

173,458 SF Available



522

INNOVATION CENTER

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AVENUE 55

522

INNOVATION CENTER

RENDERING



522

INNOVATION CENTER

PROPERTY HIGHLIGHTS



173,458 SF - NEW DEVELOPMENT
LARGE FLOOR PLATES
1ST FLOOR: 77,500 SF
2ND FLOOR: 84,442 SF



1ST LEVEL FLOOR TO FLOOR: 24'
2ND LEVEL FLOOR TO FLOOR: 24'
(FLEXIBLE CEILING HEIGHTS BASED ON
TENANT NEEDS, UP TO A MAX HEIGHT OF 51')



4 DOCK HIGH LOADING DOORS
1 GRADE LEVEL LOADING DOOR
PASSENGER & FREIGHT ELEVATOR



APPROX. 2.26/1000 PARKING
ELECTRIC VEHICLE
CHARGING STATIONS



ADJACENT TO
LITTLE BEAR CREEK



5 MIN DRIVE FROM
WOODINVILLE TOWN CENTER

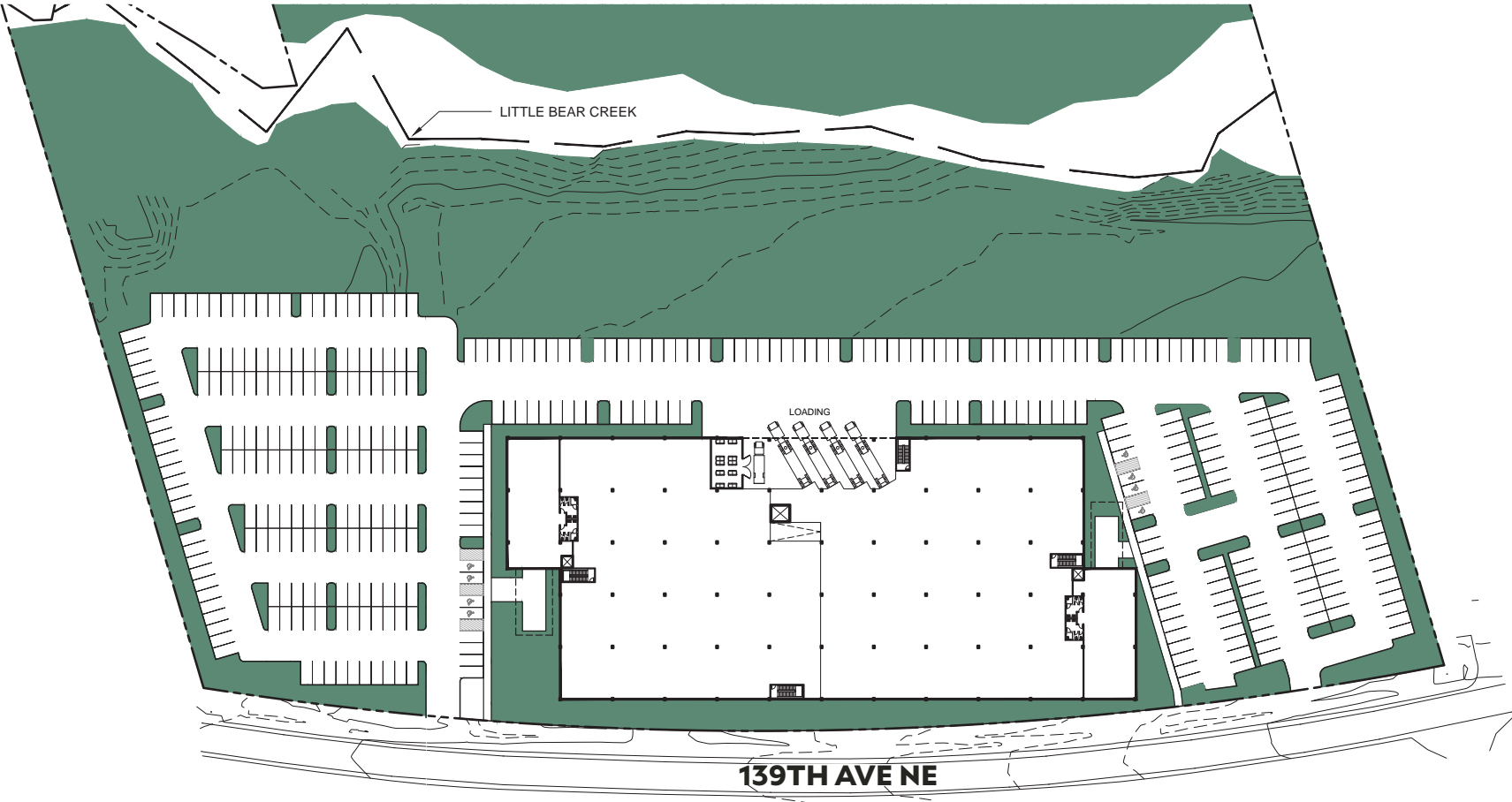
The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

DEVELOPER



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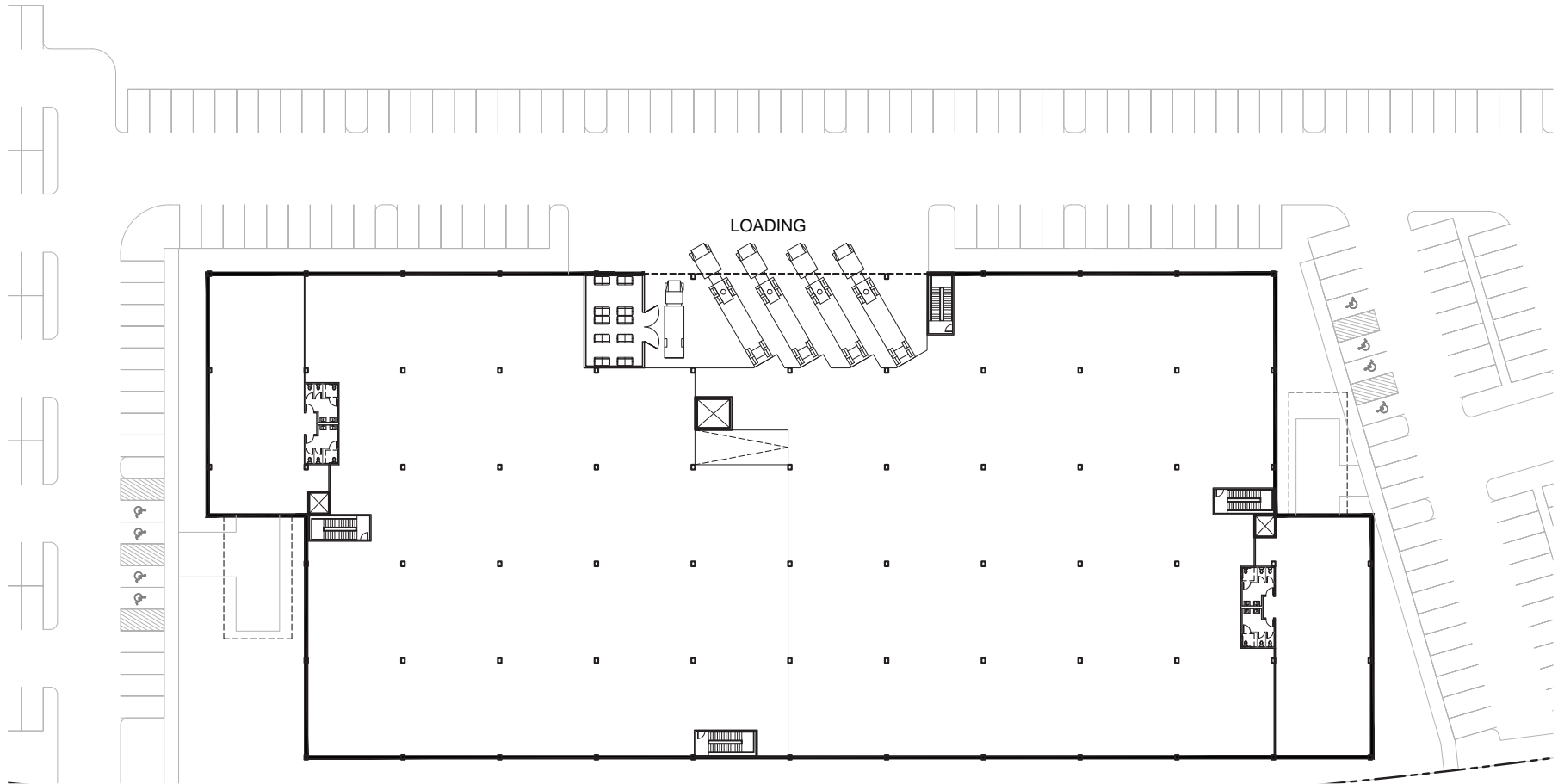
SITE PLAN



522 INNOVATION CENTER

FLOOR PLAN

LEVEL ONE

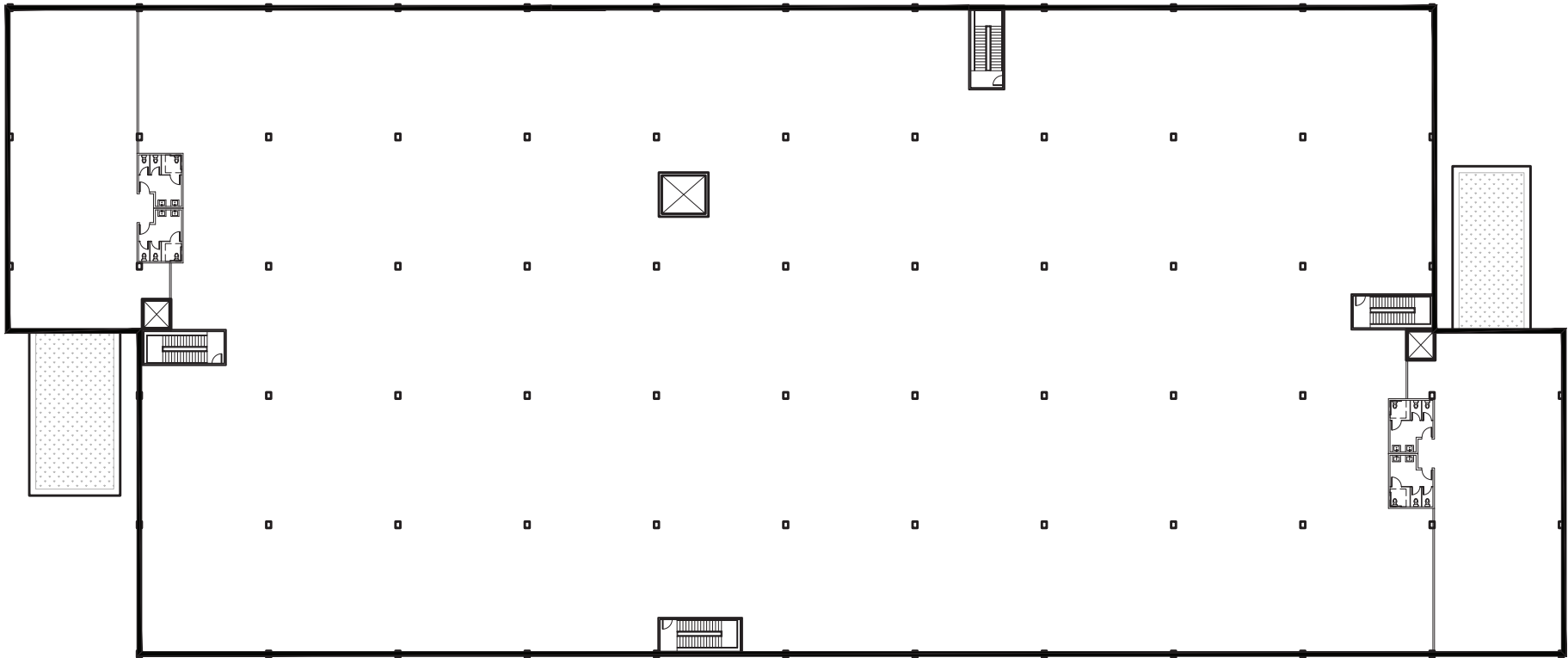


522

INNOVATION CENTER

FLOOR PLAN

LEVEL TWO





**522
INNOVATION
CENTER**

522

522

INTERSTATE
405

INTERSTATE
405

NEARBY AMENITIES

- | | |
|------------------------------|-------------------------------|
| 1. Starbucks | 11. FedEx Shipping Center |
| 2. 24 Hour Fitness | 12. Haggen 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 |

SPEC SHEET

Site and Square Footage Information

Facility is 173,458 SF (L1 = 77k, L2 = 84k)

The site is 14 acres total

392 Parking Stalls

Adjacent to Little Bear Creek

Access from two separate driveways off 139th Ave NE

Clear Heights

Level 1 = Range from 24'-6 to 28'-10"

Level 2 = Range from 14'-3 to 28'-5"

Column Spacing

Variable. East-West columns spaced at 50'. North-South columns spaced anywhere from 24' to 49'.

Power/Electrical

4000amp 480v service (2k/floor)

Prepped for Electric Vehicle chargers

LED Lighting as part of initial build

Floor Load Ratings

L1 = 250psf (SOG), L2 = 125psf

Vertical Transportation

Two (2) 3,500lb passenger elevators

One (1) 12,000lb freight elevator

Loading Docks

Five (5) loading bays at North of facility (4 dock high, 1 grade level).

Envelope Design

An assorted design of fiber cement paneling with translucent glazing and cedar cladding accents. Architectural board form outlines the foundation at grade level on the exterior. Composite Laminate Timber roof panels at the main entrance. Gable sloped roofs provide an open airy feel on Level 2.

HVAC

Fully conditioned space. Fan coil unit distribution throughout the building. Dedicated energy recovery units per floor.

Fire Systems

State of the art ESFR fire suppression system

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