

REDMOND TECHNOLOGY CENTER

18300 Redmond Way, Redmond, WA



NEWMARK

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For Lease

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EXCLUSIVELY REPRESENTED BY

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NEWMARK



BUILDING HIGHLIGHTS

BUILDING SIZE	100,978 RSF
LAND AREA	5.35 acres
OPERATING EXPENSES	Est. 2023 NNN \$12.00 / RSF / YR
TYPE	Class A
STORIES	5 stories (2 floors covered parking)
YEAR BUILT	2008
PARKING	Available at a ratio of 3.02 stalls per 1,000 square feet, evenly split with 50% in the garage and 50% on the surface. EV parking is installed and accessible.
HVAC	Air handling units with economizers providing 100% outside air; all tenant spaces designed with VAV terminal boxes with electrical reheat at the perimeter
WINDOW HEIGHT	9-foot window size
COMMUNICATION/FIBER	Frontier
ELEVATORS	Two Otis Gen2 elevators that run at 350 feet per minute, one elevator at 3,000 lb capacity and one at 4,000 lb capacity
ZONING	City of Redmond BP
ELECTRICAL	277/480 volt, 3-phase, 4-wire secondary service from utility transformer on the main switchboard
SECURITY	Card access entry at main lobby entrances and individual tenant suites with evening security patrol
SHOWERS & LOCKERS	Located on the first floor of the parking garage, renovated 2024 and available for daily use



PROPERTY FEATURES

Common area upgrades completed 2024 and include a new secured bike storage area, fitness center and locker room refresh, new EV charging stations and carpet and paint throughout the hallways.

Walking distance to great amenities and transit including Whole Foods, Peet's Coffee, Blazing Bagels and starting in 2025, the Redmond Link Extension to Light Rail (for more information - [Redmond Link Light Rail](#))

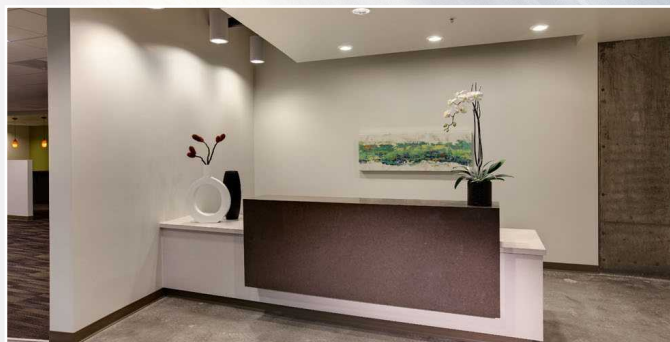
Extremely efficient load factors provide tenants with more usable space and minimal unnecessary square footage occupied by building systems, creating a more cost effective environment and reducing occupancy costs

Size and shape of the floor plates provide tremendous efficiency to maximize the number of occupants per SF

Redmond Technology Center creates a sustainable and environmentally friendly work experience. Sustainable building systems reduce occupancy costs and provide "green" benefits that attract young, intelligent employees

Garage parking, a rare amenity throughout the Redmond market, allows tenants and their vehicles shelter from the elements during the winter months

Class A concrete structure allows tenants to plan a creative and inspiring office with exposed ceilings

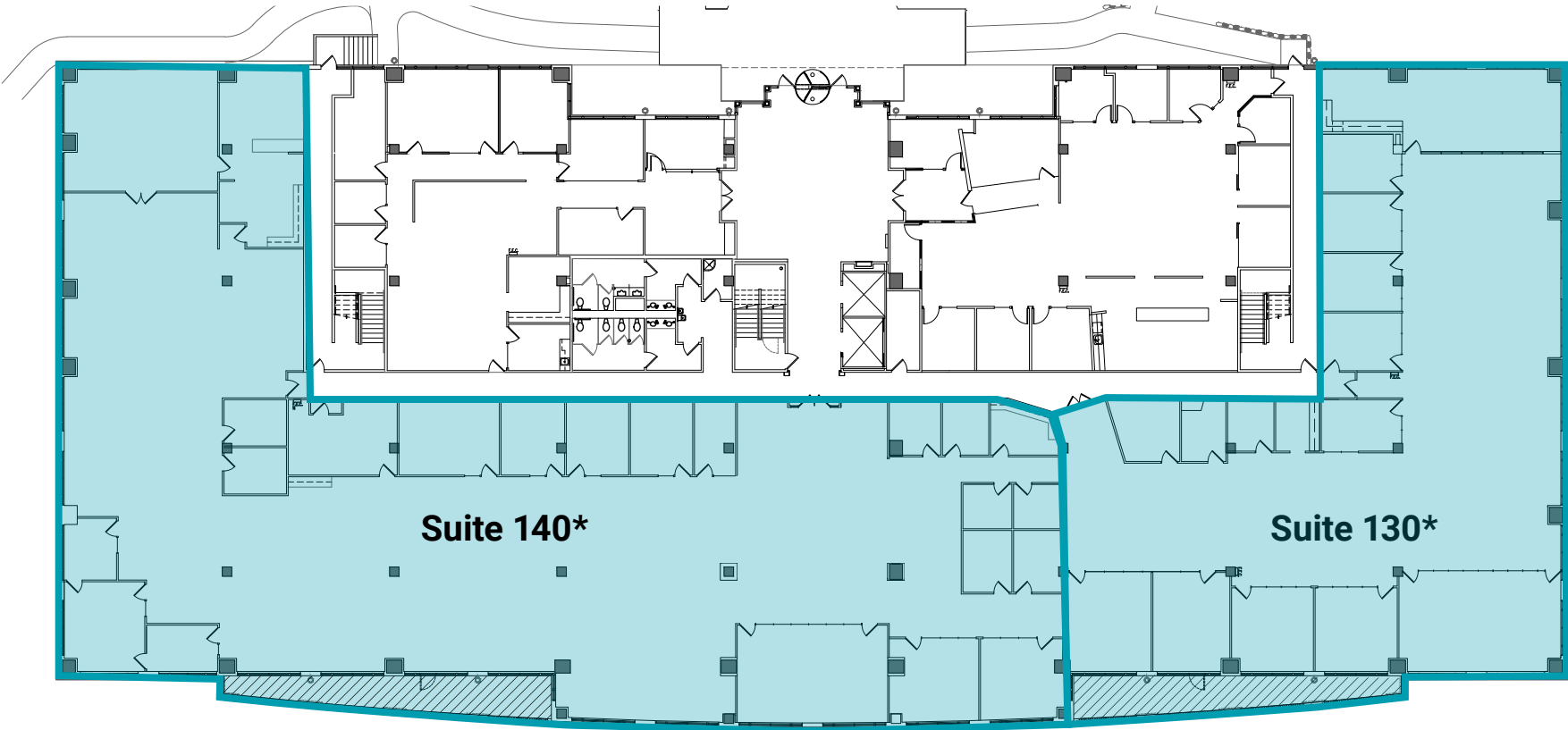


PROPERTY FLOOR PLAN - Floor 1

AVAILABLE

Suite 130
9,020 SF
Available Now

Suite 140
15,837 SF
Available Now

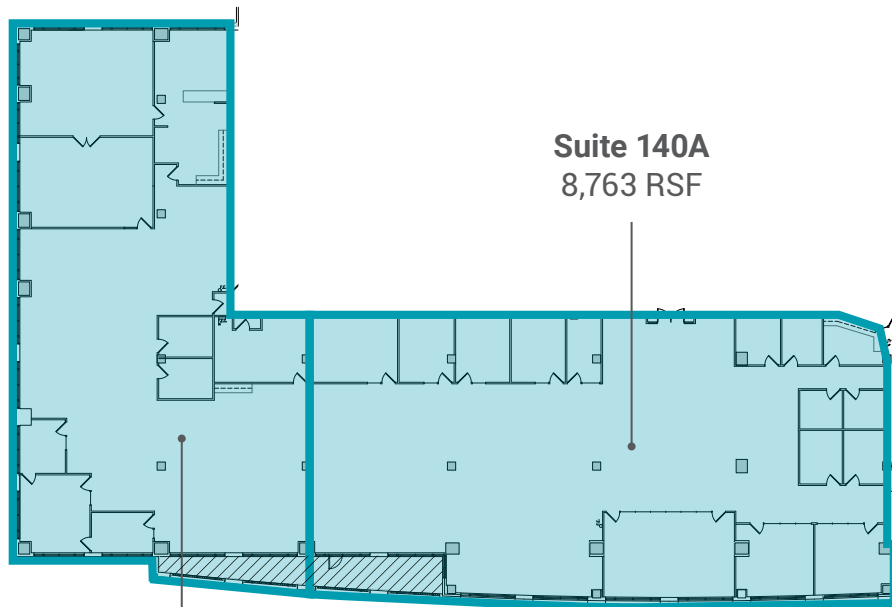


 Private Deck

***Can be combined**
24,857 total SF

PROPERTY FLOOR PLAN - Floor 1

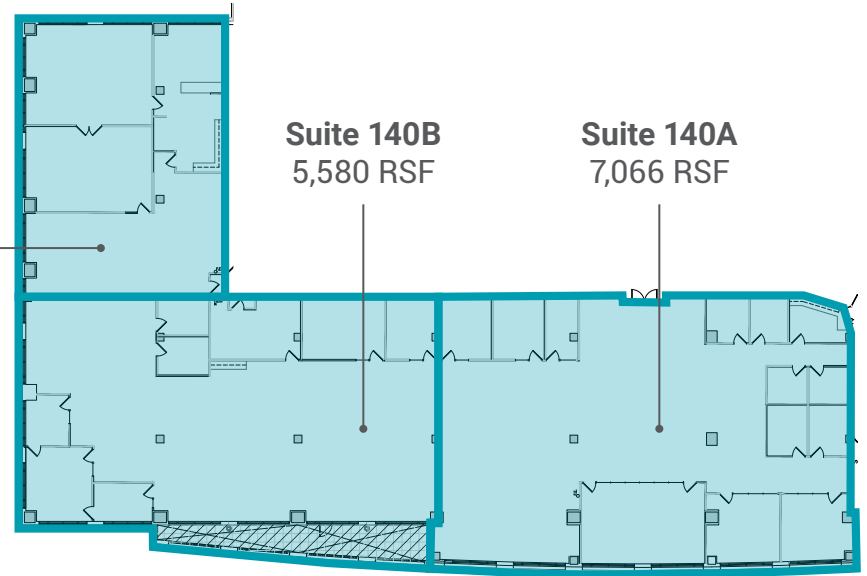
DEMISING OPTIONS



Suite 140B
7,200 RSF

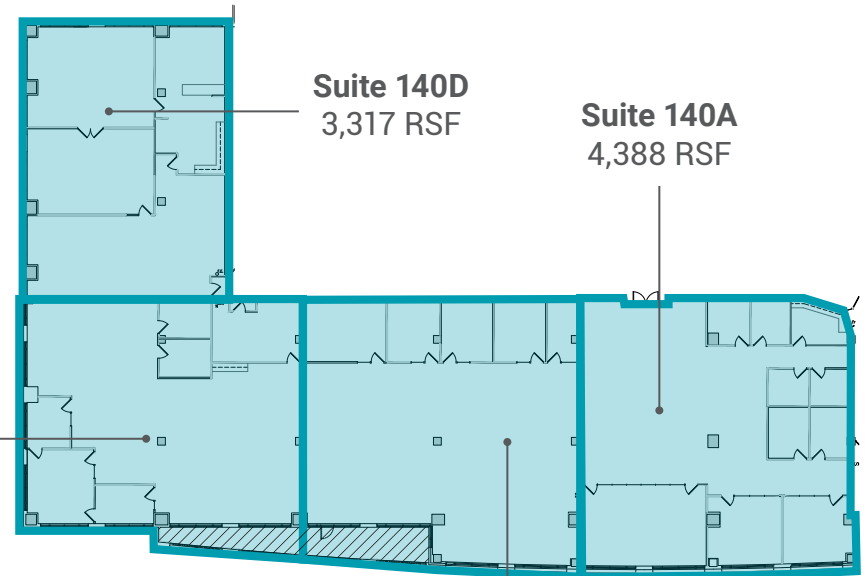
Suite 140A
8,763 RSF

Suite 140C
3,317 RSF



Suite 140B
5,580 RSF

Suite 140A
7,066 RSF



Suite 140D
3,317 RSF

Suite 140A
4,388 RSF

Suite 140C
3,882 RSF

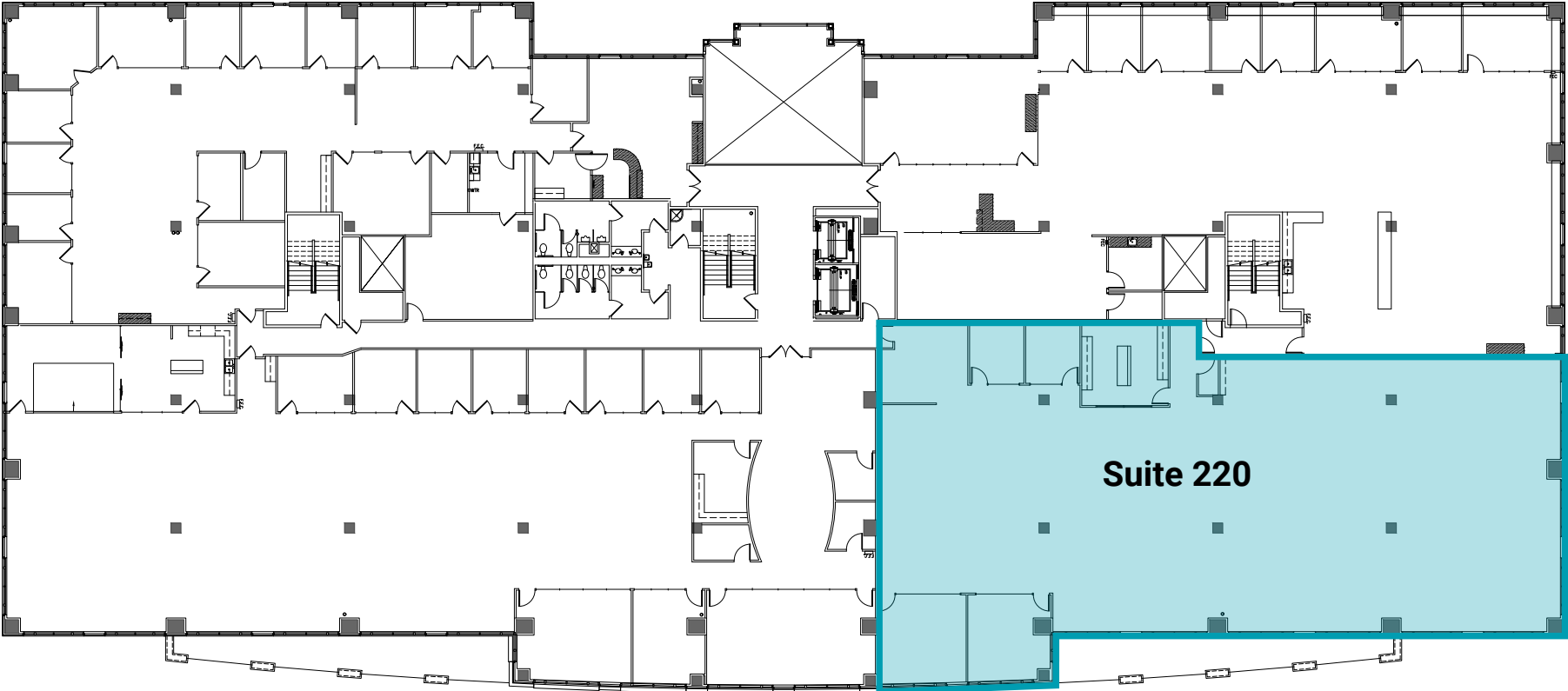
Suite 140B
4,376 RSF

▨ Private Deck

PROPERTY FLOOR PLAN - Floor 2

AVAILABLE

Suite 220
8,387 SF
Available Now

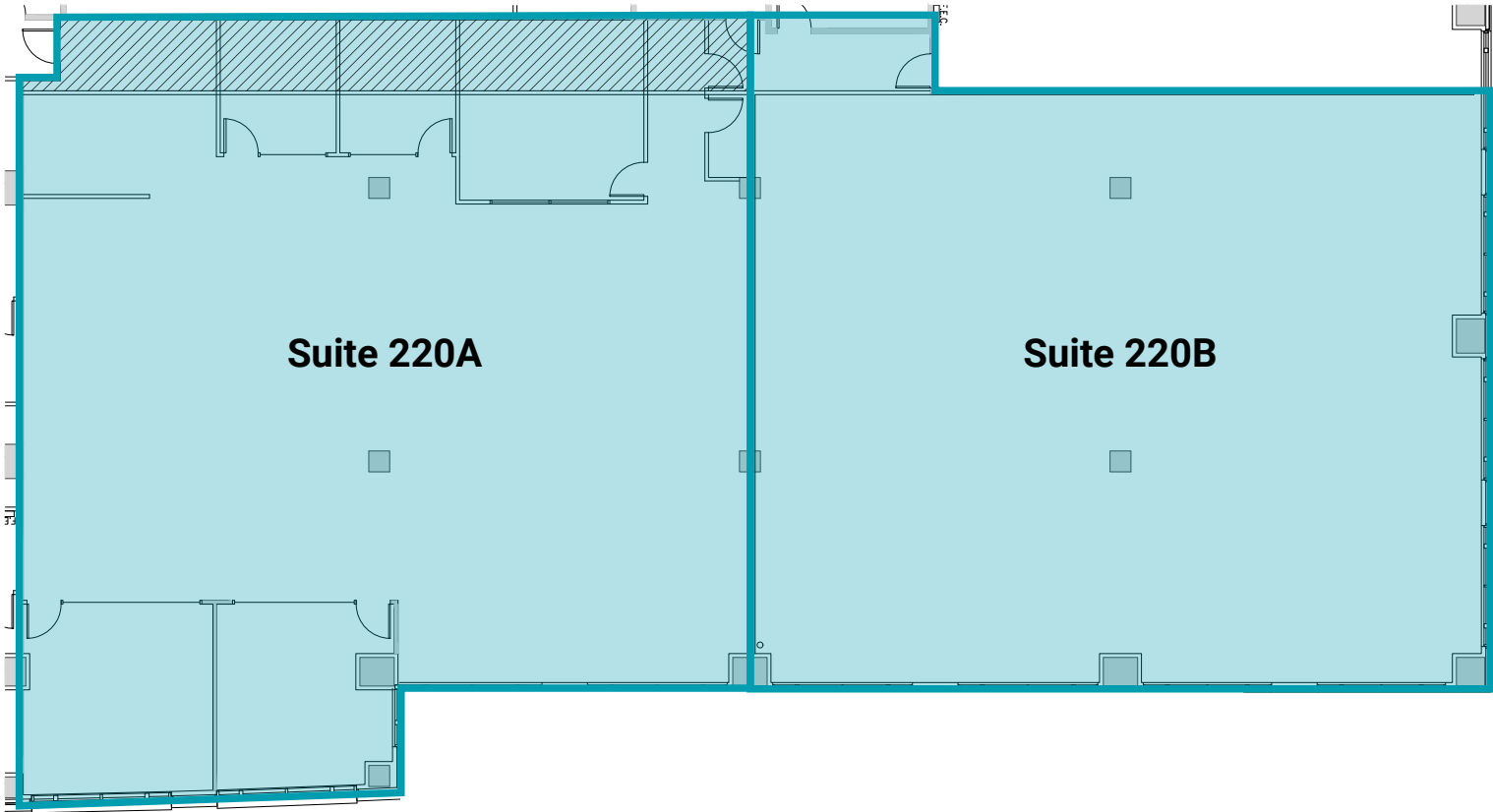


PROPERTY FLOOR PLAN - Floor 2

DEMISING OPTIONS

Suite 220A
4,340 SF

Suite 220B
4,047 SF



▨ Required Corridor Extension

AREA HIGHLIGHTS

oculus
OCULUS (FACEBOOK)
3.3 Miles Away

Kirkland CBD
6.0 Miles

AT&T
AT&T CORPORATE OFFICES
1.4 Miles Away

Nintendo
NINTENDO USA HQ
3.2 Miles Away

Microsoft
MICROSOFT HQ
3.6 Miles Away

Woodinville Wine Dist.
5.1 Miles

Redmond Transit Center
Bus routes to and from Kirkland, Bellevue, Seattle and more.

Interstate 520
10 Minute drive to Downtown Bellevue
15 minute drive to downtown Seattle

RTC

520

202

MARYMOOR PARK

LAKE SAMMAMISH

Seattle CBD
14.6 Miles

Bellevue CBD
8.7 Miles

Issaquah CBD
71.2 Miles

East Link Light Rail Extension
Extending the existing East Link Light rail to downtown Redmond, with service targeted to begin in 2025.

- Station
- ⋯ Route

- Restaurant
- Coffee
- Bar/Lounge
- Grocery
- Retail
- Gym/Fitness
- Gas
- Pharmacy/Clinic
- Transportation