

Full Campus Opportunity

539,487 SF



MILLENNIUM  
CORPORATE PARK

18300 NE UNION HILL ROAD  
REDMOND WA 98052

VANBARTON  
GROUP

CBRE



# The Campus that Connects You to More



On-site  
showers



On-site  
cafeteria



Bike  
storage



Expanding  
lightrail

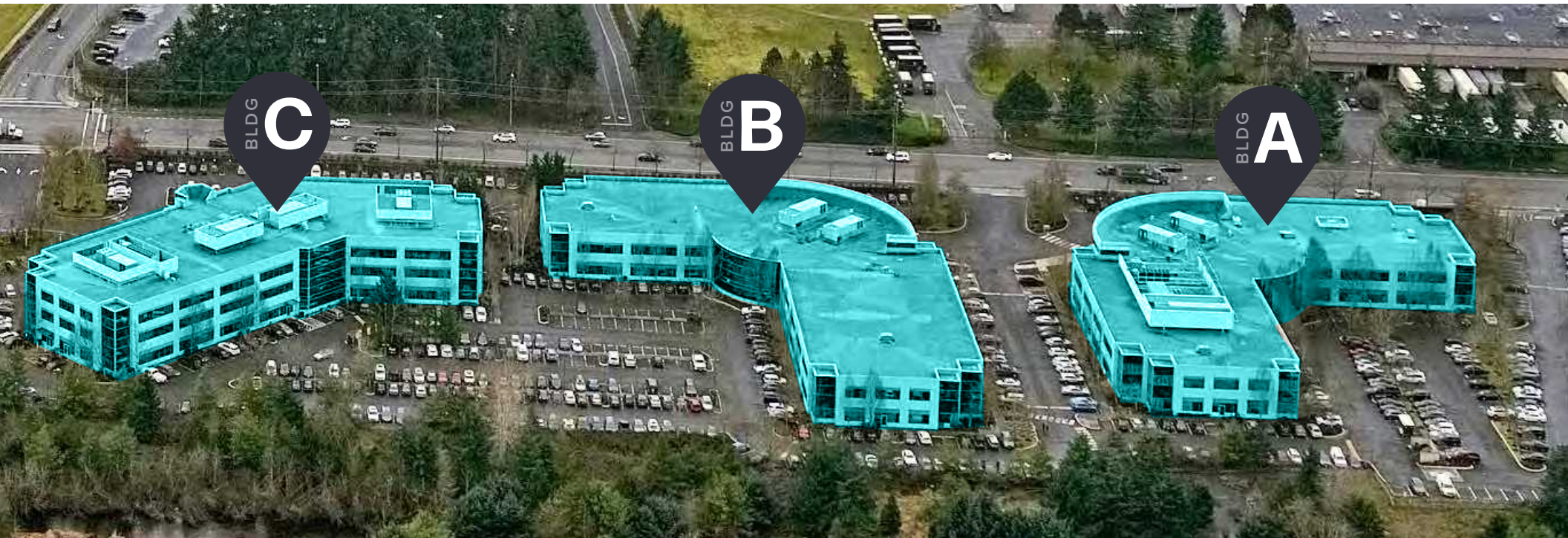


Nearby high-end  
housing



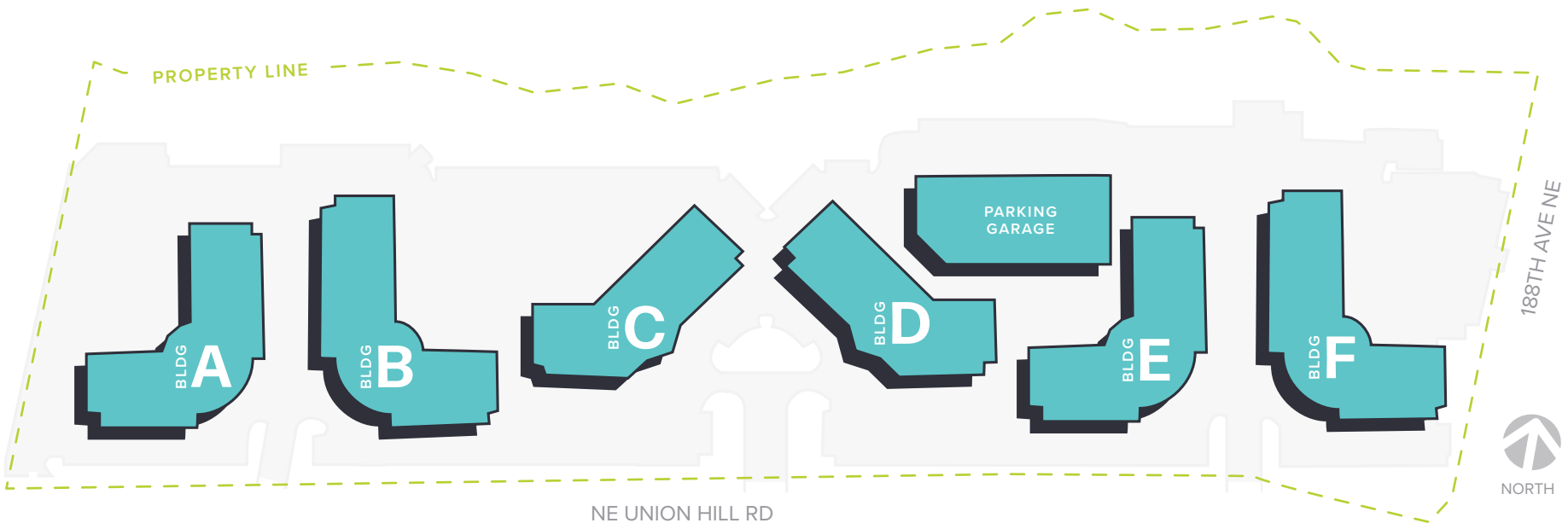
Electric vehicle  
charging







# Building Details



	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>
<b>BUILDING ADDRESS</b>	<b>18200</b> NE Union Hill Rd Redmond, WA	<b>18300</b> NE Union Hill Rd Redmond, WA	<b>18400</b> NE Union Hill Rd Redmond, WA	<b>18500</b> NE Union Hill Rd Redmond, WA	<b>18600</b> NE Union Hill Rd Redmond, WA	<b>18700</b> NE Union Hill Rd Redmond, WA
<b>SQUARE FEET</b>	81,170 SF	88,407 SF	100,375 SF	100,599 SF	80,777 SF	88,159 SF
<b>FLOORS</b>	2	2	3	3	2	2
<b>SLAB-TO-SLAB HEIGHTS</b>	1st Floor: 15'0" 2nd Floor: 12'9"	1st Floor: 15'0" 2nd Floor: 12'9"	1st Floor: 15'0" 2nd Floor: 12'9" 3rd Floor: 14'0"	1st Floor: 15'0" 2nd Floor: 12'9" 3rd Floor: 14'0"	1st Floor: 15'0" 2nd Floor: 12'9"	1st Floor: 15'0" 2nd Floor: 12'9"



# High Quality Institutional Campus

- Located in Redmond, Washington, a world class hub for engineering talent and known for innovation.
- Above market standard parking ratio of 4.2 / 1,000 SF, including electric vehicle charging stations
- Highly desirable large, efficient, flexible 33-41K square foot floor plates.

**539,487 SF** CAMPUS

**4.2/1,000 SF** PARKING RATIO

**33-41K SF** FLOOR PLATES





Proposed Lobby Improvements



Proposed Lobby Improvements

## ENVIRONMENTAL, SOCIAL & GOVERNANCE AT MILLENNIUM CORPORATE PARK



Achieved WELL Health-Safety certification in 2022, meeting standards for healthy workplaces, with recertification for 2023 pending



Energy usage benchmarked annually through ENERGY STAR Portfolio Manager



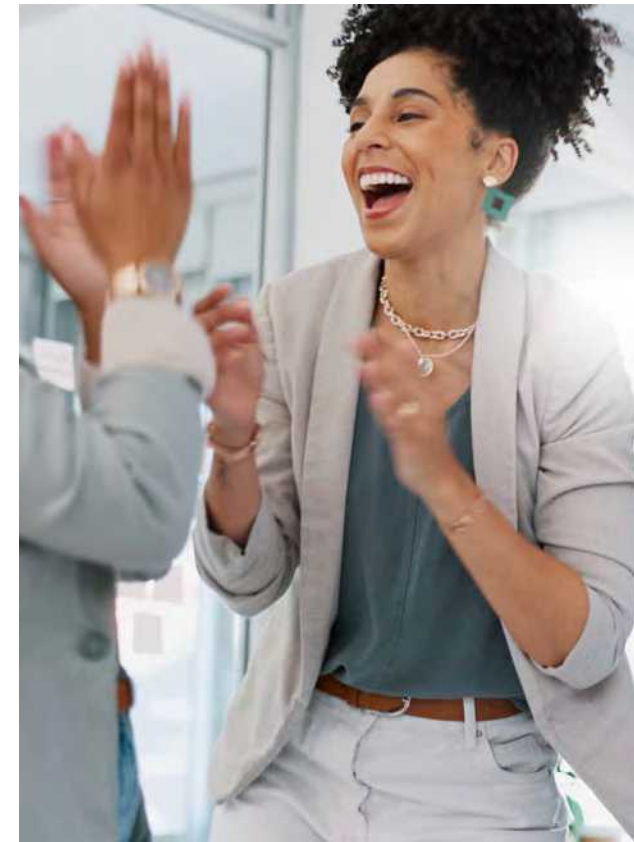
Green cleaning products are used throughout common spaces



Specific improvements include low-flow fixtures, compost/electronics recycling, irrigation, lighting schedules, utility/waste audits, and a beehive installation to promote local biodiversity



Third-party sustainability assessments led to initiatives focused on energy/water conservation, waste reduction, health, and ecosystem preservation





**REDMOND TECHNOLOGY CENTER STATION**  
Opening 2025

LAKE SAMMAMISH

MARYMOOR PARK

**SE REDMOND STATION**  
Opening 2025

WHOLE FOODS

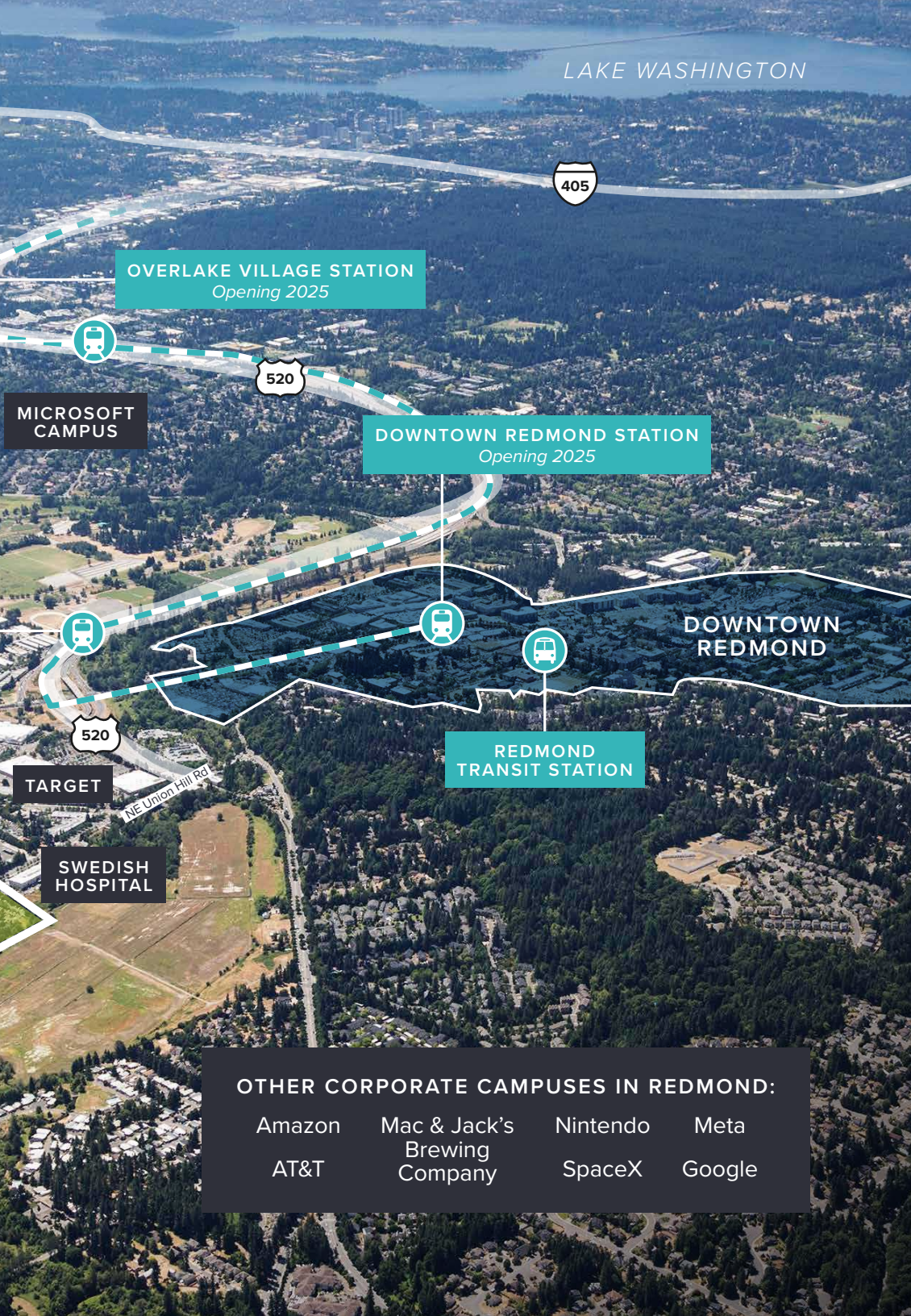
HOME DEPOT

FRED MEYER

COSTCO







LAKE WASHINGTON



OVERLAKE VILLAGE STATION

Opening 2025



DOWNTOWN REDMOND STATION

Opening 2025



DOWNTOWN REDMOND

REDMOND TRANSIT STATION



TARGET

NE Union Hill Rd

SWEDISH HOSPITAL

**OTHER CORPORATE CAMPUSES IN REDMOND:**

- |        |                 |          |        |
|--------|-----------------|----------|--------|
| Amazon | Mac & Jack's    | Nintendo | Meta   |
| AT&T   | Brewing Company | SpaceX   | Google |



# Strategically located six-building campus in Redmond

Tap into the region's impressive talent that makes the Puget Sound a global tech & life sciences hub, nationally ranked 2nd and 9th, respectively. Ideally situated in the heart of Seattle's eastside, Millennium Corporate Park boasts convenient access to the bustling community of Redmond and the major highways and transit hubs that connect to Seattle and Bellevue.



# Location Highlights



Immediate access to SR-520 and less than four miles from I-405, providing access to major regional transportation corridors



Located just minutes from downtown Redmond with an abundance of retail, dining, hospitality and living opportunities



Multiple modes of transit including two light rail stations opening in 2025 and Redmond regional park & ride center





**GROCERY & PERSONAL SERVICES**

- 1 Safeway
- 2 Trader Joe's
- 3 Target
- 4 Whole Foods
- 5 Fred Meyer

**FITNESS & OUTDOORS**

- 1 Marymoor park
- 2 Willows Run
- 3 Bellevue Golf Course
- 4 Arena Sports
- 5 24 Hour Fitness

**FOOD & DRINK**

- 1 Dough Zone  
Dumpling House
- 2 Topsy Cow
- 3 Matador
- 4 5 Stones Coffee
- 5 Postdoc Brewing
- 6 Mac & Jack's Brewery
- 7 Peet's Coffee
- 8 Blazing Bagels
- 9 Mercury's Coffee Co
- 10 Sunrise Donuts & Espresso



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