



6640 185th Ave NE, Redmond, WA 98052

## Rare Stand-Alone Flex Building **For Lease**

### Asking rates:

Office: \$2.50 PSF, NNN • Lab/Flex: \$2.00 PSF, NNN

- ±31,249 SF total - fully conditioned building  
±16,732 SF office & ±14,517 SF lab/flex
- Easy access to SR 520 and SR 202
- Loading: 3 dock-high and 2 grade-level
- Zoning: MP (Manufacturing Park), City of Redmond
- Parking: 80 stalls (2.59 stalls per 1,000 SF)
- Power: approximately 1,500 amps 480v 3-phase service
- Recently completed capital improvements that include:
  - New TPO roof membrane
  - Exterior building paint
  - Parking lot & curbing repairs
- Available with 60 days' notice

Accelerating success.

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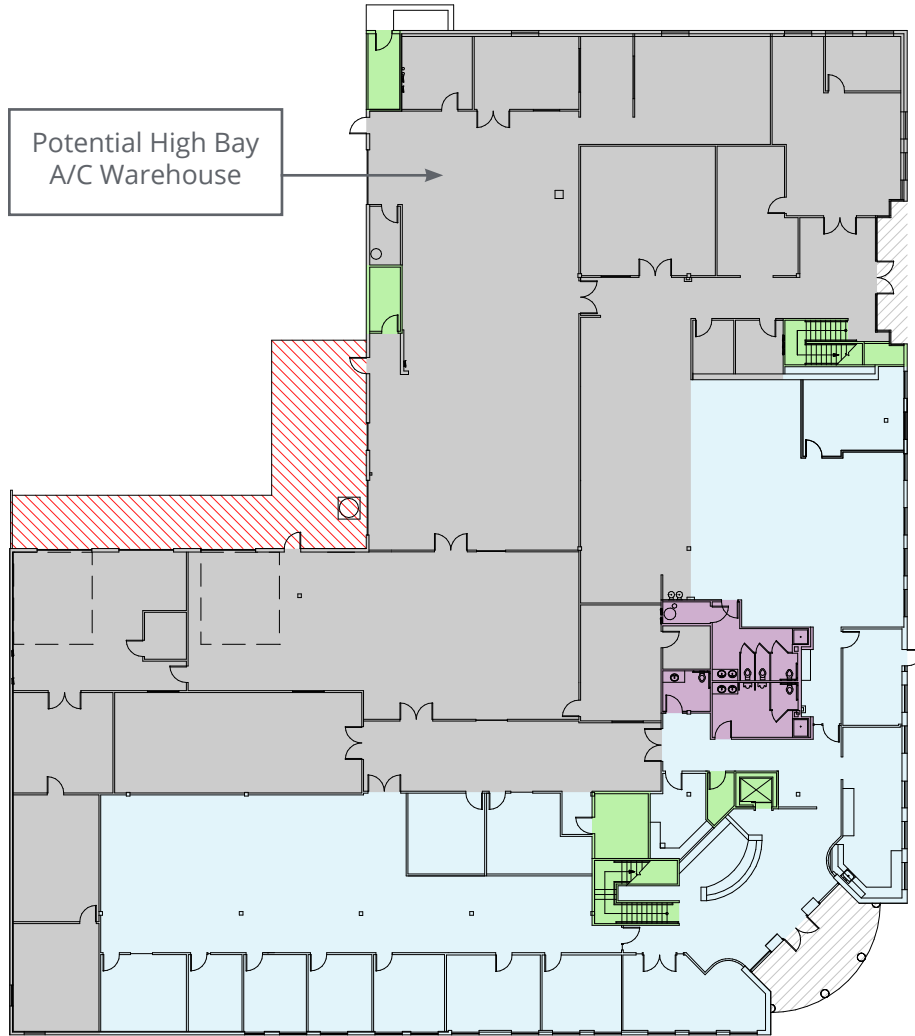


# As-Built Floor Plans

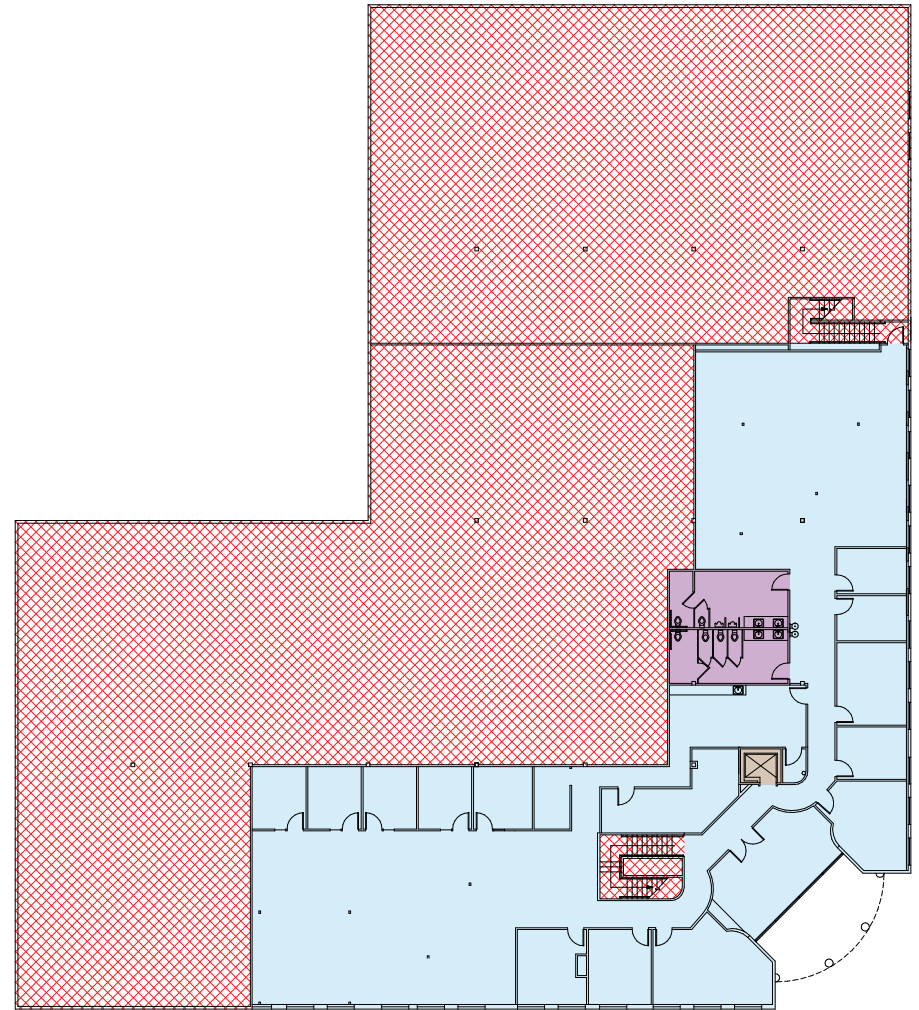
- FS
- BS
- Loading Dock
- Office
- Overhang Area
- Lab/Flex
- Void

**Landlord will consider demoing lab/flex area to create up to 15,728 RSF of 24' clear warehouse area.**

<b>Lab/Flex</b>	14,517 RSF
<b>Office</b>	Suite 100: 8,630 RSF Suite 200: 8,102 RSF
	Total Office: 16,732 RSF
<b>Total</b>	31,249 RSF

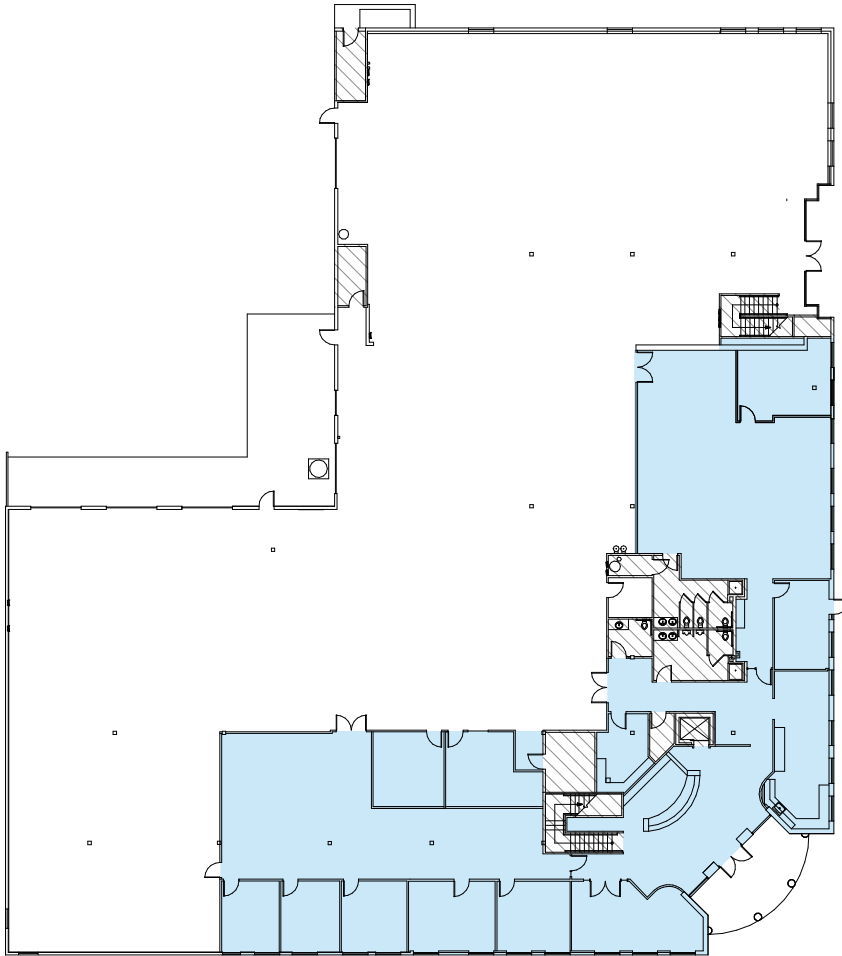


Floor 1



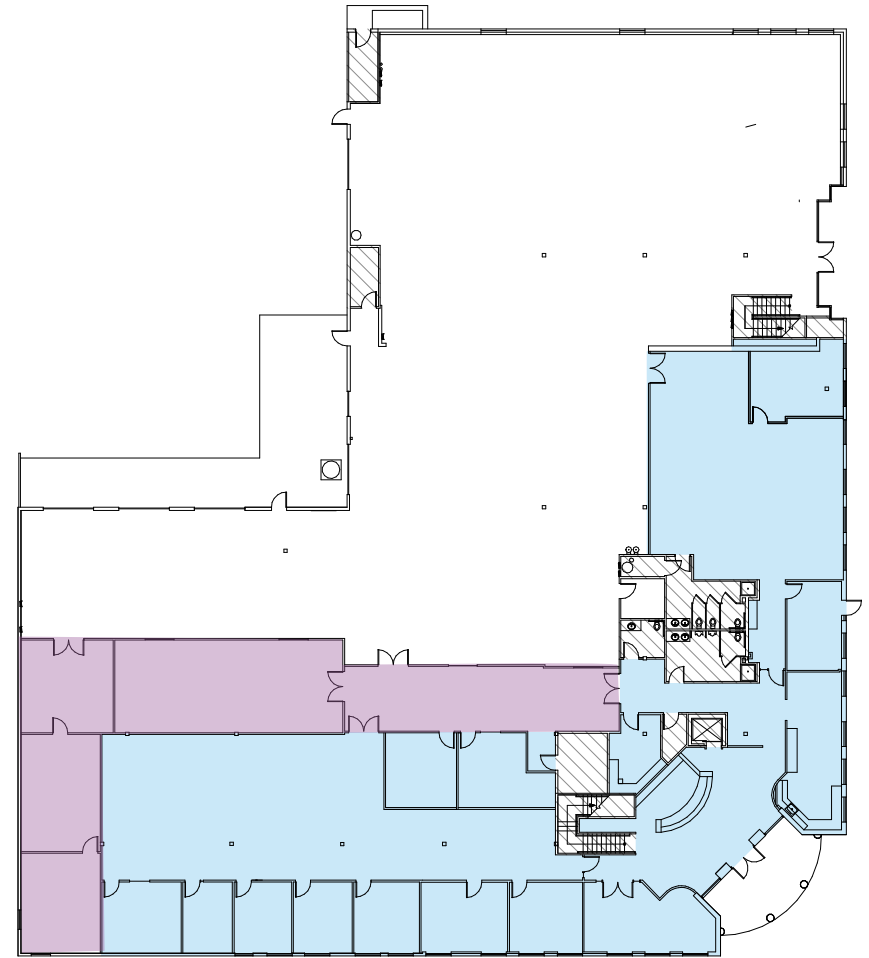
Floor 2

# Conceptual Floor Plans



**Scenario 1:**  
 "Full" lab/flex demolition plan creating the following:

<b>Warehouse</b>	15,728 RSF (24' clear)
<b>Office</b>	Suite 100: 7,419 RSF Suite 200: 8,102 RSF
	Total Office: 15,521 RSF
<b>Total</b>	31,249 RSF



**Scenario 2:**  
 "Partial" lab/flex demolition plan creating the following:

<b>Warehouse</b>	11,735 RSF (24' clear)
<b>Lab/Flex</b>	2,782 RSF
<b>Office</b>	Suite 100: 8,630 RSF Suite 200: 8,102 RSF
	Total Office: 16,732 RSF
<b>Total</b>	31,249 RSF



# Office Photos





# Lab / Flex Photos



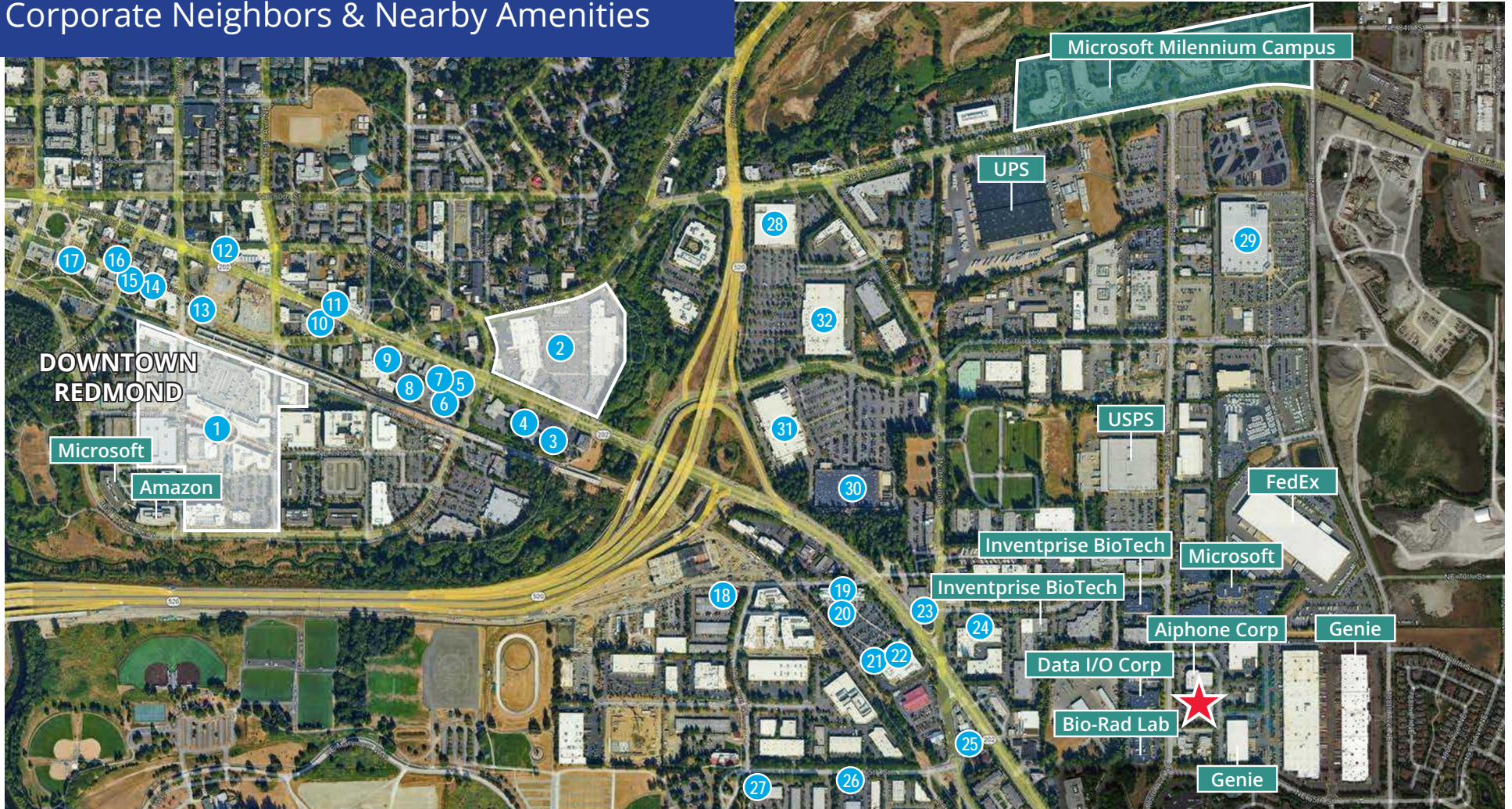


Exterior Photos





# Corporate Neighbors & Nearby Amenities



## 1 Redmond Town Center

- Lunchbox Lab Burger
- Matt's Rotisserie
- Kizuki Ramen
- Fuji Steak House
- The French Bakery
- Coldstone
- Thai Ginger
- Flatstick Pub
- BJ's Restaurant

## 2 Bear Creek Village

- Safeway
- Rite Aid
- Agave Cocina & Cantina
- Starbucks
- Ross
- Taco Time
- Panera Bread
- Five Guys Burgers
- Yummy Teriyaki

## 3 Jersey Mike's Subs

- 4 Fatburger
- 5 Dairy Queen
- 6 Dough Zone
- 7 McDonald's
- 8 Stone Korean
- 9 Bommarillu Biryani
- 10 Kanishka Indian Cuisine
- 11 Taqueria El Gallo
- 12 Farine Bakery

## 13 Tian Tian Noodles

- 14 Topsy Cow Hamburger
- 15 Matador Mexican
- 16 El Toreador
- 17 Woodblock American
- 18 Blazing Bagels
- 19 Chipotle Mexican Grill
- 20 Peet's Coffee
- 21 Allegro Coffee
- 22 Whole Foods Market

## 23 Mercurys Coffee

- 24 Pomegrante Bistro
- 25 Southern Spice
- 26 Mac & Jack's Brewery
- 27 Postdoc Brewing
- 28 Kohl's
- 29 Costco Wholesale
- 30 Home Depot
- 31 Fred Meyer
- 32 Target