



FOR LEASE

15815 Redmond-Woodinville Road NE
Woodinville, Washington 98072



RACE CRAFT NW BUILDING

First Western Properties, Inc. | 425.822.5522 | fwp-inc.com
11621 97th Lane NE, Kirkland, Washington 98034

15815 REDMOND-WOODINVILLE ROAD NE:

3,577 SF \$20.00 PSF GROSS

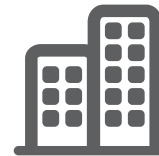
- Second Floor Office Space Located in the heart of Woodinville’s Warehouse Wine District
- Ideal Space for Professional Services, Real Estate Office, Construction Office, Etc.
- Space has Heat and Air Conditioning
- Local Landlord Willing to Provide TI Allowance or Landlord Work for Qualified Tenants
- Lease Term up to Ten Years
- Space is Not ADA Accessible and is Only Accessible via Staircase
- Traffic Counts: 8,562 ADT



Population



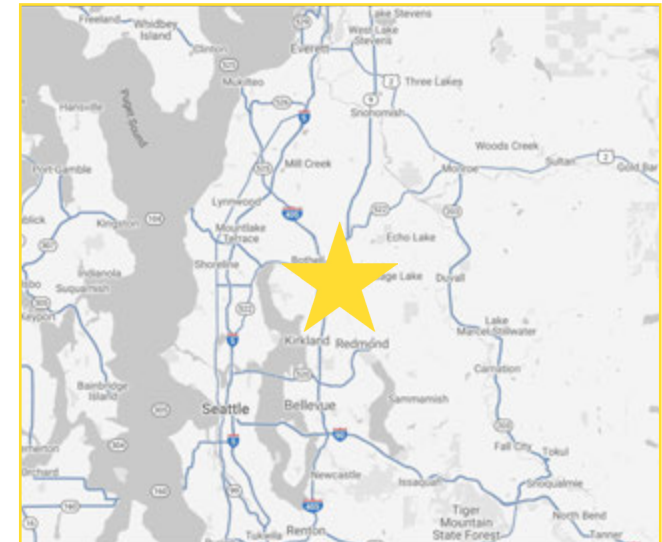
Average HH Income



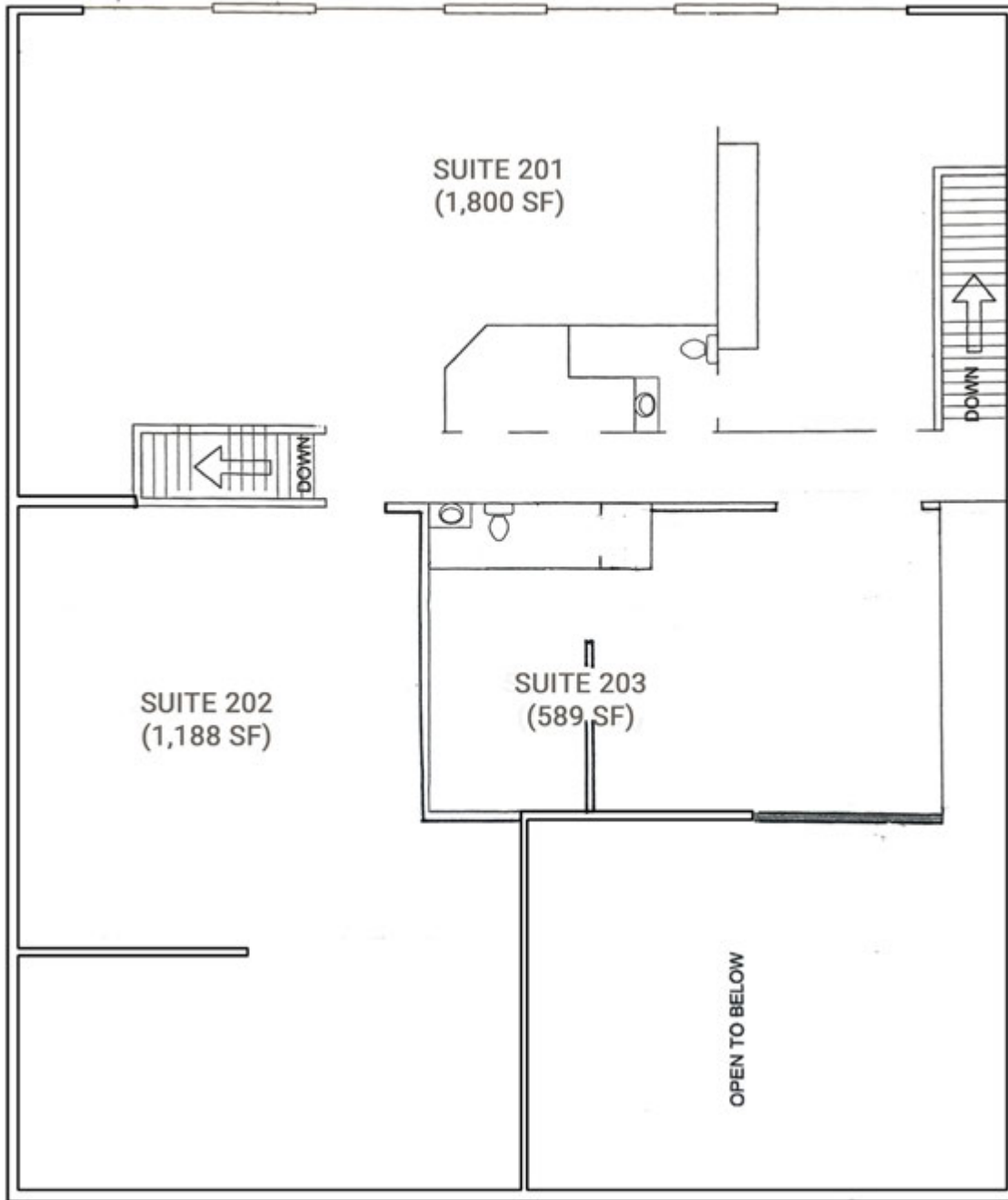
Daytime Population

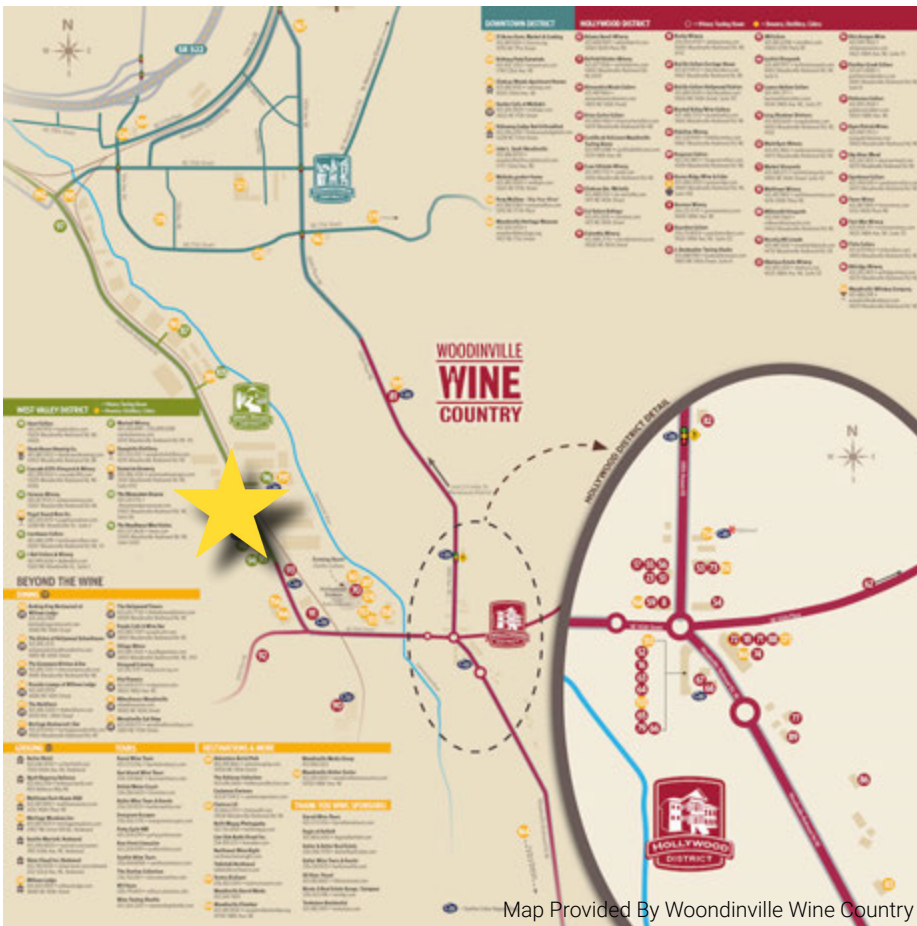
Regis - 2020

	Population	Average HH Income	Daytime Population
Mile 1	7,700	\$118,063	7,835
Mile 3	82,457	\$138,771	50,276
Mile 5	226,521	\$151,051	102,791



SECOND FLOOR PLAN





WOODINVILLE WINE DISTRICT office space is Located in the Heart of the Woodinville Wine District. The second floor office space is moments from the Columbia Winery, Chateau St. Michelle, Redhook Brewery, Woodinville Whiskey, and more. The area is home to more than 130 wineries, tasting rooms, excellent dining, distilleries, and activities drawing more than 2 million people to the area annually.





SITE →



20 Miles from Seattle
12 Miles from Bellevue



Within Top 6% of
Highest Capita in WA



2,000,000+
Visitors Annually



Moments from SR 522
Minutes from I-405



WOODINVILLE, WA is an urban enclave outside the growing Bellevue/Redmond markets, it attracts many high net-worth residents looking for larger residential land opportunities with the convenience of accessibility to lifestyle centers. Woodinville has excellent household demographics and with over 120 wineries, breweries, and distilleries draws over 795,000 visitors annually.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

JOHN VIACAVA

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