

**OFFICE/FLEX
LEASE**



BEAR CREEK PLAZA

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HIGH-VISIBILITY TO WOODINVILLE-SNOHOMISH ROAD & SR-522

1,194 SF - 2,280 SF Available

\$24.00 - \$26.50/SF, Gross

BUILDING FEATURES:

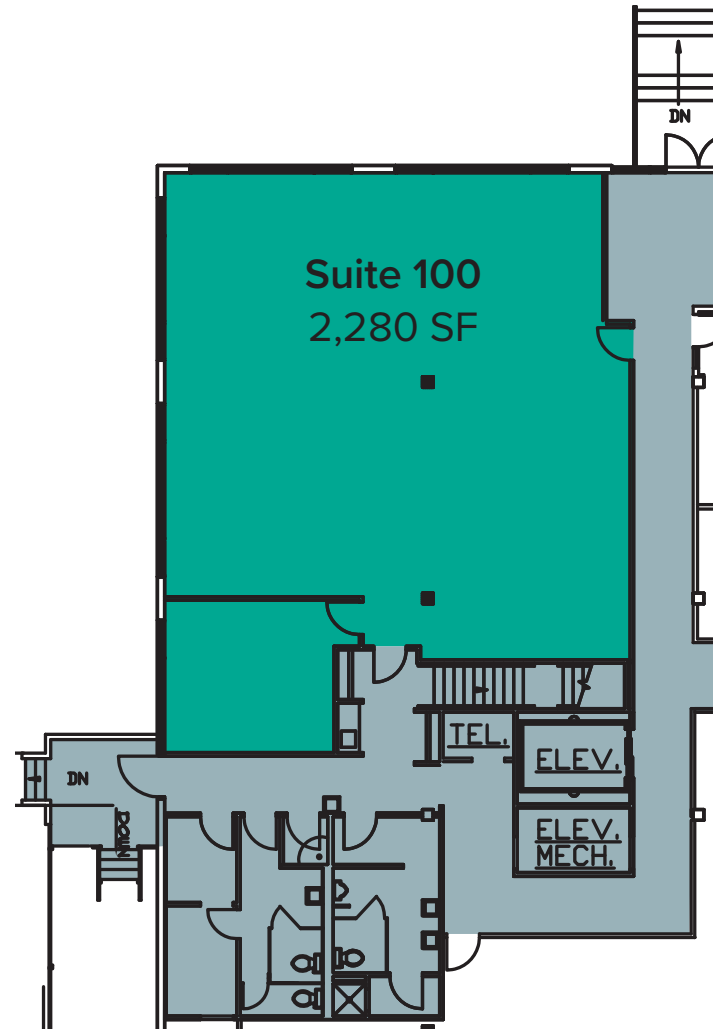
- Tenant Improvements Available
- Abundant Parking
- Sprinkled Building
- Ideal Space for Recreation, Fitness or Entertainment Use
- Close to Downtown Woodinville, Costco, Industrial Area, and Wineries

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SUITE 100 FLOOR PLAN

SUITE FEATURES

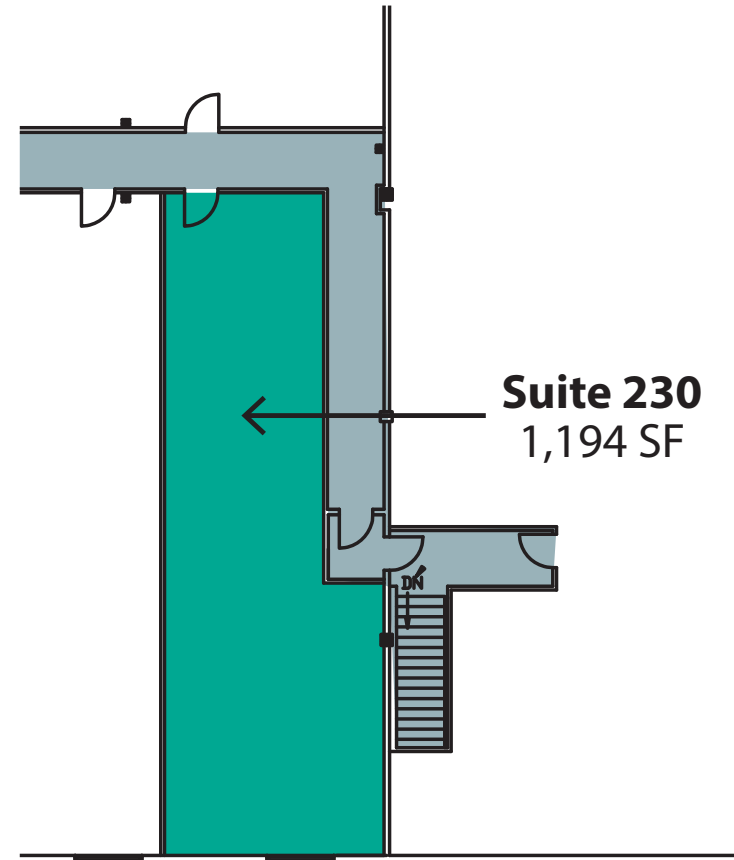
- Available Now
- 2,280 SF
- \$26.50/SF, Gross
- Office/Flex Space
- Located on the First Floor
- One Private Office
- Open Work Area



SUITE 230 FLOOR PLAN

SUITE FEATURES

- Available 6/1/2026
- 1,194 SF
- \$24.00/SF, Gross
- Office/Flex Space
- Located on the Second Floor
- Open Space with Good Natural Light
- High Ceilings with Exposed Beams



LOCATION MAP



LEGEND:

- 01 Route 522 Taproom
- 02 Woodinville Town Center
- 03 Hampton Inn & Suites
- 04 Gold's Gym
- 05 Iron Cellars
- 06 The PicNic Table
- 07 Locust Cider & Brewing
- 08 Elevation Cellars
- 09 Kestrel Vintners
- 10 Patterson Cellars
- 11 Love That Red Winery
- 12 20 Corners Brewing
- 13 EFESTE
- 14 Costco
- 15 Restaurant Depot