

**OFFICE/FLEX  
LEASE**



# BEAR CREEK PLAZA

**19011 Woodinville-Snohomish Road NE | Woodinville, WA**

**Caleb Farnworth, CCIM**

425.289.2235

calebf@rosenharbottle.com

**Grant Rubenstein**

425.289.2220

grant@rosenharbottle.com

425.454.3030  
rosenharbottle.com

PO Box 5003  
Bellevue, WA 98009 - 5003





# HIGH-VISIBILITY TO WOODINVILLE-SNOHOMISH ROAD & SR-522

**1,194 SF - 2,280 SF Available**

**\$24.00 - \$26.50/SF, Gross**

## BUILDING FEATURES:

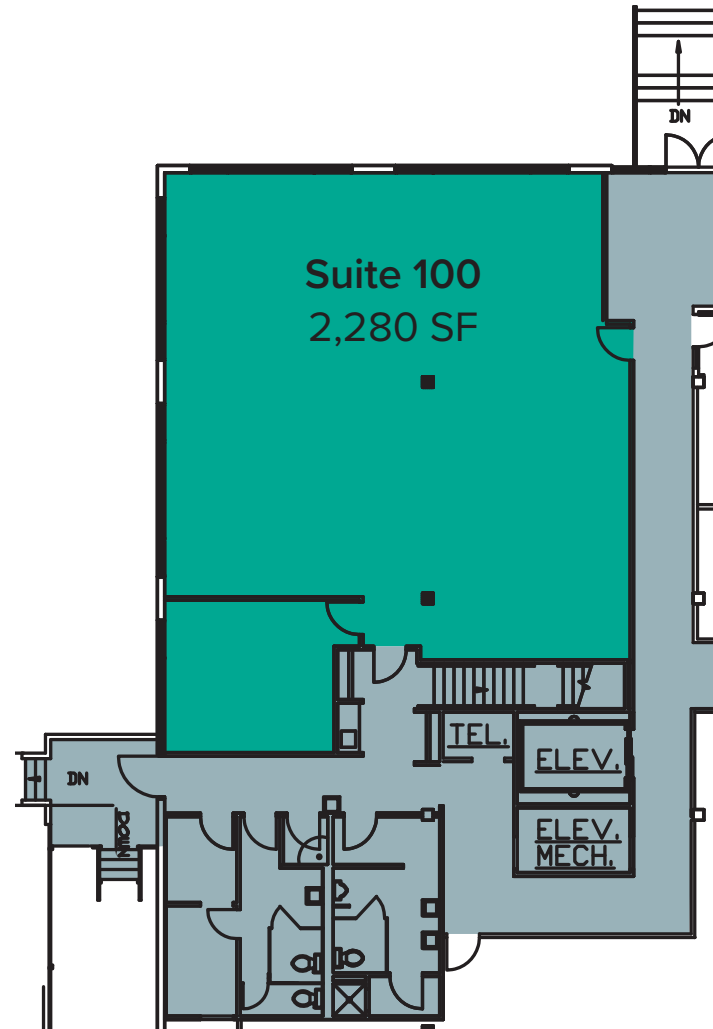
- Tenant Improvements Available
- Abundant Parking
- Sprinkled Building
- Ideal Space for Recreation, Fitness or Entertainment Use
- Close to Downtown Woodinville, Costco, Industrial Area, and Wineries

The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

# SUITE 100 FLOOR PLAN

## SUITE FEATURES

- Available Now
- 2,280 SF
- \$26.50/SF, Gross
- Office/Flex Space
- Located on the First Floor
- One Private Office
- Open Work Area

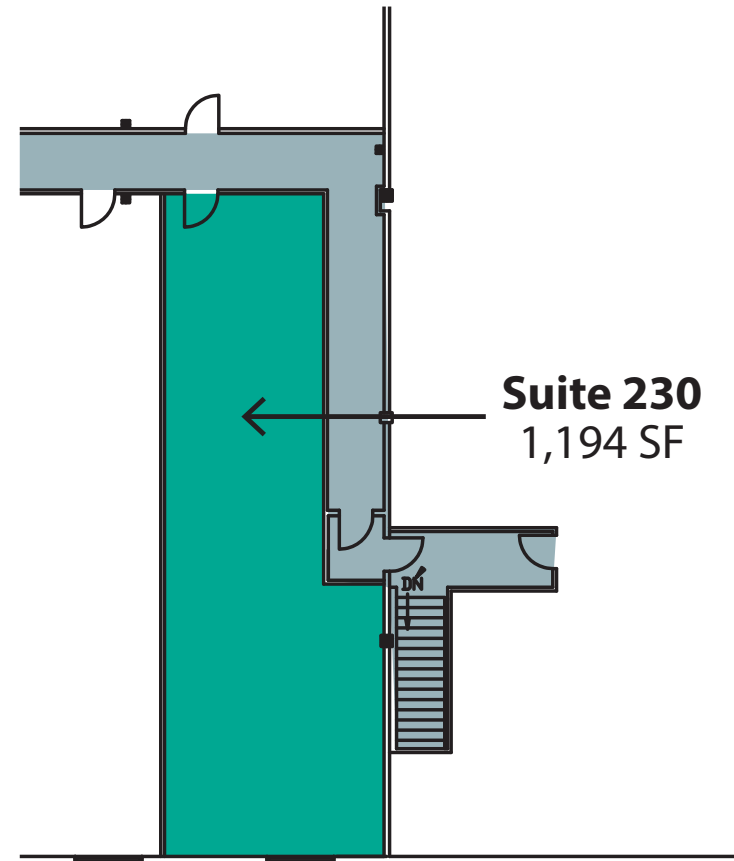


# SUITE 230 FLOOR PLAN

## SUITE FEATURES

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- Available 6/1/2026
- 1,194 SF
- \$24.00/SF, Gross
- Office/Flex Space
- Located on the Second Floor
- Open Space with Good Natural Light
- High Ceilings with Exposed Beams



# LOCATION MAP



## LEGEND:

- 01 Route 522 Taproom
- 02 Woodinville Town Center
- 03 Hampton Inn & Suites
- 04 Gold's Gym
- 05 Iron Cellars
- 06 The PicNic Table
- 07 Locust Cider & Brewing
- 08 Elevation Cellars
- 09 Kestrel Vintners
- 10 Patterson Cellars
- 11 Love That Red Winery
- 12 20 Corners Brewing
- 13 EFESTE
- 14 Costco
- 15 Restaurant Depot