

Woodgate Shops

13330 - 13400 NE 175th St Woodinville WA 98072-6801

Listing #: 585816 | Status: New | Listing Date: 5/17/2017 | Last Modified: 5/17/2017 |



For Lease

13330 - 13400 NE 175th St Woodinville WA 98072-6801



Listing Information

Price

Min Rent per Sq/ft	\$ 25.00
Max Rent per Sq/ft	\$ 26.00
Total Monthly Rent	\$ 5,700.00
Lease Type	NNN
NNN Expense	\$ 8.75
Leasing Ofc Com	2.5
Listing Status	New
Days On Market	0
Asset Class	Retail
Search Tags	Restaurant, Strip Mall

Space Information

Available Sq/ft	2,831
Divisible To	2,831
Sub Lease	Yes
Sub Lease Terms	2.5 yr options remain
Availability Status	Available
Date Available	11/30/2017

Associated Files

CBA Flyer

Property Information

Building Information

Building Status	Existing
# of Buildings	5
# of Floors	1
Clearance Height Min	0
Total Building Sq/ft	46,877
Net Rentable Area	46,877
Largest Continuous Sq/ft	2,751
Lot Sq/ft	184,773
Acres	4.24

Property Type

Property Type	Retail
Office Type	Multi-Tenant
Owner	Woodgate Shops, LLC

Location

County	King
Location Description	Downtown Woodinville
Cross Street	133rd Avenue NE
Market Area	Woodinville/Bothell/Kenmore
Tax ID #	9517100135
Additional Parcels	9517100140, 9517100160
Zoning	CBD

Parking Information

# Covered Spaces	0
Total Parking Spots	0
Parking Ratio	0

Construction

Year Built	1968
Year Renovated	1993

Agent Information

Showing Instructions

Call Listing Agent	No
Use Discretion	No



Rick Parks
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TRF Pacific, LLC.
(206) 985-0100

Public Comments: 2,831 sf restaurant sublease. Two 5 year options left, current rent around \$25/sf/NNN. space available 12/1/17. Arrange FFE buyout with current owner. Good parking and access to Woodinville Snohomish Rd. and 175th St. Co-tenants are Janell's Gluten Free Market, JK Personal Trainers, Woodgate Cleaners, Cruzin Kids, India Palace, Gift Horse Saddlery, Mi Tierra Mexican rest., Edward Jones, Nail Pro, Teriyaki Bowl. Who's Missing: kitchen store, wine tasting, hobby, bakery / doughnut, BBQ, brew pub / sports bar, wine bar, craft food / drink / arts, gelato cafe, gourmet grocery, urgent care, Greek food, lash, massage, steakhouse, tapas / small plates, appliances, container store, curtain / blind, floor coverings.

Showing Instructions: Active restaurant. Call Rick Parks 206.985.0107 or walk in and have a meal.

Public Building Comments: Beautiful retail shopping center in downtown Woodinville. Excellent access with connections to Woodinville - Snohomish Rd. at the north end by the Post Office and two points of access on either side of O`Reilly`s on NE 175th Street. The property is well parked and located.

History

For Sale

Listing ID#	Status	Listing Date	List Price	Sale Price	Closing Date	CMA
412631	Expired	01/26/1996	\$ 4,600,000	\$ 0		

For Lease

Listing ID#	Suite	Status	Listing Date	Asking Rent	Max Rent	Available Sq/ft	Off Market
585816		New	05/17/2017	\$ 25.00	\$ 26.00	2,831	
585817		New	05/17/2017	\$ 24.00	\$ 25.00	3,285	
583598		Withdrawn	03/15/2017	\$ 22.00	\$ 24.00	3,285	
576922		Withdrawn	08/17/2016	\$ 23.00	\$ 25.00	2,831	
571769		Leased	03/15/2016	\$ 22.00	\$ 24.00	733	
570536		Leased	02/11/2016	\$ 24.00	\$ 26.00	2,154	
542032	#6	Leased	06/16/2014	\$ 12.00	\$ 14.00	1,743	
527620	13300 #7	Available	07/08/2013	\$ 12.00	\$ 14.00	3,406	
519165		Leased	12/18/2012	\$ 9.00	\$ 11.00	1,777	10/06/2014
511653		Leased	07/18/2012	\$ 32.00	\$ 35.00	5,742	08/14/2012

