

# Former Eastside Glass Building

20205 144th Ave NE, Woodinville, WA 98072



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## Investment Overview

Northmarq is excited to present the exclusive sale offering of the Former Eastside Glass Building, a premier flex asset in the heart of Woodinville, WA. Built in 1982, the property features a balanced mix of office and high-clearance warehouse space spanning 35,805 SF. The property will be delivered fully vacant in October 2025, creating an exceptional Owner-User or Investment Opportunity—ideal for an owner-user seeking a customizable space to operate and build equity, or an investor pursuing a value-add strategy to capture rent growth and long-term appreciation. With two access points and ample parking, the asset offers excellent maneuverability and seamless connectivity to major transportation routes.



**OWNER-USER OR INVESTMENT OPPORTUNITY**



**EXCELLENT LOADING AND DISTRIBUTION CAPABILITY**



**STRONG SUBMARKET RENT GROWTH**

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