



# Woodinville Corporate Park

15300–15500 & 16240–16750 Woodinville-Redmond Rd

Space Available  
For Lease Within a  
928,000 SF Class-A  
Industrial Park



SCAN TO VIEW WEBSITE

[woodinvillecorporatepark.com](http://woodinvillecorporatepark.com)



**Kidder  
Mathews**



12 State-of-the-Art,  
Freestanding, Dock-High,  
Class-A Industrial Buildings in  
Woodinville's Premier Location

**928,000 SF**

Total Size of Park



Loading door  
ratio: 1 door per  
3,067 SF



24' clear height



Excellent  
truck courts



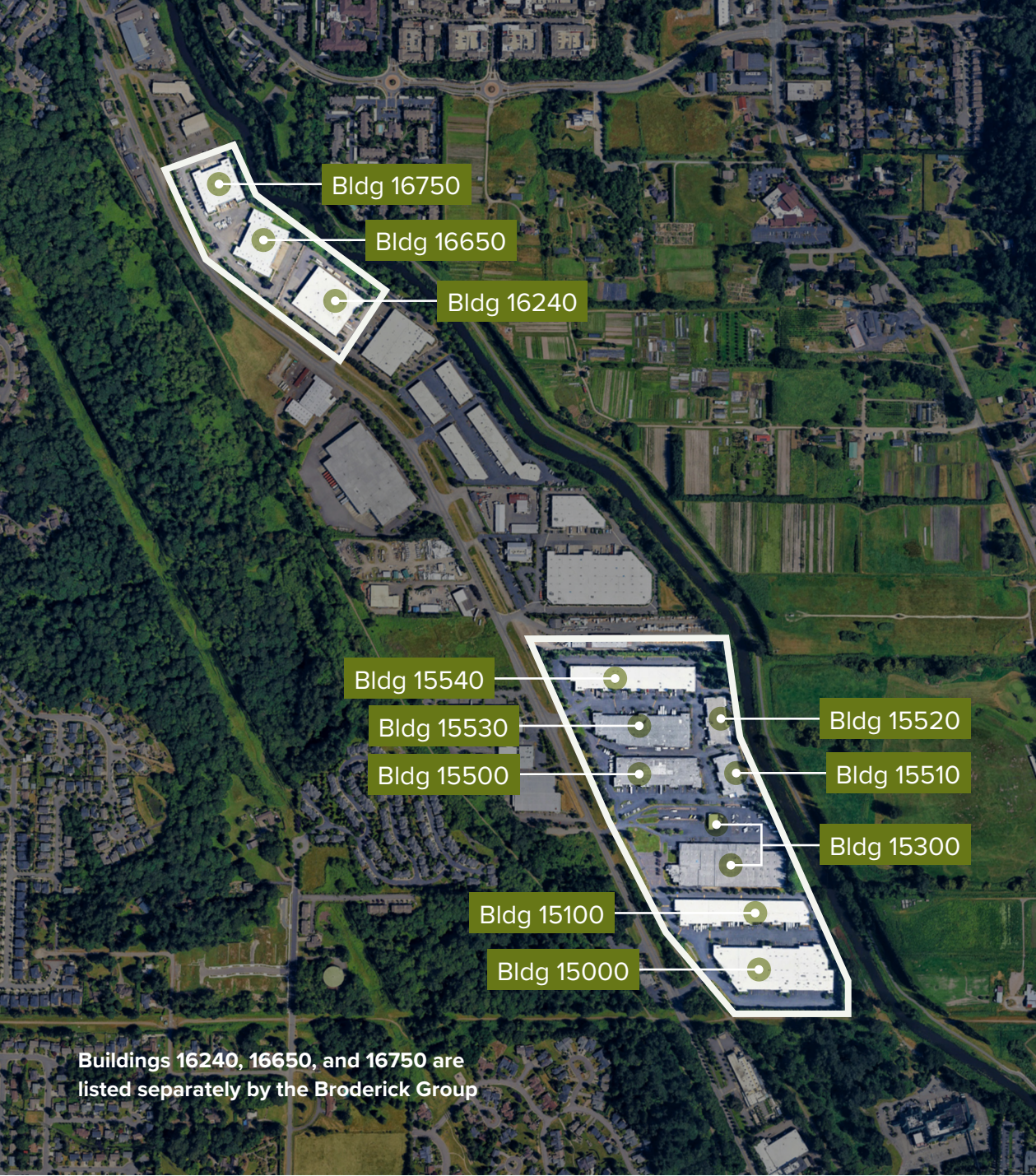
Parking ratio:  
1.35 stalls per  
1,000 SF



# Highlights

## Best-in-class industrial on the Eastside

- Easy access to SR-522 & I-405
- Situated close to downtown Woodinville amenities
- Market leading functionality: true 24' clear, dock + grade loading, with excellent truck courts

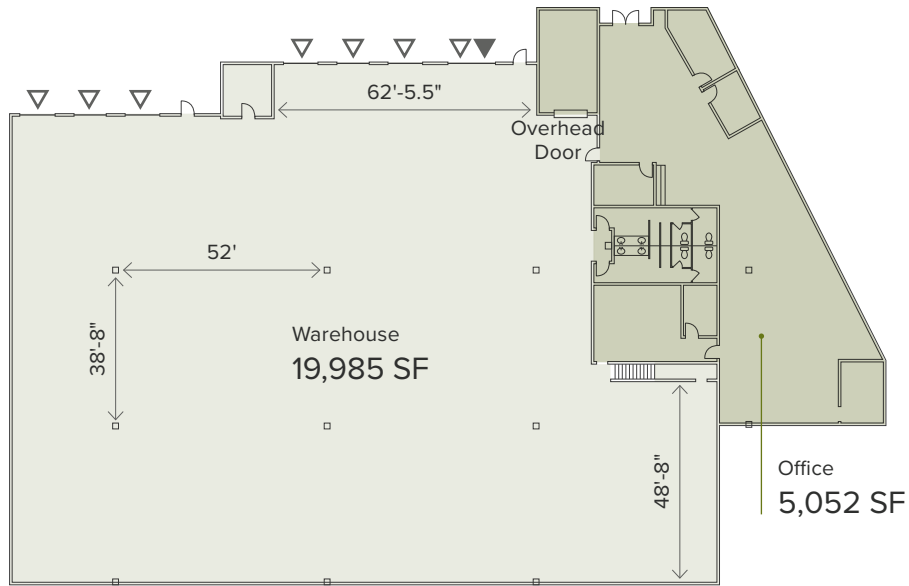


Buildings 16240, 16650, and 16750 are listed separately by the Broderick Group

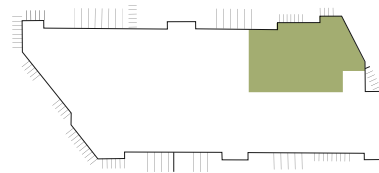
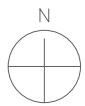
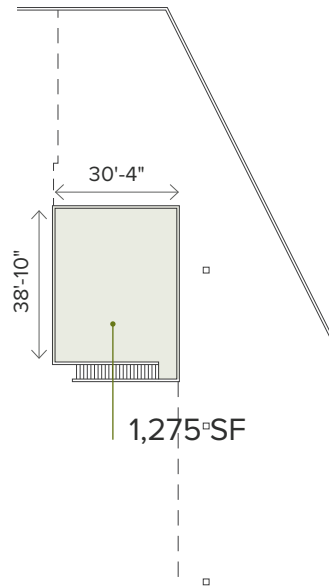


# Building 15000 Suite 900

## First Floor



## Mezzanine



Available Now  
Call for Rates

### Planned improvements

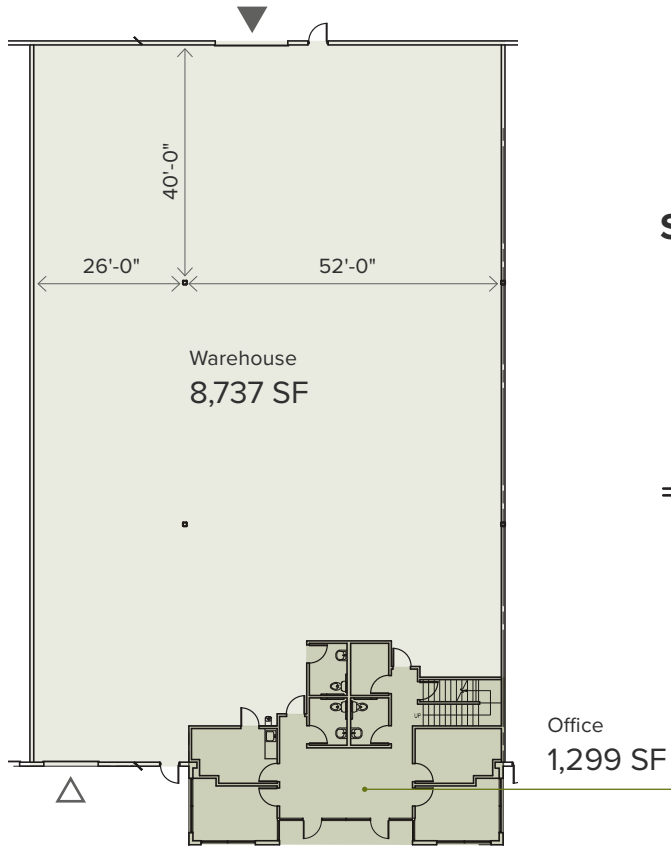
- New carpet
- New paint
- New LED lighting
- New ceiling tiles
- 24' clear height
- 7 dock high / 1 grade level
- 200 amps, 480V, 3-phase power

|                    |                  |
|--------------------|------------------|
| First-Floor Office | 5,052 SF         |
| Second-Floor Mezz. | 1,275 SF         |
| Warehouse          | 19,985 SF        |
| <b>Total Space</b> | <b>26,312 SF</b> |

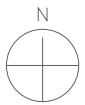
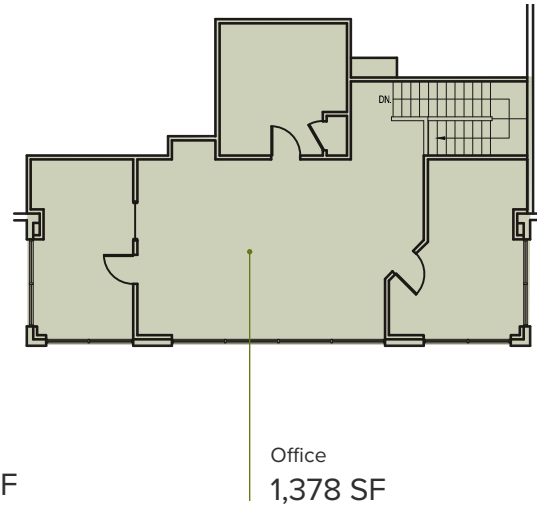


# Building 15100 Suite 600

## First Floor



## Second Floor Office



Office

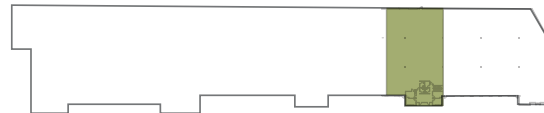
Warehouse



△ Dock-High Loading



▲ Grade-Level Loading



Available Now  
Call for Rates

## Features

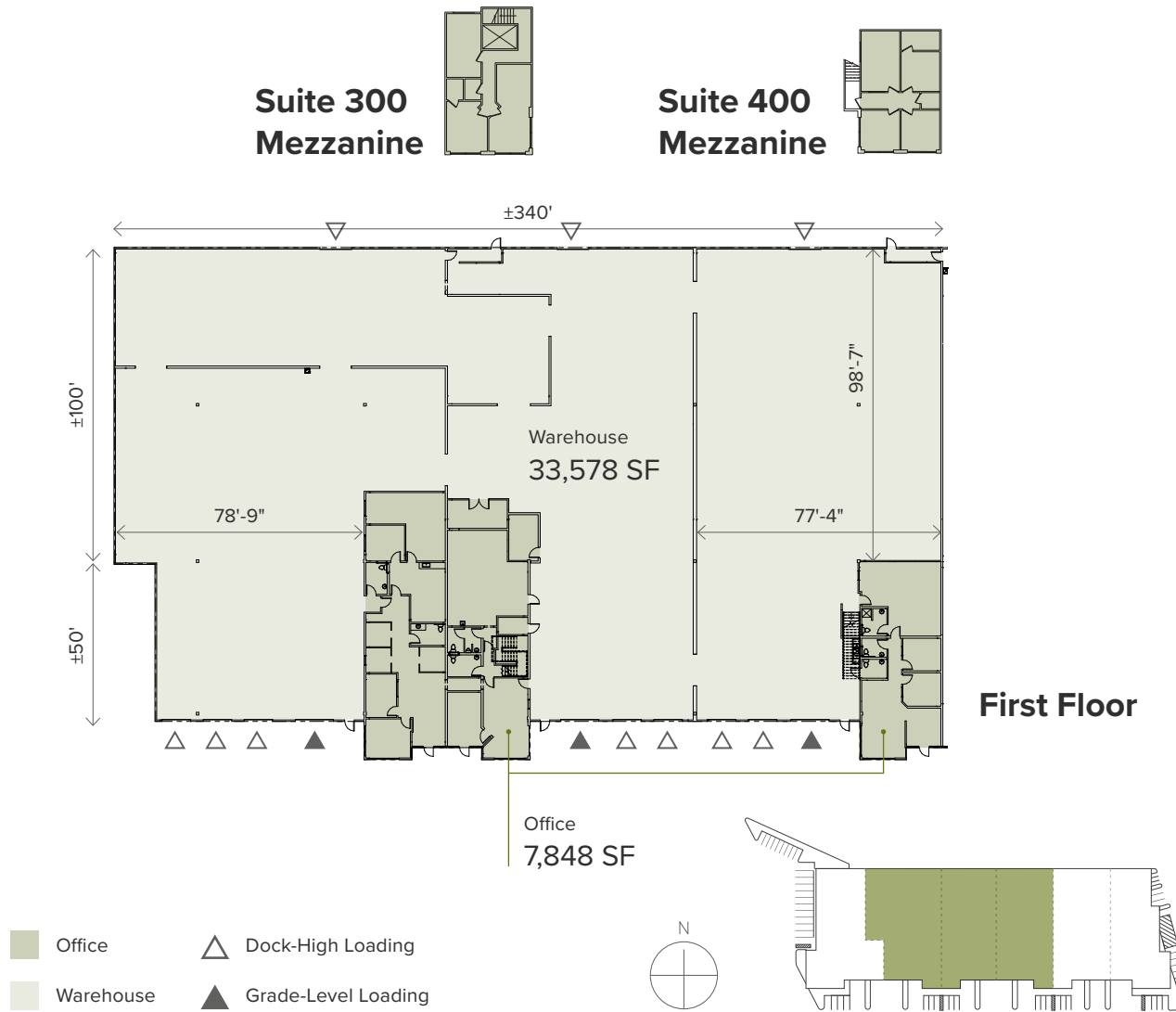
- New carpet
- New paint
- New LED lighting
- 24' clear height
- 1 dock high / 1 grade level
- 400 amps, 480V, 3-phase power

|                     |                  |
|---------------------|------------------|
| First-Floor Office  | 1,299 SF         |
| Second-Floor Office | 1,378 SF         |
| Warehouse           | 8,737 SF         |
| <b>Total Space</b>  | <b>11,414 SF</b> |



# Building 15500

## Suites 200/300/400



Available Now  
Call for Rates

### Planned Improvements

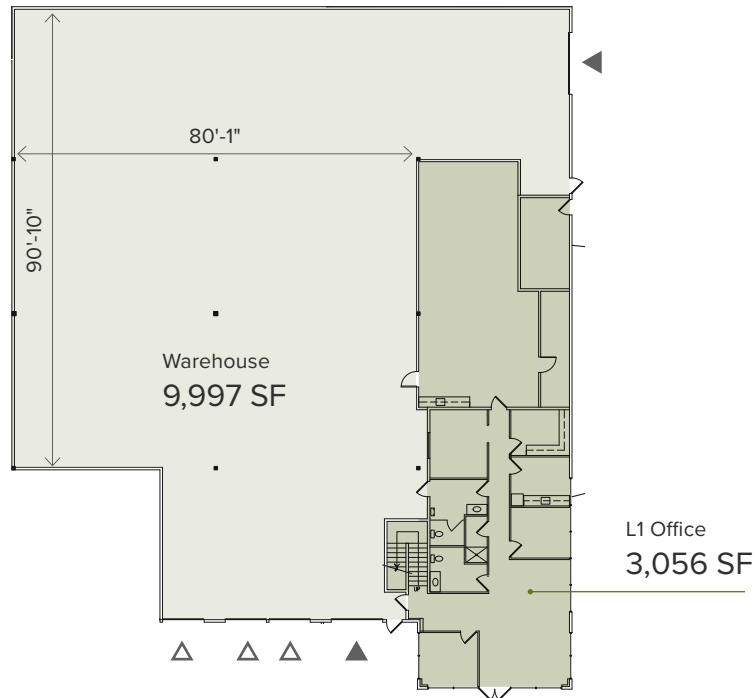
- New LED lighting
- New warehouse finishes
- New office finishes
- New carpet
- Divisible space—  
12,934–41,426 SF available
- 24' clear height
- 10 dock high / 3 grade level
- 800 amps, 480V  
(expandable to 1,000  
amps)

|                    |                  |
|--------------------|------------------|
| Office             | 7,848 SF         |
| Warehouse          | 33,578 SF        |
| <b>Total Space</b> | <b>41,426 SF</b> |

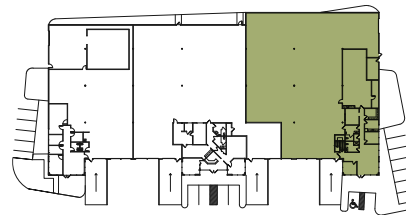
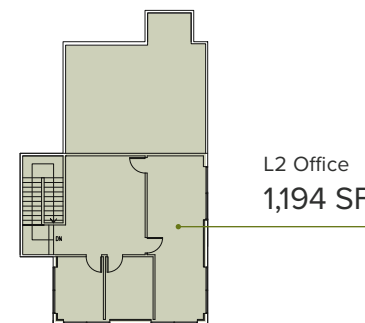


# Building 15520 Suite 100

## First Floor



## Second Floor Office



Available Now  
Call for Rates

## Features

- New roof
- New warehouse LEDs and paint
- New office finishes
- 24' clear height
- 3 dock high / 2 grade level
- 500 amps, 480V, 3-phase power

|                     |                  |
|---------------------|------------------|
| First Floor Office  | 3,056 SF         |
| Second Floor Office | 1,194 SF         |
| Warehouse           | 9,997 SF         |
| <b>Total Space</b>  | <b>14,247 SF</b> |



# Upcoming Park Improvements



New Landscaping



Refreshed Building  
Exteriors



New Park Signage



Local Institutional  
Ownership



Tenant Experience  
Upgrades



Mechanical & Roof  
Upgrades





# Nearby Amenities

## EAT & DRINK

- 01** Von's 1000Spirits
- 02** The Pizza Coop & Ale House
- 03** Woodinville Café
- 04** Topsy Cow
- 05** Pasta Nova Italiano
- 06** Rusty Pelican Café
- 07** Dough Zone
- 08** Woodinville Cut Shop
- 09** Hollywood Tavern
- 10** Barking Frog
- 11** The Herbfarm
- 12** Vivi Pizzeria

## LODGING

- 13** Willows Lodge
- 14** Hollywood Manor at Tenhulzen Reserve
- 15** The Somm

## WINERIES & BREWERIES

- 16** Tenor Wines
- 17** Watts Brewing Company
- 18** Black Raven Brewing
- 19** Martedi Winery
- 20** Rocky Pond Estate Winery
- 21** Novelty Hill – Januik Winery
- 22** Chateau Ste. Michelle Winery
- 23** Mark Ryan Winery
- 24** Fidélitas
- 25** DeLille Cellars
- 26** Sparkman Cellars
- 27** Latta Wines
- 28** Patterson Cellars



# Drive Times

Located in the heart of Woodinville, with convenient drive-time access to top restaurants, retail, and key amenities



# Owner Profile



Industrial Real Estate  
Focused on **Location**,  
**Functionality**, and  
**Flexibility**.

307

Buildings

20.2M

Square Feet

44

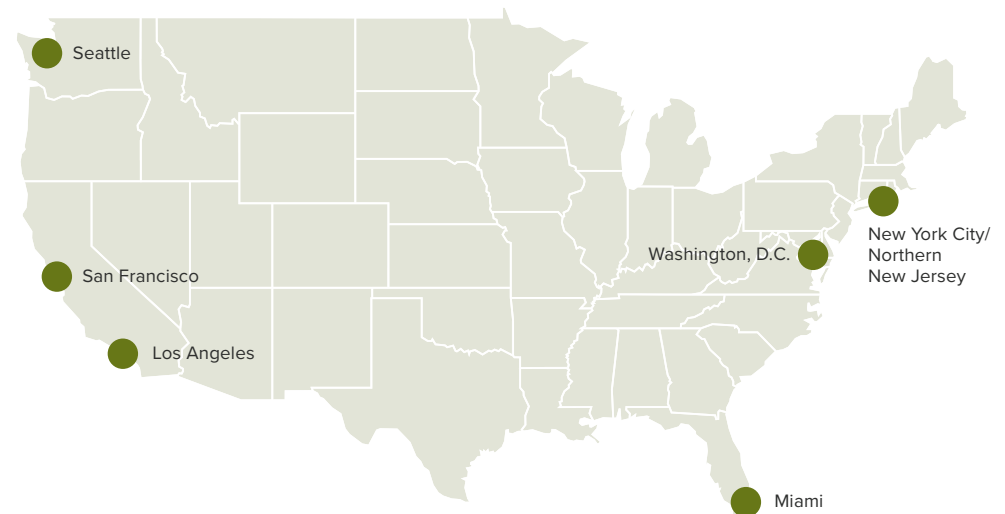
Improved  
Land Parcels

676

Customers

Terreno Realty acquires,  
owns and operates  
**industrial real estate** in six  
major coastal U.S. markets.

These properties may be warehouse/distribution, flex  
(including light industrial and R&D), transshipment  
(truck terminals) or improved land parcels.



[LEARN MORE AT TERRENO.COM](https://www.terreno.com)





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# Woodinville Corporate Park

15300 – 15500 Woodinville-Redmond Rd  
Woodinville, WA 98072

[woodinvillecorporatepark.com](http://woodinvillecorporatepark.com)   [kidder.com](http://kidder.com)

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