

Owned by

A graphic element for the Woodinville Corporate Center, consisting of a circular shape formed by numerous thin, radiating yellow lines, resembling a sunburst or a stylized tree canopy.

woodinville  
corporate center



**CBRE**





Professional industrial park environment  
in the heart of Woodinville



## Features



Convenient freeway  
access to I-405  
and SR-522



Generous truck  
maneuverability  
and parking



Close proximity  
to many retail and  
service amenities



Quality concrete  
tilt-up construction



Abundant  
grade-level and  
dock-high loading



Experienced  
institutional ownership





## Availabilities

PHASE	BUILDING	SUITE	AREA	OFFICE	AVAILABILITY	FLOOR PLAN
Phase I	—	—	—	—	100% Leased	—
Phase II	—	—	—	—	100% Leased	—
Phase III	B	900	±25,210 SF	±4,624 SF	Available Now	<a href="#">Download</a>
Phase IV	—	—	—	—	100% Leased	—

## Rental Rates

WAREHOUSE  
\$0.95/SF/month/NNN

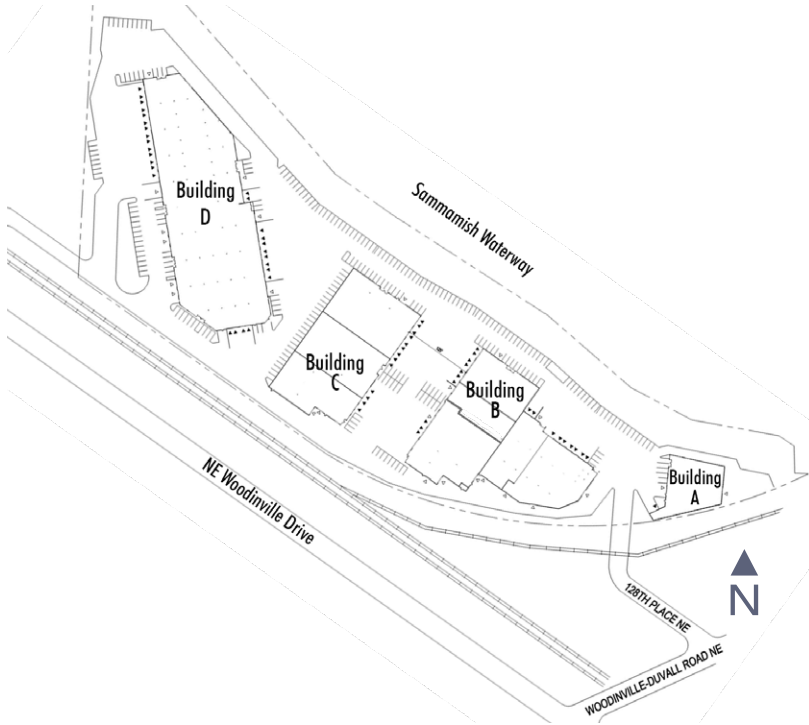
OFFICE  
\$1.80/SF/month/NNN



## Phase I

17606–17683 128th Place NE, Woodinville, WA 98072

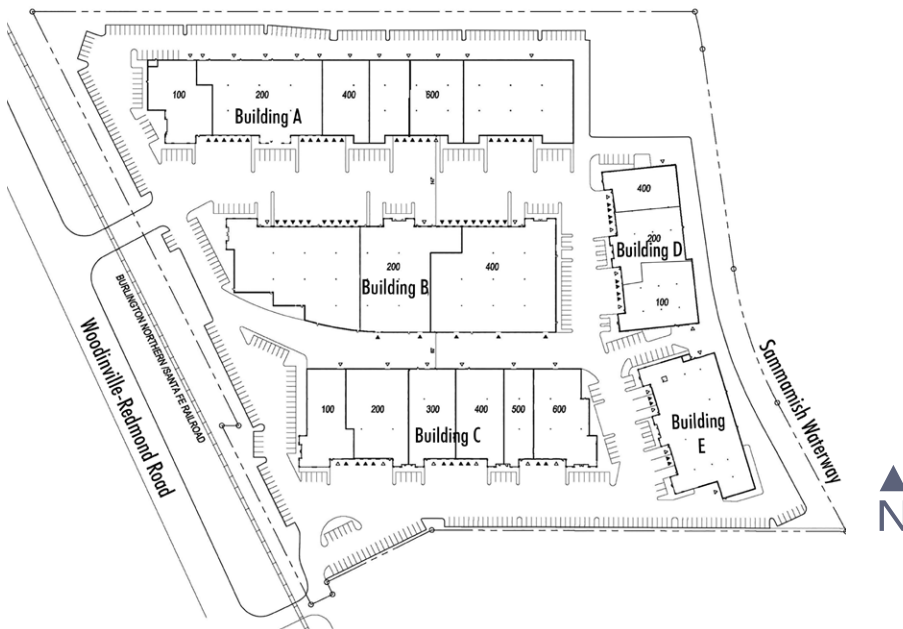
100% Leased



## Phase II

15500–15540 Woodinville-Redmond Road NE, Woodinville, WA 98072

100% Leased



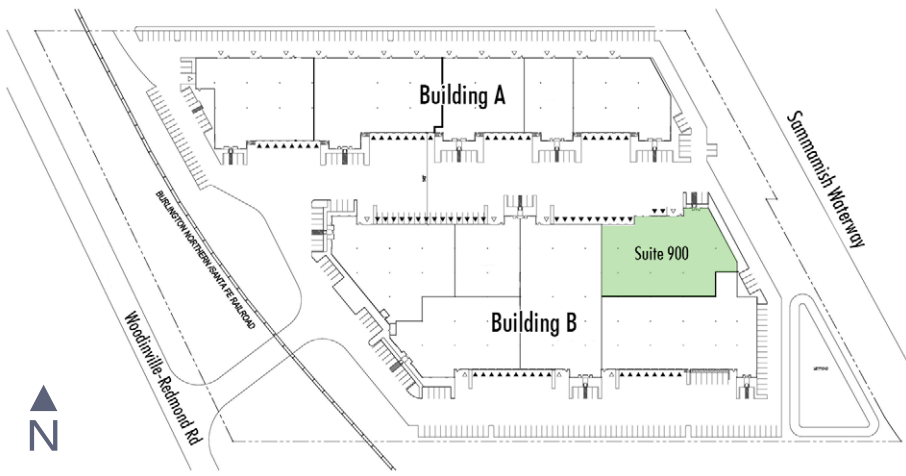
## Phase III

15000–15100 Woodinville-Redmond Road NE, Woodinville, WA 98072

### BUILDING B, SUITE 900

±25,201 SF (±4,624 SF Office)

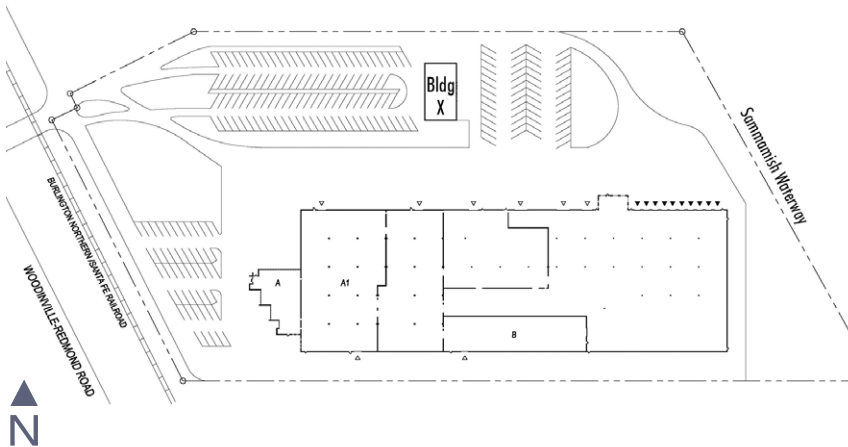
- + Available now
- + 7 dock-high and 1 grade-level loading door
- + End cap location



## Phase IV

15300 Woodinville-Redmond Road NE, Woodinville, WA 98072

100% Leased





## Woodinville Amenities



### RETAIL, SERVICES & SUPPLIES

1. Home Depot
2. Cash & Carry
3. 24 Hour Fitness
4. McLendon Hardware
5. Target, Payless ShoeSource
6. Eddie Bauer Outlet
7. Party City, Barnes & Noble
8. Cost Plus World Market
9. Famous Footwear, Ross Dress for Less, PetSmart, Haggen Food & Pharmacy
10. Woodinville Farmer's Market
11. AMC Loews Woodinville 12
12. Value Village
13. Molbak's Garden & Home
14. Rite Aid, TJ Maxx
15. Gold Creek Tennis & Sports Club
16. Safeway
17. Willows Lodge



### WINERIES, BREWERIES & SPIRITS

1. Woodinville Wine Cellars
2. Martedi Winery
3. Matthews Winery
4. Woodhouse Wine Estates
5. Sumerian Brewing Co.
6. Basel Cellars, Celaeno Winery, Isenhower Cellars
7. Novelty Hill Januik Winery
8. Columbia Winery
9. Teatro ZinZanni, Delille Winery, Sparkman Winery
10. Woodinville Whiskey Co.
11. Lauren Ashton Cellars, Patterson Cellars
12. J. Bookwalter Tasting Studio, New Market Vineyards
13. JM Cellars
14. Mark Ryan Winery, Sparkman Cellars, Dusted Valley Wine Gallery, aMaurice, William Church Winery, Lachini Tasting Room, DeLille Cellars, Brian Carter Cellars
15. Airfield Estates, Chandler Reach, Darby Winery, Long Shadows Vintners, Goose Ridge Vineyards
16. Chateau Ste. Michelle



### RESTAURANTS, TAVERNS & CAFÉS

1. Twisted Cuban Café
2. Jack in the Box
3. Irene Thai Cuisine
4. India Palace Restaurant
5. Teriyaki Bowl, Mi Tierra
6. Wendy's
7. Red Robin
8. Big Fish Grill
9. Panera Bread, Chipotle, Starbucks
10. Teddy's Bigger Burgers
11. Jamba Juice
12. Taco Time
13. Sushi Connections, Rooney's Food & Spirits, Thai Woodinville, Woodinville Bagel Bakery
14. Woodinville Café
15. Subway, Matsu Teriyaki
16. Pho 175, Tokyo Japanese Steakhouse, Kings Teriyaki, Racha Thai Cuisine
17. Taco Bell
18. Molbak's Garden Café
19. Pho Vina, Ezell's Famous Chicken, Jersey Mike's, Clay Oven Cuisine of India, Plaza Santa Fe
20. McDonald's
21. KFC
22. Starbucks, Pasta Nova, Ooba Tooba
23. Chan's Place
24. Tandem Dinner & Wine Bar
25. Barking Frog
26. The Herbfarm
27. Chateau Espresso
28. The Commons, Purple Café & Wine Bar
29. Village Wines



UNIVERSITY OF WASHINGTON BOTHELL

132nd Ave NE

NE Woodinville Duvall Rd

1 2 3



WOODINVILLE PARK & RIDE

PHASE I

Brickyard F

Woodinville-Snohomish Rd  
NE 175th St

NE 171st St

140th Pl NE

405

NE 160th St

PHASE II

PHASE IV

PHASE III

124th Ave NE

NE 144th St

148th Ave NE

NE 145th St

16

13

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