



SUBLEASE | AMSBERRY PAINTING

7301 West Lake Sammamish Parkway
Redmond, WA 98052

Ryan Cornish

First Western Properties, Inc. | 425.822.5522 | fwp-inc.com
11621 97th Lane NE, Kirkland, Washington, 98034

LISTING SUMMARY

Sublease | Amsberry Painting Building
7301 West Lake Sammamish Parkway, Redmond WA

AMSBERRY PAINTING BUILDING

is part of the Sammamish Landing center anchored by two neighborhood favorites: Bangkok Basil and Sunrise Espresso and Donuts. A rare opportunity to sub-lease the freestanding 2,562 SF building with excellent visibility to W Lake Sammamish Pkwy and immediately off the SR 520 on and off ramp, and bus line at entrance. Monument signage available. The former 7-11 has been completely refitted as an office space boasting exposed beams, new electric one way blinds, open finished ceilings, polished concrete floors, temperature controlled rooms, and doors and rooms with custom trim and finishes. The layout consists of 4 offices, 2 finished restrooms, back storage room and entrance, kitchen and prep area, electrical room and storage. Excellent parking with 11 front and 3 back parking stalls.

- Rental Rate: \$8,500.00/Month + NNN
- NNN: \$10.13 PSF
- 4.5 Yrs of Term Remaining: Dec 14, 2026 + Option Periods



TURN KEY OFFICE SPACE

Specifications

- 120 v 400amp 240 v
- Washer & Dryer Vents and Hook-ups
- Water Coolers/Machines
- New Mop Sink & Drain
- HVAC
- Custom Finishes

5 Mile Radius



POPULATION
255,240



DAYTIME POPULATION
179,389



HOUSEHOLDS
103,464



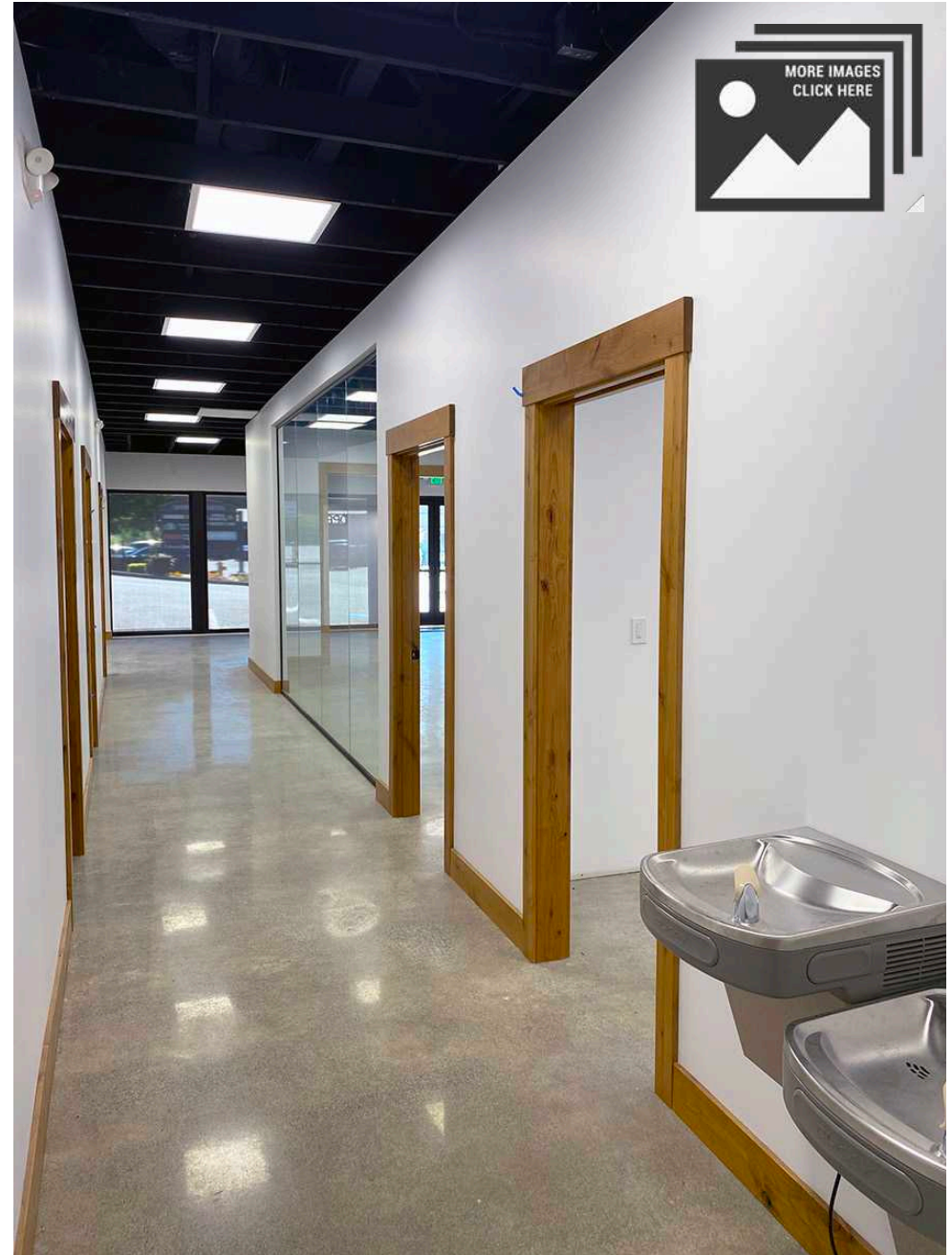
AVERAGE
HOUSEHOLD INCOME
\$181,058



TOTAL NON-RETAIL ANNUAL
CONSUMER EXPENDITURE
\$6.11B

ADDITIONAL IMAGES

Sublease | Amsberry Painting Building
7301 West Lake Sammamish Parkway, Redmond WA



MARKET AERIAL

Sublease | Amsberry Painting Building
7301 West Lake Sammamish Parkway, Redmond WA



SITE →

MARYMOOR
PARK CONCERTS

CITY SUMMARY

REDMOND, WA

Sublease | Amsberry Painting Building
7301 West Lake Sammamish Parkway, Redmond WA



REDMOND, WA is located centrally in King County, abutting Bellevue and only 20 miles from Downtown Seattle, and SeaTac International. The city is well known as a center of technology and the location for a number of nationally known high-tech and biomedical companies. The city prides itself on its high quality of life with good schools, a healthy economic base, a vibrant parks system, diverse shopping and dining, safe neighborhoods, and as emphasis on quality development and protection of the natural environment.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

RYAN CORNISH

425.250.3285
ryan@fwp-inc.com



First Western Properties, Inc. | 425.822.5522 | fwp-inc.com
11621 97th Lane NE, Kirkland, Washington 98034

© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.