

RAD VENTURES I

*High-Image Industrial Building
with 7,477 SF Flex Space Available
for Lease in Redmond*

15411 NE 95TH ST, REDMOND, WA 98052



EXCLUSIVELY LEASED BY



Property Features

7,477 total SF available (2,696 SF office,
4,781 SF warehouse, 1,903 SF mezzanine)

High-image building with local ownership

19' ceiling height

Grade-level and dock-high loading

3-phase power

Shared water, sprinklers, and security utilities

Available July 1, 2024

Easy access to SR-520, I-405, and major bus lines
with quick access to downtown Redmond, Bellevue,
and Microsoft World Headquarters

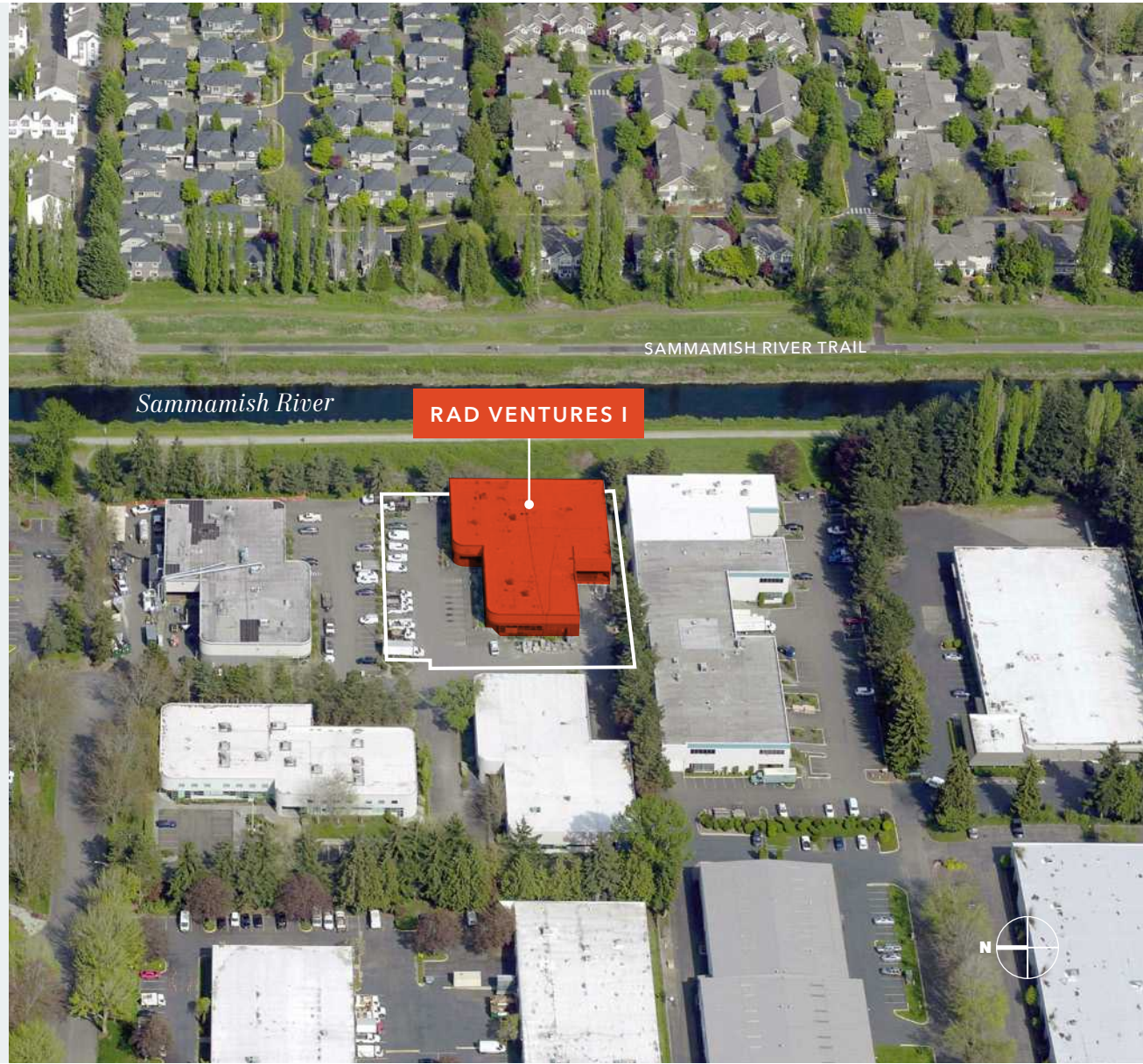
Located near numerous retail amenities and
services, including Redmond Town Center and
downtown Redmond

\$2.10/SF

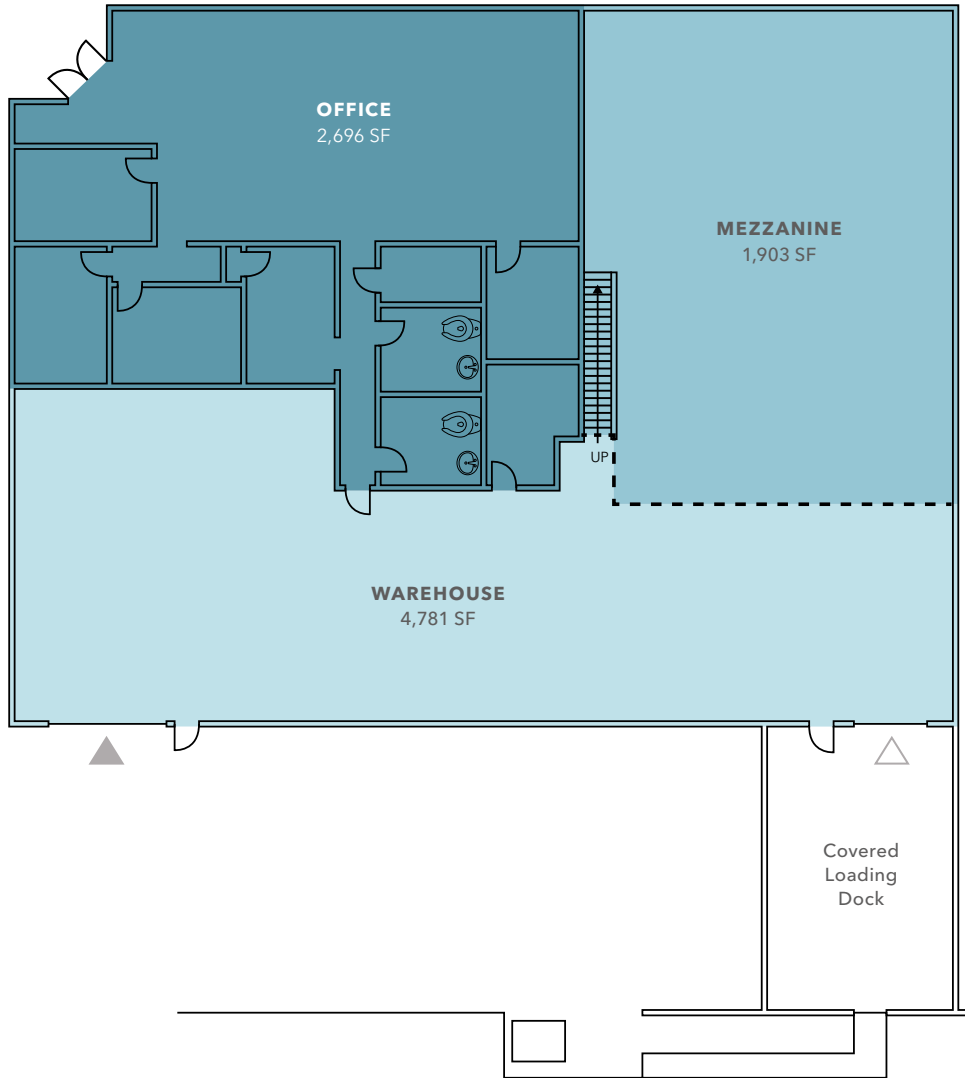
OFFICE LEASE RATE, NNN

\$1.80/SF

WHSE LEASE RATE, NNN



FLOOR PLAN



7,477 SF

TOTAL AVAILABLE

\$2.10/SF

OFFICE LEASE RATE, NNN

\$1.80/SF

WAREHOUSE LEASE RATE, NNN

07/01/24

AVAILABLE

HIGHLY- DESIRABLE WILLOWS LOCATION

Located in the Willows / Rose Hill neighborhood in Redmond, adjacent to the Sammamish River

Easy access to downtown Redmond, SR-520, and I-405

6 MIN

DOWNTOWN REDMOND

16 MIN

DOWNTOWN BELLEVUE

26 MIN

DOWNTOWN SEATTLE

36 MIN

SEATAC





Exclusively listed by

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