



CITY CENTER

17311 135th Avenue NE
Woodinville, WA 98072

Ryan Cornish

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11621 97th Lane NE, Kirkland, Washington, 98034

LISTING SUMMARY

Woodinville City Center

17311 135th Avenue NE, Woodinville, WA 98072

WOODINVILLE CITY CENTER

is comprised of three separate office buildings in the heart of downtown Woodinville. Uniquely situated between the new Woodin Creek Marketplace and Woodinville School District and equidistant to both Seattle and Bellevue. Woodinville welcomes 750,000+ visitors annually and is within the top 6% of highest capita in the state. Located moments from SR 522 and minutes from Interstate 5, which increases its daytime population significantly and allows ease of access to office tenants and users alike. Free ample parking.

Building A

- Rental Rate: \$18.00 PSF
- Lease to be Short Term with Redevelopment Clause in Place
- Available: 200 SF - Interior Office Space
- Available: 103 SF- Interior Office Space

Building C

- Available: 6,305 SF
- Rental Rate: \$1.65 PSF Annually | \$19.75 PSF Monthly
- NNN: \$3,786.20/month
- Available April 1, 2022
- 2 Year Lease Term due to 2024 Redevelopment
- Rent Steps
 - 1.1.22-12.31.22 \$10,376.98/month
 - 1.1.23-10.31.23 \$10,688.29/month



5 Mile Radius



POPULATION

217,518



DAYTIME
POPULATION

98,614

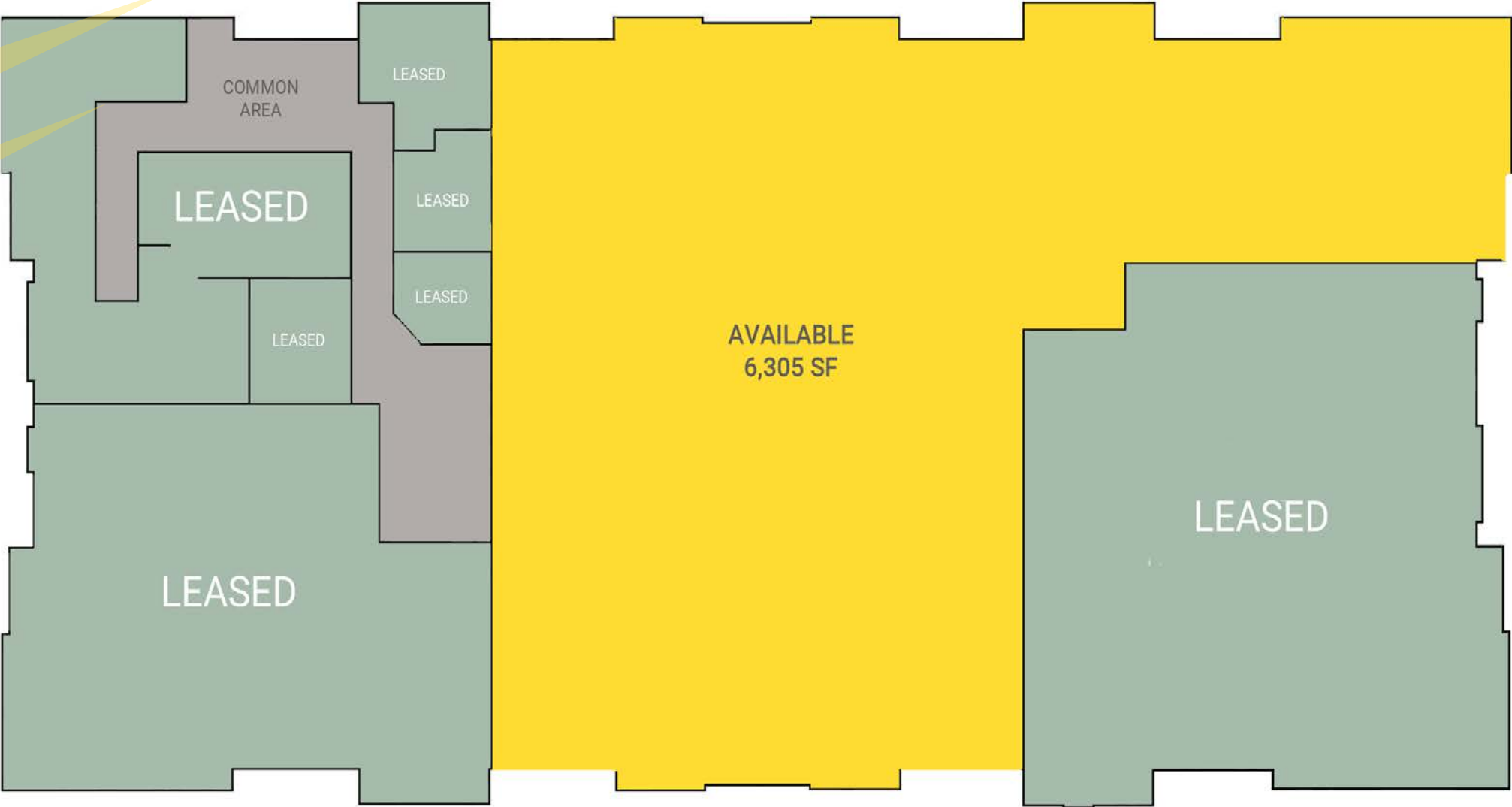


HOUSEHOLDS

183,783

FLOOR PLAN | BLDG C

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Spaces Not to Scale

MARKET AERIAL

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WOODGATE CENTER



-Retail SF: Proposed 22,000 SF of Retail, Wine, Restaurant Space
-Apartments: Proposed 240+ Units
-Delivery: TBD
-Notes: Preliminary plans have been proposed to create a winery & restaurant-focused development with apartments on the south side of the site.

NORTH CREEK PLAZA



THE PLAZA AT 175TH



SCHOOLHOUSE DISTRICT



-Retail SF:
13 Stall Wine Walk
17,000 SF 3 Story Restored Woodinville Schoolhouse
3,275 SF Restaurant
3,400 SF Coffee Shop
-Apartments: 266 Units
-Delivery: Summer 2021
-Notes: 120-child capacity on-site YMCA. Almost an acre of open gathering space. Location for farmer's market, Woodinville Days, outdoor movies. Site has direct access to the sports fields.

WOODIN CREEK VILLAGE



-Retail SF: 50,000 SF
-Apartments: 1,000 Units
-Retail Opened 2020
-Tenants: F&S, Zeek's Pizza, Woodin Creek Kitchen & Tap Bar, Dashing, Fresh Cuts, Brix, Lifted Tacos, Sidekick Coffee, Rusty Pelican, Wineries: Alexandria Nicole, Rocky Pond, Truth Teller, Brian Carter, BAER, Ancestry, Ambassador, Rooted Souls, Tillian, Bayermoor
-Garage and Street Parking.

DOWNTOWN WOODINVILLE



GATEWAY SHOPS



WOODINVILLE TOWN CENTER



WOODINVILLE PLAZA



WOODINVILLE WINE COUNTRY
Woodinville's wineries, restaurants, hotels, shops, and more are arrayed across 4 distinct districts in the beautiful Sammamish River Valley, each with their own personalities. The Hollywood district is alive with restaurants and tasting rooms, the Warehouse District gives you a behind-the-scenes look at wine production, the West Valley District offers a relaxed pace, and Downtown boasts new additions to food, drink, and shopping. Over 130 wineries represented.

CITY SUMMARY

WOODINVILLE, WA

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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.

RYAN CORNISH

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