

## *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

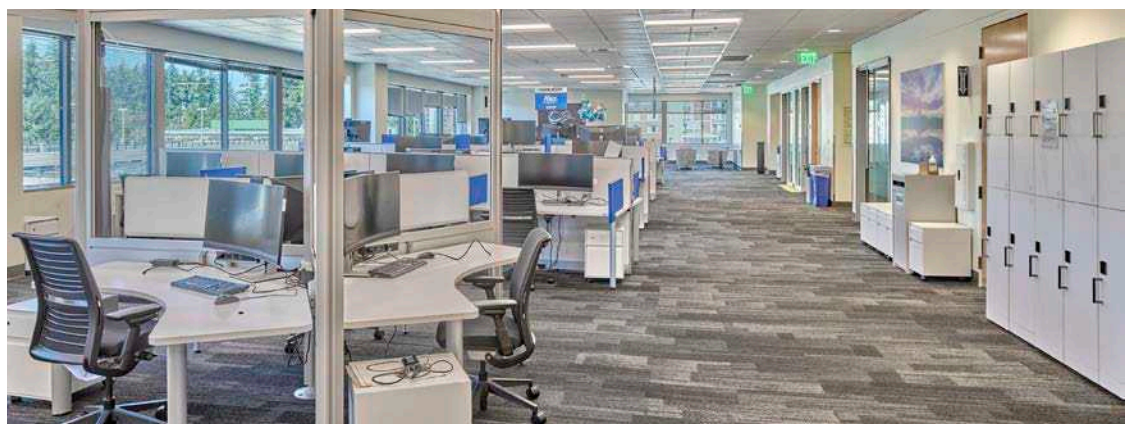
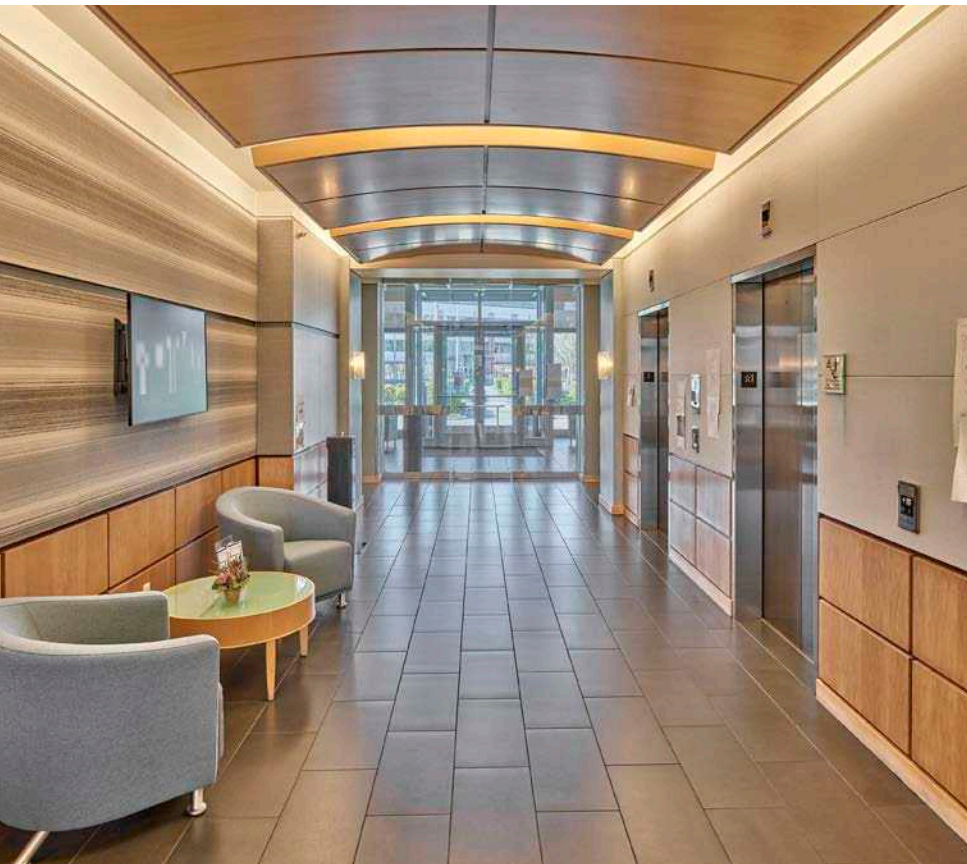


at the  
*Center of it all...*




# Building 2

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







## Redmond Town Center Amenities




RESTAURANTS



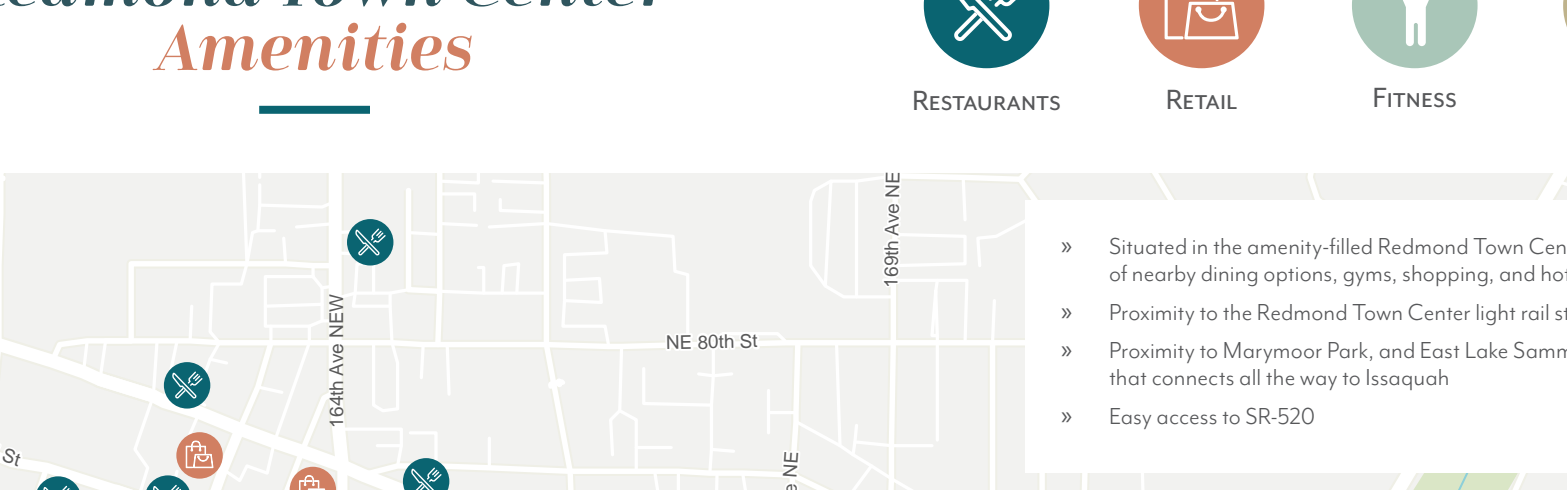
RETAIL



FITNESS



HOTELS



- » Situated in the amenity-filled Redmond Town Center, with a multitude of nearby dining options, gyms, shopping, and hotel lodgings
- » Proximity to the Redmond Town Center light rail station
- » Proximity to Marymoor Park, and East Lake Sammamish Bike Trail that connects all the way to Issaquah
- » Easy access to SR-520







# RTC

REDMOND TOWN CENTER

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