

OFFICE / FLEX / INDUSTRIAL FOR LEASE

REDMOND EAST

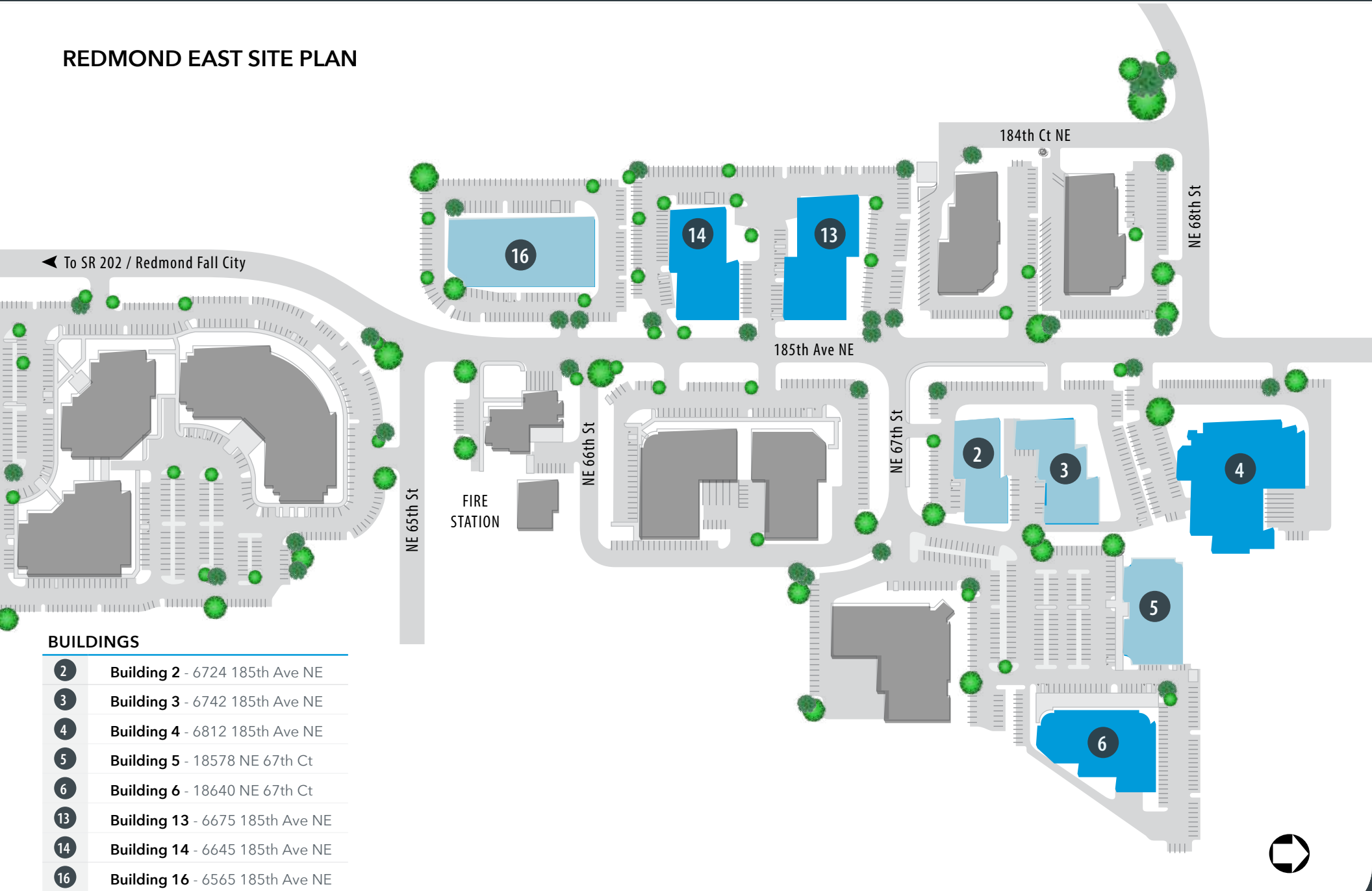
6565-6812 185TH AVE NE, 18578-18650 NE 67TH CT, REDMOND, WA 98052



OFFICE, FLEX, HIGH-TECH BUSINESS PARK | EXCELLENT LOCATION

Redmond East is an 8-building, Class A, 289,880 SF office and high-tech business park located in Redmond, WA. The park stretches over 14.8 acres overlooking the Redmond Valley, is home to a variety of diverse tenants and offers office, flex and light manufacturing space. Each of the buildings has a unique two-story entrance with screened off loading docks in the back to create ambiance and privacy. The property offers easy access to Highway 520, via NE 68th Street and Redmond Way, and is only minutes from abundant shopping and dining just off Highway 520.

REDMOND EAST SITE PLAN



BUILDINGS

2	Building 2 - 6724 185th Ave NE
3	Building 3 - 6742 185th Ave NE
4	Building 4 - 6812 185th Ave NE
5	Building 5 - 18578 NE 67th Ct
6	Building 6 - 18640 NE 67th Ct
13	Building 13 - 6675 185th Ave NE
14	Building 14 - 6645 185th Ave NE
16	Building 16 - 6565 185th Ave NE



CAMPUS HIGHLIGHTS

- » Multi-tenant asset in a highly desirable location in Redmond, WA
- » Nearby restaurants, FedEx, Costco, US Post Office, Whole Foods and more
- » Natural light and contemporary construction
- » Easy access to Highway 520 and Downtown Redmond
- » Walking distance to the Downtown Remond Light Rail Station
- » Year Built: 1989 - 1990, Renovated 2008 & 2018
- » Parking: 2.3/1,000 SF



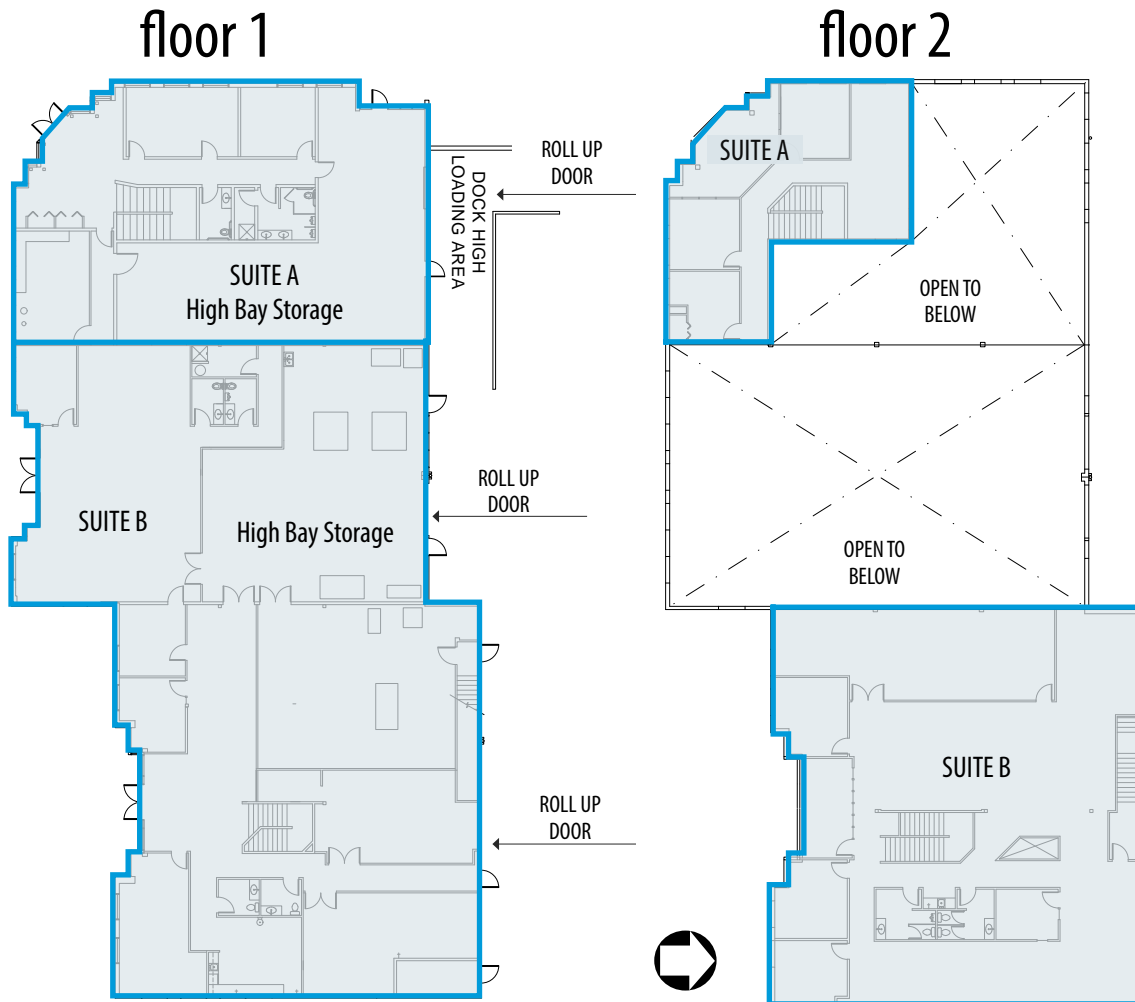
BUILDING 2

6724 185TH AVE NE

LEASE TYPE:	NNN		LEASE TERM:	Negotiable
AVAILABLE SPACE	OFFICE/FLEX SF	WAREHOUSE SF	TOTAL SF	BASE RENT / MO.
Full Building	17,478 SF	1,825 SF	19,303 SF	Negotiable
Suite A			5,233 SF	Negotiable
Suite B			14,070 SF	Negotiable

FEATURES:

- » Full Building: 19,303 SF Available 10/01/2024
- » Suite A: 5,233 SF Available 03/01/2024
- » Suite B: 14,070 SF Available 10/01/2024
- » Office, Warehouse and Flex Space
- » Two Floors
- » Heavy Infrastructure
- » Dock High and Grade Level Loading



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BUILDING 3

6742 185TH AVE NE

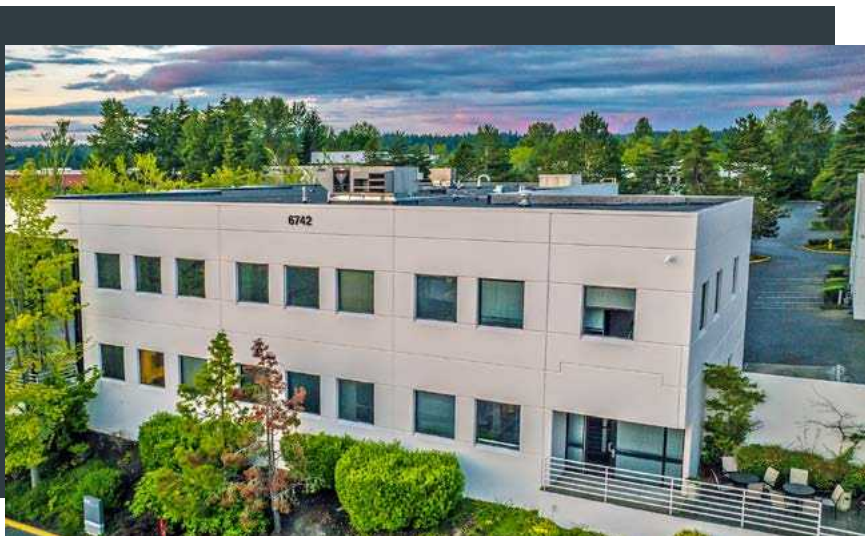
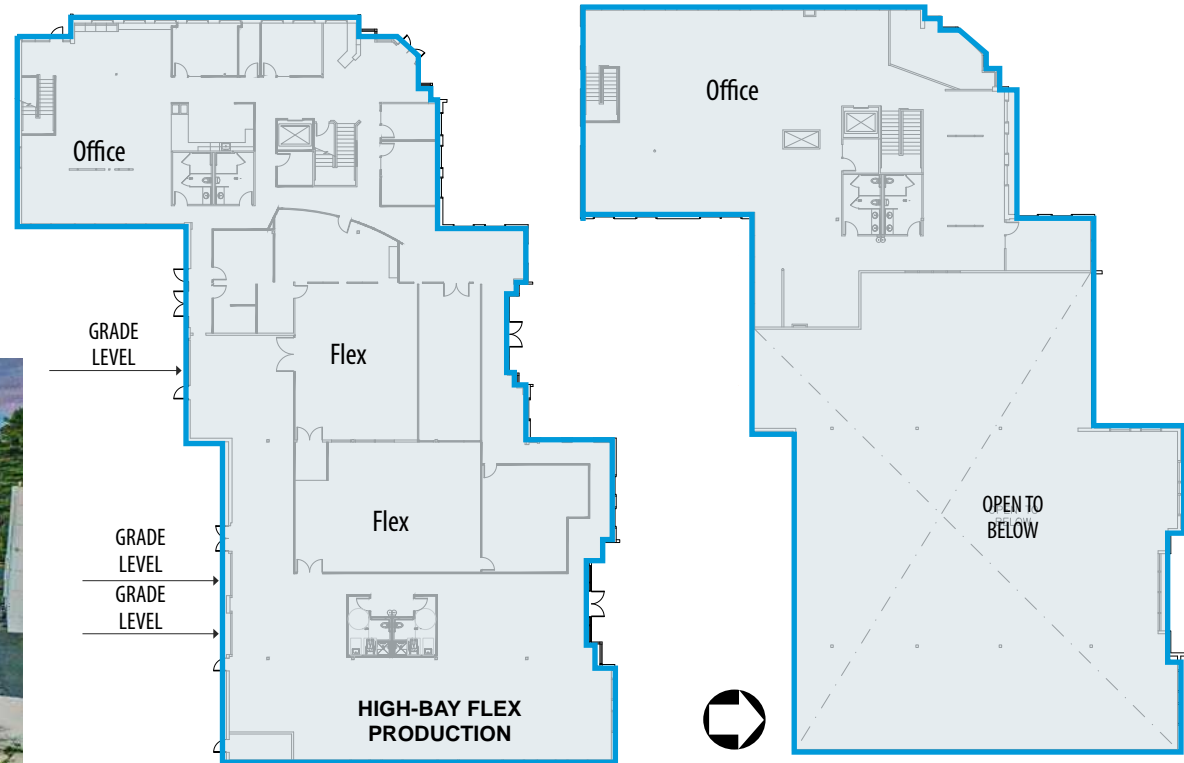
LEASE TYPE:	NNN		LEASE TERM:	Negotiable
AVAILABLE SPACE	OFFICE/FLEX SF	WAREHOUSE SF	TOTAL SF	BASE RENT / MO.
Full Building	16,506 SF	5,137 SF	21,643 SF	Negotiable

FEATURES:

- » Full Building: 21,643 SF Available 10/01/2024
- » Two Floors
- » Grade Level Loading
- » Heavy Infrastructure
- » 24' Warehouse Clear Height

floor 1

floor 2



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BUILDING 5

18578 NE 67TH CT

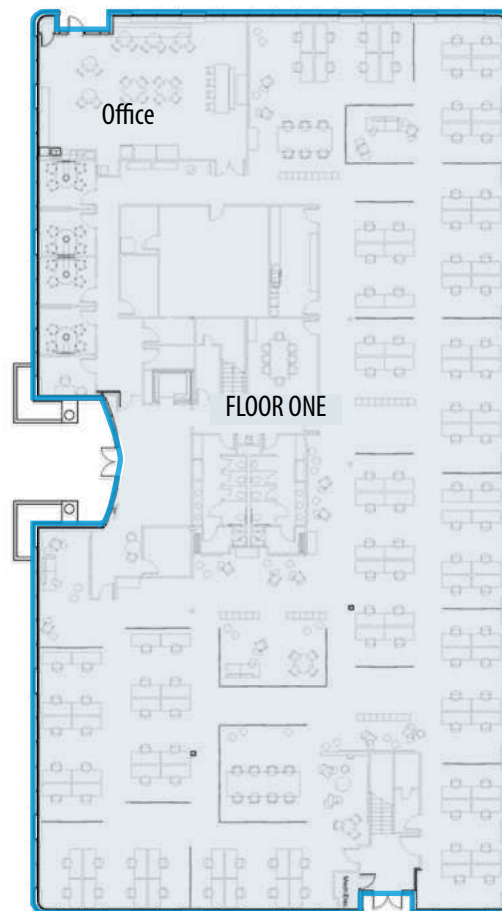
LEASE TYPE:	NNN		LEASE TERM:	Negotiable
AVAILABLE SPACE	OFFICE/FLEX SF	WAREHOUSE SF	TOTAL SF	BASE RENT / MO.
Full Building	34,492 SF		34,492 SF	Negotiable

FEATURES:

- » Full Building: 34,492 SF Available 05/01/2025
- » Two Floors divisible to single floors
- » Large floor plates with open office layouts
- » Focus rooms, conference rooms available on each floor
- » Kitchen hub on each floor
- » Outdoor patios

floor 1

floor 2



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BUILDING 14

6645 185TH AVE NE

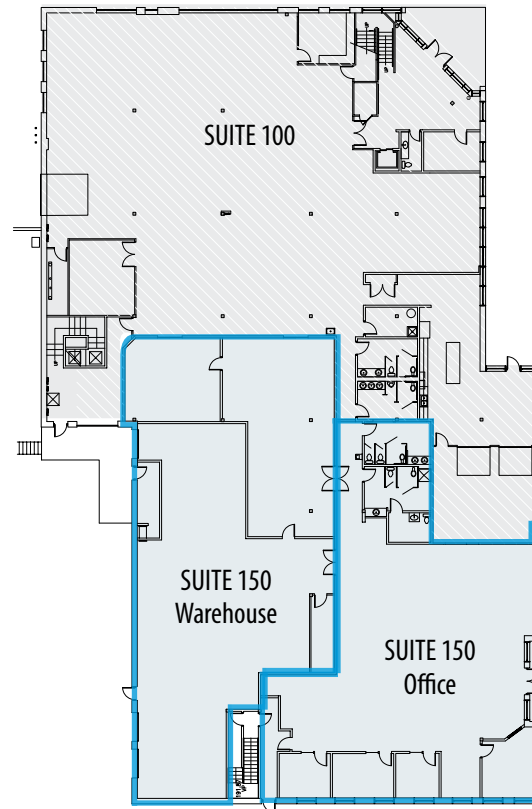
LEASE TYPE:	NNN		LEASE TERM:	Negotiable
AVAILABLE SPACE	OFFICE/FLEX SF	WAREHOUSE SF	TOTAL SF	BASE RENT / MO.
Suite 150	4,602 SF	4,809 SF	9,411 SF	Negotiable

FEATURES:

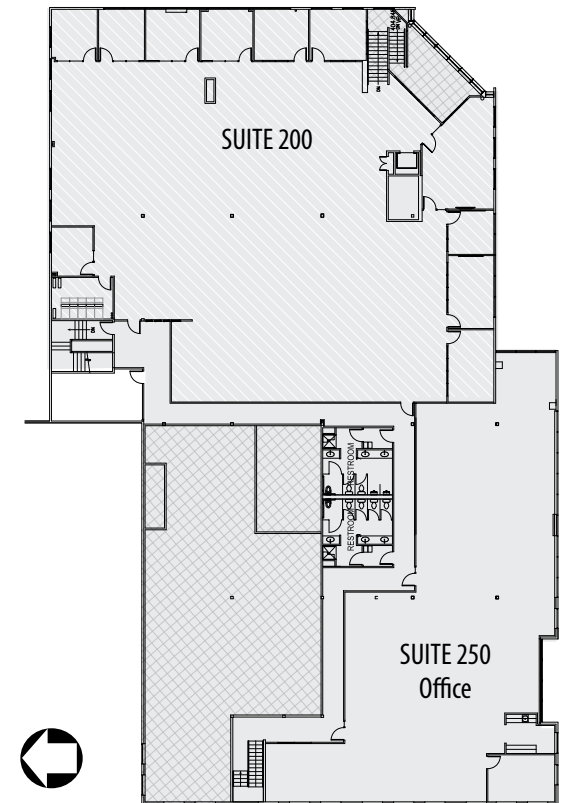
- » Suite 150 - 9,411 SF Available
- » Office, Warehouse and Flex Space
- » 24' Clear Height
- » Heavy Infrastructure
- » 2 Grade Level Doors
- » 1 Dock-High Door



floor 1



floor 2



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BUILDING 16

6565 185TH AVE NE

LEASE TYPE:	NNN		LEASE TERM:	Negotiable
AVAILABLE SPACE	OFFICE/FLEX SF	WAREHOUSE SF	TOTAL SF	BASE RENT / MO.
Full Building	55,297 SF		55,297 SF	Negotiable

FEATURES:

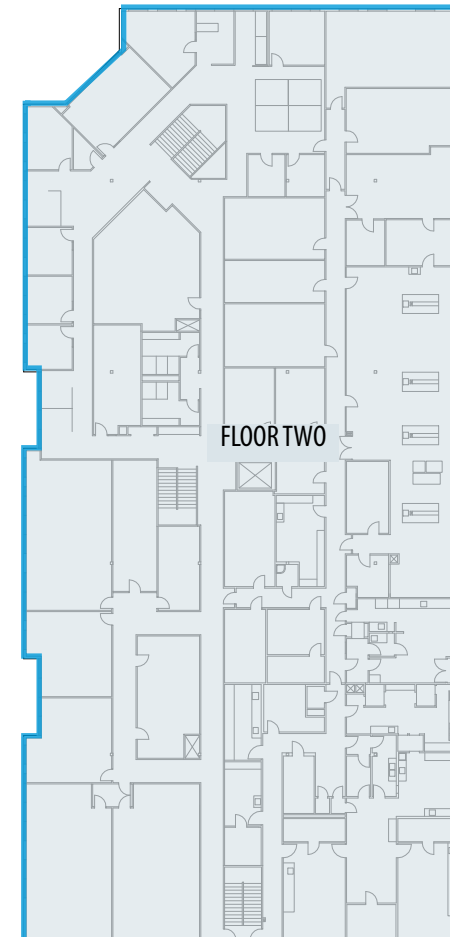
- » Full Building: 55,297 SF Available 10/01/2024
- » High Tech Flex (Lab/Clean Room)
- » Two Floors
- » Heavy Infrastructure
- » 3 Grade Level Doors



floor 1



floor 2



ROLL UP DOOR

ROLL UP DOOR

ROLL UP DOOR



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The Redmond East neighborhood is home to a variety of diverse tenants and offers office, flex and light manufacturing space. The site is surrounded by some residential development, other industrial/flex facilities and is in close proximity to abundant amenities.

RESTAURANTS

- 1 Spark Pizza
- 2 Redmond's Bar & Grill
- 3 Topsy Cow
- 4 Tavolàta
- 5 Fork & Spoke
- 6 Taqueria El Gallo
- 7 Zio Sal Ristorante
- 8 Thai Ginger
- 9 BJ's Restaurant & Brewhouse
- 10 Agave Cocina & Cantina
- 11 Five Guys
- 12 Taco Time
- 13 Yummy Teriyaki
- 14 Family Pancake House
- 15 Sahara Mediterranean
- 16 Pomegranate Bistro

LODGING

- 1 Hilton Garden Inn
- 2 Hampton Inn
- 3 Redmond Inn
- 4 WoodSprings Suites

RECREATION

- 1 Dudley Carter Park
- 2 Anderson Park
- 3 Marymoor Park
- 4 Arthur Johnson Park
- 5 Woodbridge Basketball Court

FITNESS

- 1 Pure Barre
- 2 Orange Theory
- 3 Sasquatch Stretch
- 4 425 Fitness
- 5 ZenRock Fitness

GROCERY

- 1 Shoperies.com
- 2 QFC
- 3 Trader Joe's
- 4 QFC
- 5 La Quemada
- 6 Shalimar Grocery
- 7 Mayuri Foods
- 8 H Mart Redmond
- 9 La Superior
- 10 Safeway
- 11 Apna Bazar
- 12 Target
- 13 Fred Meyer
- 14 Whole Foods
- 15 ShopForFresh
- 16 Swagath Indian Grocery
- 17 Greenx Naturals

HEALTH

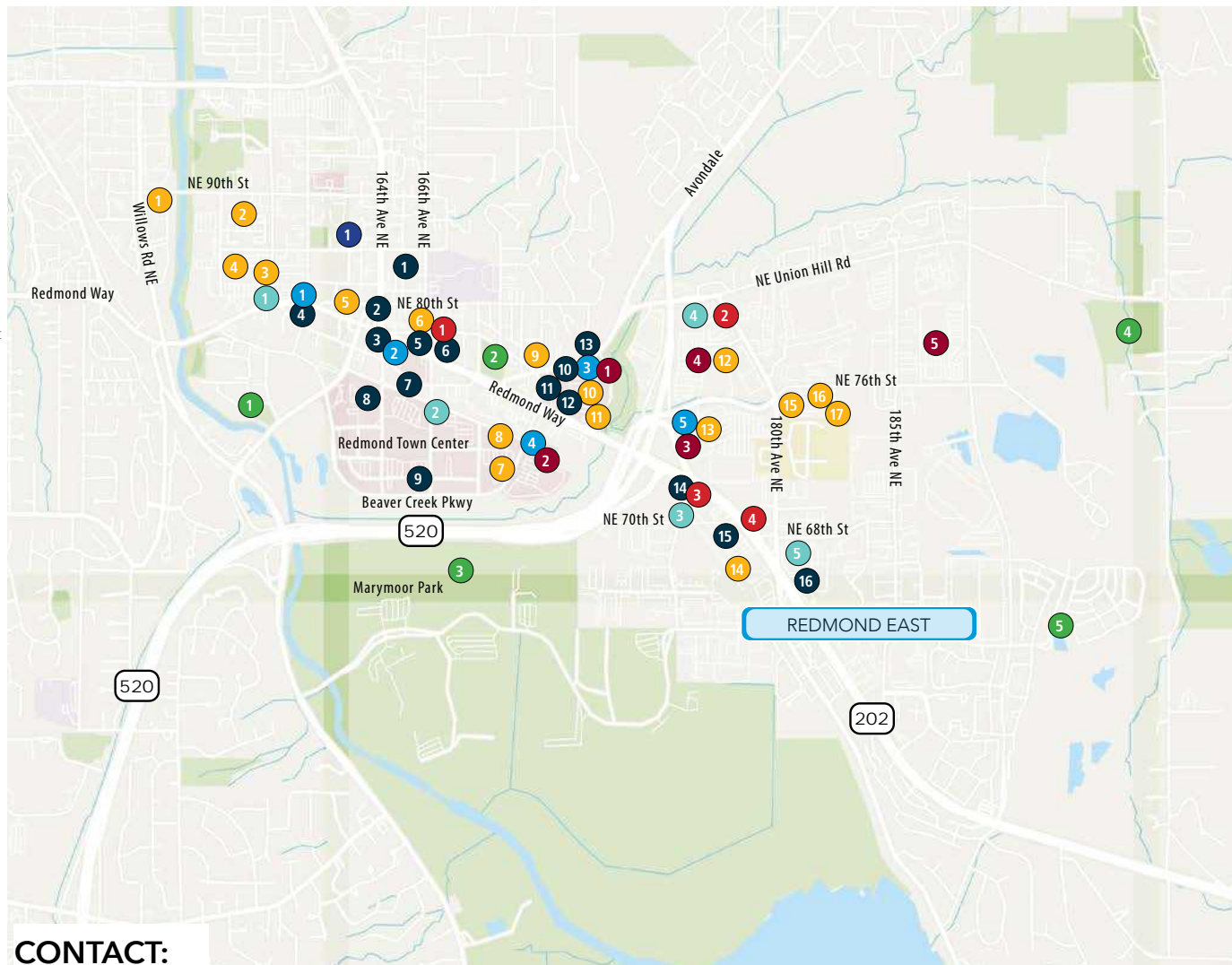
- 1 Rite Aid
- 2 D'Anette Morris Pharmacy
- 3 Fred Meyer
- 4 CVS
- 5 Costco Pharmacy

BANKS

- 1 Umpqua Bank
- 2 Key Bank
- 3 US Bank
- 4 Bank of America
- 5 Chase Bank

TRANSIT CENTER

- 1 Redmond Transit Center



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ALCO INVESTMENT
company