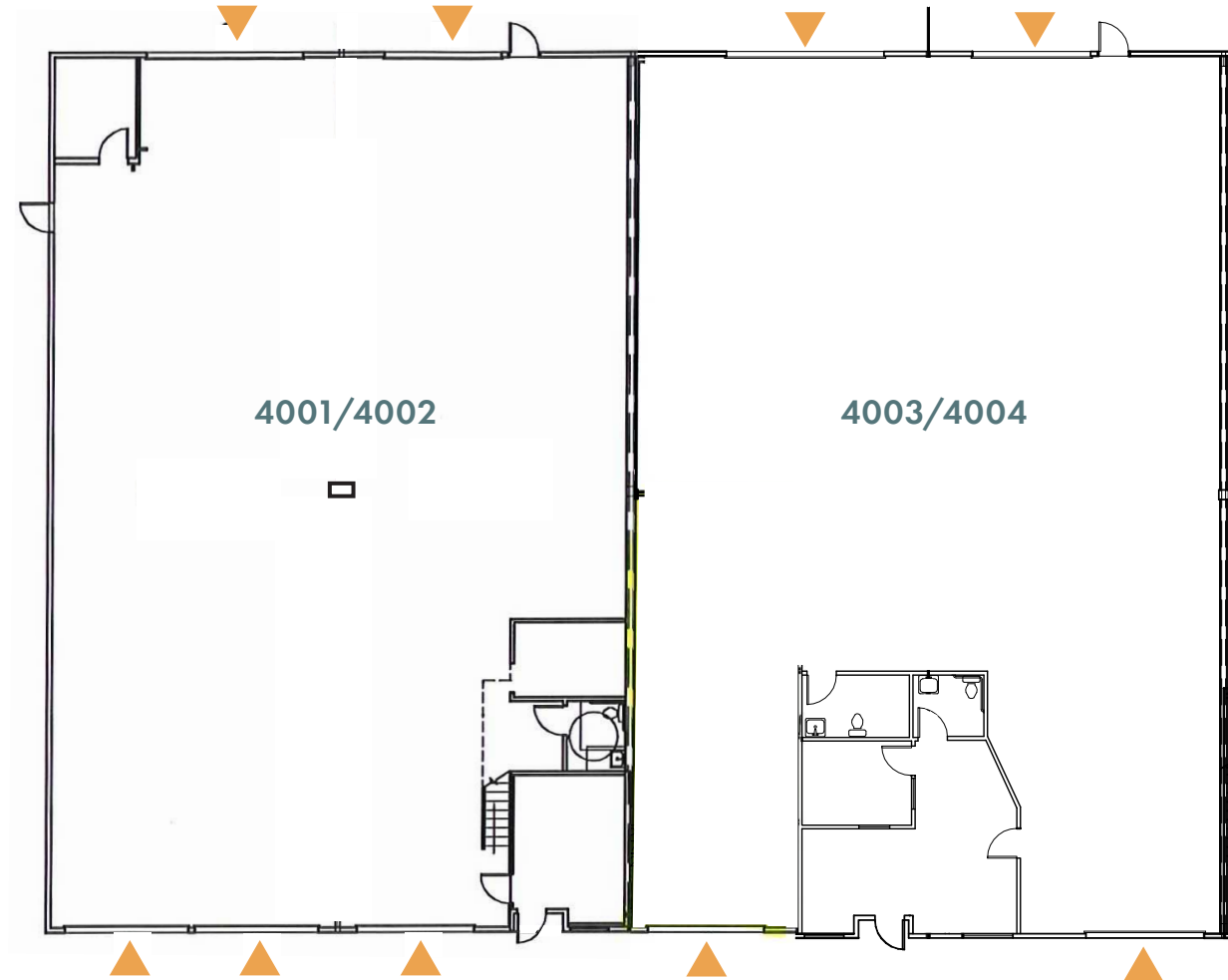
OFC SF: 563 RSF

WHSE SF: 4,851 RSF

CLEAR HEIGHT: 20'

LOADING: FOUR GRADE LEVEL
DOORS

AVAILABLE: IMMEDIATELY



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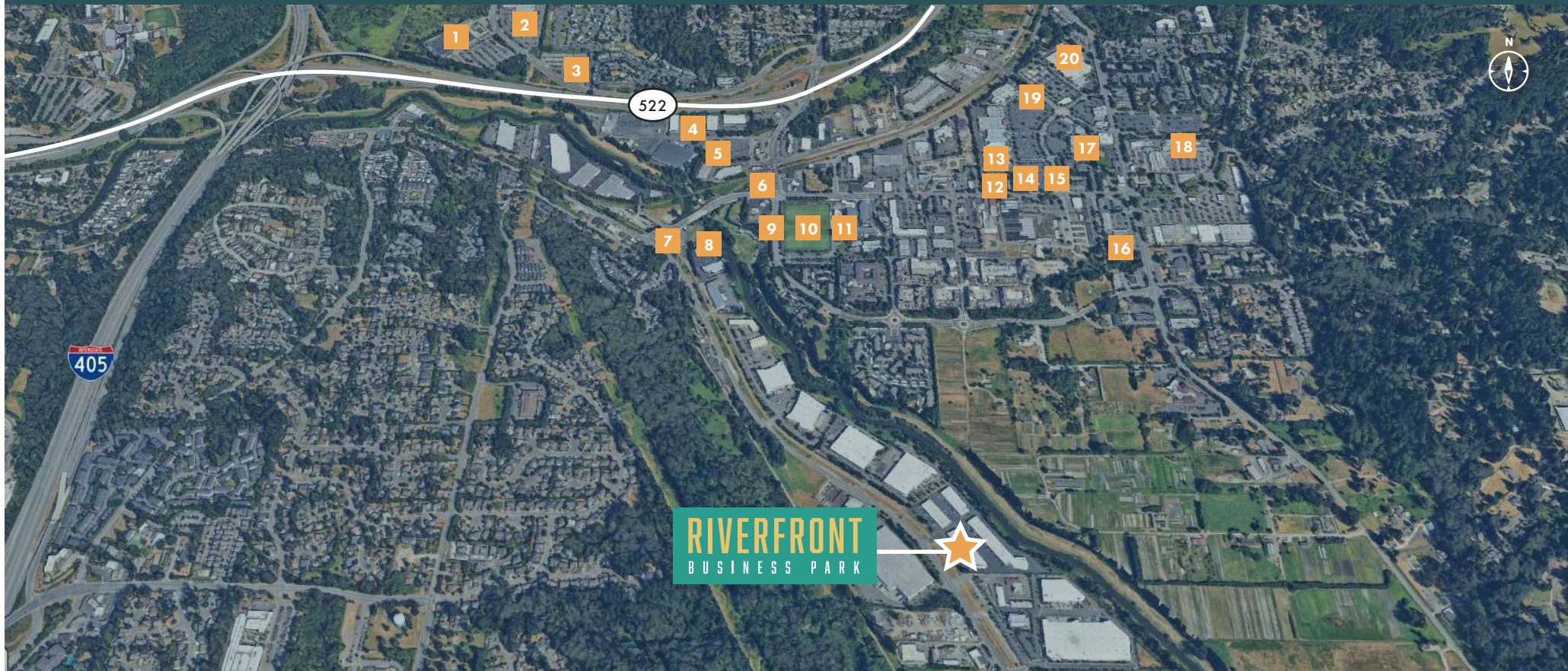
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1 The Home Depot
2 Starbucks
3 24 Hour Fitness
4 Crucible Brewing
5 US Post Office

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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