

*Building 2*

*76,899 SF Available*



7277 164TH AVE NE | REDMOND, WA 98052

**CBRE**

# Property Highlights



Incomparable mixed-use urban campus setting



Tech-centric office environment



The best retail, dining, fitness, entertainment, and hospitality in Redmond



Downtown Redmond Light Rail Station connects to the Redmond Town Center



Operating Expenses  
\$16.66/SF

# RTC




# Highlights

  
2-minute walk from the  
Downtown Redmond Light Rail station

  
Large, flexible  
floor plates

  
Fitwel 1-star  
certification

  
Proximity to housing, amenities and  
outdoor recreation including Marymoor Park

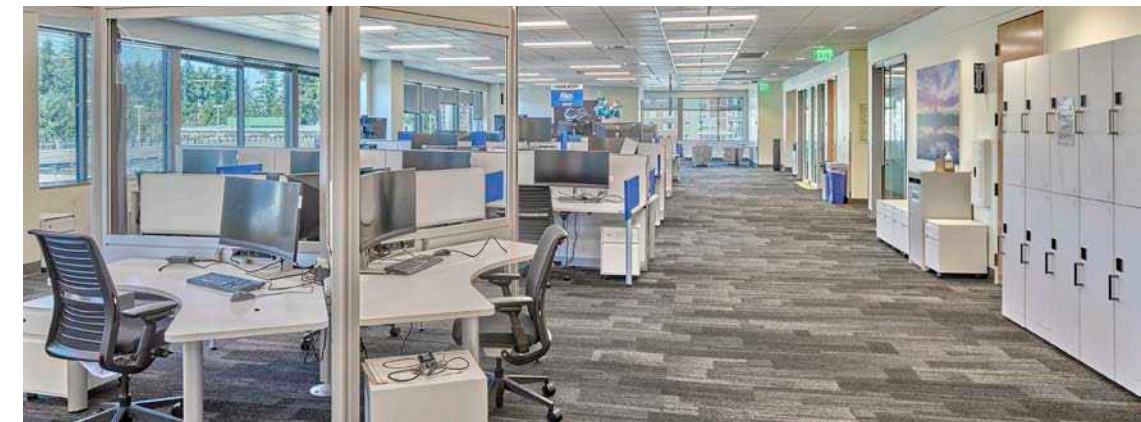
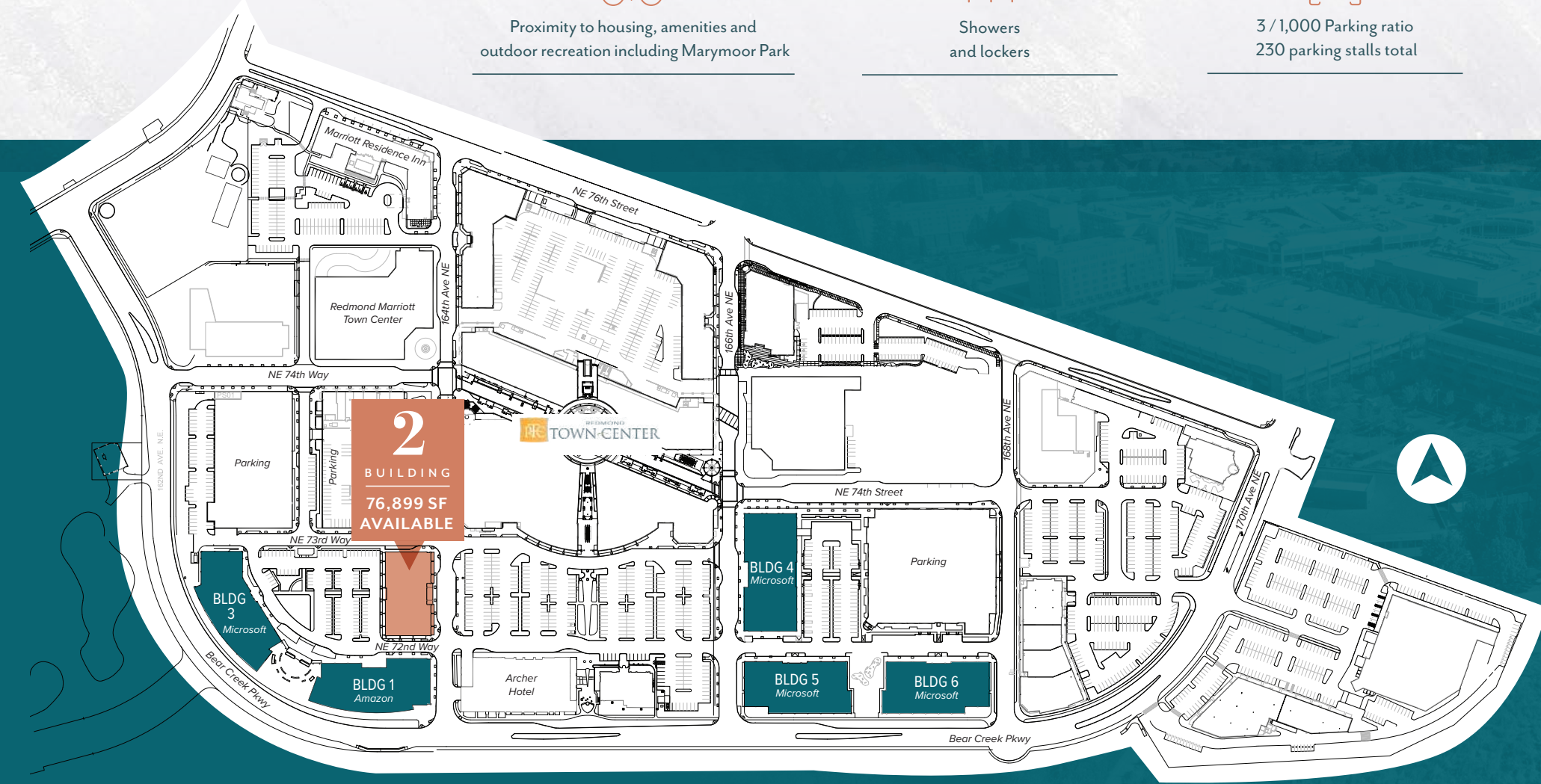
  
Showers  
and lockers

  
3 / 1,000 Parking ratio  
230 parking stalls total

at the  
*Center of it all...*

# Building 2

FLOOR 1	19,799 RSF
FLOOR 2	19,356 RSF
FLOOR 3	19,217 RSF
FLOOR 4	18,527 RSF
<b>TOTAL</b>	<b>76,899 RSF</b>



# Redmond Town Center Amenities



RESTAURANTS



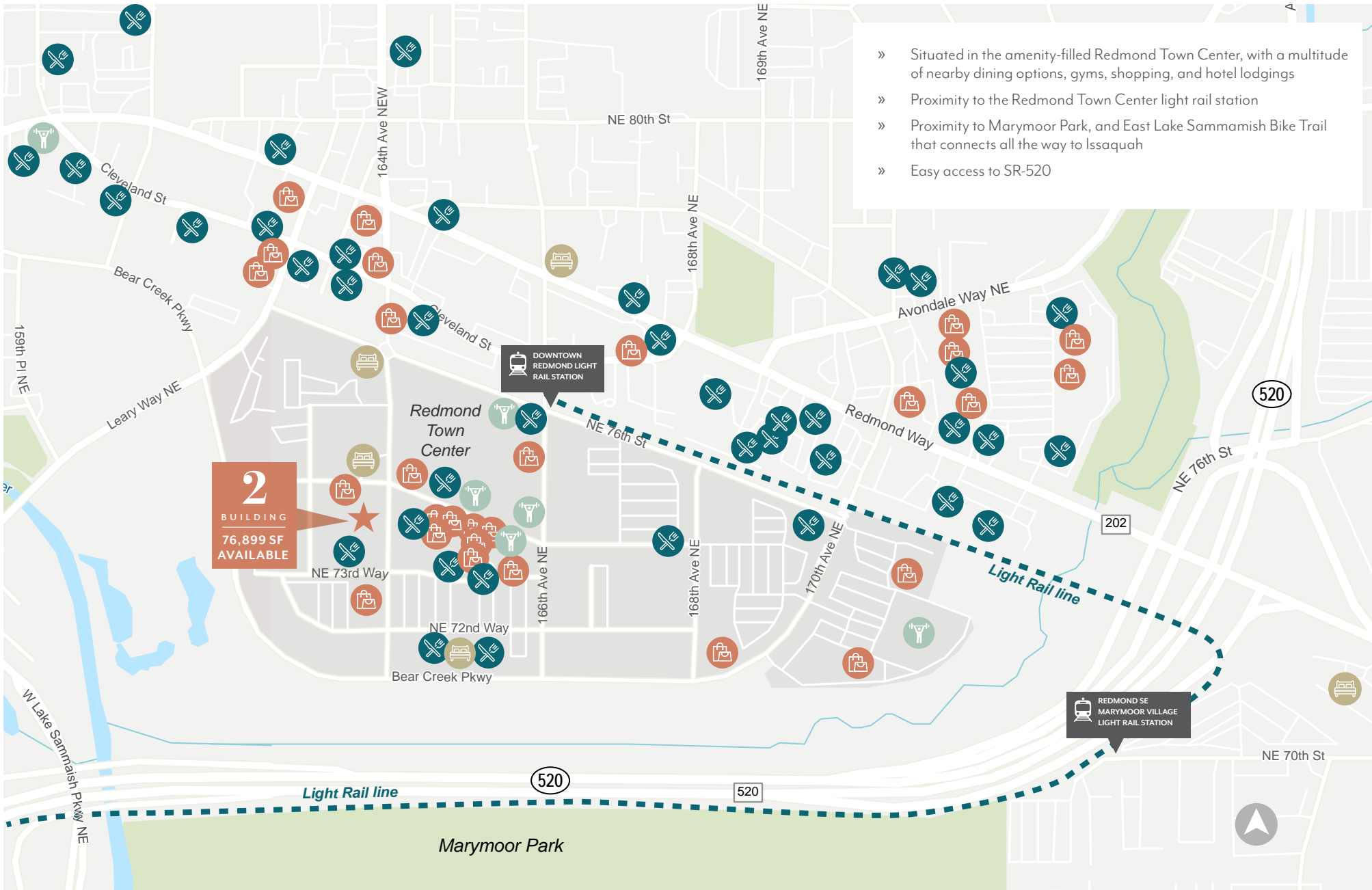
RETAIL



FITNESS



HOTELS



at the  
*Center of it all...*



# RTC

REDMOND TOWN CENTER

*For more  
information  
please contact:*

**SCOTT DAVIS**

EXECUTIVE VICE PRESIDENT

+1 425 941 7573

SCOTT.DAVIS@CBRE.COM

**SCOTTA ASHCRAFT**

SENIOR VICE PRESIDENT

+1 206 601 3700

SCOTTA.ASHCRAFT@CBRE.COM

# RTC

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PM\_April2024



# CBRE