

LEASE

WOODINVILLE MERCANTILE BUILDING

12601 - 12607 NE Woodinville Dr Woodinville, WA 98072



OFFERING SUMMARY

Lease Rate: \$3,201 - \$4,307.29/mo (MG)

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	\$3,201/mo	720 SF
Suite E	\$4,307.29/mo	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 space that could easily transform into a speakeasy, wine bar, coffee shop, frozen yogurt shop, or café. With its inviting layout, this suite offers an excellent retail opportunity in a vibrant, high-traffic area. It's also suitable for any other retail use.

Suite E is a charming and professional space ideal for a Private Practice entrepreneur. Featuring light white walls, bright white accents, and durable luxury wood plank floor. This approximately 1,250 SF suite is turn-key ready. There are even a built-in infrared sauna and shower included. Perfect for services such as: Acupuncture Practice, Counseling Services, Yoga Lounge, Pilates Studio, Beauty Bar, Hair Salon, or Medical Practice

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

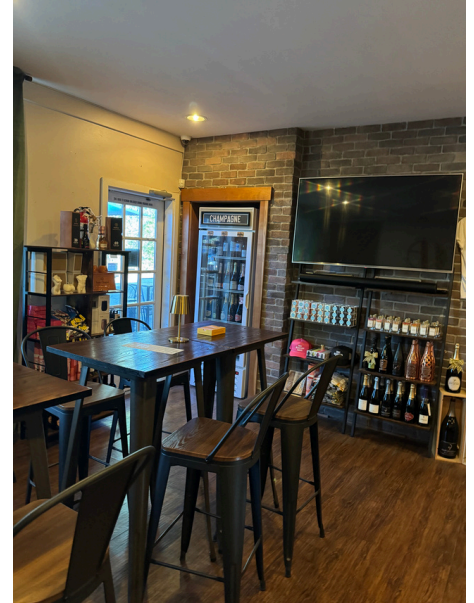


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SUITE C

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SUITE E

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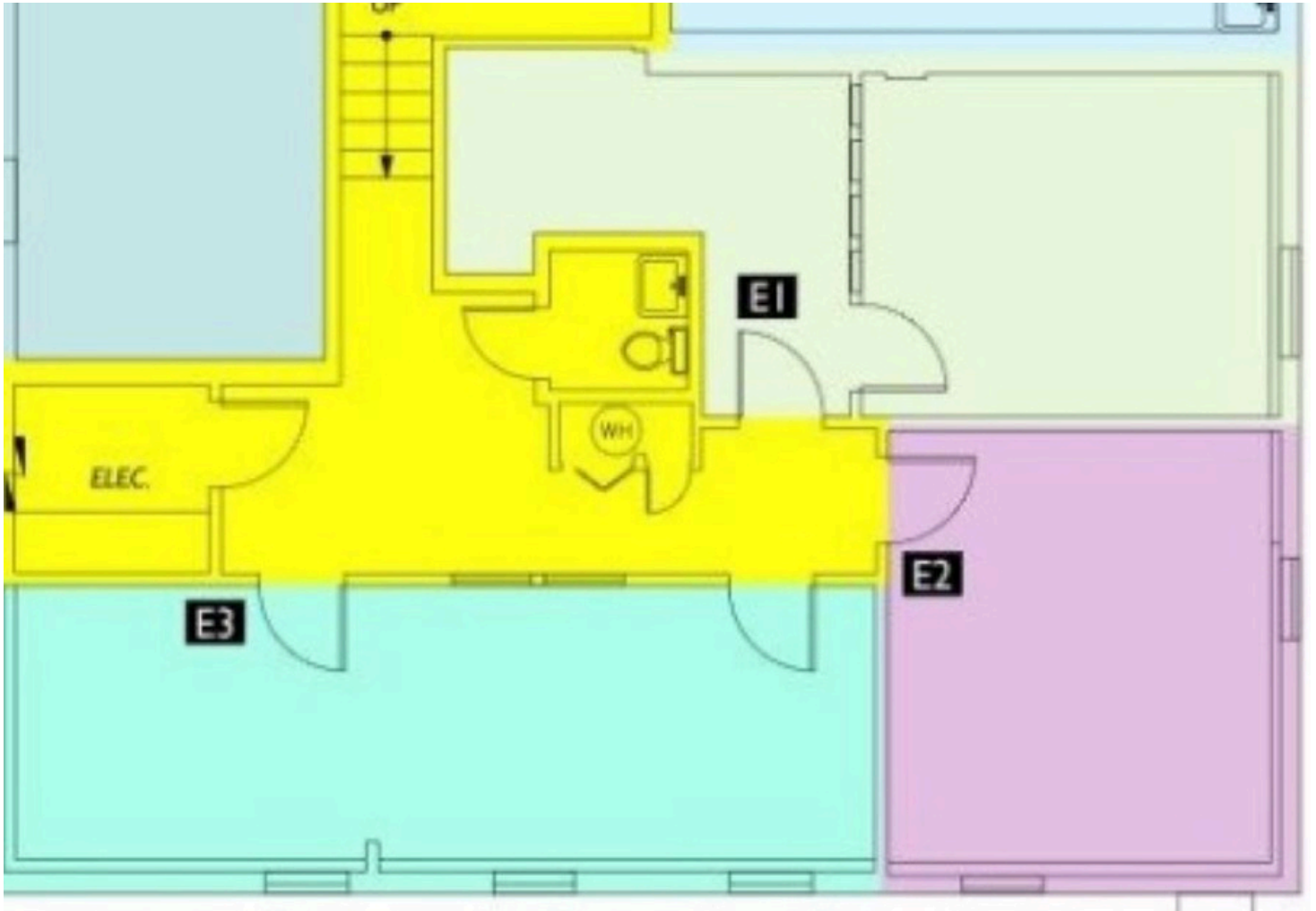
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SUITE E

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