



# WOODINVILLE LANDING BUILDINGS A & B

*Office/warehouse spaces available  
for lease in two high-image flex  
buildings in the heart of Woodinville*

17270 - 17280 WOODINVILLE-REDMOND RD,  
WOODINVILLE, WA 98072

**TODD GAUTHIER**  
425.450.1118  
todd.gauthier@kidder.com

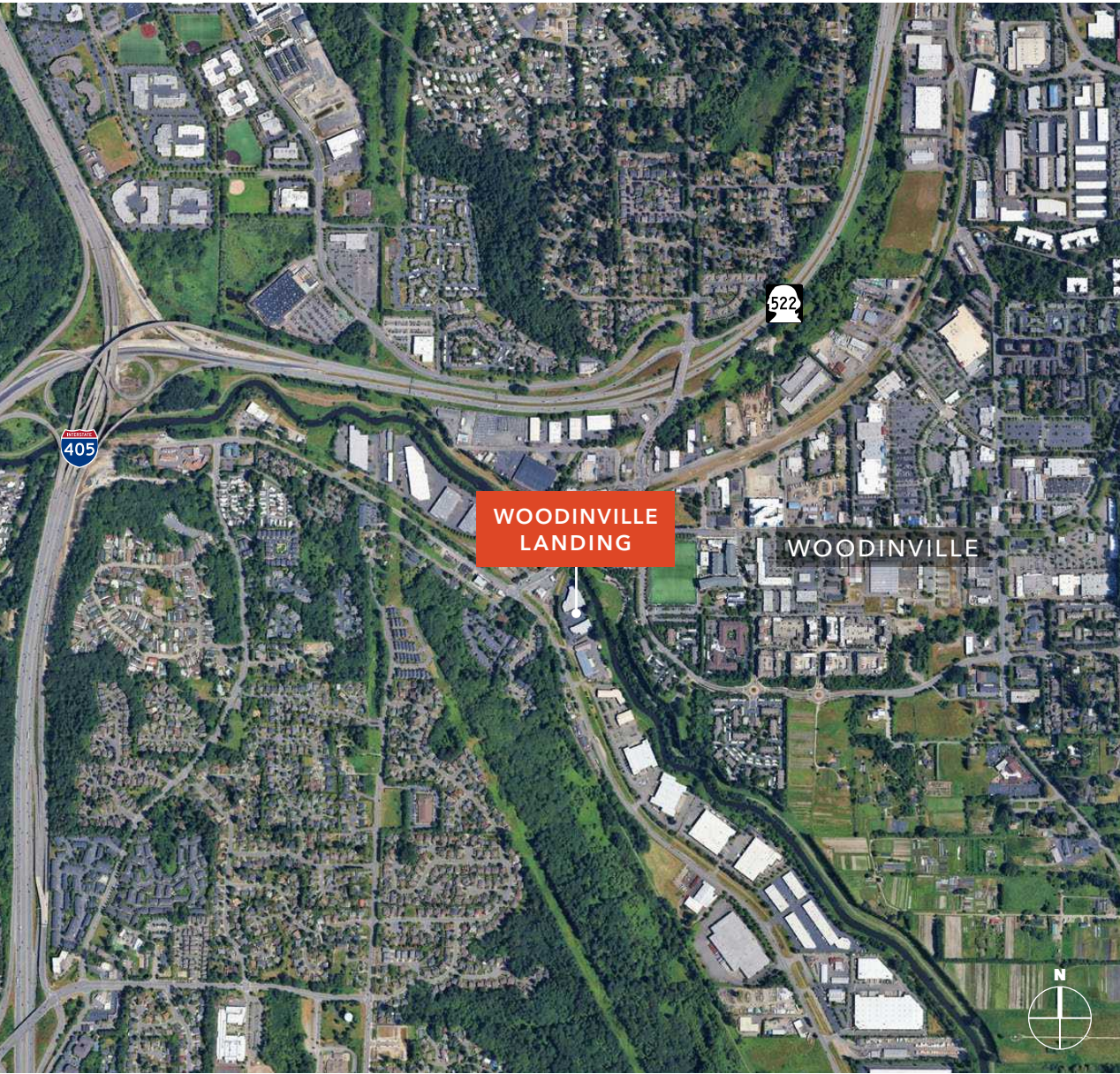
**JASON BLOOM**  
425.450.1102  
jason.bloom@kidder.com

**CARTER NICHOLSON**  
425.450.1145  
carter.nicholson@kidder.com

KIDDER.COM



WOODINVILLE LANDING, BLDGS A & B



*High-image space on Woodinville-Redmond Rd. A two-building business park that provides opportunity for easy expansion of office and office/warehouse space.*

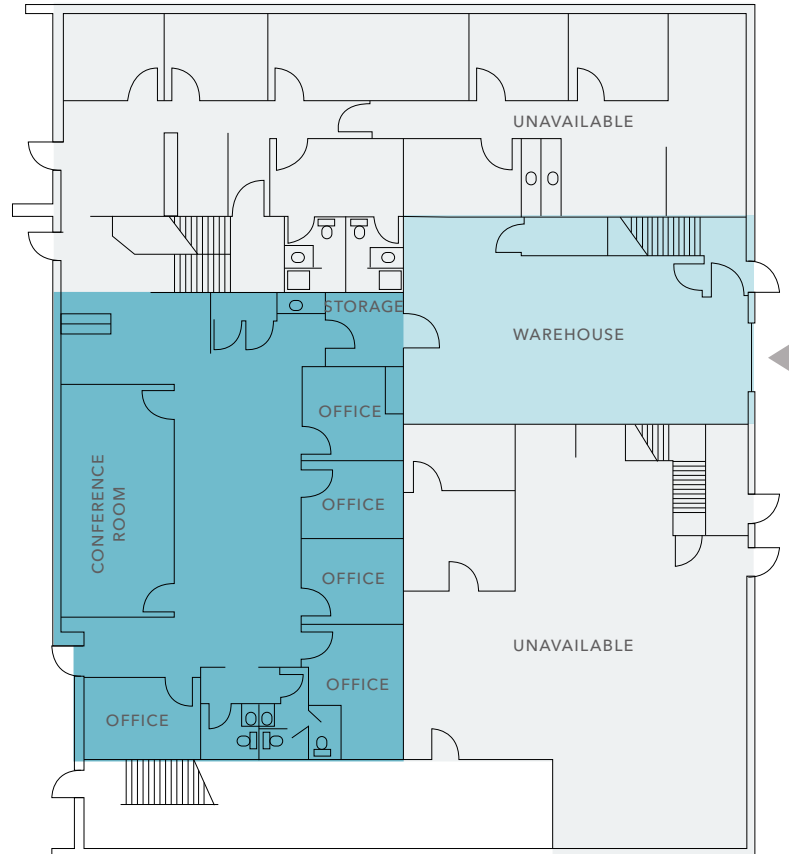
- |                 |   |
|-----------------|---|
| CLOSE PROXIMITY | to I-405, SR-522 and downtown Woodinville |
| AIR-CONDITIONED | offices with high-end finishes            |
| VEWS            | Sammamish River                           |

*4 MIN*  
DRIVE TO SR-522

*6 MIN*  
DRIVE TO I-405

# BUILDING A

## 1st floor plan



### AVAILABILITIES

#### SUITE 702

3,877 SF total area

2,752 SF office area

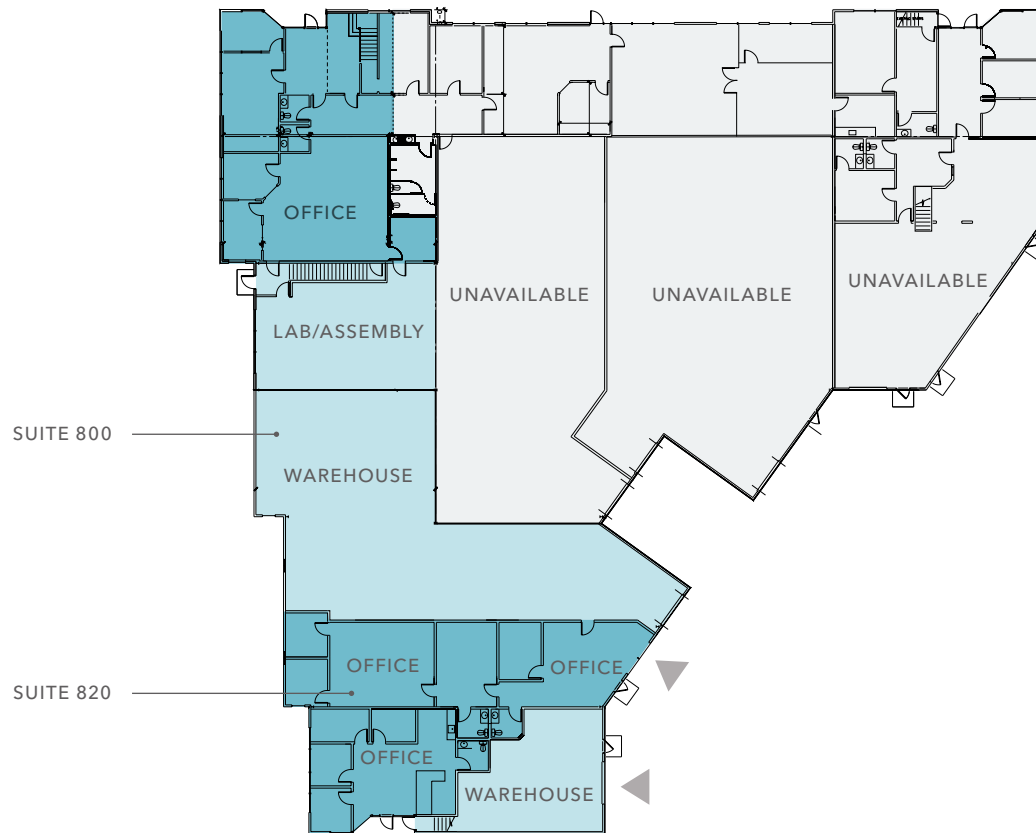
1,125 SF warehouse area

Rates \$2.10/SF, NNN office,  
\$1.50/SF, NNN Warehouse

Available now

# BUILDING B

## 1st floor plan



### AVAILABILITIES

#### SUITE 800

6,997 SF total area

3,415 SF office/lab area

3,582 SF warehouse area

Rates \$2.10/SF, NNN office,  
\$1.50/SF, NNN Warehouse

Available now

#### SUITE 820

2,697 SF total area

1,872 SF office/lab area

825 SF warehouse area

Rates \$2.10/SF, NNN office,  
\$1.50/SF, NNN Warehouse

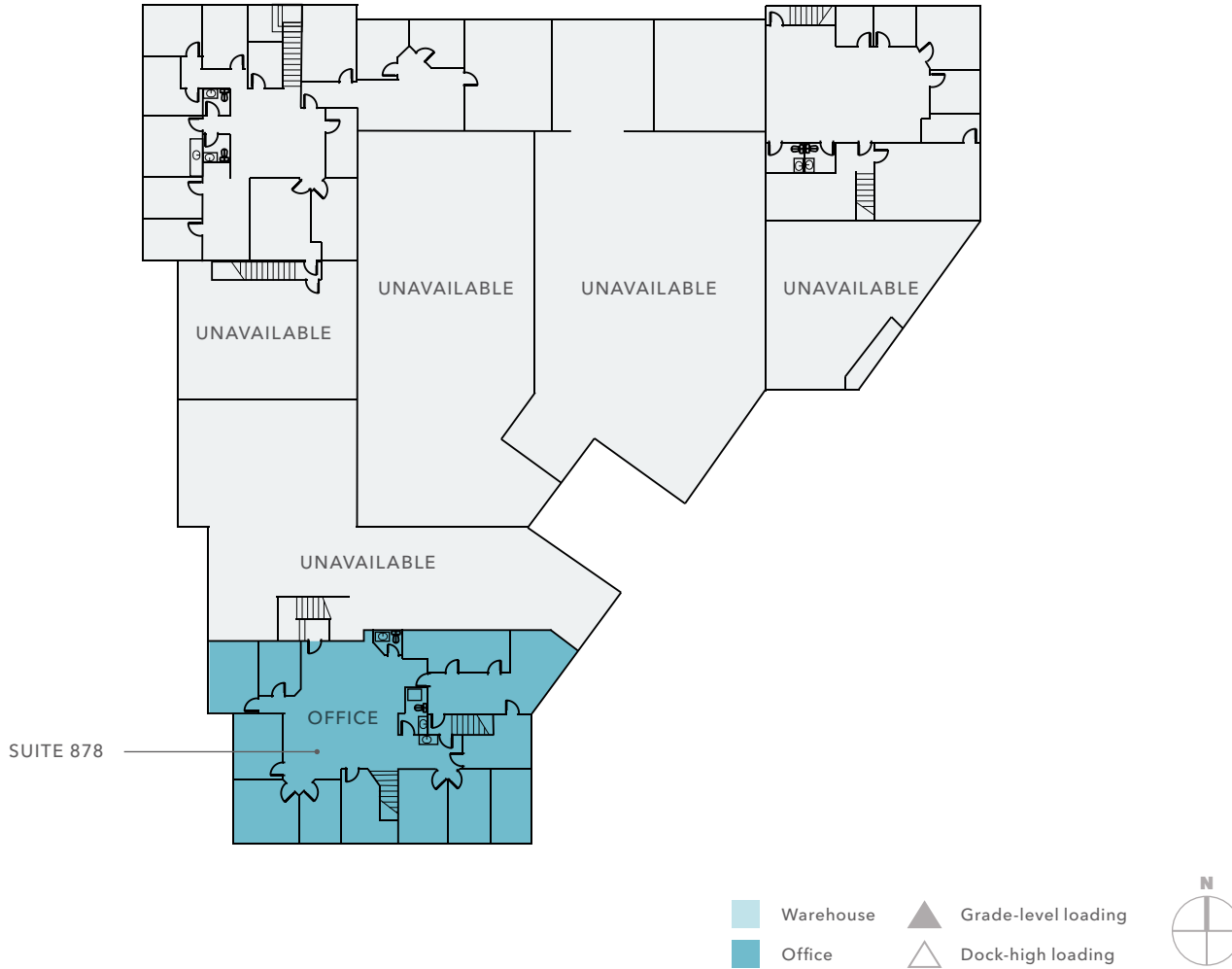
Available now

**\*Suites 800, 820 & 878 can be  
combined for up to 13,327 SF**



# BUILDING B

## 2nd floor plan



### AVAILABILITIES

#### SUITE 878

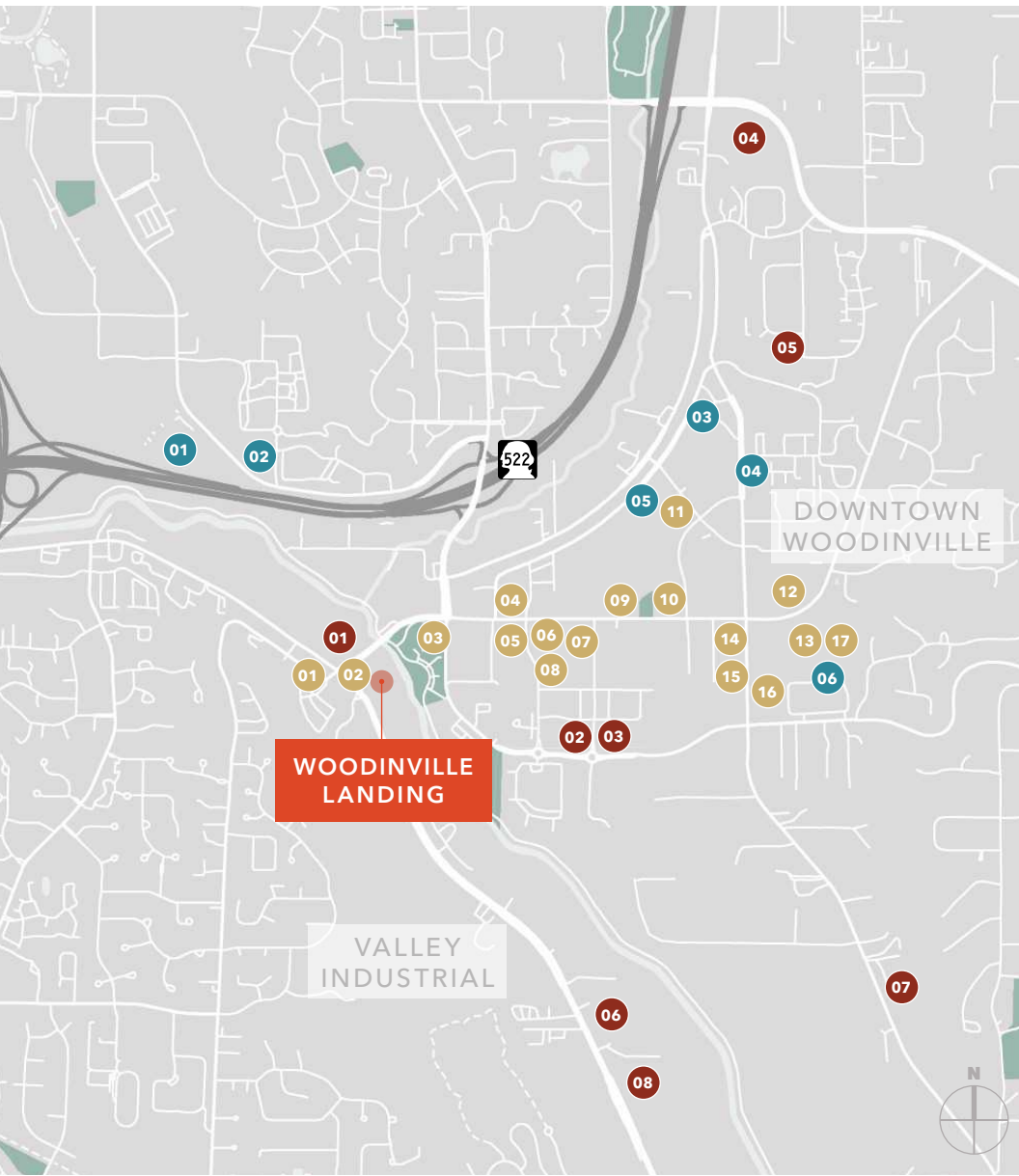
3,633 SF total office area

Rates \$2.10/SF, NNN office

Mix of private offices and open area, Landlord willing to reconfigure

Available now

**\*Suites 800, 820 & 878 can be combined for up to 13,327 SF**



## NEARBY AMENITIES

### EAT & DRINK

- 01 Twisted Cuban Cafe & Bar
- 02 Woodinville Cut Shop Restaurant and Lounge
- 03 Jack in the Box
- 04 Irene Thai Cuisine
- 05 Walla Walla Steak Co
- 06 Taco Bell
- 07 The Pizza Coop & Ale House
- 08 Pho 175
- 09 Panera Bread
- 10 Chipotle Mexican Grill
- 11 Red Robin
- 12 Woodinville Cafe
- 13 Topsy Cow
- 14 Jersey Mike's Subs
- 15 McDonald's
- 16 Pasta Novo Italiano
- 17 Chan's Place

### RETAIL & SERVICES

- 01 Home Depot
- 02 24 Hour Fitness
- 03 Target
- 04 World Market
- 05 Barnes & Noble
- 06 TJ Maxx

### WINERIES & BREWERIES

- 01 Martedi Winery
- 02 Rocky Pond Estate Winery
- 03 Tsillan Cellars
- 04 20 Corners Brewing
- 05 Two Vintners Winery
- 06 Black Raven Brewery
- 07 Matthews Winery
- 08 Watts Brewing Company

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