



**OFFICE/MEDICAL  
SPACE FOR LEASE**

**17924 140TH AVE NE**

17924 140th Ave NE, Woodinville, WA 98072

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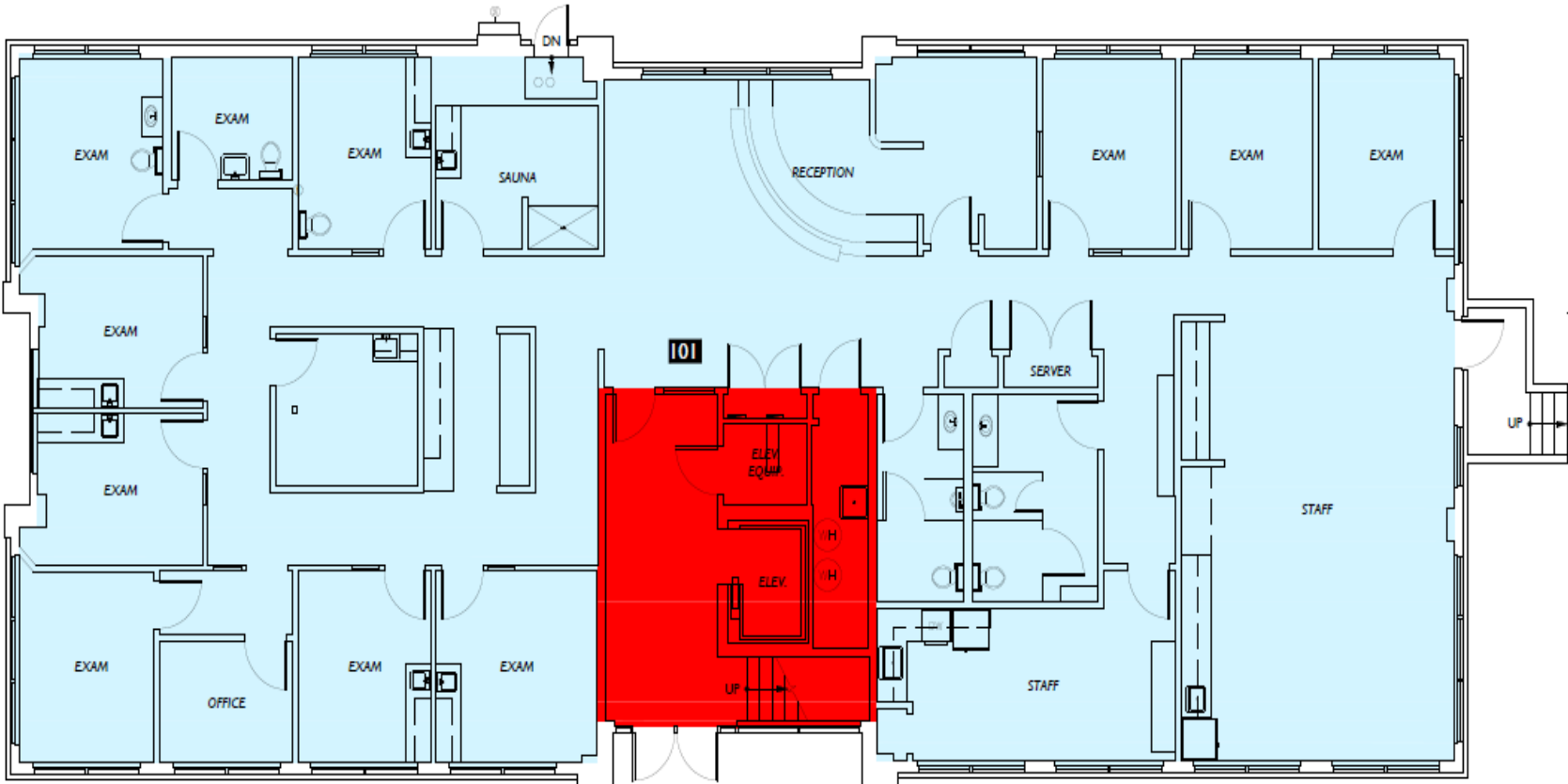


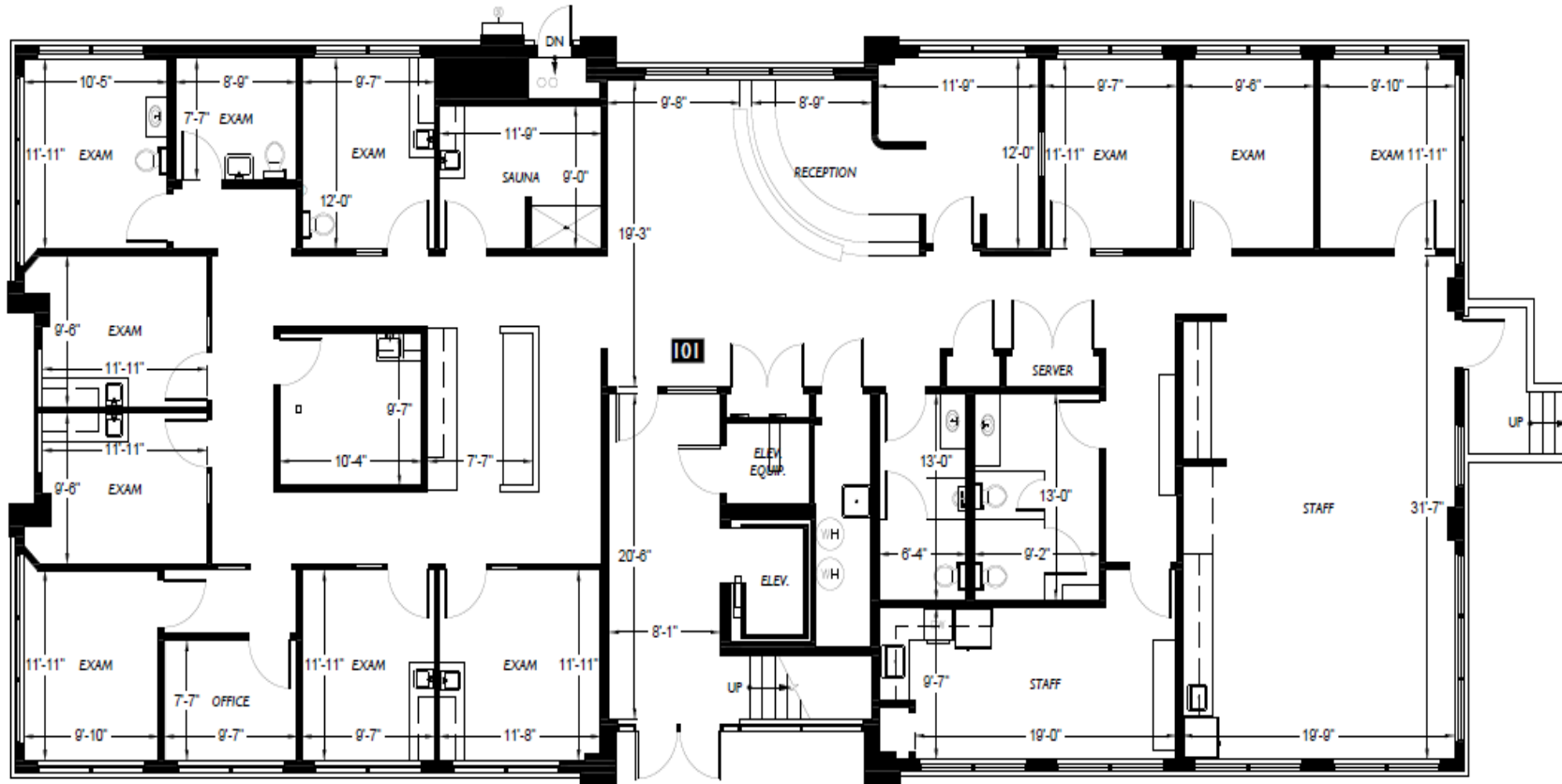
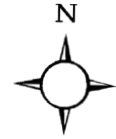
**Office Building in Prime Woodinville location with prominent signage**

<b>Suite 101</b>	4,368 SF
<b>Bldg Rental Rate</b>	\$30.00 per SF NNN (2024 Est. \$12.68/SF)
<b>Type Of Use</b>	Medical, dental, office or services
<b>Suite Details</b>	Suite has 11 exam rooms, reception, restrooms, and multiple staff areas
<b>Signage</b>	Prominent monument & building signage off of 140th Ave NE
<b>Stories</b>	2 stories of office
<b>Parking</b>	Free surface parking; 4.0   1,000 SF
<b>Year Built</b>	2000
<b>Building Upgrades</b>	Significant exterior & interior upgrades in 2023
<b>Communication/ Fiber</b>	Comcast Business, Comcast & Ziplly Fiber
<b>Amenities</b>	Great downtown Woodinville location. On bus line & very close to the park & ride. Within steps of Woodinville Town Center & minutes away from all of the downtown amenities.











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