

# REDMOND TECHNOLOGY CENTER

18300 Redmond Way, Redmond, WA



**NEWMARK**

**JOE LYNCH**

Executive Managing Director  
joe.lynch@nmrk.com  
425.362.1399

**DAN HARDEN**

Senior Managing Director  
dan.harden@nmrk.com  
425.362.1393

For Lease

# REDMOND TECHNOLOGY CENTER

18300 Redmond Way, Redmond, WA

EXCLUSIVELY REPRESENTED BY

## JOE LYNCH

Executive Managing Director  
joe.lynch@nrmk.com  
425.362.1399

## DAN HARDEN

Senior Managing Director  
dan.harden@nrmk.com  
425.362.1393

Newmark  
10900 NE 4th St, Suite 1430  
Bellevue, WA 98004

nrmk.com

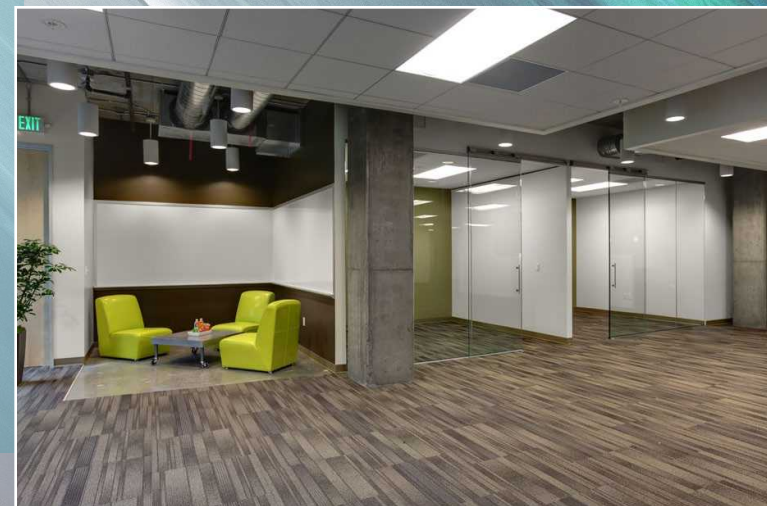
The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# NEWMARK



# BUILDING HIGHLIGHTS

BUILDING SIZE	103,083 RSF
LAND AREA	5.35 acres
OPERATING EXPENSES	Est. 2024 NNN \$11.25 / RSF / YR
TYPE	Class A
STORIES	5 stories (2 floors covered parking)
YEAR BUILT	2008
PARKING	Available at a ratio of 3.02 stalls per 1,000 square feet, evenly split with 50% in the garage and 50% on the surface. EV parking is installed and accessible.
HVAC	Air handling units with economizers providing 100% outside air; all tenant spaces designed with VAV terminal boxes with electrical reheat at the perimeter
WINDOW HEIGHT	9-foot window size
COMMUNICATION/FIBER	Frontier
ELEVATORS	Two Otis Gen2 elevators that run at 350 feet per minute, one elevator at 3,000 lb capacity and one at 4,000 lb capacity
ZONING	City of Redmond BP
ELECTRICAL	277/480 volt, 3-phase, 4-wire secondary service from utility transformer on the main switchboard
SECURITY	Card access entry at main lobby entrances and individual tenant suites with evening security patrol
SHOWERS & LOCKERS	Located on the first floor of the parking garage, renovated 2024 and available for daily use



# PROPERTY FEATURES

Common area upgrades completed 2024 and include a new secured bike storage area, fitness center and locker room refresh, new EV charging stations and carpet and paint throughout the hallways.

Walking distance to great amenities and transit including Whole Foods, Peet's Coffee, Blazing Bagels and starting in 2025, the Redmond Link Extension to Light Rail (for more information - [Redmond Link Light Rail](#))

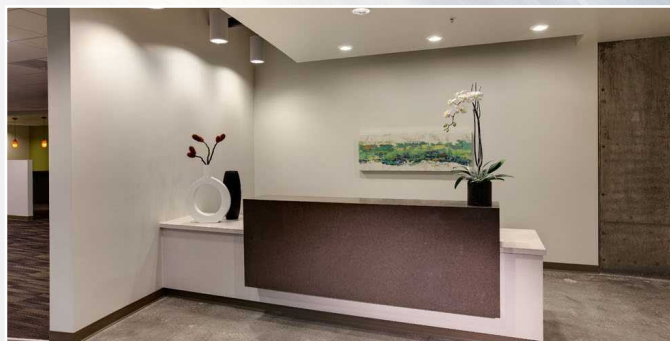
Extremely efficient load factors provide tenants with more usable space and minimal unnecessary square footage occupied by building systems, creating a more cost effective environment and reducing occupancy costs

Size and shape of the floor plates provide tremendous efficiency to maximize the number of occupants per SF

Redmond Technology Center creates a sustainable and environmentally friendly work experience. Sustainable building systems reduce occupancy costs and provide "green" benefits that attract young, intelligent employees

Garage parking, a rare amenity throughout the Redmond market, allows tenants and their vehicles shelter from the elements during the winter months

Class A concrete structure allows tenants to plan a creative and inspiring office with exposed ceilings



# PROPERTY FLOOR PLAN - Floor 1

## AVAILABLE

**Suite 130**  
9,674 SF  
Available Now

**Suite 140**  
16,554 SF  
Available Now

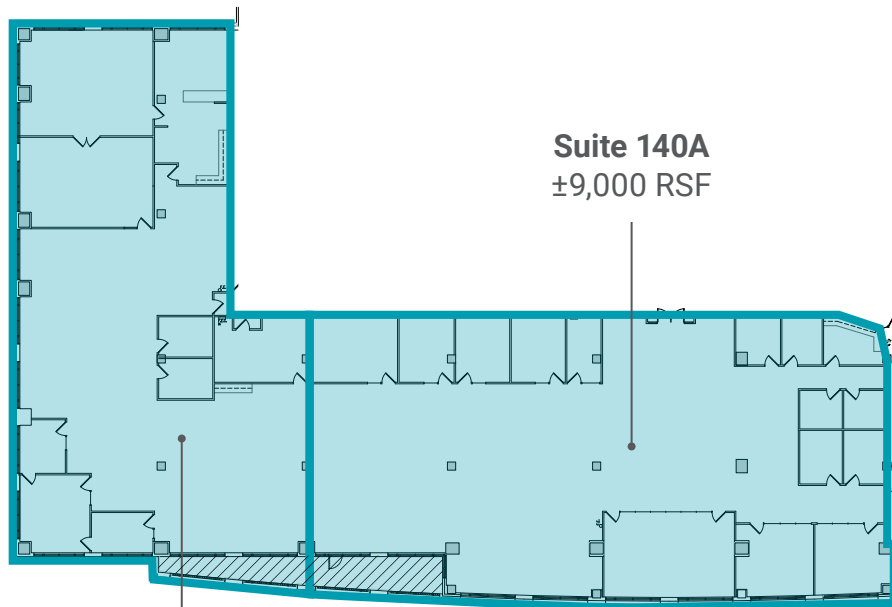


▨ Private Deck

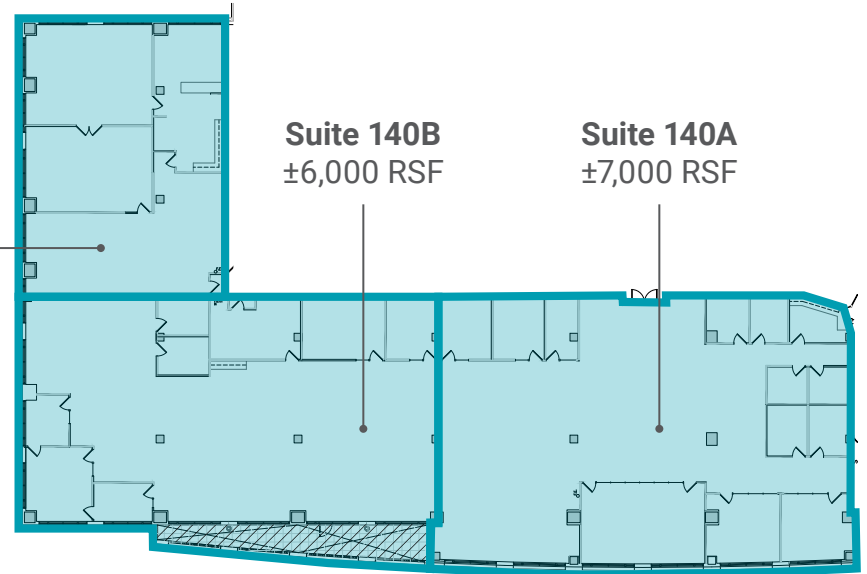
**\*Can be combined**  
26,228 total SF

# PROPERTY FLOOR PLAN - Floor 1

## DEMISING OPTIONS

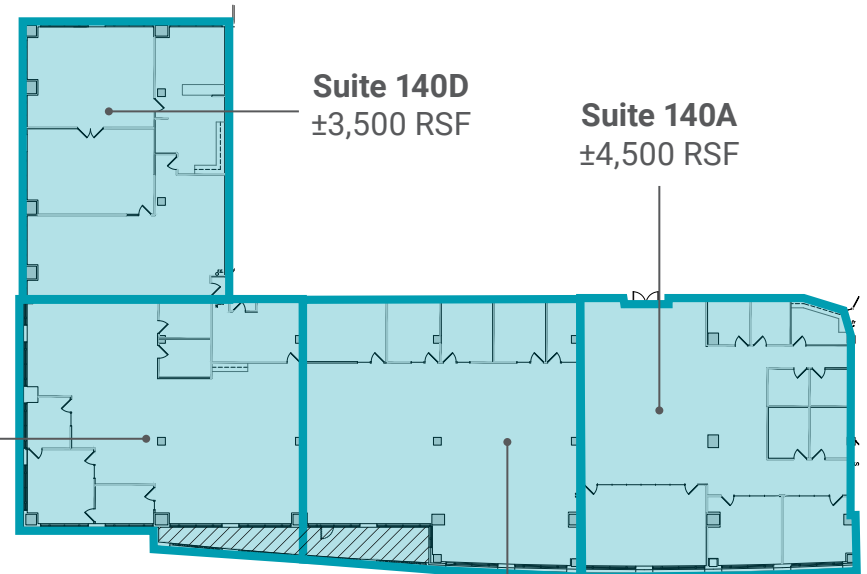


**Suite 140C**  
±3,500 RSF



**Suite 140D**  
±3,500 RSF

**Suite 140A**  
±4,500 RSF



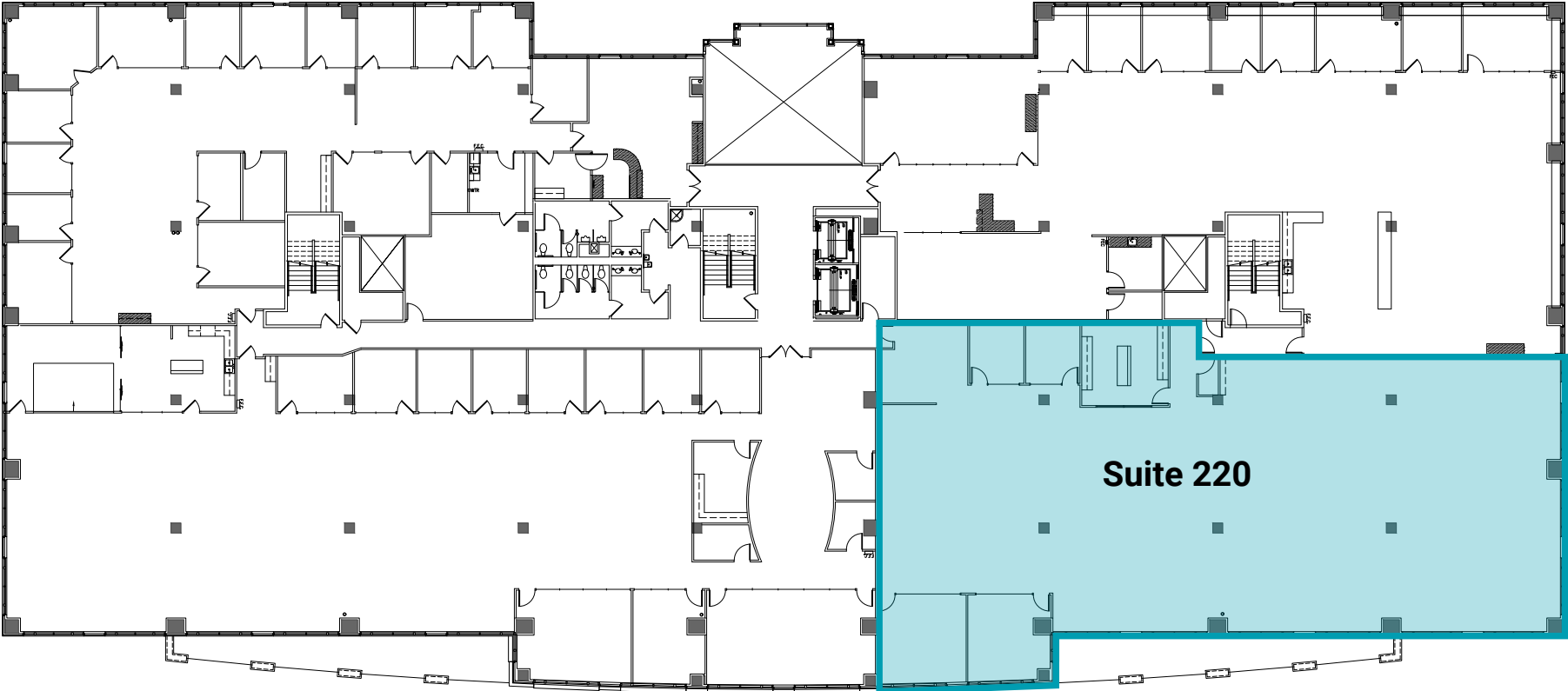
**Suite 140C**  
±4,000 RSF

▨ Private Deck

# PROPERTY FLOOR PLAN - Floor 2

## AVAILABLE

Suite 220  
7,926 SF  
Available Now

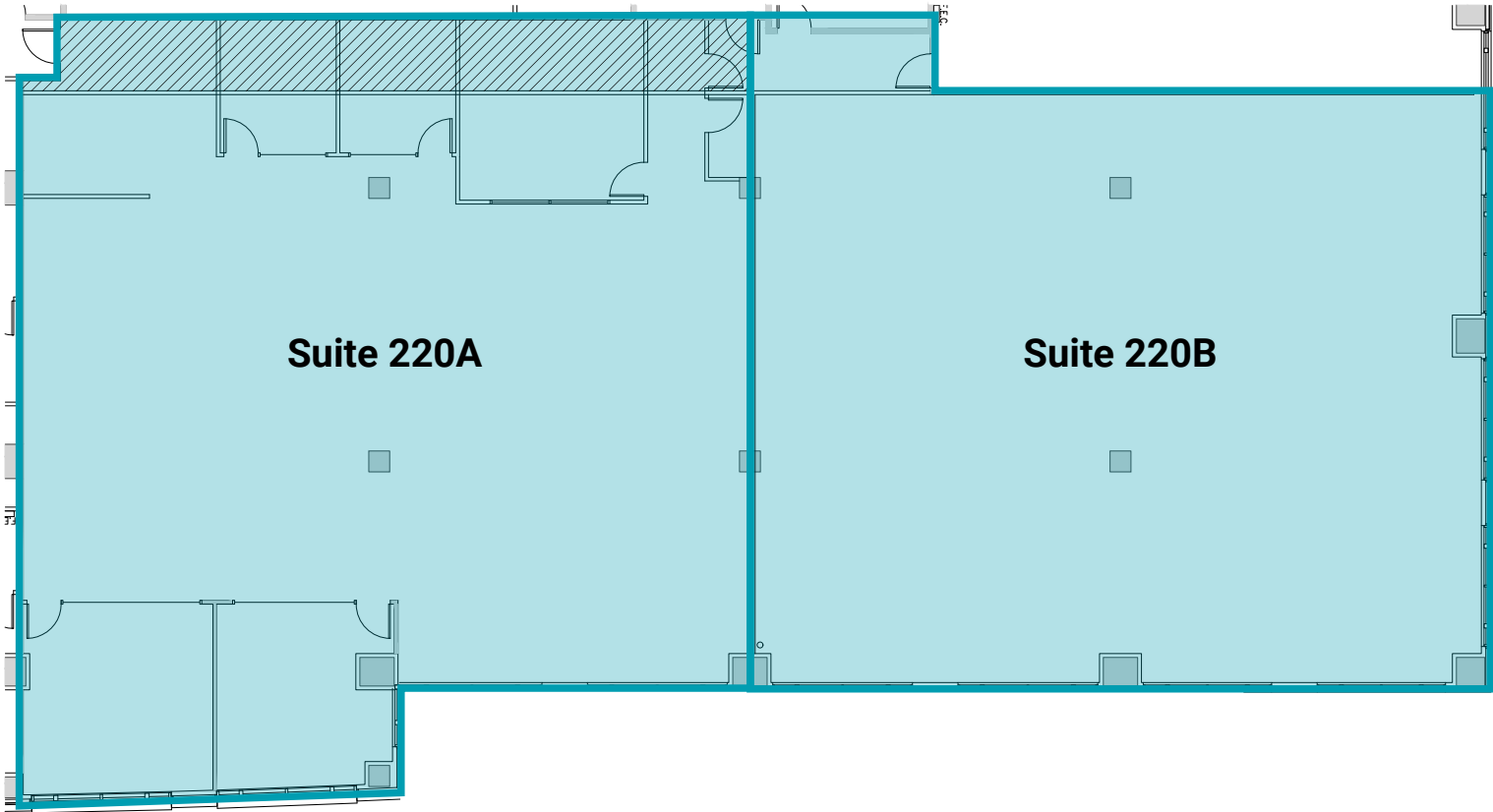


# PROPERTY FLOOR PLAN - Floor 2

## DEMISING OPTIONS

Suite 220A  
±4,000 SF

Suite 220B  
±4,000 SF



▨ Required Corridor Extension



# AREA HIGHLIGHTS

**oculus**  
OCULUS (FACEBOOK)  
3.3 Miles Away

**AT&T**  
AT&T CORPORATE OFFICES  
1.4 Miles Away

**Nintendo**  
NINTENDO USA HQ  
3.2 Miles Away

**Microsoft**  
MICROSOFT HQ  
3.6 Miles Away

**Woodinville Wine Dist.**  
5.1 Miles

**Kirkland CBD**  
6.0 Miles

**Redmond Transit Center**  
Bus routes to and from Kirkland, Bellevue, Seattle and more.

**Interstate 520**  
10 Minute drive to Downtown Bellevue  
15 minute drive to downtown Seattle



**Seattle CBD**  
14.6 Miles

**Bellevue CBD**  
8.7 Miles



**East Link Light Rail Extension**  
Extending the existing East Link Light rail to downtown Redmond, with service targeted to begin in 2025.

● Station  
..... Route

**Issaquah CBD**  
11.2 Miles

- Restaurant
- Coffee
- Bar/Lounge
- Grocery
- Retail
- Gym/Fitness
- Gas
- Pharmacy/Clinic
- Transportation