

REDMOND

COMMERCE CENTER

18340 & 18460 NE 76th Street | Redmond, Washington 98052



219,548 SQUARE FEET

AVAILABLE NOW

OWNED AND MANAGED BY **LBA**Logistics 

SUMMARY



BRODERICK GROUP IS PLEASED TO PRESENT THE OPPORTUNITY TO LEASE REDMOND COMMERCE CENTER WITH APPROXIMATELY 220,000 SF AVAILABLE IN TWO BUILDINGS.

The facility caters to engineering, production, industrial manufacturing, distribution, tech development and office space - ready for today's innovative companies. The property is located in Redmond with today's leading technology companies. The property benefits from excellent access to SR-520, outdoor recreation and retail services.



REDMOND
COMMERCE CENTER

BUILDING SPECS

BUILDING 1

SITE AND BUILDING SUMMARY

Site Area	3.44 Acres (150,182 SF)
Total SF	77,488 SF
Office / Warehouse SF	24,029 SF Office 43,478 SF Warehouse 9,981 SF Warehouse Mezz
Type of Construct	Precast concrete tilt-up panels
Construction Classification	Type III-N with Fire Sprinklers
Occupancy Group	B, Office and F-1, Manufacturing
Zoning	MP (Manufacturing Park)

SERVICES

Electrical Utility	Puget Sound Energy (PSE)
Electric Service Rating	1,200 amps, 277/480 V, 3 phase, 4 wire
Telephone Utility	AT&T
Water Utility / Service / Storm Drain / Sewer	City of Redmond / 1.5"
Gas Utility / Service	Puget Sound Energy / 3/4"
Loading	Four (4) grade-level loading Seven (7) dock-high / van high
Clear Height	26' Clear height
Parking	Approx. 216 Stalls



BUILDING 3

SITE AND BUILDING SUMMARY

Site Area	5.96 Acres (259,676 SF)
Total SF	142,068 SF
Office / Warehouse SF	24,925 SF Office 101,217 SF Warehouse 15,926 SF Warehouse Mezz
Type of Construct	Precast concrete tilt-up panels
Construction Classification	Type III-N with Fire Sprinklers
Occupancy Group	B, Office and F-1, Manufacturing
Zoning	MP (Manufacturing Park)

SERVICES

Electrical Utility	Puget Sound Energy (PSE)
Electric Service Rating	2,000 amps, 277/480 V, 3 phase, 4 wire
Telephone Utility	AT&T
Water Utility / Service / Storm Drain / Sewer	City of Redmond / 1.5"
Gas Utility / Service	Puget Sound Energy / 3/4"
Loading	Five (5) grade-level loading Ten (10) dock-high / van high
Clear Height	26' Clear height
Parking	Approx. 185 Stalls



REDMOND
COMMERCE CENTER

AREA AMENITIES



● Coffee
 ● Services
 ● Food Options

- | | | | | |
|----------------------|-----------------------|-------------------------|------------------------|--------------------------------|
| 1 Sammamish Cleaners | 7 Peet's Coffee & Tea | 13 Baskin Robbins | 19 Fred Meyer | 25 Redmond Kindercare |
| 2 Pomegranate Bistro | 8 Asiana Bistro | 14 Fatburger | 20 Discount Tire | 26 BJ's Restaurant & Brewhouse |
| 3 Jimmy John's | 9 Panera Bread | 15 Bank of America | 21 Mercurys Coffee Co. | 27 Typhoon |
| 4 Chipotle | 10 Starbucks | 16 Blazin Bagels | 22 Target | |
| 5 Subway | 11 Rite-Aid | 17 Mac & Jack's Brewery | 23 Kohl's | |
| 6 Postdoc Brewing | 12 Agave Cocina | 18 Home Depot | 24 ZenRock Fitness | |

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ACCESS / TRANSIT



FUTURE ESTIMATED LIGHTRAIL TRAVEL TIMES

SeaTac Airport Station --> SE Redmond Station	68 minutes
Westlake Station --> SE Redmond Station	39 minutes
International District Station --> SE Redmond Station	34 minutes
Downtown Bellevue Station --> SE Redmond Station	15 minutes
Overlake Village Station --> SE Redmond Station	6 minutes
Redmond Tech Center Station --> SE Redmond Station	4 minutes



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BUILDING 1 | 77,488 SF TOTAL

24,029 SF OFFICE

43,478 SF WAREHOUSE

9,981 SF WAREHOUSE MEZZ

REDMOND

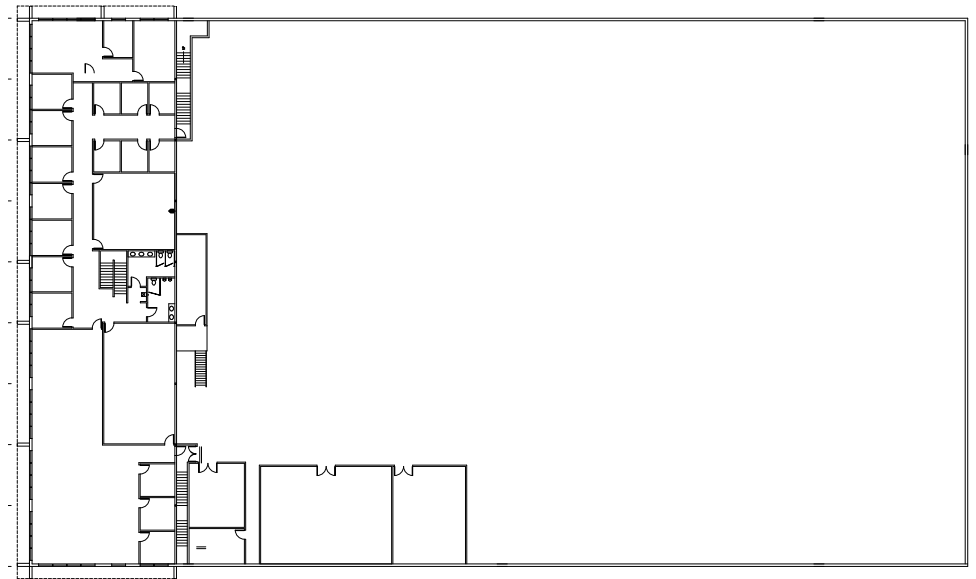
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GROUND FLOOR



MEZZANINE



broderickgroup.com

CONTACT

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BUILDING 3 | 142,068 SF TOTAL

24,925 SF OFFICE

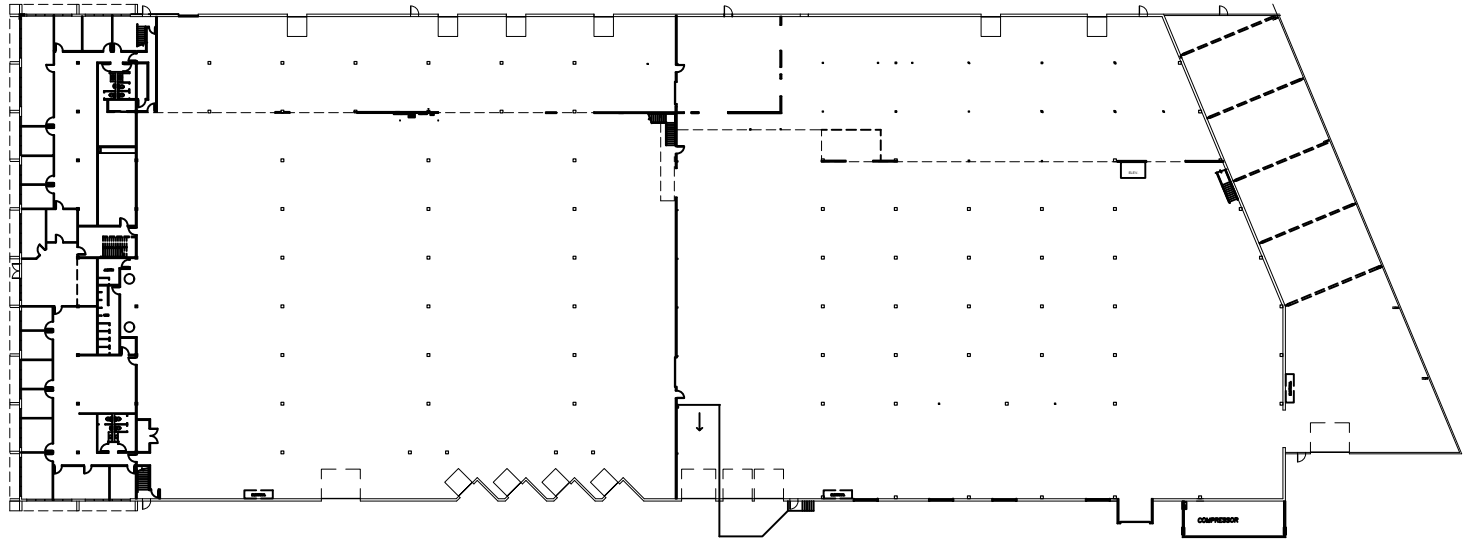
101,217 SF WAREHOUSE

15,926 SF WAREHOUSE MEZZ

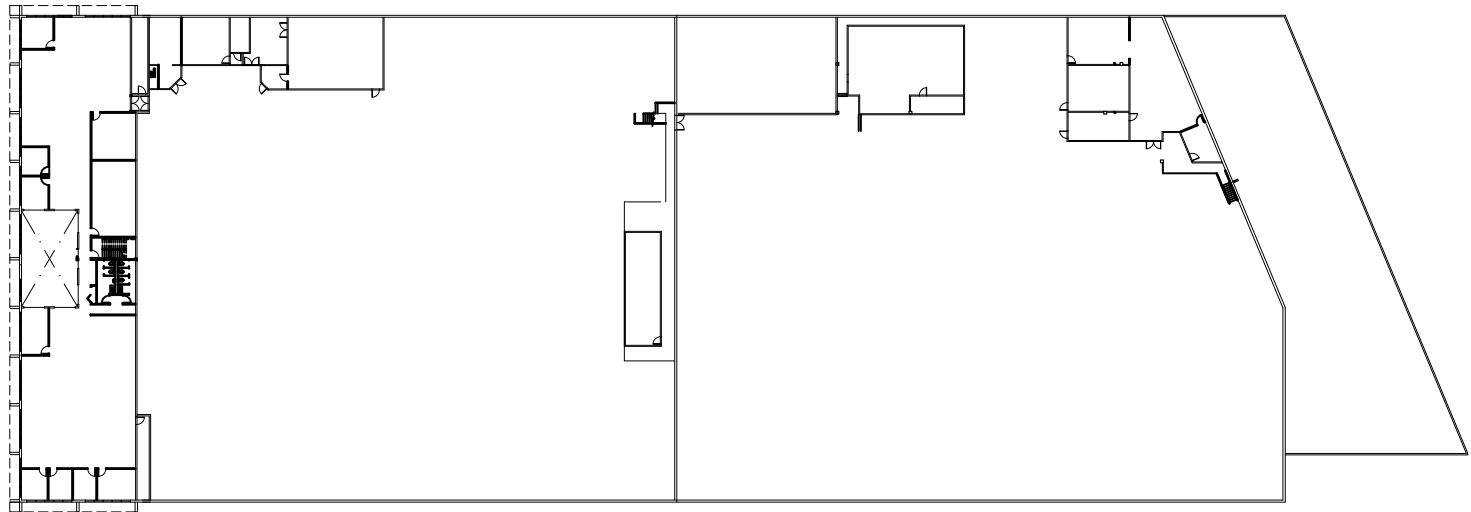
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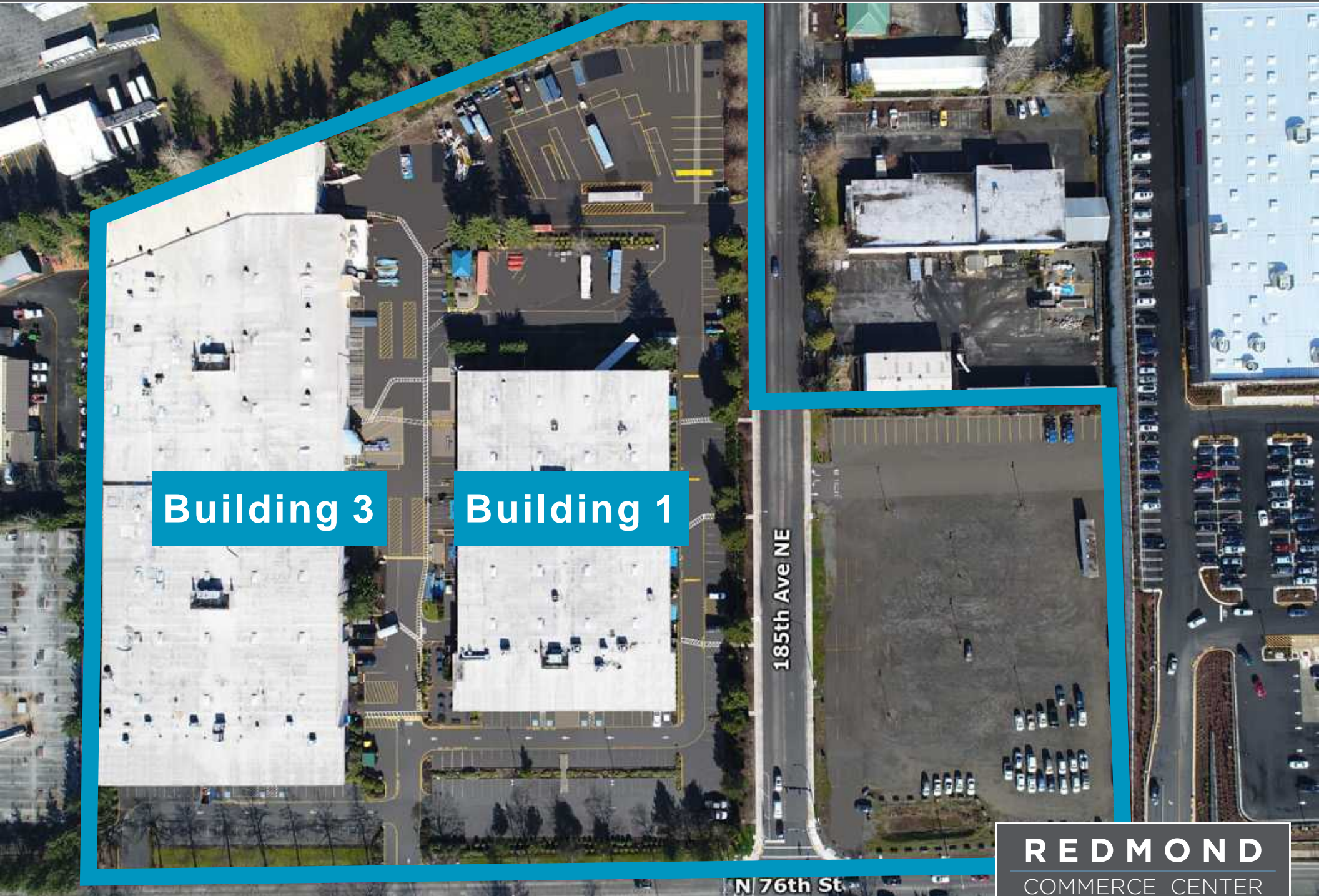
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SITE AERIAL



Building 3

Building 1

185th Ave NE

N 76th St

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Owned & Managed By:

LBALogistics 