

LEASE

WOODINVILLE MERCANTILE BUILDING

12601 - 12607 NE Woodinville Dr Woodinville, WA 98072



OFFERING SUMMARY

Lease Rate:	\$1,250 - \$3,201/mo (MG)
Available SF:	352 - 720 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 B2	\$1,250/mo	352 SF
Suite B4	\$1,350/mo	400 SF
Suite B1	Leased	
Suite B3	Leased	
Suite E	Leased	

Nicole Wright-Neumiller
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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 B2 is built out for a small Hair Salon. Current Tenant has 2 Hair Stations and a Shampoo Bowl built out (available for purchase). This is a great opportunity for an owner-operator to have their own business Suite or 2 friends to share a space. All inquiries must go through listing agent as space is currently occupied.

Suite B4 is a charming and professional space, ideal for a beauty or wellness entrepreneur. The suite features light gray walls, bright white accents, and durable luxury vinyl flooring, creating a clean and inviting atmosphere for clients. It is well-suited for a variety of services, including permanent makeup, spray tanning, eyelash extensions, lash lifts and tints, brow services such as threading, tinting, and lamination, nail services including gel and dip powder applications, as well as waxing and sugaring.

KEY FEATURES

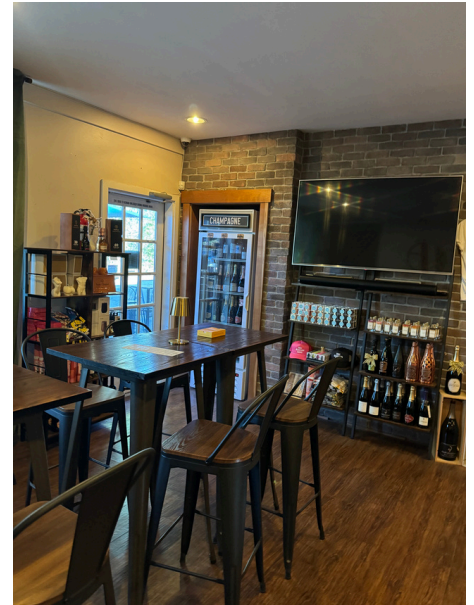
- Located in a well-maintained professional center
- Easy access and strong visibility
- Fully renovated in 2025, built-out and move-in ready
- Inviting boutique-style ambiance
- New commercial wood-look flooring and freshly painted white walls
- Newly renovated private bathroom, shower and washer/dryer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

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

SUITE C

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SUITE B2

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