

# RIVERFRONT

## BUSINESS PARK

16110-16140 WOODINVILLE REDMOND RD NE, WOODINVILLE, WA

CLASS A LIGHT  
INDUSTRIAL BUILDINGS



**BRODERICK**  
• GROUP •

**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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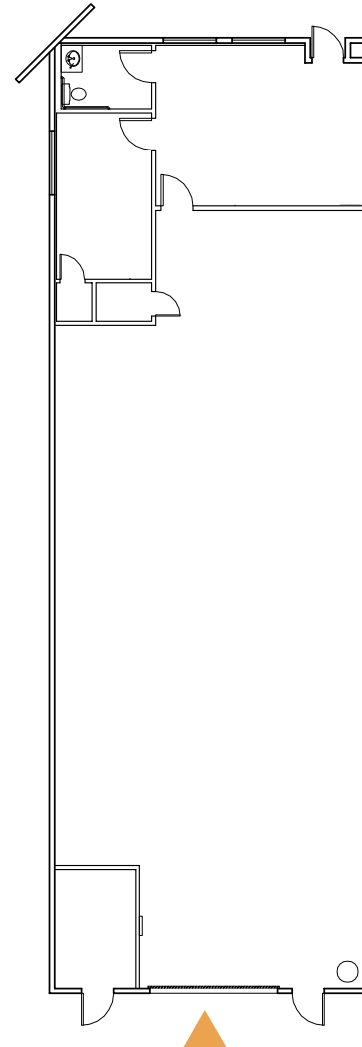
## BUILDING 16120 - SUITE 2001

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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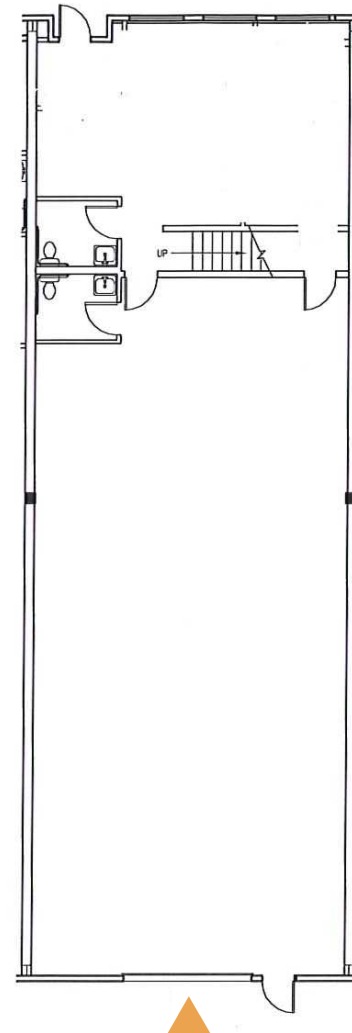
## BUILDING 16120 - SUITE 2010

AVAILABLE IMMEDIATELY

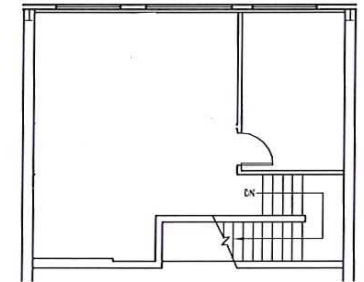
|               |                      |
|---------------|----------------------|
| TOTAL SF:     | 3,440 RSF            |
| OFFICE SF:    | 1,526 RSF            |
| WAREHOUSE SF: | 1,914 RSF            |
| CLEAR HEIGHT: | 20'                  |
| LOADING:      | ONE GRADE LEVEL DOOR |

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▲ 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

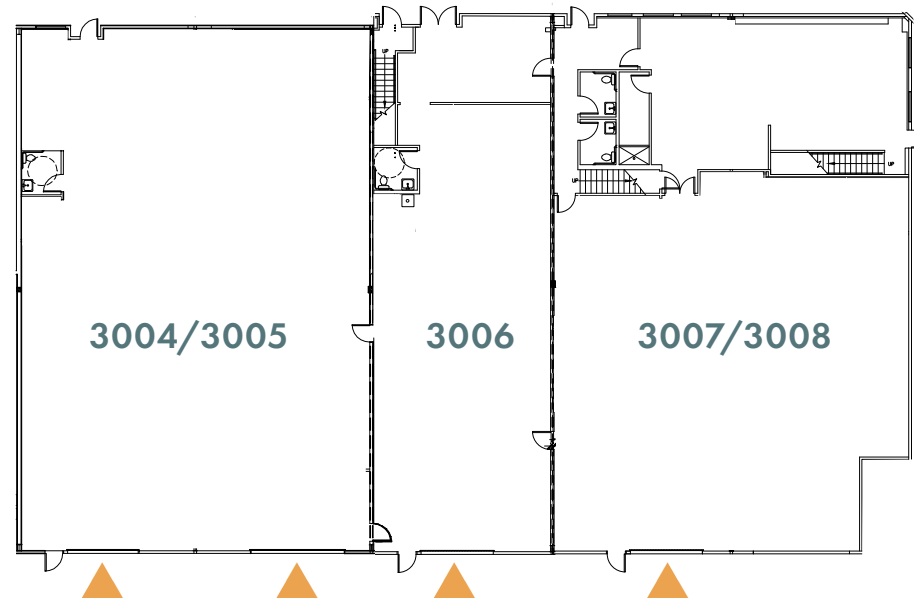
WHSE SF: 2,655 RSF

CLEAR HEIGHT: 20'

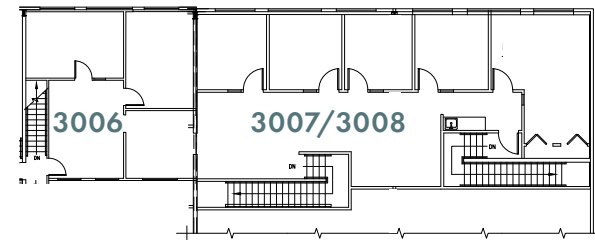
LOADING: ONE GRADE LEVEL DOOR

POWER: 200 AMPS

AVAILABLE: IMMEDIATELY



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

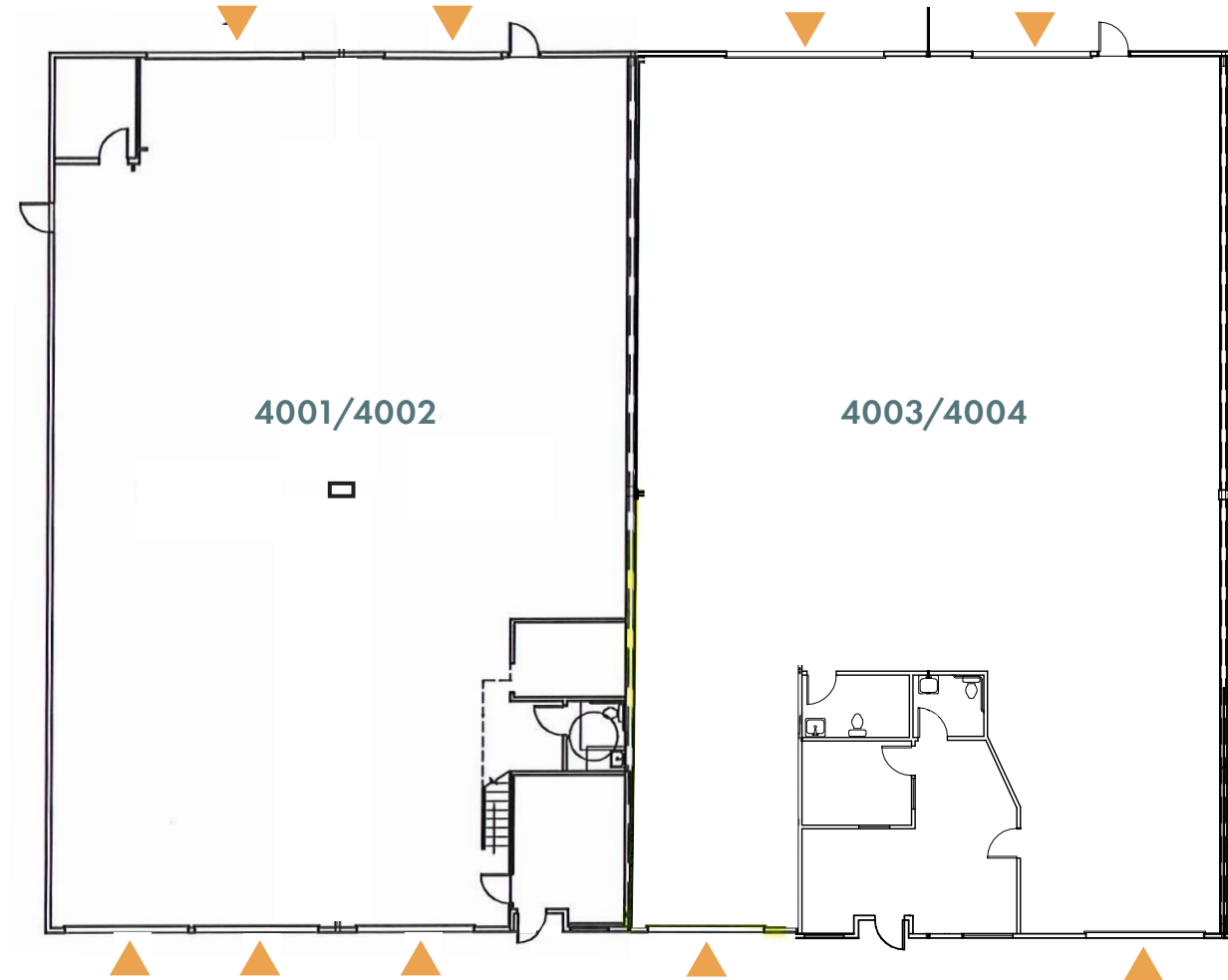
OFC SF: 563 RSF

WHSE SF: 4,851 RSF

CLEAR HEIGHT: 20'

LOADING: FOUR GRADE LEVEL  
DOORS

AVAILABLE: IMMEDIATELY



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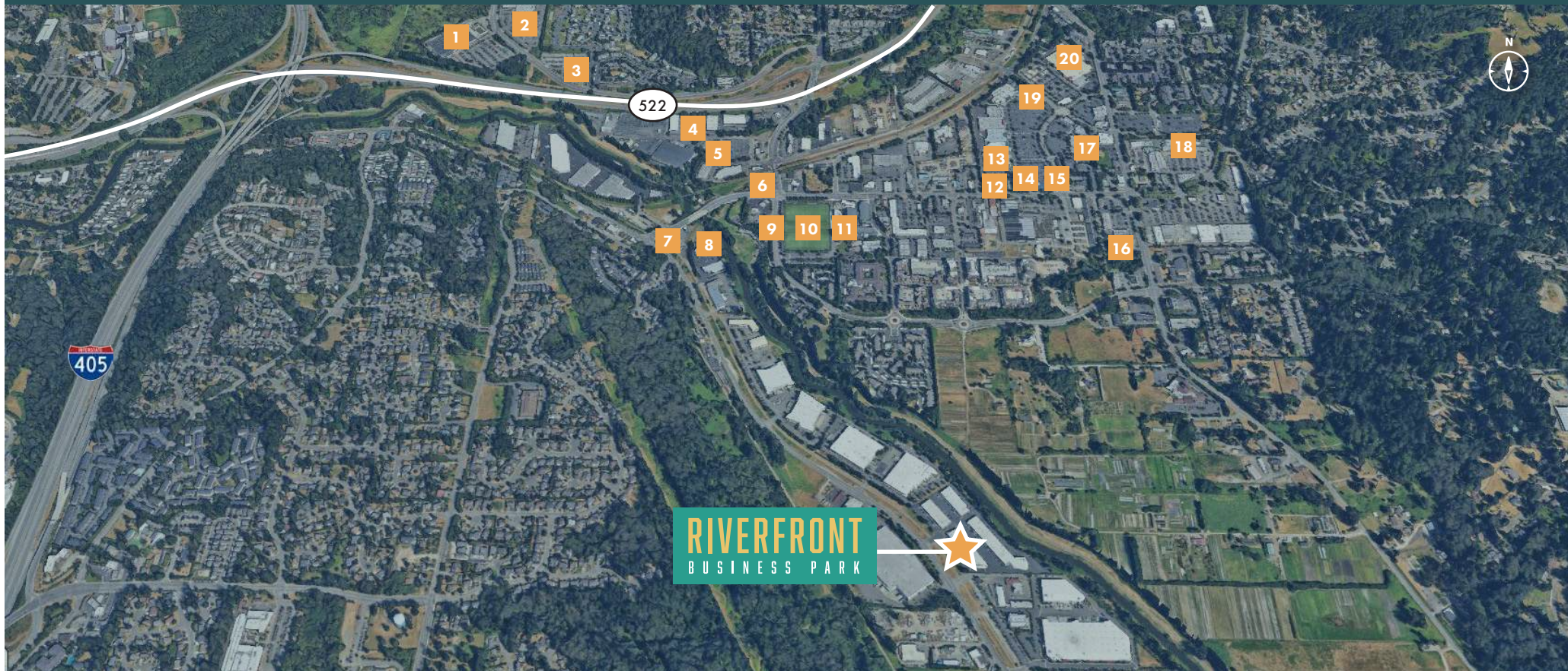
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1 The Home Depot  
2 Starbucks  
3 24 Hour Fitness  
4 Crucible Brewing  
5 US Post Office

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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