

WOODINVILLE

BUSINESS CENTER

17802 134TH AVE
WOODINVILLE, WA 98072

13404 NE 177TH PL
WOODINVILLE, WA 98072



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17802 134TH AVE | WOODINVILLE, WA 98072



AVAILABILITY

BUILDING 3 SUITES 1 & 2

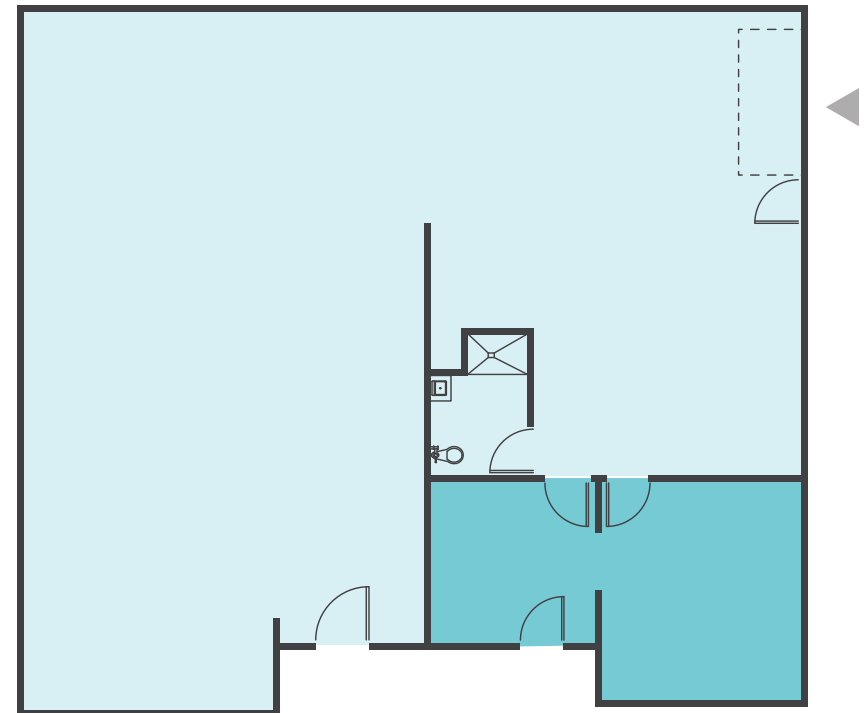
- 2,632 TOTAL SF
2,436 SF WAREHOUSE
196 SF OFFICE
- AVAILABLE NOW
- INQUIRE WITH BROKERS FOR RATES



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

- OFFICE
- WAREHOUSE
- ▲ GRADE-LEVEL LOADING



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AVAILABILITY

BUILDING 1 SUITE 13434

- 1,942 TOTAL SF
1,056 SF WAREHOUSE
886 SF OFFICE
- AVAILABLE NOW
- INQUIRE WITH BROKERS FOR RATES

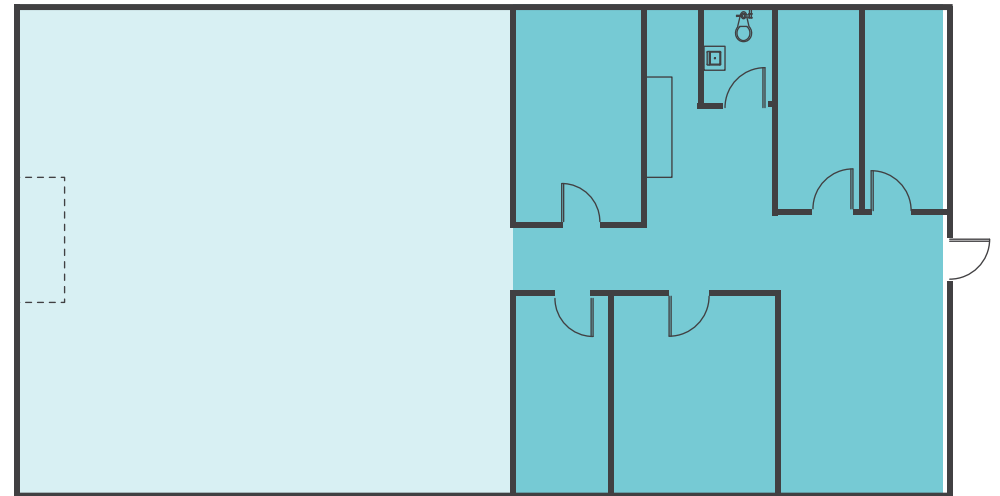


PROPERTY HIGHLIGHTS

- + Loading:
 - Approx. 16' warehouse clear height
 - Ample, 3-phase power
 - Grade level
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- + Good parking - 3 stalls/1,000 SF
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- + Fiber connectivity available
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-  OFFICE
-  WAREHOUSE
-  GRADE-LEVEL LOADING





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. Haggan | 19. Value Village | |
| 6. Dairy Queen | 13. PetSmart | 20. Woodinville Bagel Bakery | |
| 7. Route 522 Taproom | 14. Barnes & Noble | 21. Taco Time | |