

WOODINVILLE

BUSINESS CENTER

17802 134TH AVE
WOODINVILLE, WA 98072



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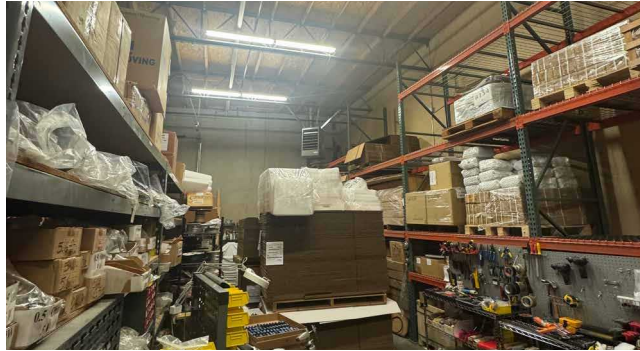
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AVAILABILITIES

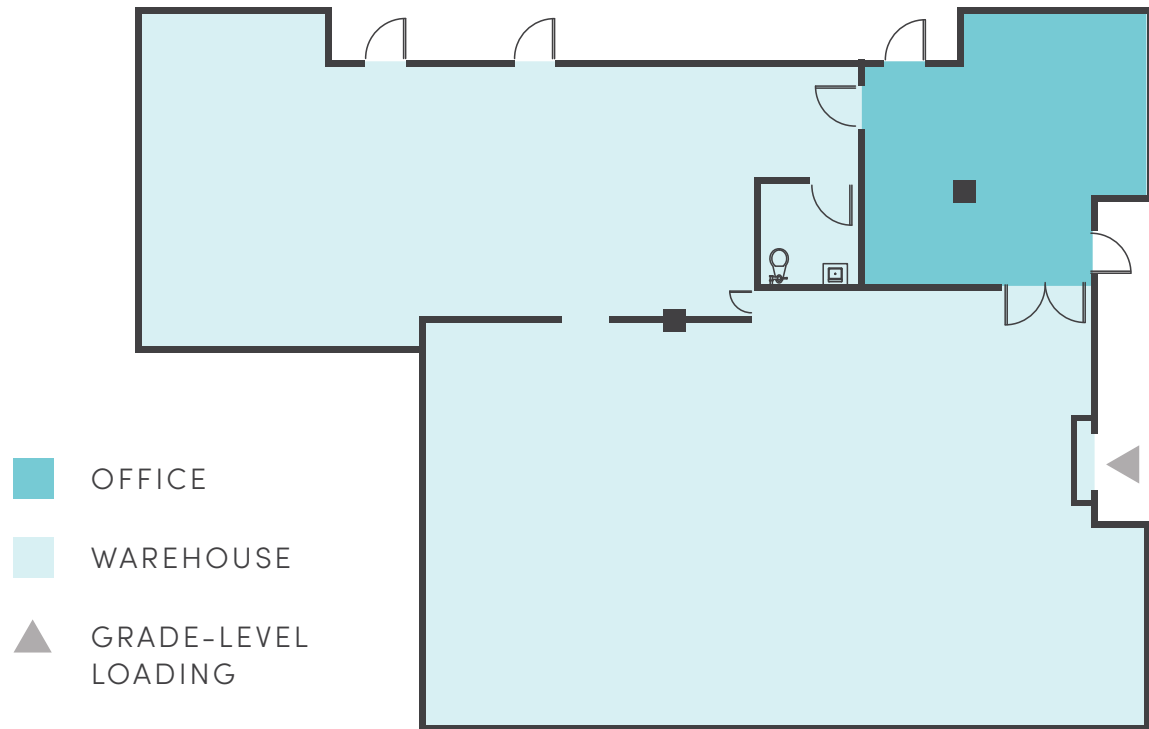
BUILDING 3 & 4 SUITES 20-26

- 3,272 TOTAL SF
2,972 SF WAREHOUSE
300 SF OFFICE
- AVAILABLE 12/1/2025
- INQUIRE WITH BROKERS FOR RATES



PROPERTY HIGHLIGHTS

- + Loading:
 - Approx. 16' warehouse clear height
 - Ample, 3-phase power
 - Grade level
- + Convenient location near SR-522 & I-405
- + Good parking - 3 stalls/1,000 SF
- + On-site amenities
- + Fiber connectivity available
- + Fully sprinklered





NEARBY AMENITIES

- | | | | |
|-------------------------------|-------------------------------|------------------------------|---------------------|
| 1. Home Depot | 8. The Pizza Coop & Ale House | 15. Party City | 22. Bank of America |
| 2. 24 Hour Fitness | 9. Pho 175 | 16. Target | 23. Planet Fitness |
| 3. Cookhouse Restaurant & Bar | 10. King's Teriyaki | 17. AMC Woodinville | 24. Home Goods |
| 4. Twisted Cuban Cafe & Bar | 11. Wendy's | 18. Dough Zone | 25. T.J. Maxx |
| 5. Martedi Winery | 12. Haggen | 19. Value Village | |
| 6. Dairy Queen | 13. PetSmart | 20. Woodinville Bagel Bakery | |
| 7. Route 522 Taproom | 14. Barnes & Noble | 21. Taco Time | |