

WOODINVILLE MEDICAL CENTER



17000 140th Ave NE Woodinville, Washington



WOODINVILLE MEDICAL CENTER

- THE EVERETT CLINIC
- COMPREHENSIVE NATURAL
- SOLEIL ORTHODONTICS
- WOODINVILLE PHARMACY
- KOZARSKI FAMILY & COSMETOLOGY
- WASHINGTON JAW & FACIAL
- WOODINVILLE PEDIATRICS
- WOODINVILLE PEDIATRIC DENTISTRY
- WOODINVILLE ENDODONTICS
- WOODINVILLE PHYSICAL THERAPY

PROJECT HIGHLIGHTS



**33,277 SF
4 STORIES**



4.0 / 1,000 SF PARKING RATIO

Free surface and covered parking
with ability for more



**EASY ACCESS TO
522 AND I-405**



NEW INTERIOR & EXTERIOR FINISHES

New lit monument sign, tenant directory,
suite entry signs and suite improvements



**ADJACENT TO EVERGREEN HEALTH,
BRIGHT HORIZONS**

Walking distance to downtown Woodinville



BUILDING AVAILABILITIES

SUITE 101

5,938 RSF | Available 3/1/2027

- Newly constructed clinic space
- Grade level access
- In suite restrooms
- Efficient build with 20 exam rooms

SUITE 204

1,801 RSF | Available 6/1/2026

- Existing orthodontics suite with reception, waiting area, and an in suite restroom.

SUITE 302

2,259 RSF | Available 1/1/2026

- Existing dental buildout with reception, waiting area, open space, and an in suite restroom.

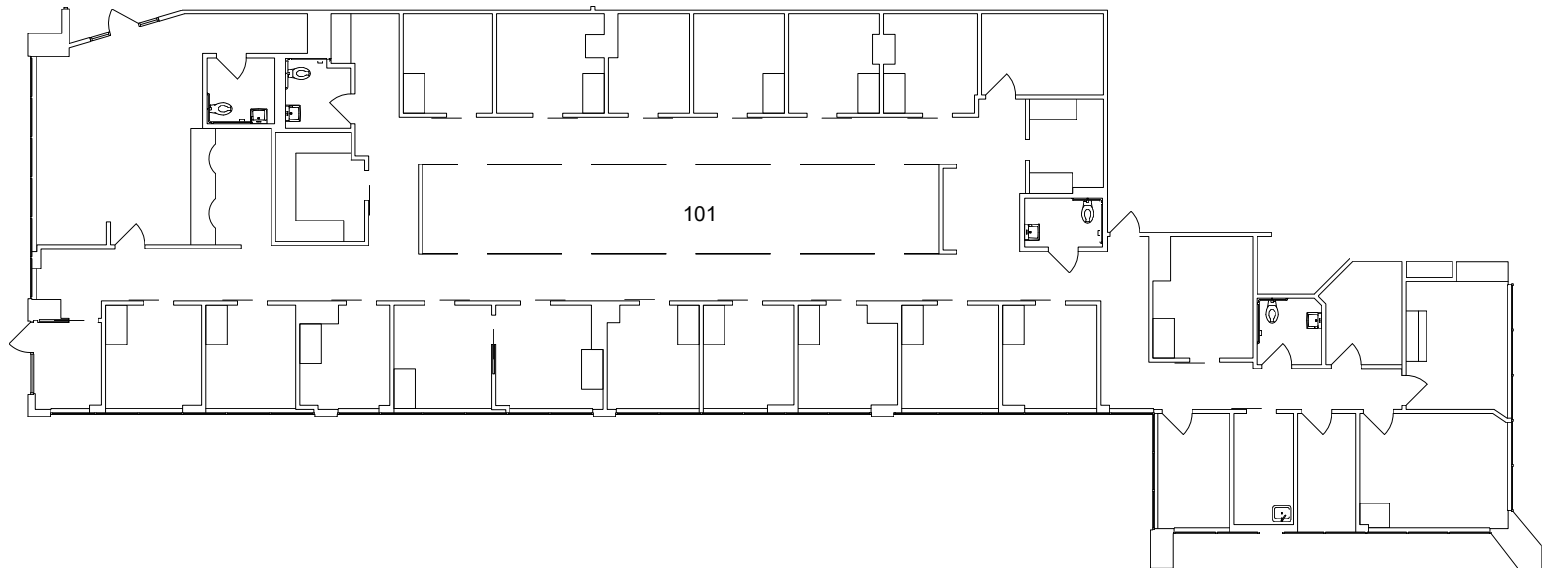


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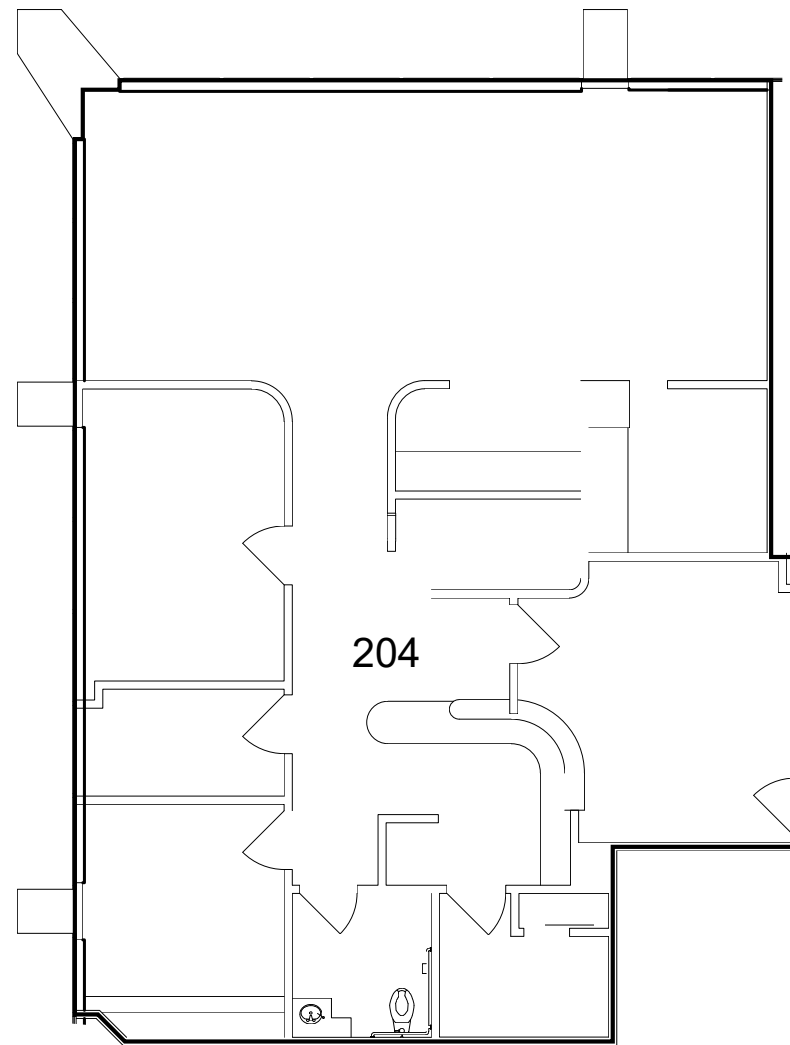


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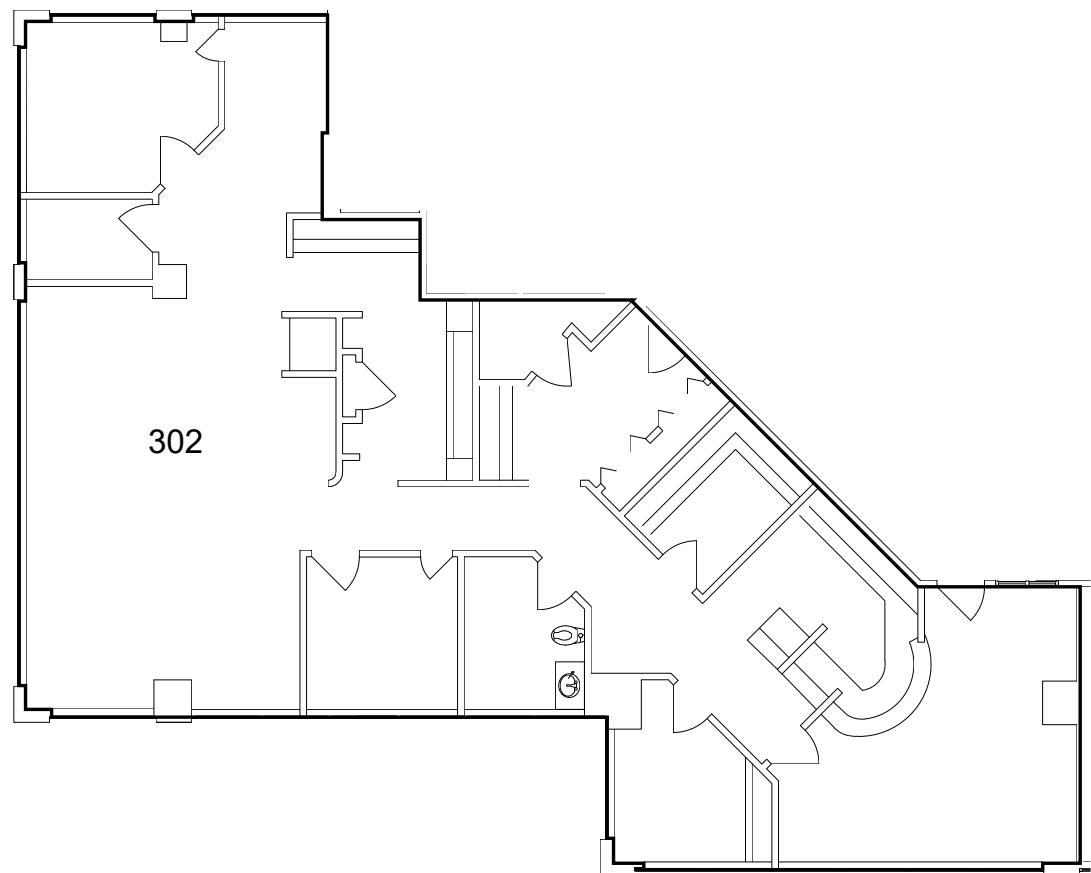


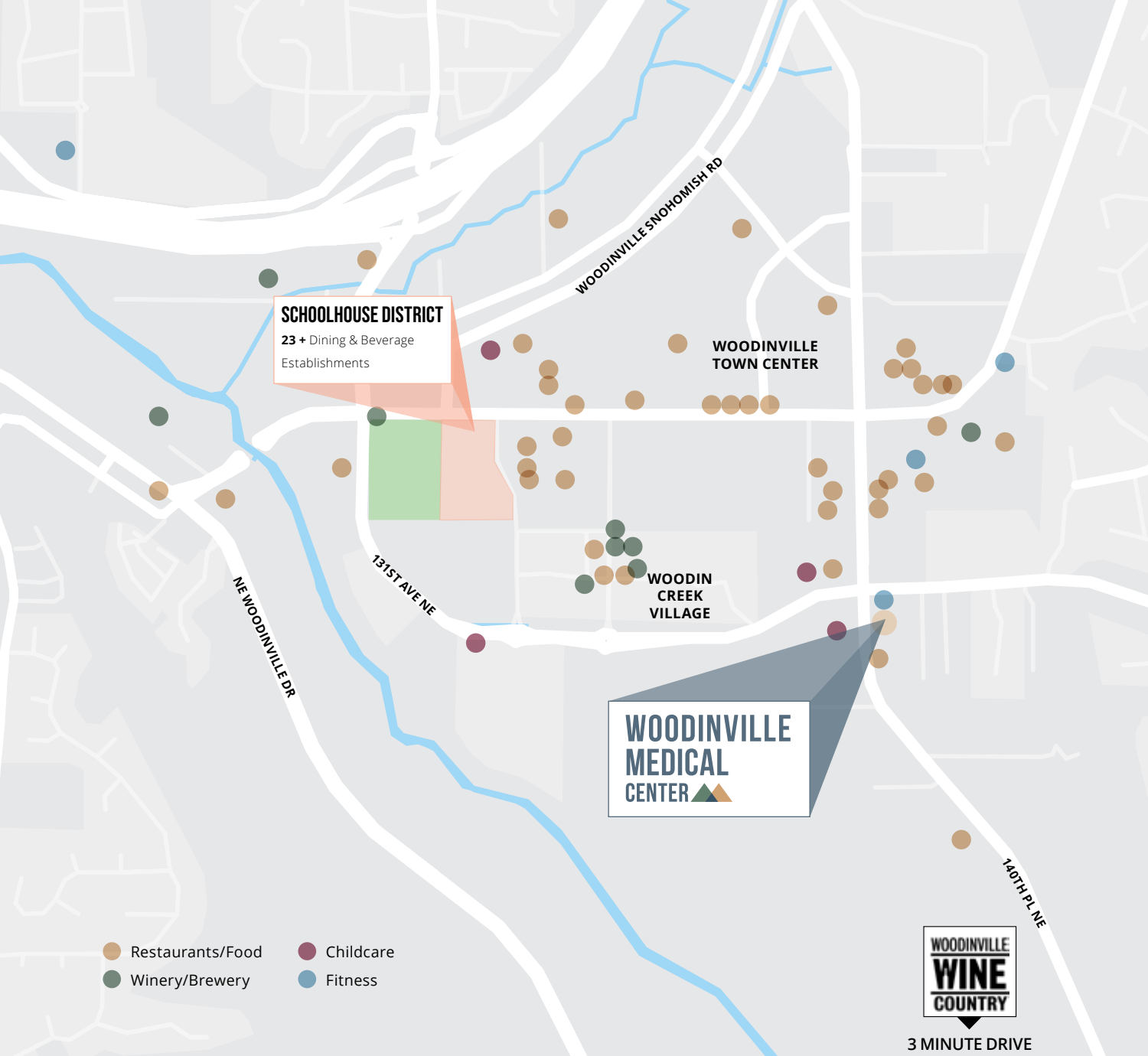
BUILDING AVAILABILITIES

SUITE 302

2,259 RSF | Available 1/1/2026

Existing dental buildout with reception, waiting area, open space, and an in suite restroom.





NEIGHBORHOOD AMENITIES

Walking distance to single and multi-family residential

Abundant nearby amenities, including: restaurants, retail, wineries, grocery and more

Located only 3 miles north of Redmond and 8 miles from Bellevue



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