

# WOOD CREEK

## BUSINESS PARK

BRODERICK  
GROUP

12826 NE 178TH STREET  
WOODINVILLE, WA 98072



2,400 - 4,569 SF OF OFFICE & RARE, CLOSE IN WAREHOUSE SPACE ADJACENT TO SR-522



# WOOD CREEK BUSINESS PARK

**AVAILABLE  
SPACE &  
PROPERTY  
FEATURES**

| SPACE                      | OFFICE SF | WAREHOUSE SF | TOTAL SF | AVAILABLE | RATE             |
|----------------------------|-----------|--------------|----------|-----------|------------------|
| Building 1 / Full Building | 2,400 SF  | N/A          | 2,400 SF | Now       | \$25.00/SF + NNN |
| Building 3 / Suite A       | 1,751 SF  | 2,818 SF     | 4,569 SF | Now       | \$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
- Endcap space
- Recent market ready improvements



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

**TYLER SLONE**  
(425) 274-4281  
slone@broderickgroup.com

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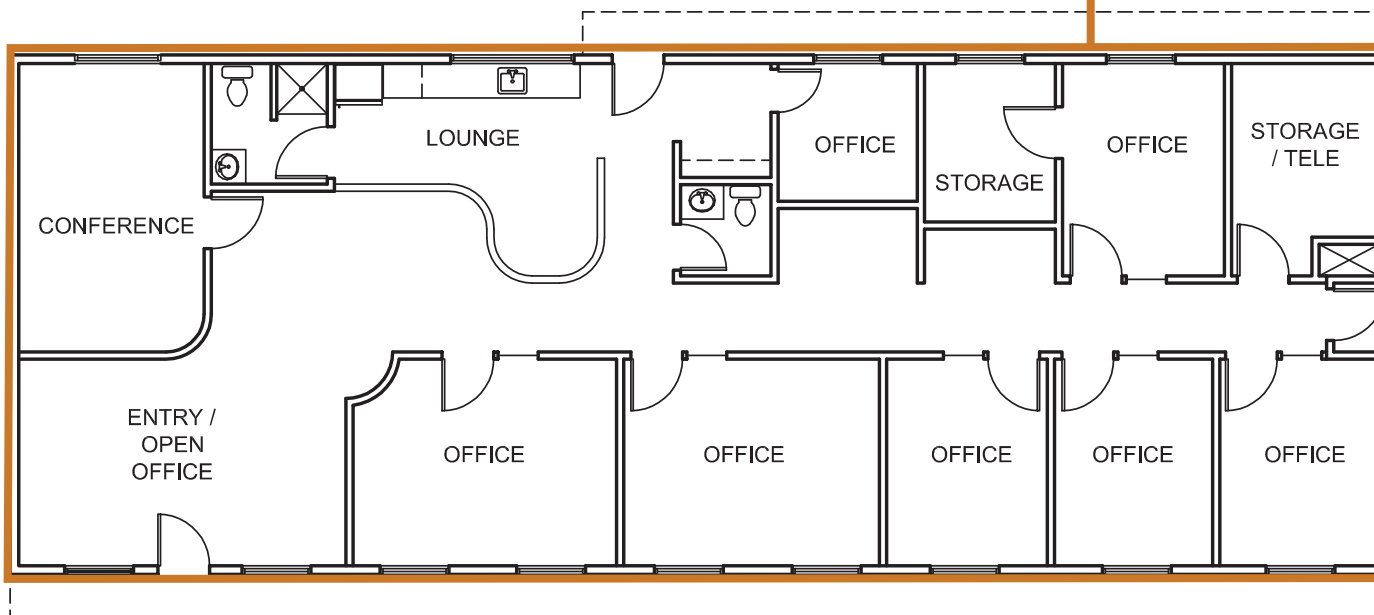
# WOOD CREEK

## BUSINESS PARK



BUILDING 1

### FULL BUILDING



**FULL BUILDING**  
2,400 SF OFFICE

AVAILABLE NOW

\$25.00/SF + NNN

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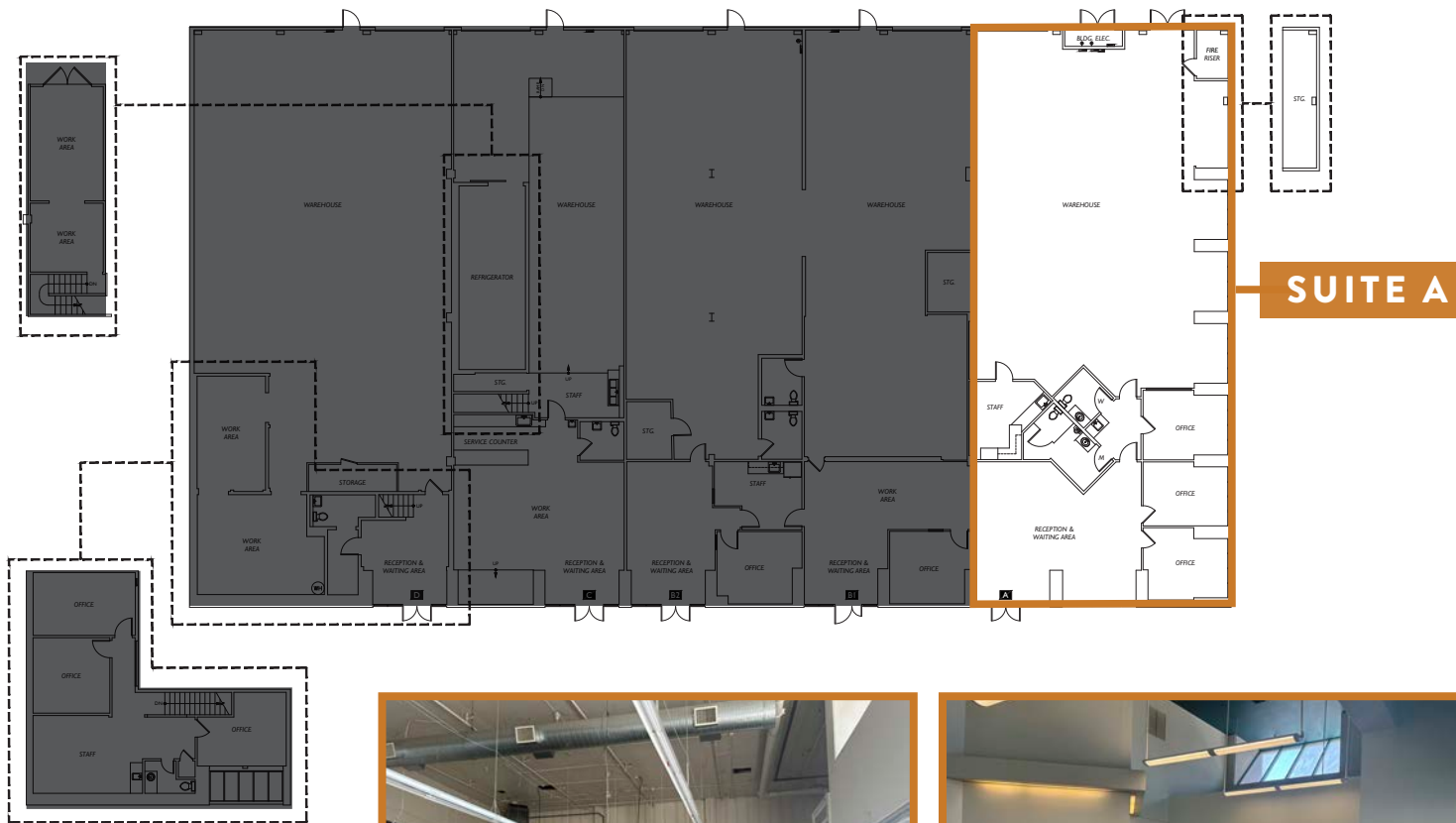
**BRODERICK**  
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# WOOD CREEK

## BUSINESS PARK



BUILDING 3



**SUITE A**  
1,751 SF OFFICE  
2,818 SF WHSE  
4,569 SF TOTAL

AVAILABLE NOW

\$25.00/SF + NNN

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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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### 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                |



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BUILDING 3

AVAILABLE  
SPACE &  
PROPERTY  
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