

An aerial architectural rendering of a residential development. The scene shows several large, multi-story buildings with blue roofs and light-colored facades, interspersed with green spaces and trees. A white outline highlights a specific lot, Lot 6, which is a large, rectangular building footprint. The overall layout is a mix of residential and commercial-style buildings.

farmstead LOT 6

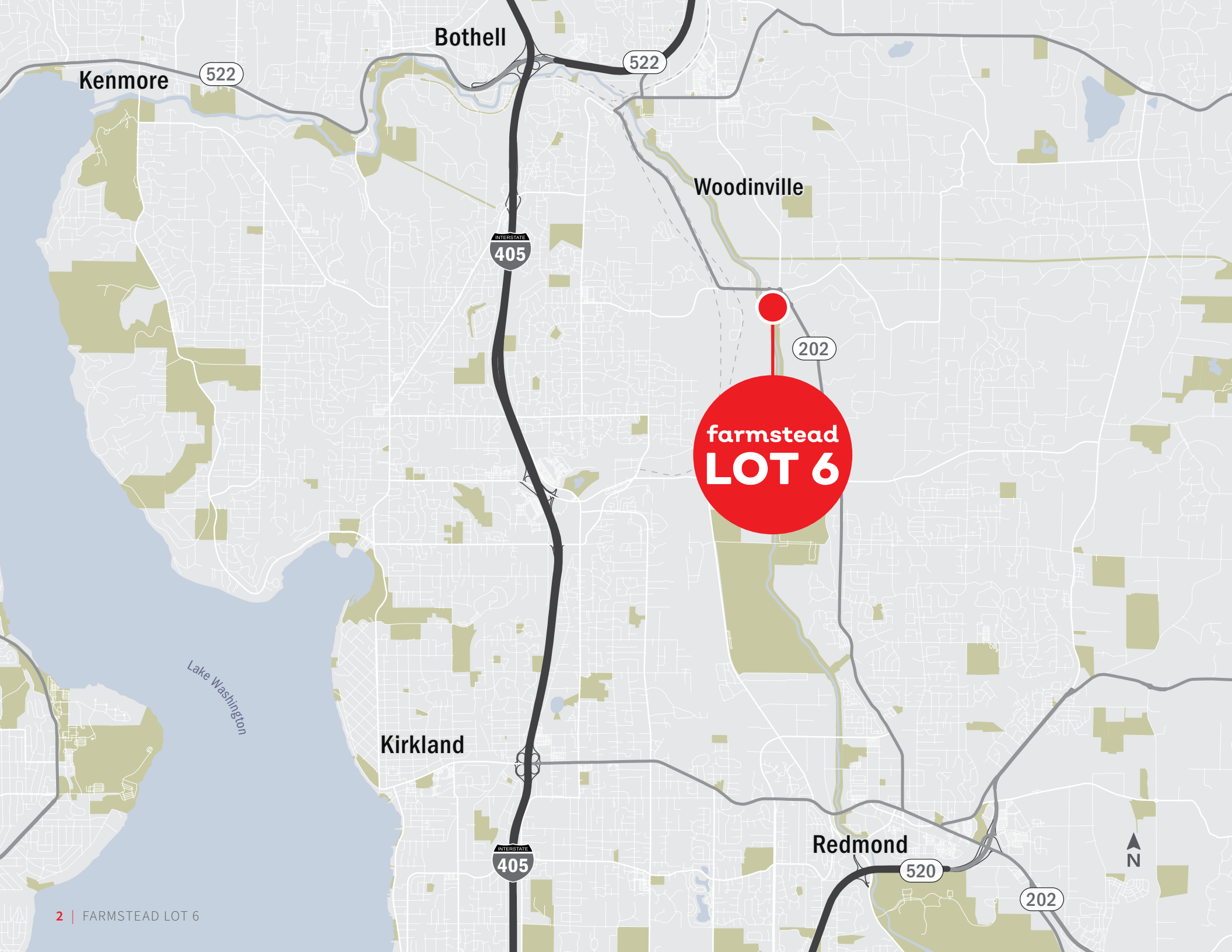
Farmstead Woodinville website:
farmsteadwoodinville.com



Jones Lang LaSalle Americas, Inc.

55-unit planned mixed-use
condominium development opportunity

WOODINVILLE, WA



Kenmore

522

Bothell

522

Woodinville

INTERSTATE
405

202

farmstead
LOT 6

Lake Washington

Kirkland

INTERSTATE
405

Redmond

520

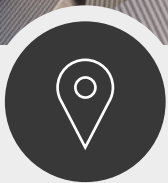
202

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farmstead LOT 6

JLL has been exclusively retained for the sale of Farmstead Lot 6 (the “Site”), a 55-unit, planned mixed-use condominium development opportunity located in the heart of Woodinville Wine Country. Farmstead Lot 6 totals approximately 52,601 square feet (1.21 acres) of developable land. The Site is a key component of Farmstead Woodinville, a vibrant master planned development in the rustic countryside of Woodinville, Washington. Farmstead Woodinville will provide residents, tenants, shoppers, and visitors the best dining, shopping, entertainment, and amenities all in one thriving suburban location. Farmstead Lot 6 is also perfectly positioned to capitalize on skyrocketing demand for housing in King County’s leading Eastside suburbs.

The project has received a SEPA determination, Traffic Concurrency Agreement, and Development Agreement from the City of Woodinville. The selected buyer will be assigned all existing design, permitting, and approvals upon completion of the transaction.



SUBMARKET

Hollywood District
Woodinville



SITE SIZE

52,601 SF
1.21 acres



PARCEL

951820-0080



ZONING

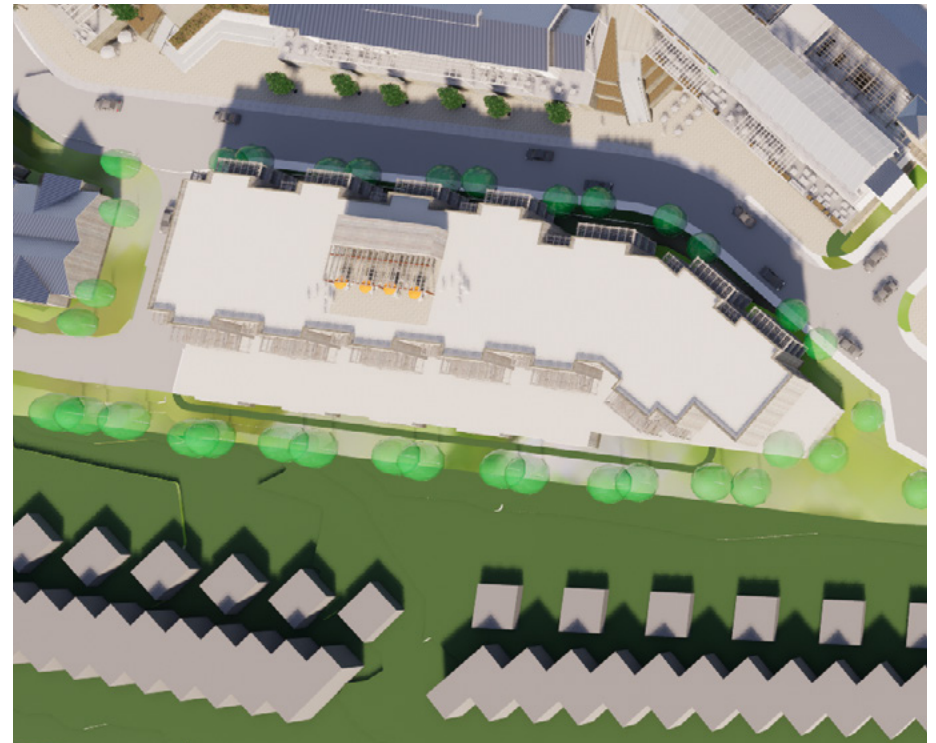
TB

Project details

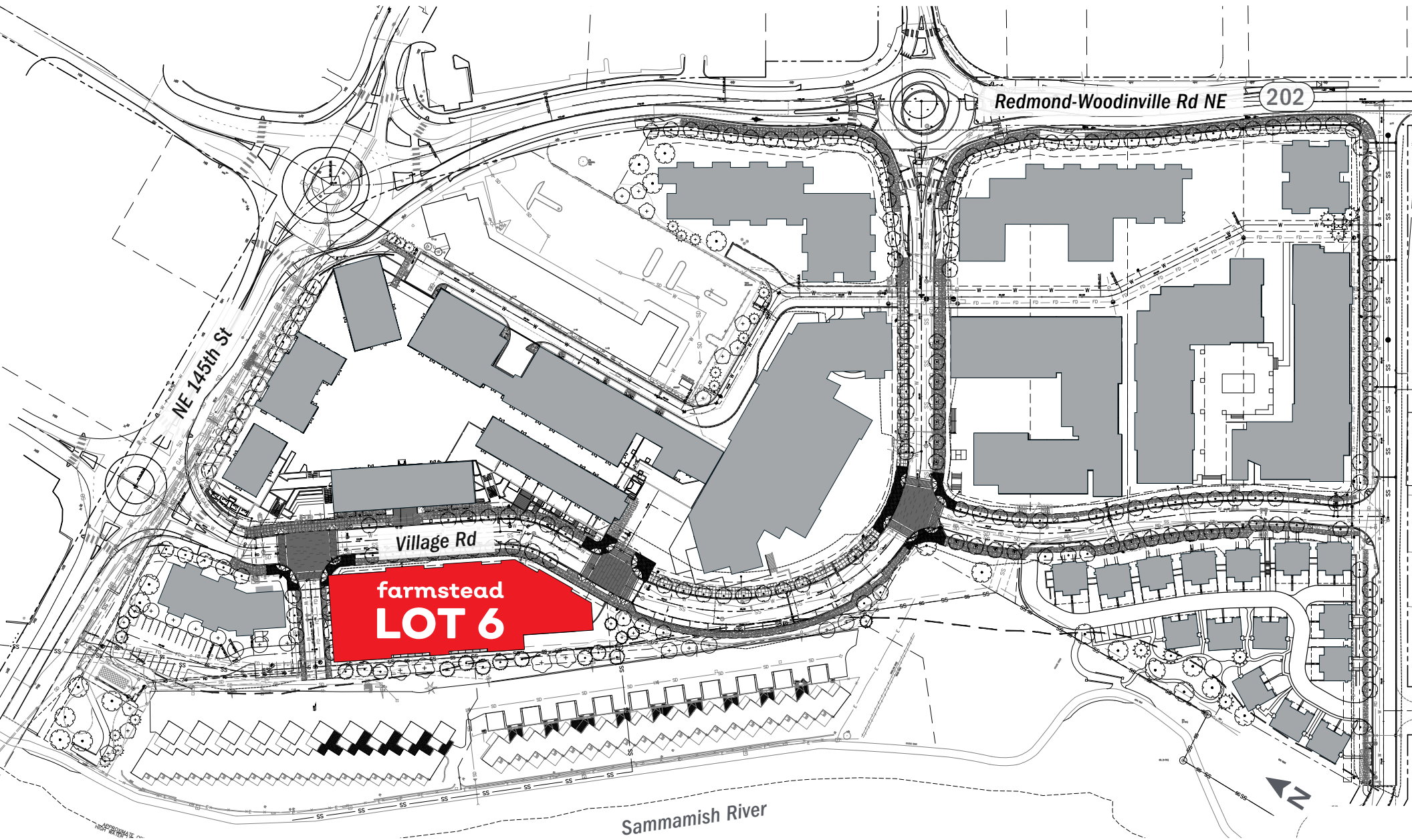
Proposed development	Mixed-use condominium
Development type	4-story mid-rise development
Unit types	2 bed/2 bath 2 bed/2 bath + den 3 bed/2 bath penthouse
Stories	4
Residential units	55
Average unit size	Approximately 1,514 SF
Retail suites	4
Retail size	Approximately 10,330 SF
Parking stalls	Total parking stalls: 162 Retail stalls: 40 Residential stalls: 122
Community amenities	Fitness center BBQ area Clubhouse Outdoor deck Residential lobby Unobstructed views of Mount Rainier and the Sammamish River Valley
Farmstead Woodinville website	farmsteadwoodinville.com

Project team

Architect	Backen & Gillam
Project architects	Jensen Design Architects
Landscape architects	Brumbaugh & Associates
Leasing and retail management	CBRE



Farmstead Woodinville site plan



Farmstead Woodinville overview

Farmstead Woodinville is a master planned mixed-use development in the heart of Woodinville Wine Country. Groundbreaking commenced in Summer 2020. The future development will be comprised of three phases that include diverse retail and tasting experiences, a boutique hotel and spa, well-appointed apartments, and condominiums.

- **425** residential units
Townhouses and multi-housing
Apartments and for-sale housing
- **60K** SF of office space
- **250K** SF of retail space
- **40K** SF of restaurant space
- **20K** SF grocery store
- **170**-room hotel
- **20K** SF event and conference space
- **40K** SF of storage warehouse space
- Surface and below-grade parking
- New park near the Sammamish River



*Sophistication
and luxury
coming 2021*



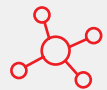
A rare and well-positioned real estate opportunity



Located in King County's highly sought-after Eastside



Breathtaking views of Mount Rainier and the Sammamish River Valley



Easy access to outdoor activities, employment, and entertainment



Ideally positioned to capitalize on flight to suburbs



Safe neighborhood and quality school district



Large units that are ideal for working from home



Limited supply of new condominiums on the Eastside



Farmstead Woodinville hotel rendering



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