

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

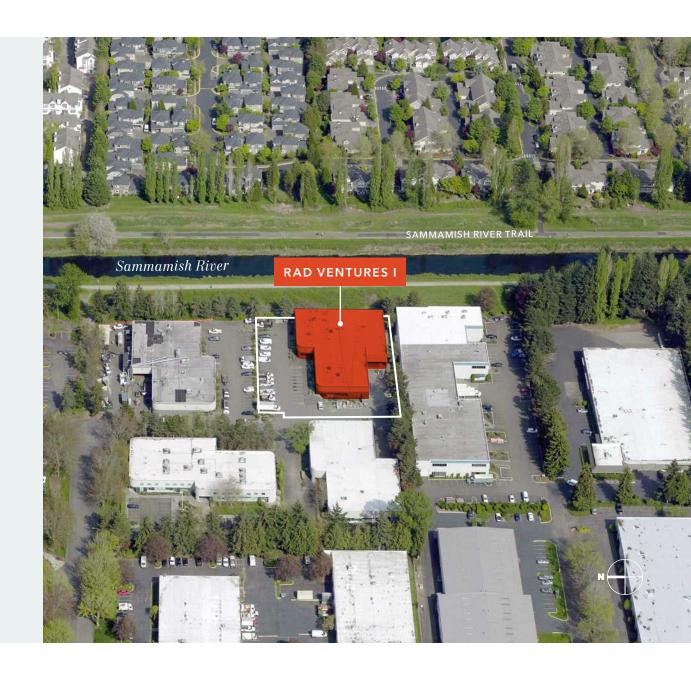
Available July 1, 2024

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

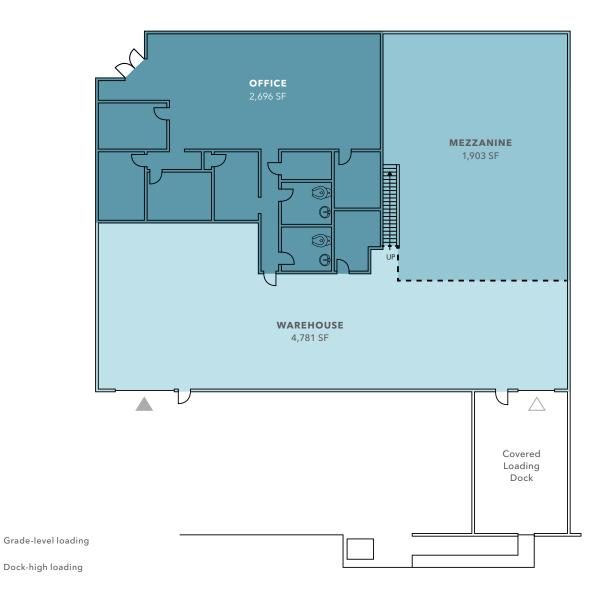
OFFICE LEASE RATE, NNN

\$2.10/SF \$1.80/SF WHSE LEASE RATE, NNN



AVAILABLE FOR LEASE KIDDER MATHEWS

FLOOR PLAN



7,477 SF

\$2.10/SF

\$1.80/SF

07/01/24

AVAILABLE FOR LEASE

KIDDER MATHEWS

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 16 MIN DOWNTOWN REDMOND

DOWNTOWN BELLEVUE

26 MIN 36 MIN DOWNTOWN SEATTLE

Puget Sound Northgate 99 Kirkland Ballard REDMOND U-District Fremont LakeSEATTLE Sammamish Washington West Seattle 5 Mercer Island

AVAILABLE FOR LEASE KIDDER MATHEWS



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