

THE SPOKE

RETAIL OPPORTUNITY NEAR LIGHTRAIL REDMOND MIXED-USE



THE SPOKE REDMOND

The Spoke is a new mixed-use experience in the heart of Redmond's fast-evolving Marymoor Village neighborhood and just a moment's walk to connecting trails to Marymoor Park, two blocks from the upcoming SE Redmond Light Rail Station, and central to both downtown Redmond and Microsoft Headquarters.

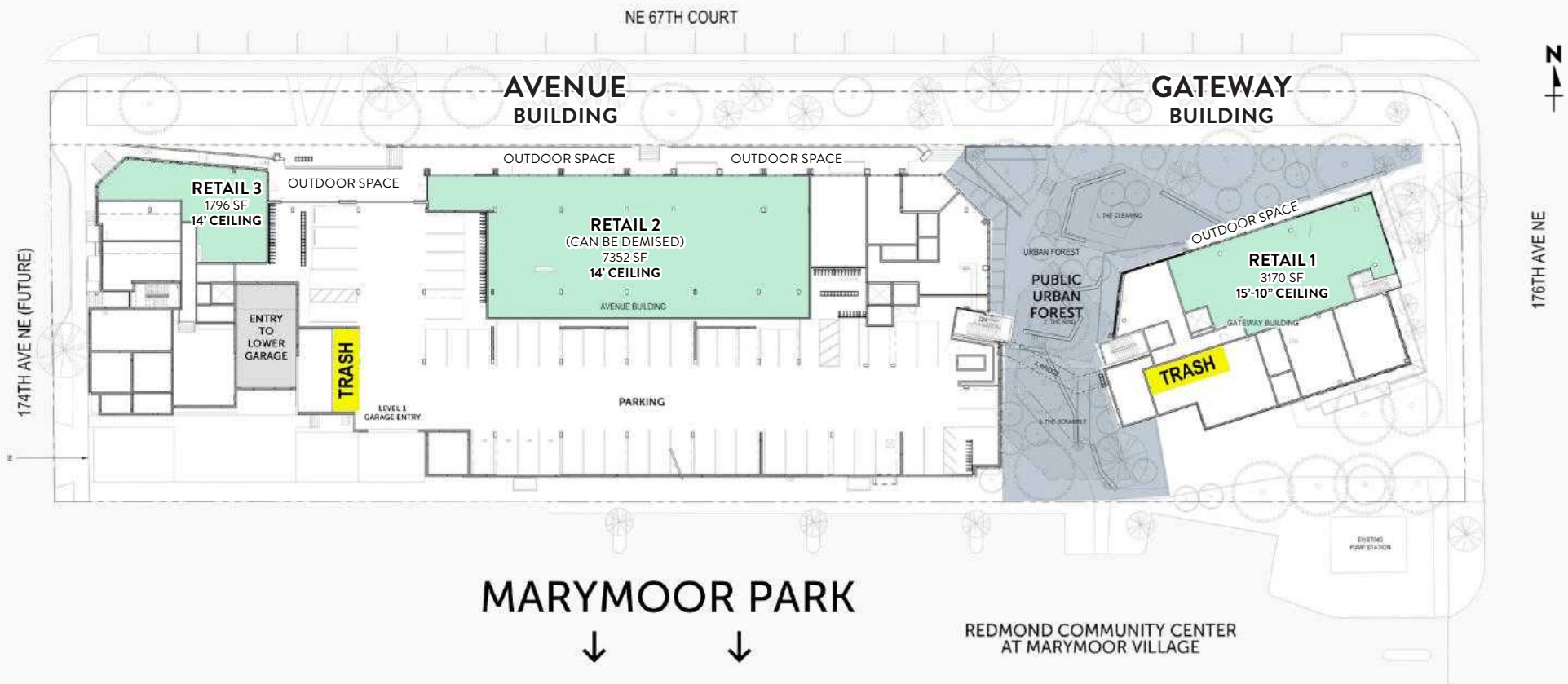
An integral part of the property itself is the Public Urban Forest, which will bring nature into the surrounding public spaces and building facade. This public space, enhanced by public art, will be an outdoor hub and feature gateway for those living at The Spoke and visitors passing through from the new Light Rail Station to Marymoor Park.



OVERVIEW

Address	17565 NE 67th Ct - Redmond, WA
Overall Site	258,409 SF
Retail 1	3,170 SF
Retail 2	7,352 SF (Can Be Demised)
Retail 3	1,796 SF
Retail Delivery	Q3 2024
Residential Units	211
Retail Parking	61 Stalls + Street Parking

SITE MAP



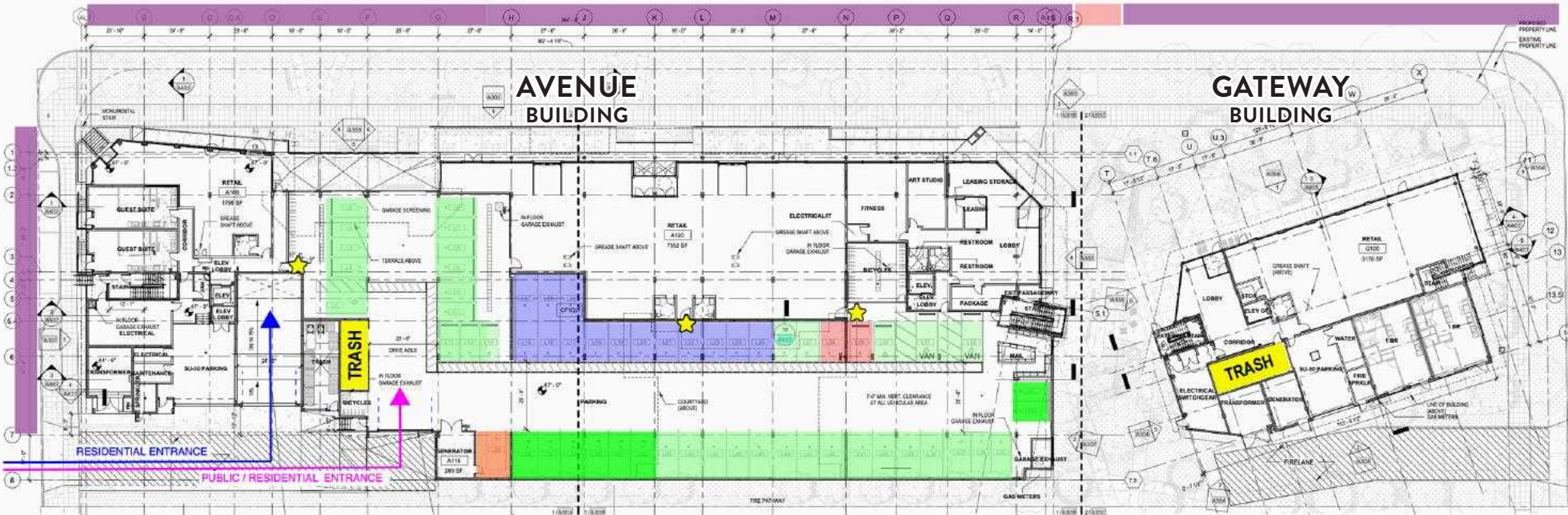
CONSTRUCTION DETAILS

- Retail Delivery Q3 2024
- Under Construction (Allowing Space Flexibility)
- HVAC will be 1 Ton/325 SF
- Electrical 400 amp, 208Y/120V, 3-phase, 4-Wire Panel
Upgrade to 600 amp may be available for restaurant tenant if required

ADDITIONAL DETAILS

- Dedicated Outdoor Space for Retail 1 & 2
- Floor to Ceiling Glass at Frontage Locations
- Fold-Up Windows in Retail 2

PARKING MAP



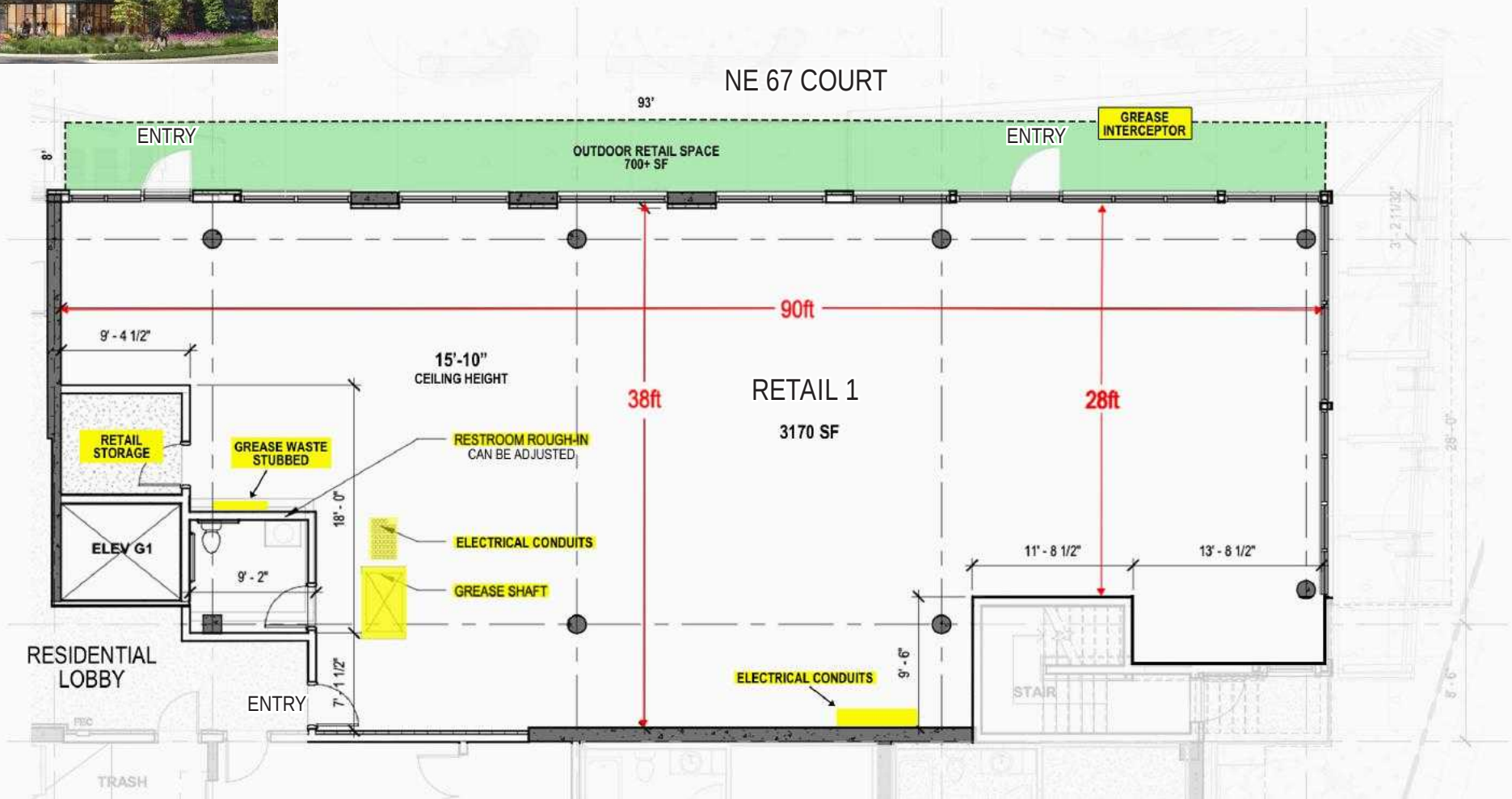
- STREET PARKING STALLS (19)**
- CAR SHARE PARKING STALL (1)
- FUTURE RESIDENT PARKING STALLS (3)
- 2 HR LIMIT 8AM-8PM, EV CHARGING CAPABLE STALLS (18)**
- 2-HR LIMIT 8AM-8PM STALLS (24)**
- RESIDENTIAL RESERVED STALLS (14)

★ ENTRY FROM PARKING GARAGE

**STALLS AVAILABLE TO RETAIL = 61

RETAIL 1

3,170 SF



RETAIL 3

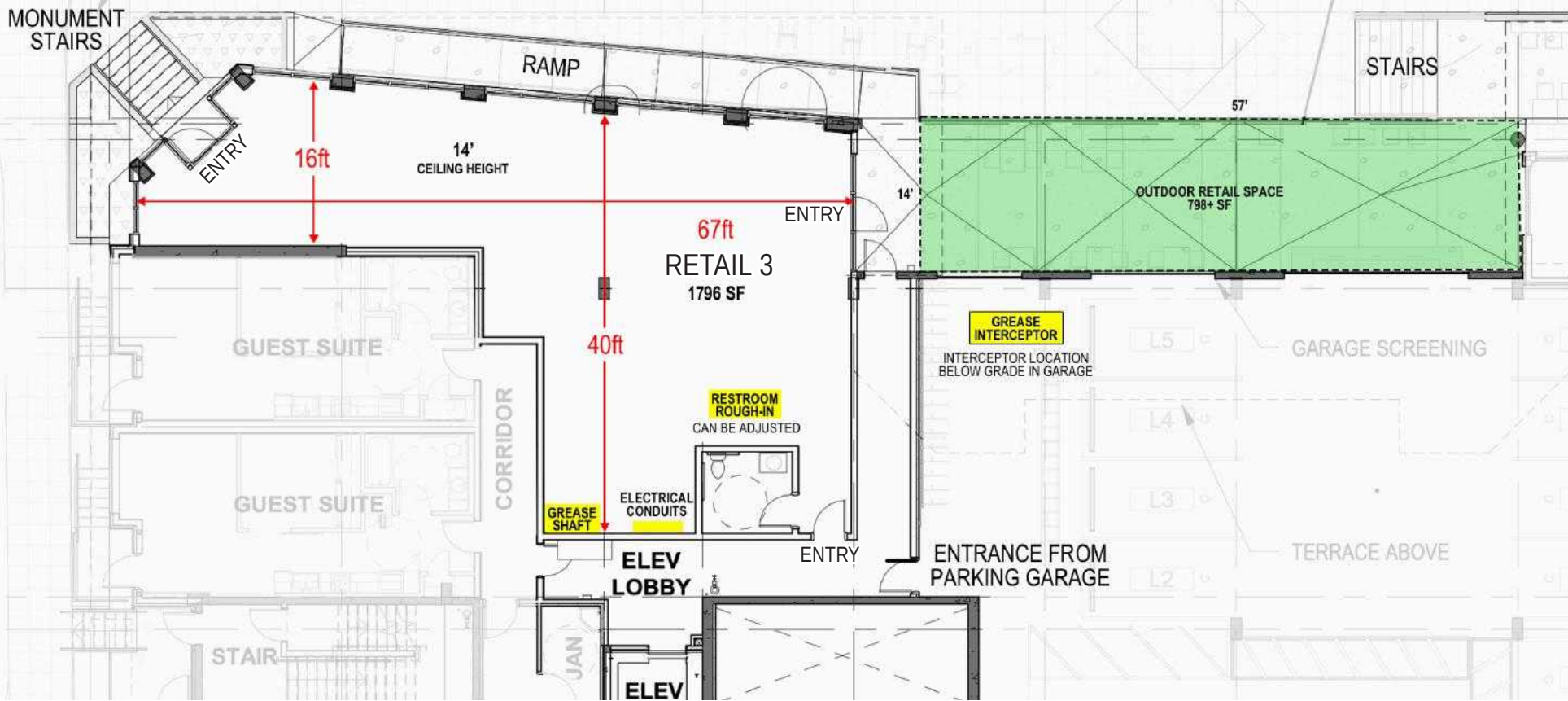
1,796 SF



NE 67 COURT



174TH AVE NE (FUTURE)





RETAIL 1

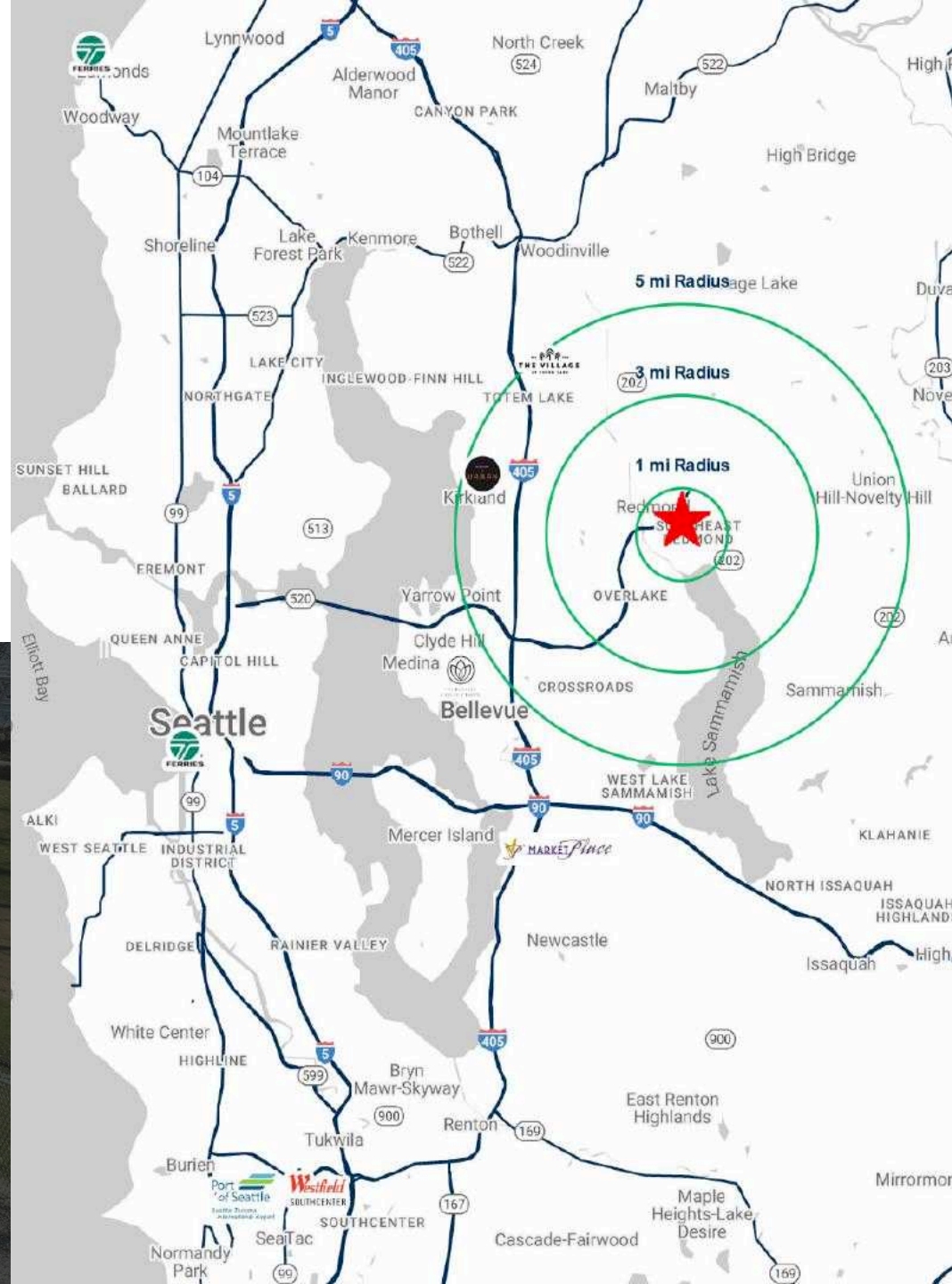
RETAIL 2
(CAN BE DEMISED)

RETAIL 3

NE 67TH CT

REDMOND OVERVIEW

Redmond, WA is centrally located on the Eastside of King County, abutting Bellevue, and only 20 miles from Downtown Seattle and SeaTac International Airport. The city is recognized as a center of technology and is home to a number of well-known high-tech and biomedical companies. Redmond prides itself on its high quality of life, with good schools, a healthy economic base, a vibrant parks system, sprawling bike trails, diverse shopping and dining, and safe neighborhoods. Redmond also places a premium on quality commercial/residential development and protecting the natural environment.



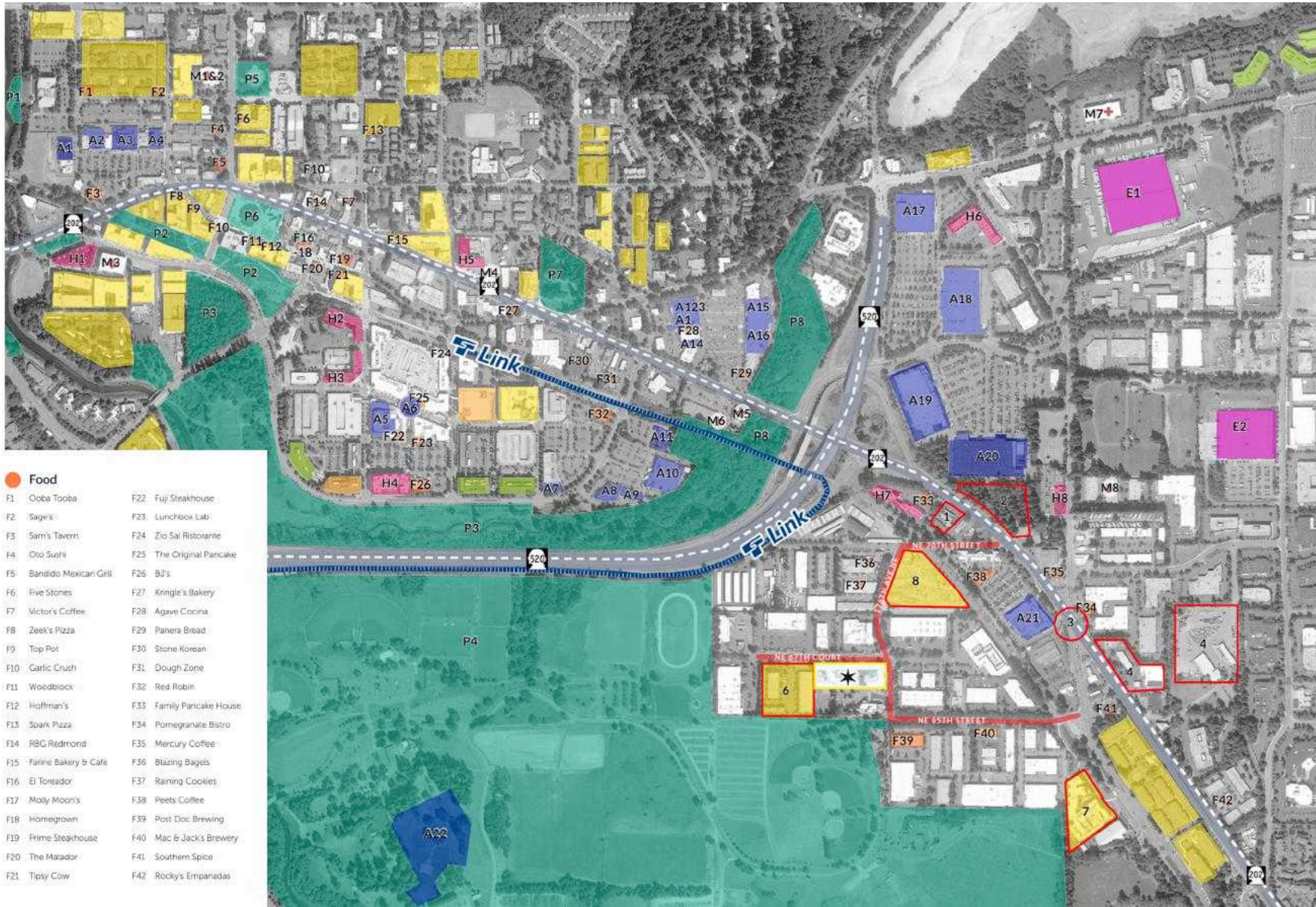
DEMOGRAPHIC

Data	1 Mile	3 Mile	5 Mile
2022 Population	10,349	101,039	235,210
2027 Population	10,918	108,386	254,364
2022 Households	4,670	40,440	92,903
Median HH Income	\$143,942	\$146,990	\$151,181
Avg. HH Size	3.0	3.1	3.1
Median Age	31.5	34.4	36.1
Daytime Population	18,536	55,095	141,776

Demographic Data Source: REGIS

REDMOND HIGHLIGHTS

- ★ SITE - The Spoke
 - Apartments 8,521 Total DU
 - Hotels
 - Parks
 - Microsoft
 - Amazon
 - Genie
 - Major Employer
 - Marymoor Village Highlights
 - Food
 - Retailers
 - Medical
- | | |
|--------------------------|-----------------------|
| H1. Hyatt House | P1. Luke McRedmond |
| H2. Residence Inn | P2. Central Connector |
| H3. Marriott | P3. Heron Bookery |
| H4. Archer Hotel | P4. Marymoor |
| H5. Hilton Garden Inn | P5. Edge Skate |
| H6. Hampton Inn & Suites | P6. Downtown |
| H7. Redmond Inn | P7. Anderson |
| H8. Woodspring Suites | P8. Bear Creek |
- | |
|----------------|
| E1. UPS Center |
| E2. USPS |
- | | |
|------------------------------|----------------------|
| 1. Chick-fil-A. Coming Soon | 5. Renovated Storage |
| 2. CVS. Coming Soon | 6. Alexan - 222 DU |
| 3. Intersection Improvements | 7. LMC S - 450 DU |
| 4. New Storage | 8. LMC N - 239 DU |
- | | |
|-----------------------------|-------------------|
| A1 Benjamin Franklin Crafts | A12 Ross |
| A2 Staples | A13 Uta |
| A3 OFC | A14 DSW |
| A4 Trader Joe's | A15 Rise Aid |
| A5 I Pic | A16 Safeway |
| A6 Redmond Town Center | A17 Kohls |
| A7 Petco | A18 Target |
| A8 Big 5 | A19 Fred Meyer |
| A9 Cost Plus World Market | A20 Home Depot |
| A10 24 Hour Fitness | A21 Costco |
| A11 Bartell Drugs | A22 Park Concepts |
- | | |
|-------------------------|--------------------------|
| M1 Redmond Medical Cntr | M5 Overlake Urgent Care |
| M2 HealthPoint Redmond | M6 Overlake Primary Care |
| M3 Kaiser Permanente | M7 Swedish Primary Care |
| M4 Concerta Urgent Care | M8 Coast Medical NW |
- | | |
|--------------------------|--------------------------|
| F1 Ooba Toota | F22 Fuji Steakhouse |
| F2 Sage's | F23 Lunchbox Lab |
| F3 Sam's Tavern | F24 Zio Sai Ristorante |
| F4 Oto Sushi | F25 The Original Pancake |
| F5 Bandido Mexican Grill | F26 B3's |
| F6 Five Stones | F27 Kringle's Bakery |
| F7 Victor's Coffee | F28 Agave Cocina |
| F8 Zeek's Pizza | F29 Panera Bread |
| F9 Top Pot | F30 Stone Korean |
| F10 Garlic Crush | F31 Dough Zone |
| F11 Woodblock | F32 Red Robin |
| F12 Hoffman's | F33 Family Pancake House |
| F13 Spork Pizza | F34 Pomegranate Bistro |
| F14 RBG Redmond | F35 Mercury Coffee |
| F15 Farine Bakery & Cafe | F36 Blazing Bagels |
| F16 El Toreador | F37 Raining Cookies |
| F17 Molly Moores | F38 Peets Coffee |
| F18 Homegrown | F39 Post Doc Brewing |
| F19 Prime Steakhouse | F40 Mac & Jack's Brewery |
| F20 The Mazard | F41 Southern Spice |
| F21 Tippy Cow | F42 Rocky's Empanadas |



BRAND STORY

WHERE EVERY COLOR SPARKS A NEW STORY

Every color of life's moments sparks a new experience and story at The Spoke: the rush of an outdoor concert at Marymoor Park in your backyard, the thrill of spontaneous connections at the brewery down the street, or the possibility of creating & celebrating life-long friendships - these moments, big and small, are what define an experiential lifestyle like no other.

Whether you venture outward toward the glow of the city or kindle gatherings at your place - make new connections and speak your story here.

A collection of experiences await you.



INQUIRE

ANGELA OLIVERI
(425) 822 - 5522
aoliveri@fwp-inc.com



Graphics for illustration purposes only and all dimensions are approximate. Photographs, renderings, and floor plans are for representational purposes only and may not reflect the exact features or dimensions.

Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.