

WOOD CREEK

BRODERICK
GROUP

BUSINESS PARK

12930 NE 178TH STREET
WOODINVILLE, WA 98072



4,569 SF OF RARE, CLOSE IN WAREHOUSE SPACE ADJACENT TO SR-522

WOOD CREEK BUSINESS PARK

BUILDING 3

AVAILABLE
SPACE &
PROPERTY
FEATURES

SPACE	OFFICE SF	WAREHOUSE SF	TOTAL SF	AVAILABLE	RATE
Suite A	1,751 SF	2,818 SF	4,569 SF	With 60 days' notice	\$25.00/SF + NNN

PROPERTY FEATURES

- Oversized grade level loading
- Zoned General Business (GB), which allows a wide range of uses
- Approx. 22' clear height
- Clear span warehouse space
- Prominent signage opportunity directly facing SR-522



CONNOR GILCHRIST
(425) 274-4286
gilchrist@broderickgroup.com

TYLER SLONE
(425) 274-4281
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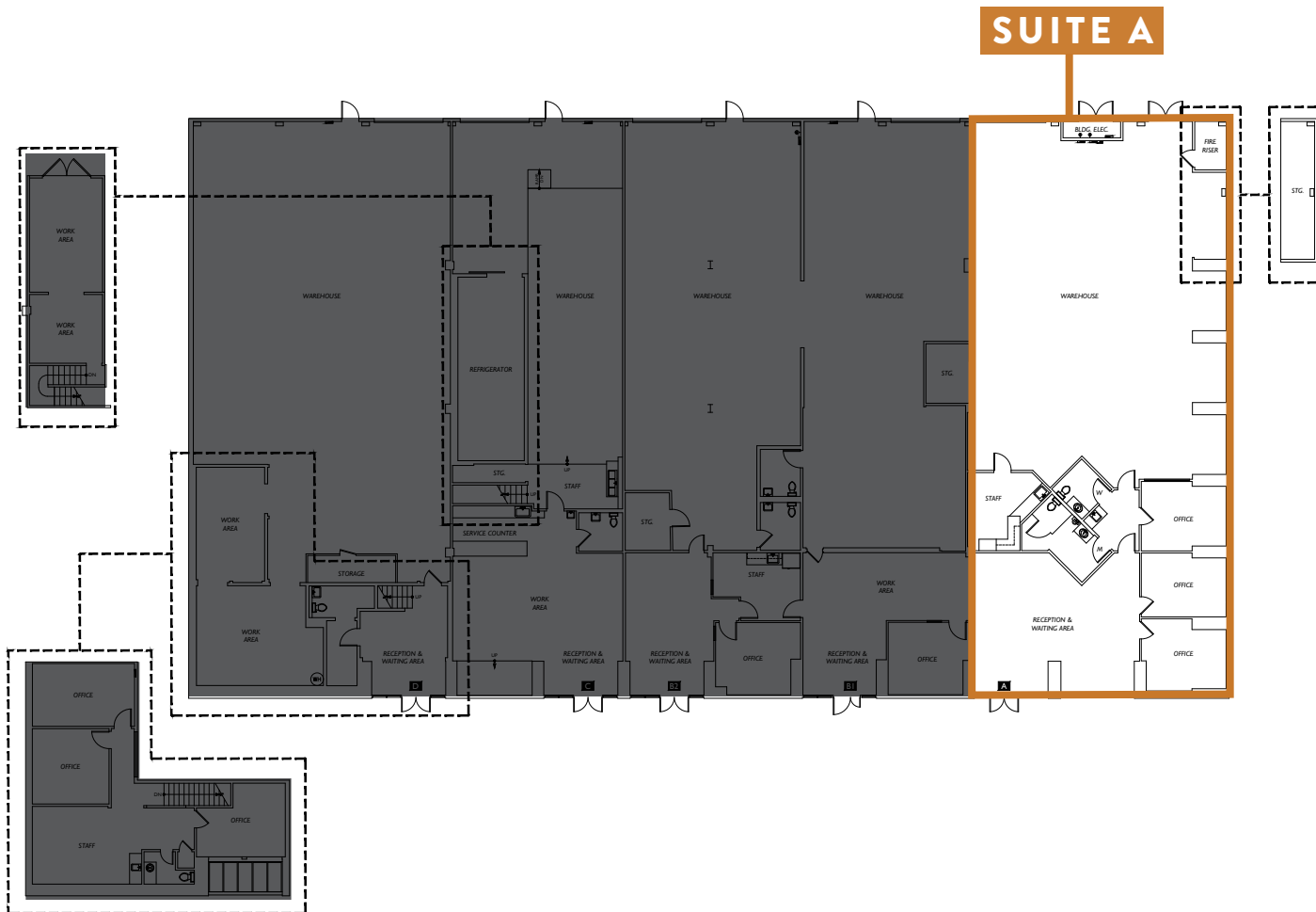
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• GROUP •

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THE SCHOOL HOUSE DISTRICT

The Schoolhouse District, will now deliver an experience to Woodinville that enhances the existing character and charm while also providing a vibrant new place to eat, play, meet and celebrate.

Within the Schoolhouse District includes Walla Walla Steak Co., Crossbuck Brewing, Valdemar Estates, Ballard Pizza Co. & Cafe Dupas.

[Click to View More](#)

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WOOD CREEK BUSINESS PARK

NEARBY AMENITIES

- | | |
|------------------------------|-------------------------------|
| 1. Starbucks | 11. FedEx Shipping Center |
| 2. 24 Hour Fitness | 12. Hagggen Food & Pharmacy |
| 3. Crucible Brewing | 13. Panera Bread |
| 4. US Post Office | 14. Chipotle |
| 5. McLendon's Hardware | 15. McDonalds |
| 6. Cut Shop Restaurant | 16. AMC Theatres Woodinville |
| 7. Mercury Coffee Shop | 17. Woodinville Park & Ride |
| 8. Jack in the Box | 18. Red Robin Gourmet Burgers |
| 9. Woodinville Play Fields | 19. Target |
| 10. The Schoolhouse District | 20. Gold's Gym |