

MEDICAL SPACE FOR LEASE

WOODINVILLE MEDICAL CENTER



17000 140th Ave NE Woodinville, Washington



- WOODINVILLE MEDICAL CENTER**
- THE EVERETT CLINIC
 - COMPREHENSIVE NATURAL
 - SOLEIL ORTHODONTICS
 - WOODINVILLE PHARMACY
 - KOCZARSKI 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

5,938 RSF | Available 3/1/2027

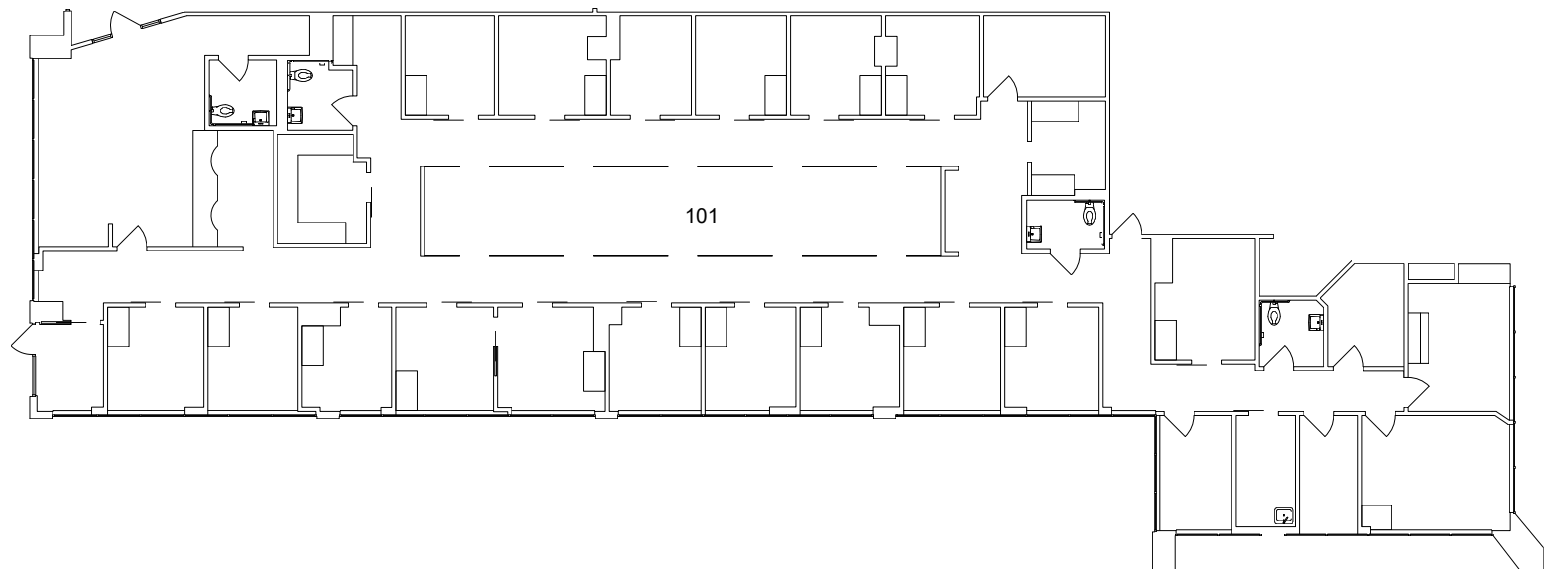
- Newly constructed clinic space
- Grade level access
- In suite restrooms
- Efficient build with 20 exam rooms

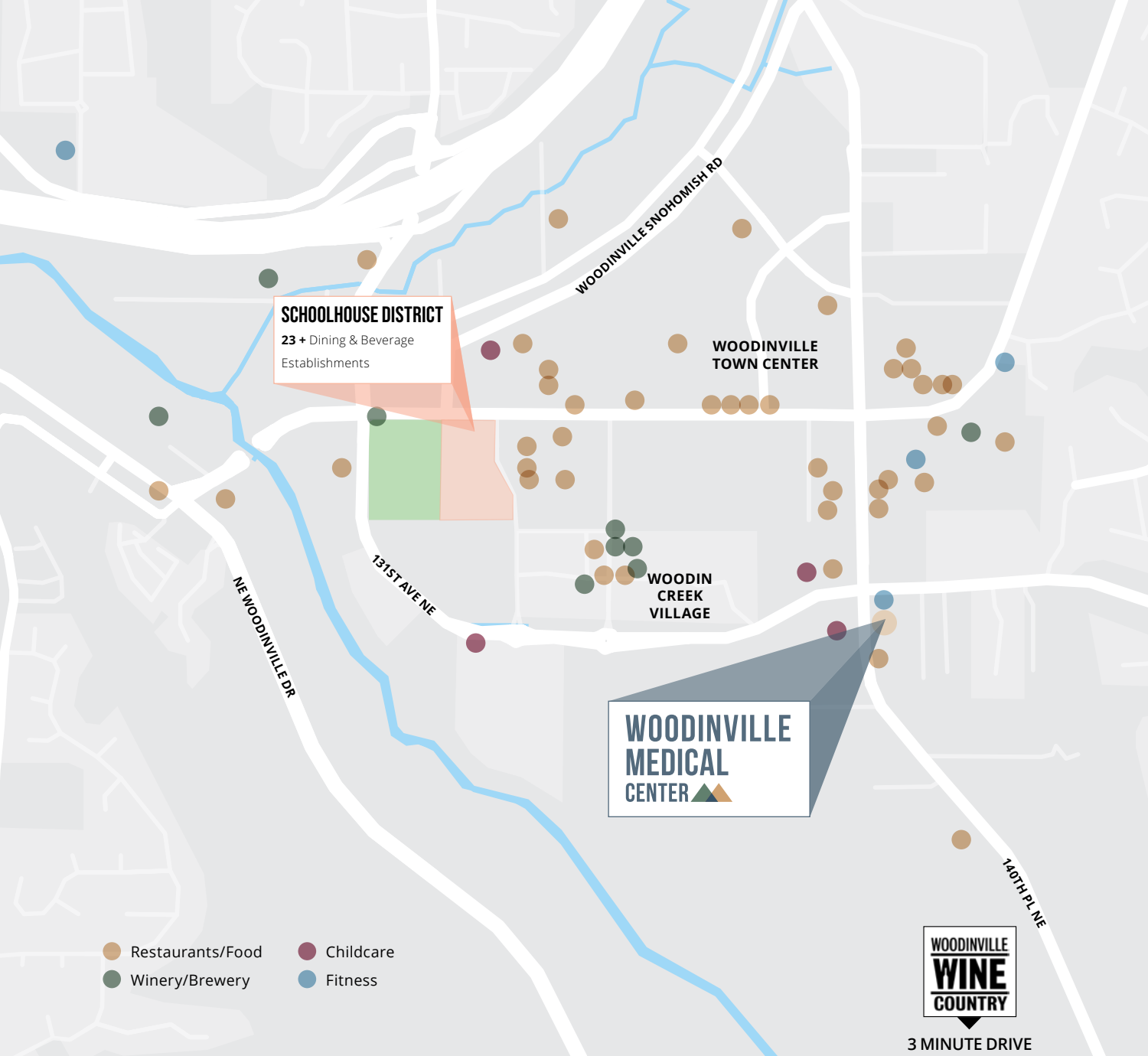


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NEIGHBORHOOD AMENITIES

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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