## Industrial / Flex for Lease PARK 520 - NEAR FUTURE LIGHT RAIL STATION

6855 176th Ave NE, Redmond, WA 98052



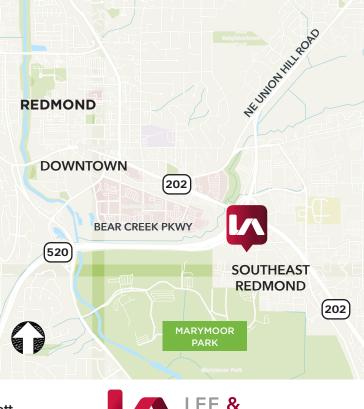


### LISTING INFORMATION

| ADDRESS:     | 6855 176th Ave NE, Redmond, WA |
|--------------|--------------------------------|
| SUITE B-265: | 3,545 SF (822 SF Office)       |
| LEASE RATE:  | \$20.00 SF/Yr (NNN)            |
| ZONING:      | MDD2                           |

#### COMMENTS

- » Rare Light Industrial space in Redmond Business Park
- Across the street from the future SE Redmond /Marymoor Village light rail station (estimated 2024)
- » Easy access to WA-520 and Downtown Redmond
- » Office/Warehouse/Mezzanine space available



#### Aaron Mathieu

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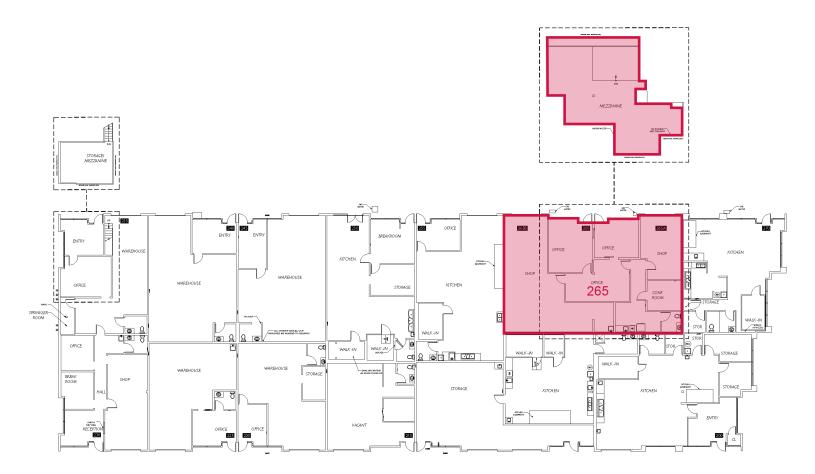
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LEE & ASSOCIATES

**FLOOR PLAN** 



| SUITE       | SIZE     | LEASE TYPE | DESCRIPTION                                 |
|-------------|----------|------------|---|
| Suite B-265 | 3,545 SF | NNN        | 882 SF O / 1,484 SF WH / 1,179 SF Mezzanine |

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