

# LEASE

## WOODINVILLE MERCANTILE BUILDING

12601 - 12607 NE Woodinville Dr Woodinville, WA 98072



### OFFERING SUMMARY

Lease Rate:	\$26 - \$38 sf/yr (NNN)
Available SF:	720 - 1,250 SF
Lot Size:	0.25 Acres
Year Built:	1927
Renovated:	2015
Zoning:	CBD

AVAILABLE SPACES	LEASE RATE	SPACE SIZE
Suite C	\$38 sf/yr	720 SF
Suite E	\$26 sf/yr	1,250 SF
Suite B1	Leased	
Suite B2	Leased	
Suite B3	Leased	
Suite B4	Leased	

### PROPERTY OVERVIEW

Turn-Key Office/Retail Spaces in Prime Woodinville Location

**Suite C** is a stylish and versatile space that can easily be transformed into a speakeasy, wine bar, coffee shop, frozen yogurt shop, café, counseling office, yoga studio, medical office, or Pilates studio. With its warm and inviting layout, this suite presents an exceptional retail opportunity in a vibrant, high-traffic area.

**Suite E** is a beautifully built-out space, ideal for a Day Spa, Massage Clinic, Beauty Bar, or similar wellness business. This turnkey suite is clean, modern, and ready for immediate use—perfect for launching or expanding your brand in a thriving area. The space includes an existing sauna, a washer and dryer, and a private bathroom with a shower, providing a complete setup for wellness and spa operations.

### KEY FEATURES

- Located in a well-maintained professional center
- Easy access and strong visibility
- Fully renovated in 2025, built-out and move-in ready
- Inviting boutique-style ambiance
- New commercial wood-look flooring and freshly painted white walls
- Newly renovated private bathroom, shower and washer/dryer hook-ups

Please do not disturb neighboring tenants or businesses.  
All inquiries must be directed to the Listing Agent.

**Nicole Wright-Neumiller**  
(425) 591-5935  
NicoleWNeumiller@gmail.com

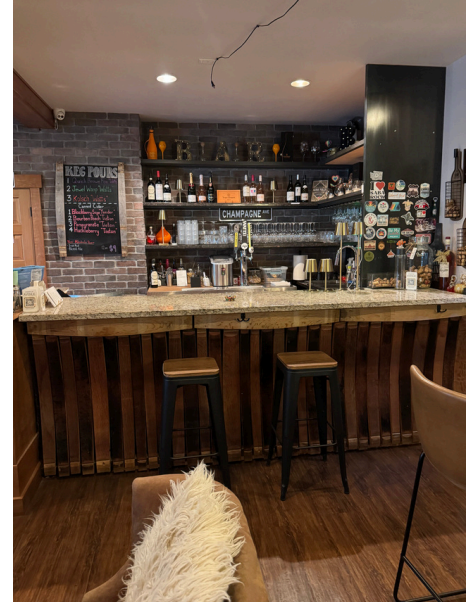
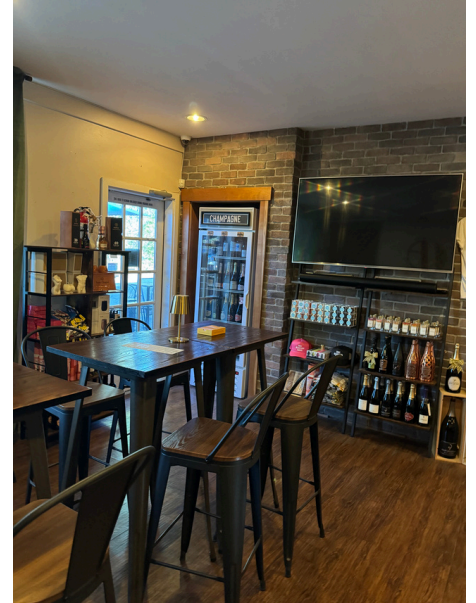




# SUITE C

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**COLDWELL BANKER  
COMMERCIAL  
DANFORTH**

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# SUITE E

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