

16701 CLEVELAND STREET
REDMOND, WA

STUDIO

167



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+/- 100,000 SF NEW MASS TIMBER CONSTRUCTION IN REDMOND

BUILDING HIGHLIGHTS



For lease, new standalone office building



Approximately 100,000 SF of available space on 6 floors (subject to BOMA measurements)



Mass timber construction creates a one of a kind, renewable and environmentally friendly building



140 parking stalls on three floors of covered parking



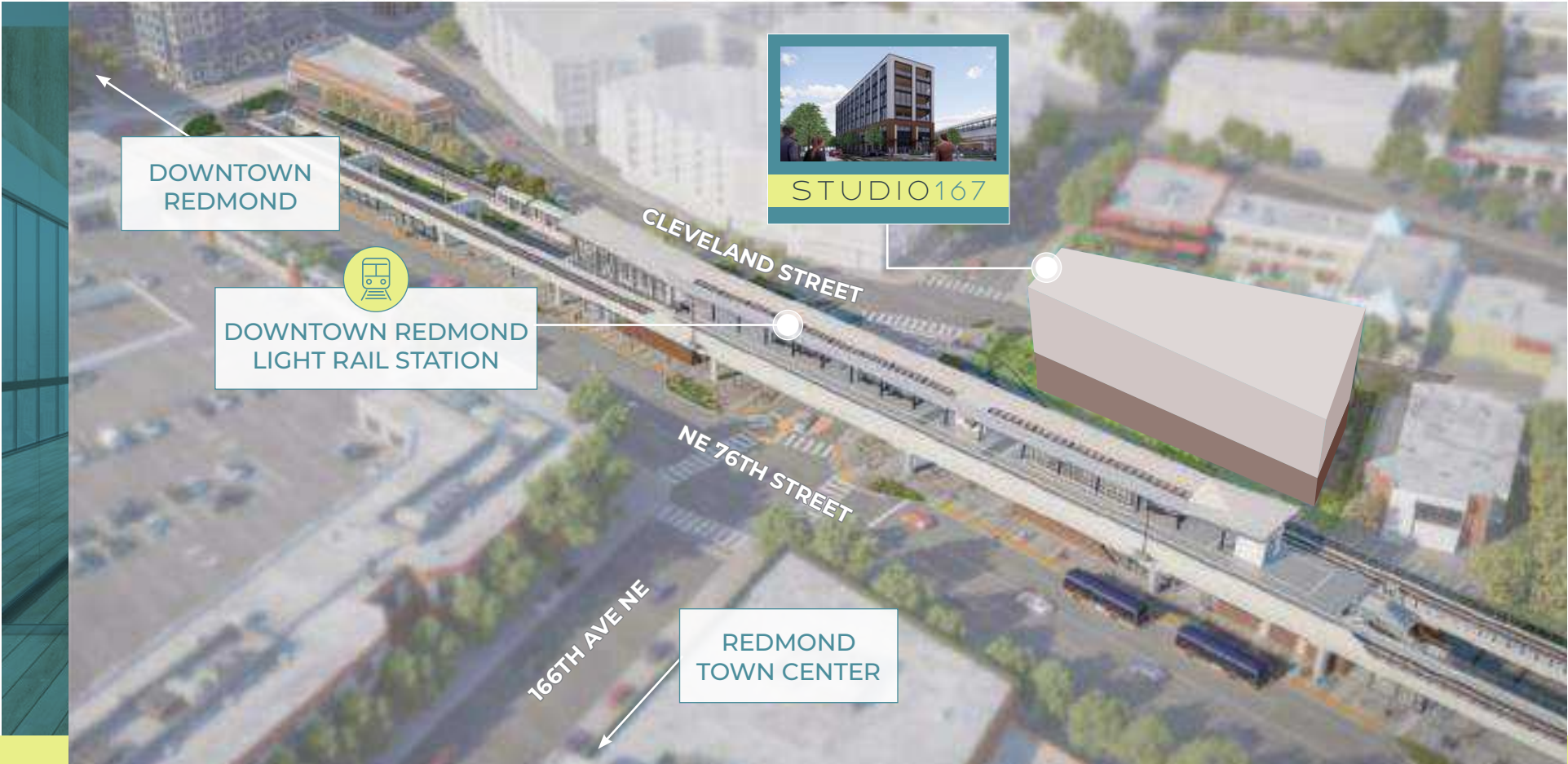
High exposure branding opportunity at the entrance of Redmond Town Center



Retail opportunity on the ground floor of the building



Building naming rights and signage available



CONCEPTUAL CONSTRUCTION TIMELINE



Lease Signature



Entitlements & Permits
18-24 months



Shell and Core
20 months



Tenant Improvements
±4 months



Tenant Occupancy

LOCATION HIGHLIGHTS



5,295 multifamily units under construction and planned in Redmond, allowing employees a true live, work and play neighborhood



Redmond's budding workforce can appreciate the trendy neighborhood amenities such as happy hour spots and nearby concert venue at Marymoor Park



Convenient employee commuting options including numerous surrounding bike trails, drivers are blocks away from SR-520 access and substantial transit opportunities including future light rail



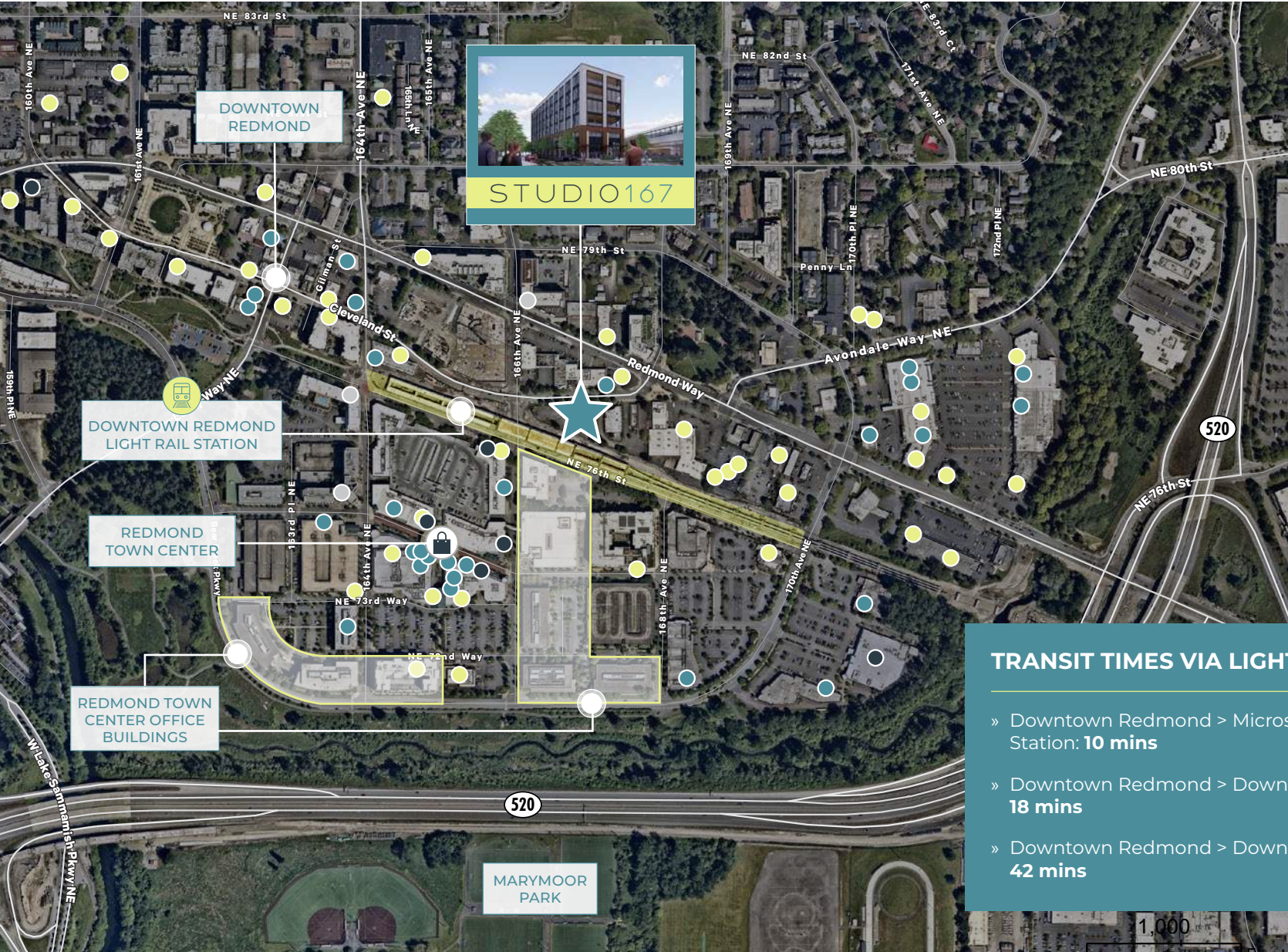
Neighbor with major technology companies in Redmond including Microsoft, Amazon, Google, and Nintendo



The best retail, entertainment, and hospitality in Redmond at your doorstep with Redmond Town Center's 120+ stores, 20 restaurants, 3 hotels and 6 fitness studios



AREA AMENITIES



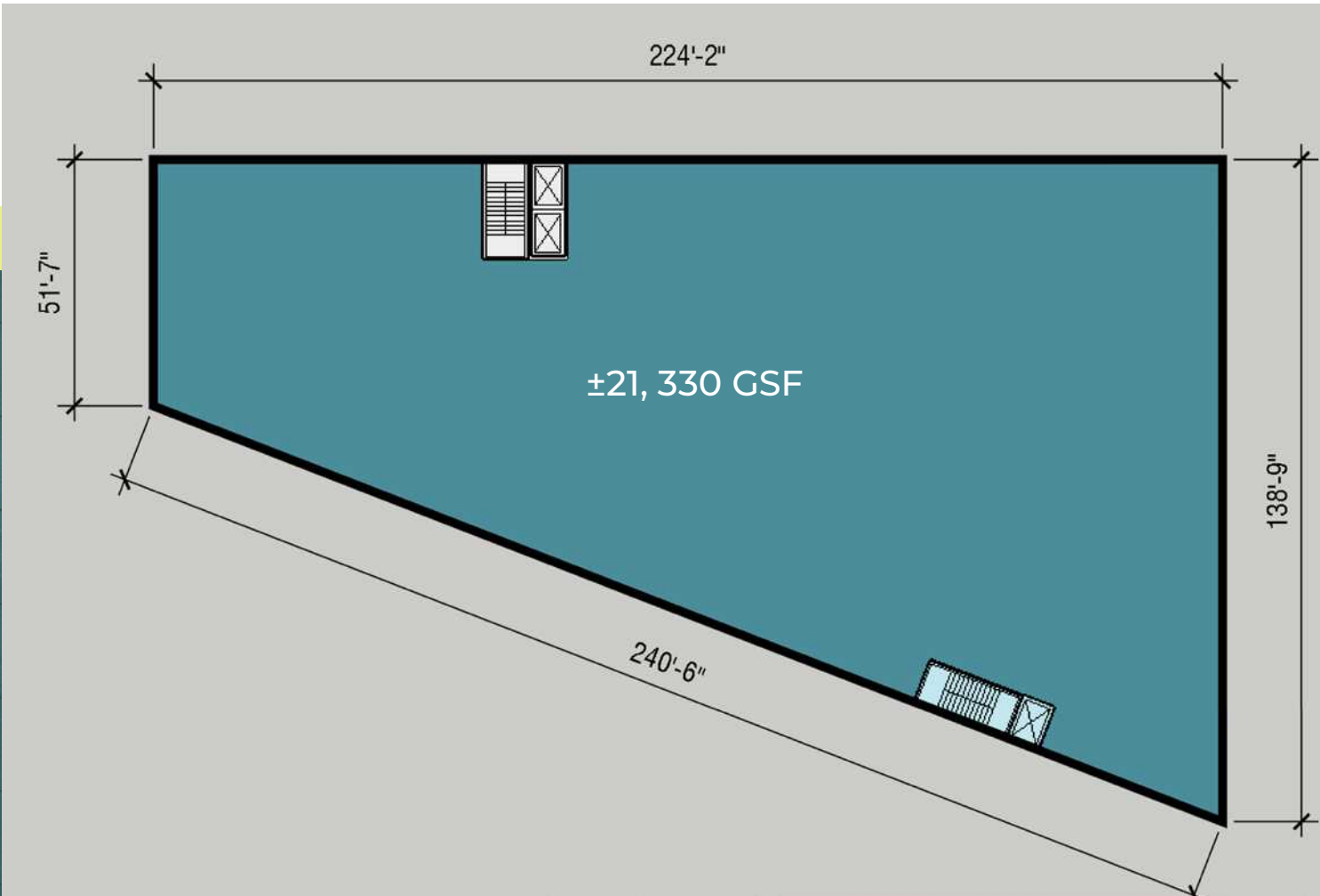
MAP KEY

- Restaurants
- Retail
- Hotels
- Fitness

TRANSIT TIMES VIA LIGHT RAIL

- » Downtown Redmond > Microsoft Headquarters Station: **10 mins**
- » Downtown Redmond > Downtown Bellevue: **18 mins**
- » Downtown Redmond > Downtown Seattle: **42 mins**

CONCEPTUAL FLOOR PLAN



±21,330 GSF
AVERAGE FLOOR PLATE



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