



FOR SALE / LEASE

# HYDROBLOK BUILDING

6029 238TH ST SE | WOODINVILLE, WA

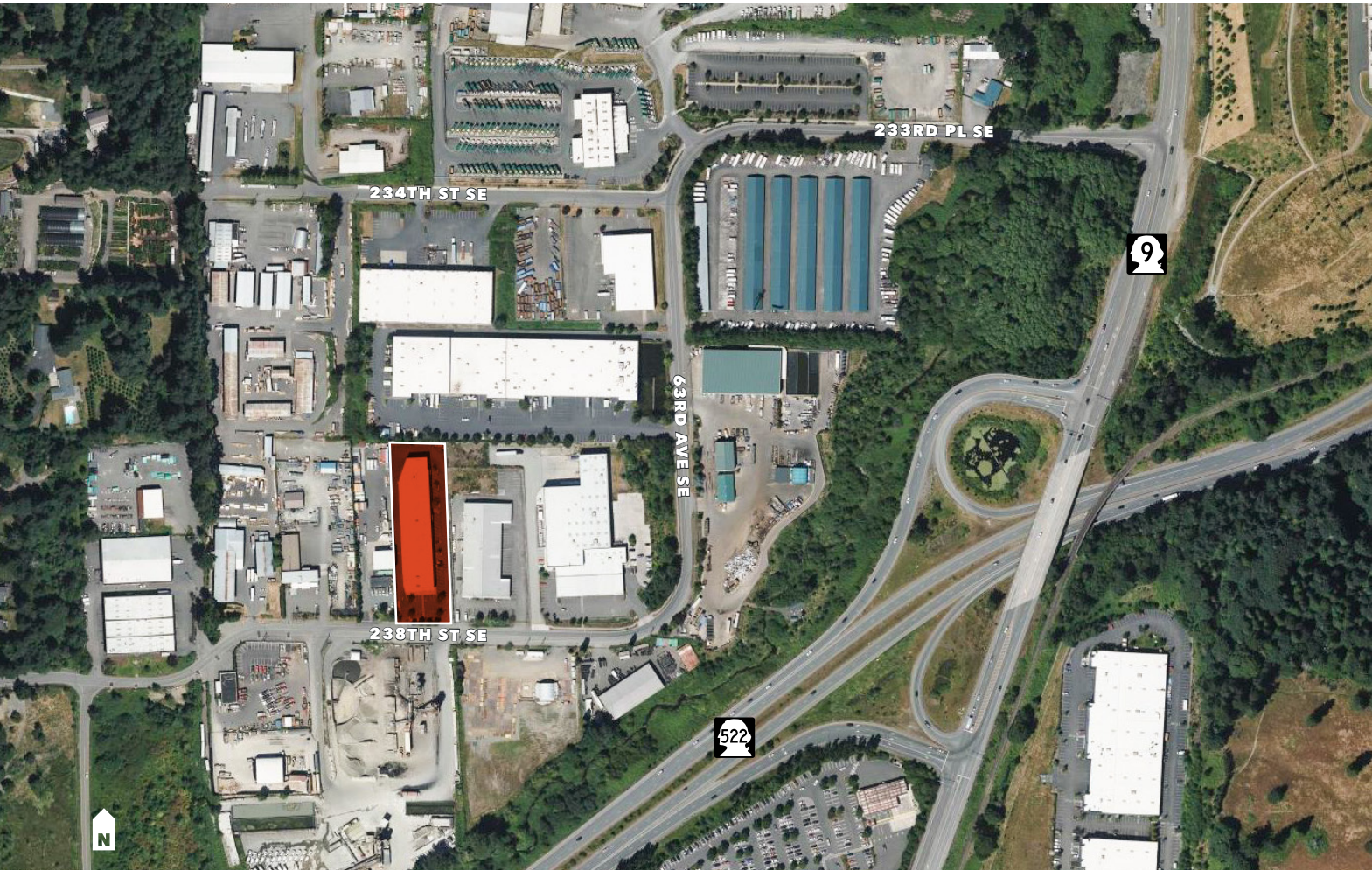


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# HydroBlok Building

6029 238TH ST SE, WOODINVILLE, WA



**FOR LEASE** 16,533 SF  
available in 32,236 SF light  
industrial building

**DIVISIBLE** to 7,751 SF  
(2,019 SF office) and  
8,782 SF (5,250 SF office)

**AIR CONDITIONED** office  
with high-end finishes  
and radiant heating in  
warehouse

**HEAVY** 3-phase power

**CLEAR** height 24'

**LOADING** grade and dock  
level loading available

**BRAND NEW** roof, windows,  
slurry coat, building paint

**EASY** access to Hwy-9 and  
SR-522

**SIGNAGE** visibility from  
SR-522

**ZONED LI** - City of  
Woodinville

**OUTSTANDING** local  
responsive ownership

**LEASE RATES**  
\$1.95/SF office, NNN  
\$0.90/SF warehouse, NNN  
\$0.29/SF NNN est.

**PURCHASE** price \$8,425,000

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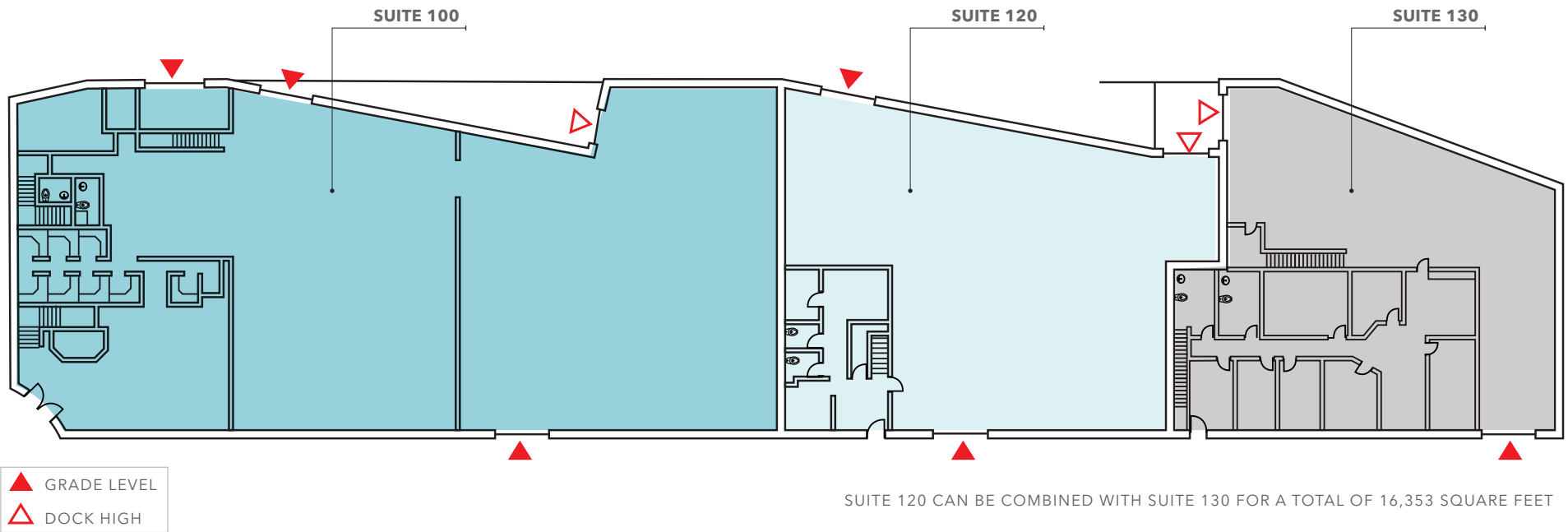
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## Floor Plan



### BUILDING AVAILABLE SPACE

Suite	Total SF	Office	Warehouse	Grade/Dock	Comments
100	15,703 SF	5,562 SF	10,141 SF	3/1	24' clear height, radiant heating in warehouse, end cap space. Owner will leaseback for 5 - 7 years
120	7,751 SF	2,019 SF	5,732 SF	2/1	24' clear height, air conditioned office, multiple private offices, and open area
130	8,602 SF	5,250 SF	3,352 SF	1/1	High-end finishes to office space, 2nd-story office has additional storage/secured area, 24' clear height, end cap space
120/130	16,353 SF	7,269 SF	9,084 SF	3/2	24' clear height, dock and grade level loading, high-end finishes

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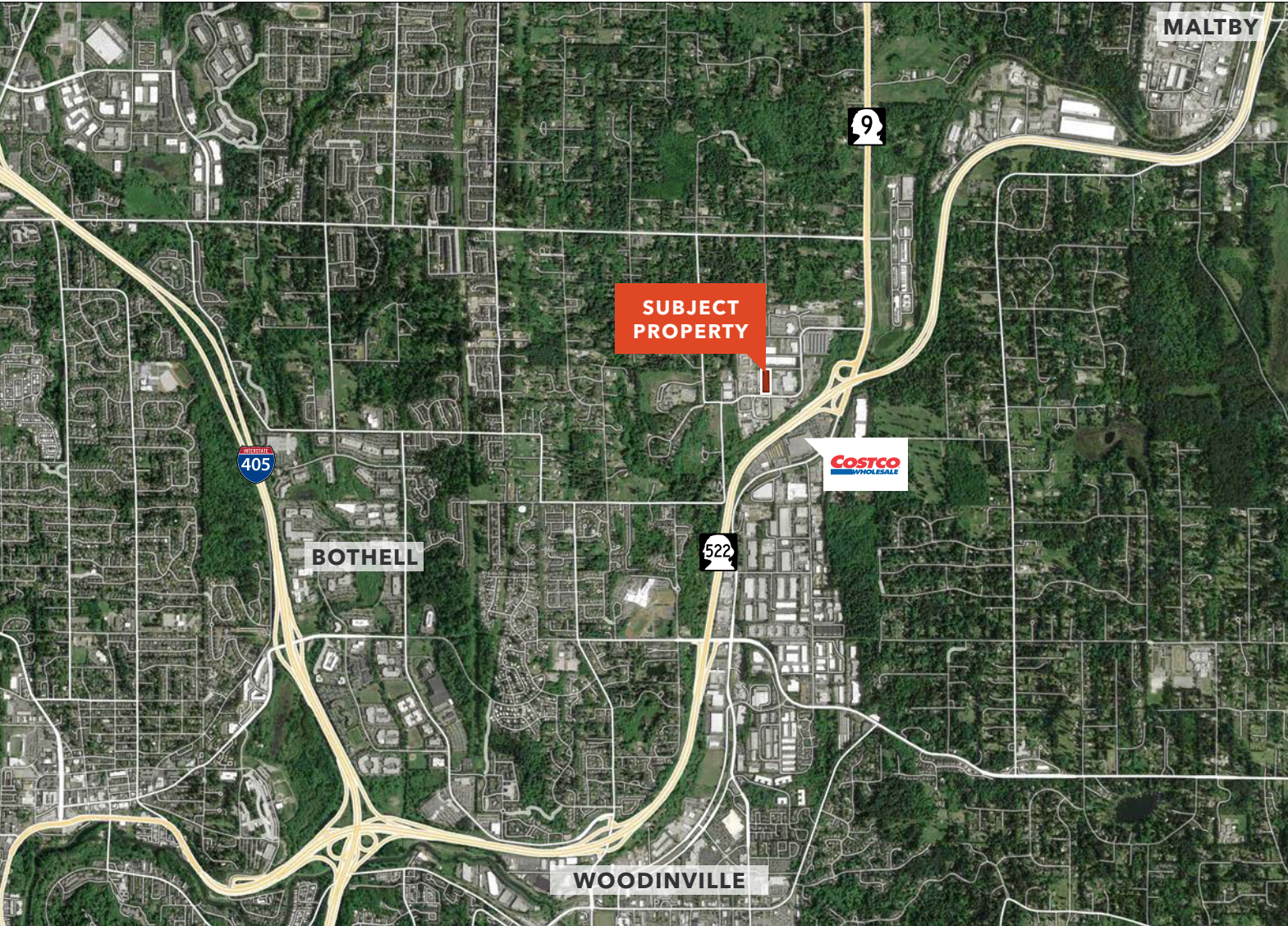
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**9 MIN**

TO BOTHELL

**20 MIN**

TO REDMOND

**23 MIN**

TO BELLEVUE

**27 MIN**

TO SEATTLE

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