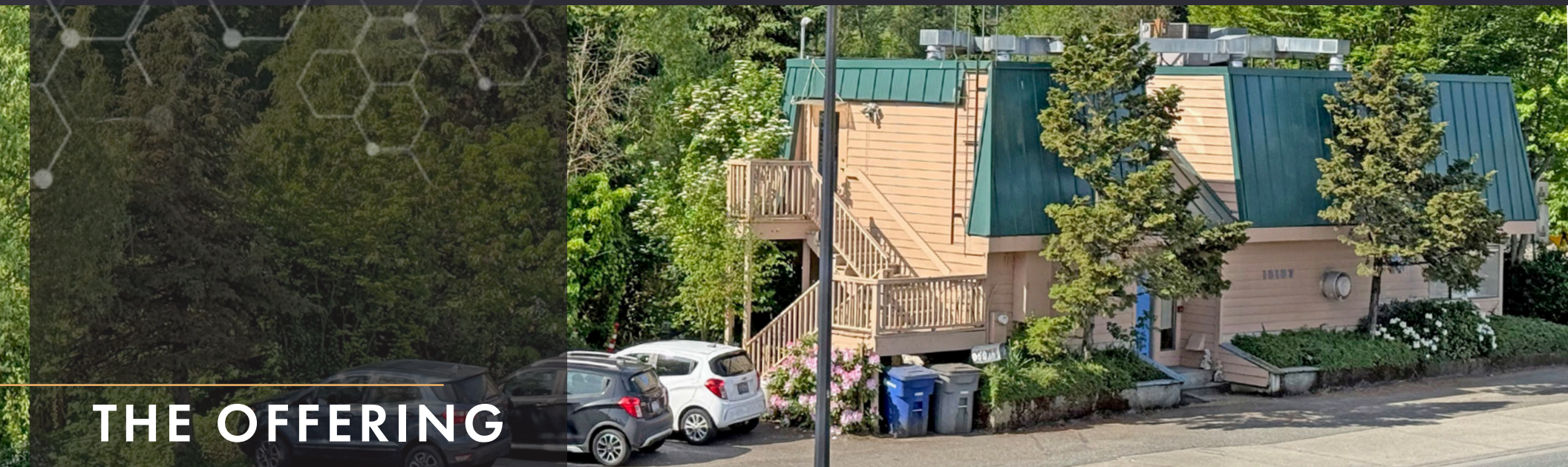


FOR SALE

OWNER/USER OPPORTUNITY
10107 WOODINVILLE DRIVE BOTHELL, WA 98011





THE OFFERING

FOR SALE \$895,000

PROPERTY OVERVIEW

Lot Size | 23,011 SF (.53 Acres)

Building SF | 2,584 SF

Leibsohn & Company, as exclusive listing firm, is pleased to present an exceptional opportunity to acquire an owner/user office building in downtown Bothell WA.

This offering features 2 floors totaling 2,584 RSF, including 8 parking stalls.

This building offers a unique opportunity for buyers seeking a strategic investment or a distinctive home for their business.

Don't miss this chance to secure a valuable asset.

PROPERTY HIGHLIGHTS

LOT SIZE: 23,011 SF (.53 ACRES)

BUILDING GLA: 2,584 SF

1ST FLOOR: 1,304 SF

2ND FLOOR: 1,280 SF

PARKING: 8 STALLS (3.1 / 1000 SF)

YEAR BUILT: 1983

KING COUNTY PARCEL: 082605-9102

ZONING: DOWNTOWN/GATEWAY (DG)

NEARBY AMENITIES



Surrounding Restaurant Amenities

The Bine, Alexa's Cafe & Catering, The Bison, The Hop and Hound, Hana Sushi, Kro Bar Bothell



Nearby Attractions

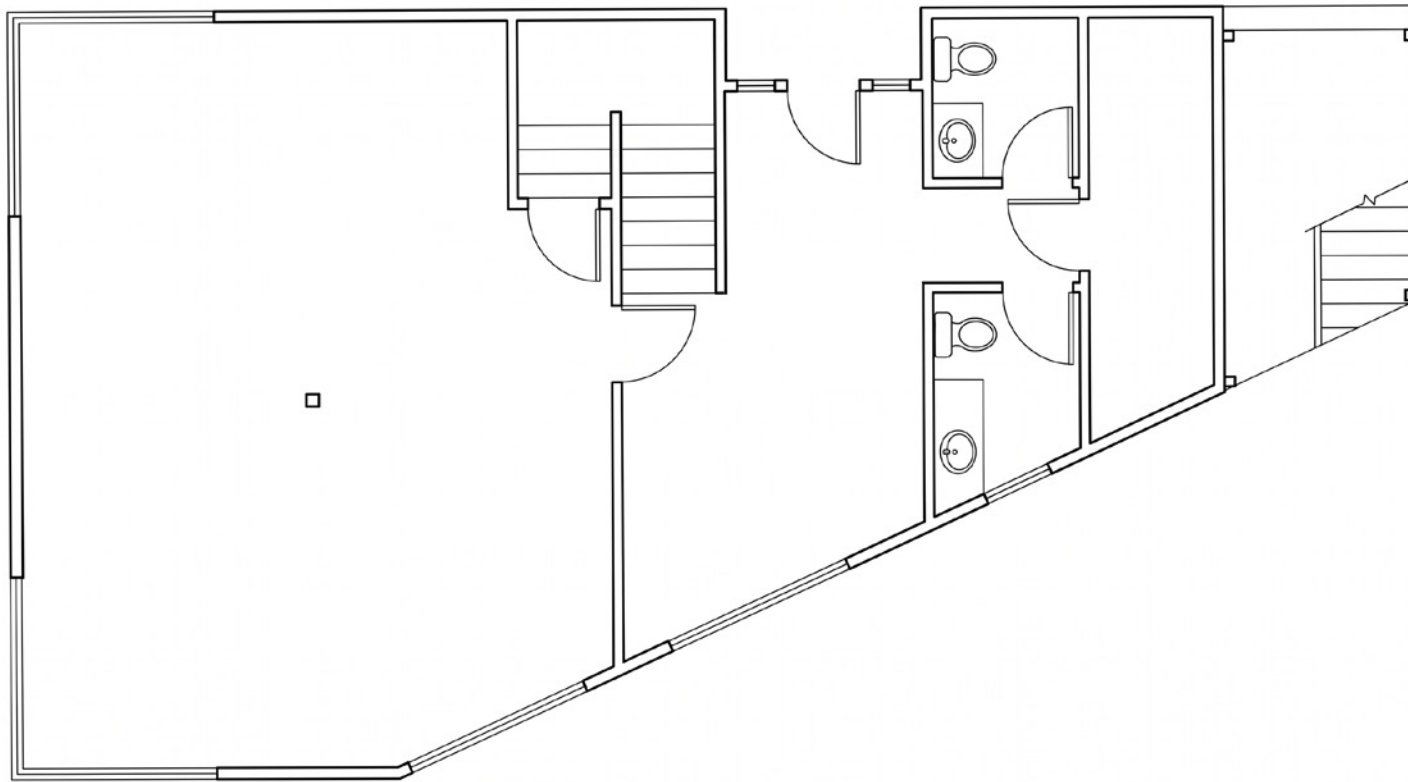
The Park at Bothell Landing, Cascadia College, University of Washington, Pop Keeney Stadium, McMenamins Anderson School, Historic Hotel, Restaurant, Bars and Theater Complex



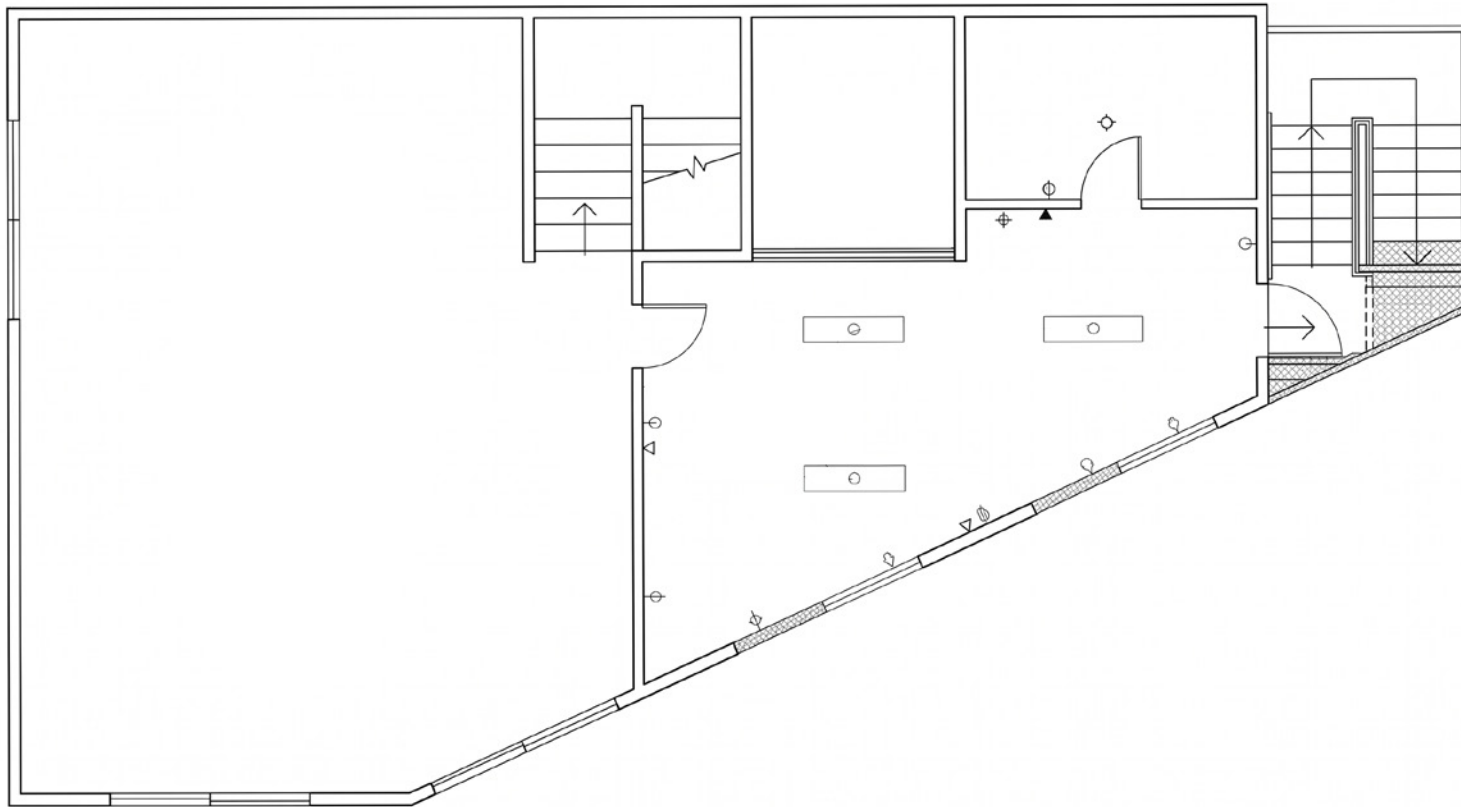
Prominent Location

Convenient access to I-405, Route 522, BS-239/372/522/535

1ST FLOOR | 1,304 SF



2ND FLOOR | 1,280 SF



EXTERIOR PHOTOS



OWNER/USER OPPORTUNITY

10107 WOODINVILLE DRIVE BOTHELL, WA 98011



Sammamish River

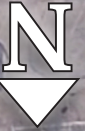
102nd Ave NE

NE 180th St.

OFFICE
BUILDING

WOODINVILLE DRIVE
36,000+ AADT

101st Ave NE



OWNER/USER OPPORTUNITY

10107 WOODINVILLE DRIVE BOTHELL, WA 98011



- | | |
|---------------------------|-----------------------------|
| 1 The Bine Beer & Food | 12 Spring Bistro |
| 2 Alexa's Cafe & Catering | 13 T55 Patisserie |
| 3 The Bison | 14 Zulu's Board Game Cafe |
| 4 The Hop and Hound | 15 Amaro Bistro |
| 5 Hana Sushi | 16 Agave Cocina & Tequila |
| 6 Countryside Donut House | 17 Saigon 6 |
| 7 Sushi Zone | 18 Bay Leaf Bar & Grill |
| 8 Ranch Drive-In | 19 The Shed |
| 9 The Cottage | 20 McMenamins Tavern |
| 10 Julio's Restaurant | 21 McMenamins Nui Nui |
| 11 Side Hustle Local | 22 Ambakity Cocina Mexicana |

 **10107 WOODINVILLE DRIVE, BOTHELL**


**King County
PARK & RIDE**

**CASCADIA
COLLEGE**
BOTHELL

W
**UNIVERSITY of
WASHINGTON**
BOTHELL

**10107
Woodinville Dr.
Bothell, WA 98011**

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