

# REDMOND

## INNOVATION CENTER



CLICK TO WATCH THE  
PROPERTY VIDEO

6900 188<sup>TH</sup> AVE NE | REDMOND, WASHINGTON



**BRODERICK**  
• GROUP •

  
**AVENUE 55**



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## PROPERTY HIGHLIGHTS



144,449 SF - New Development  
large floor plates  
1st Floor: 75,501 SF  
2nd Floor: 68,948 SF



1st Level Floor to Floor: 24' - 27'  
2nd Level Floor to Floor: 24' - 28'



4 Dock High Loading Doors  
1 Grade Level Loading Door  
Passenger & Freight Elevator



Approx. 238 parking stalls



Electric vehicle charging  
stations



Designated food  
truck area



Next door to 3.2 acre Southeast  
Redmond Park

**BRODERICK**  
• GROUP •

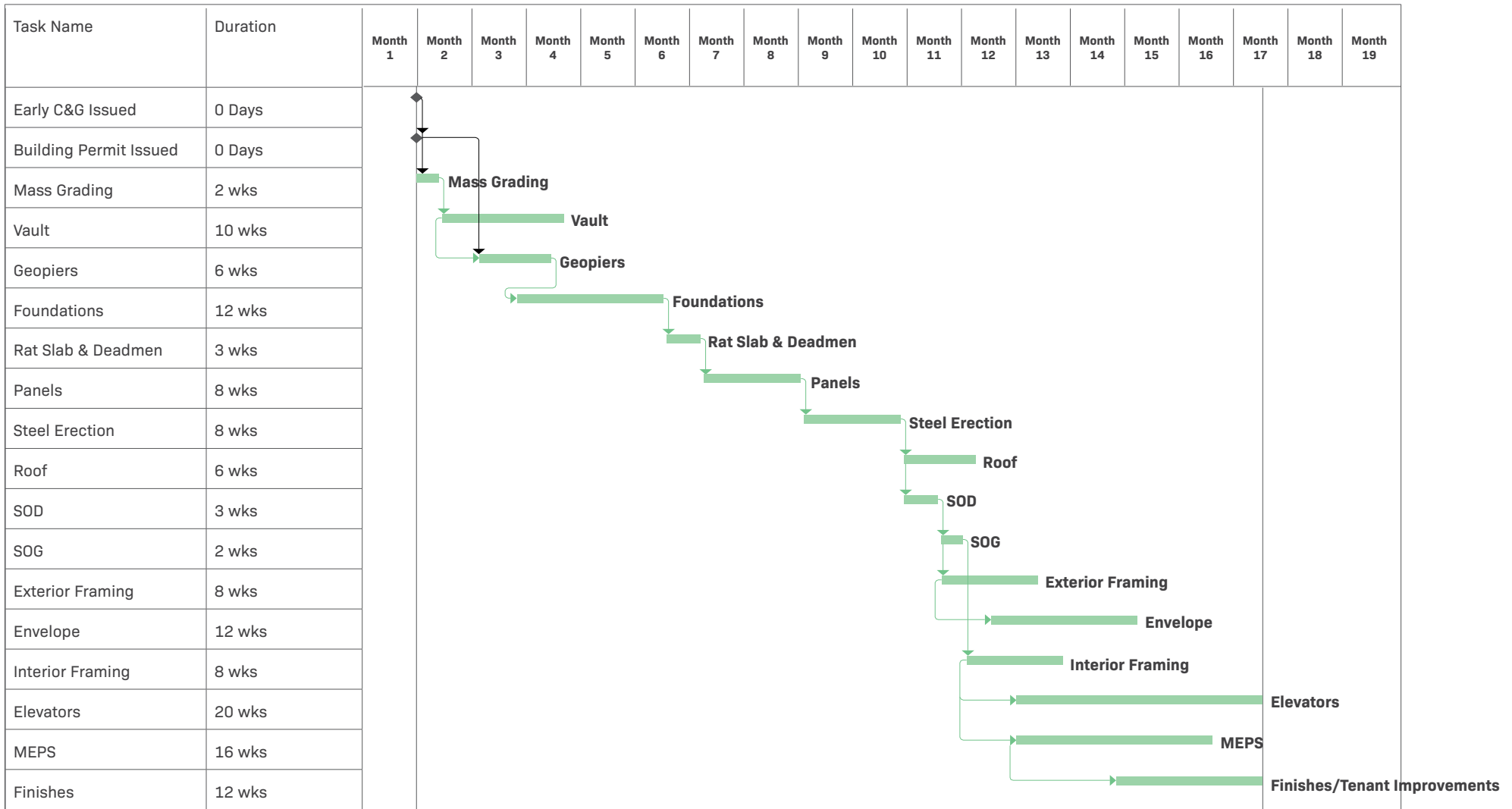
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# CONSTRUCTION SCHEDULE



**TYLER SLONE**  
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# REDMOND

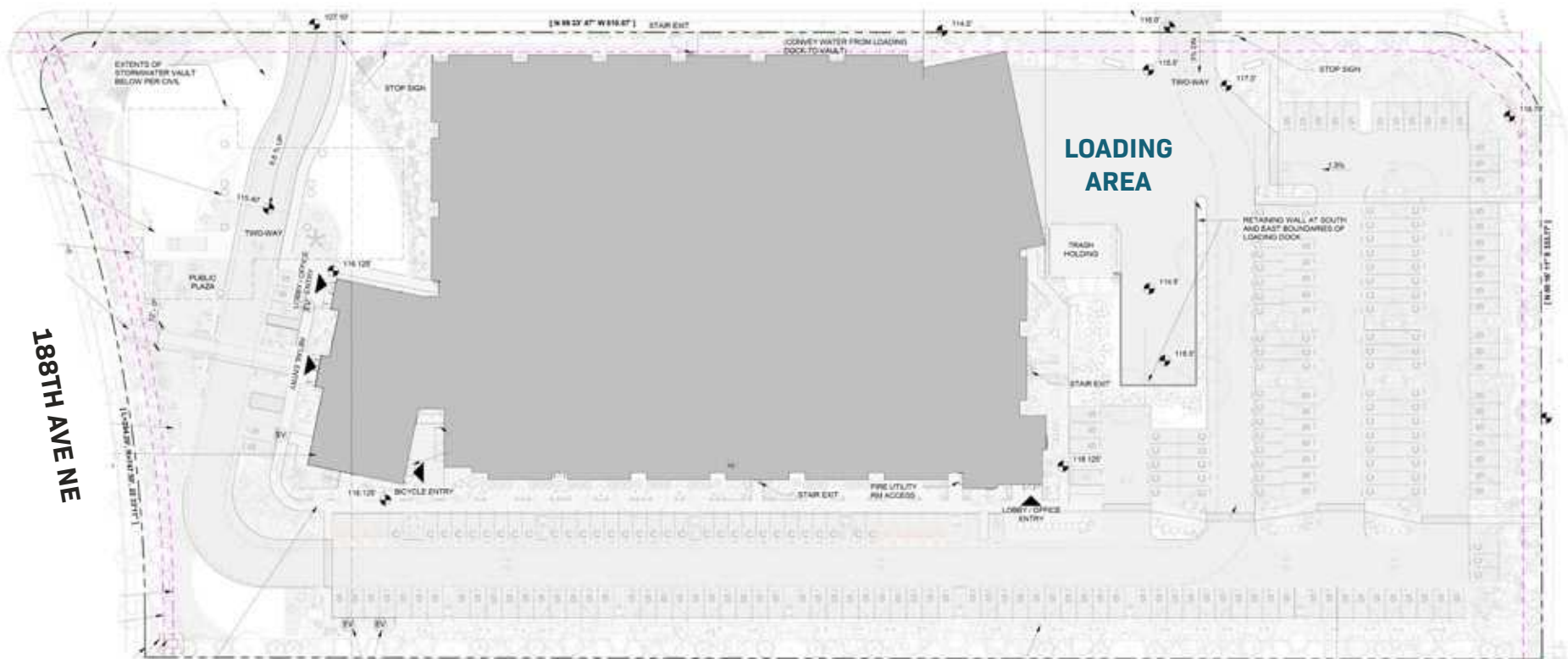
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# SITE PLAN

NE 70TH STREET



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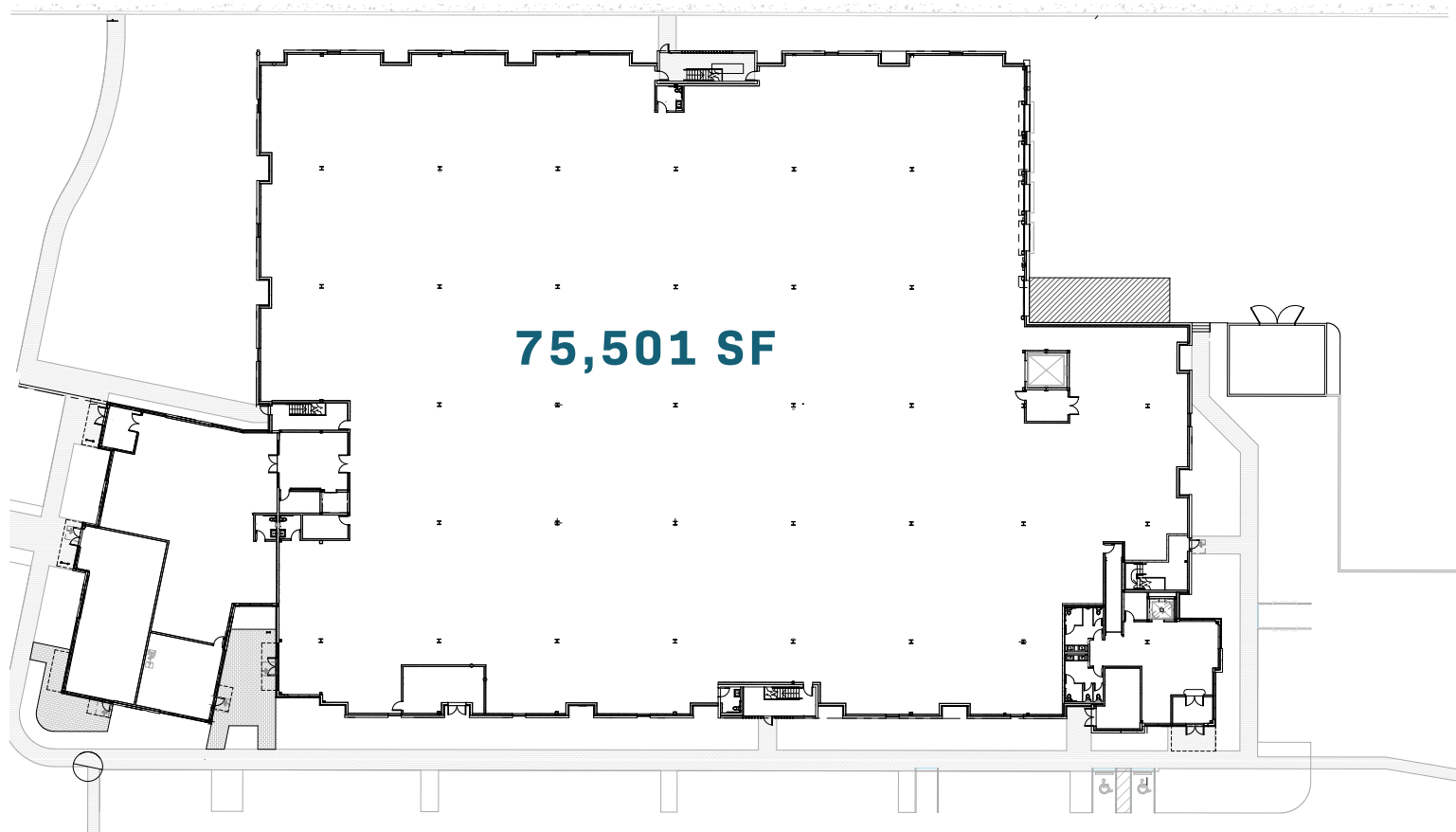
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## LEVEL ONE



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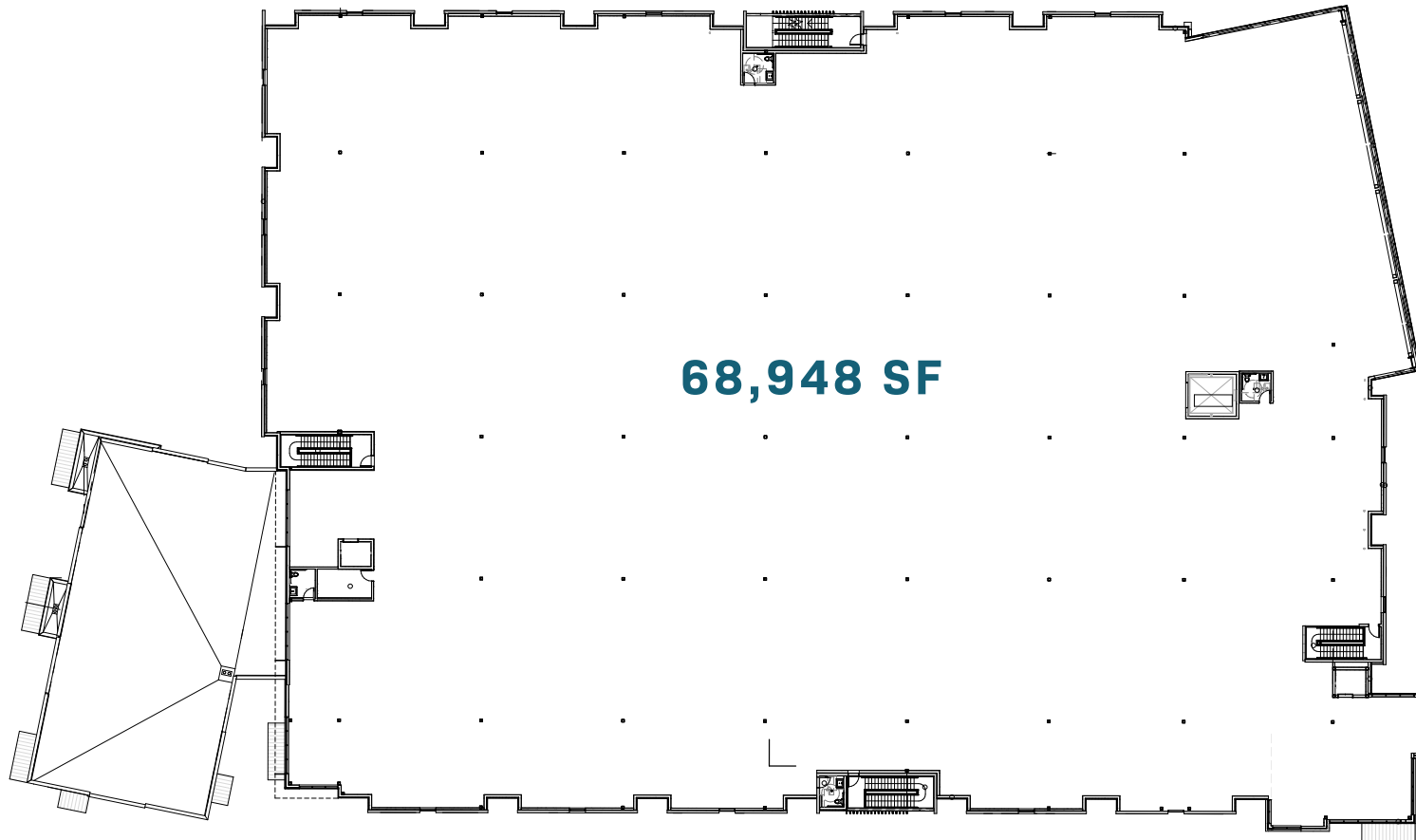
# REDMOND

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## LEVEL TWO



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# AMENITIES

- COFFEE
- SERVICE
- FOOD OPTION

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #00728f; margin-right: 5px;"></span> 1. Sammamish Cleaners</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #004d40; margin-right: 5px;"></span> 2. Pomegranate Bistro</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #00728f; margin-right: 5px;"></span> 3. Jimmy John's</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #004d40; margin-right: 5px;"></span> 4. Chipotle</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #00728f; margin-right: 5px;"></span> 5. Subway</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #004d40; margin-right: 5px;"></span> 6. Postdoc Brewing</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #00728f; margin-right: 5px;"></span> 7. Peet's Coffee &amp; Tea</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #00728f; margin-right: 5px;"></span> 8. Asiana Bistro</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #004d40; margin-right: 5px;"></span> 9. Panera Bread</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #00728f; margin-right: 5px;"></span> 10. Starbucks</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #4db6ac; margin-right: 5px;"></span> 11. Rite-Aid</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #004d40; margin-right: 5px;"></span> 12. Agave Cocina</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #00728f; margin-right: 5px;"></span> 13. Baskin Robbins</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #004d40; margin-right: 5px;"></span> 14. Fatburger</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #4db6ac; margin-right: 5px;"></span> 15. Bank of America</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #00728f; margin-right: 5px;"></span> 16. Blazing Bagels</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #004d40; margin-right: 5px;"></span> 17. Mac &amp; Jack's Brewery</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #4db6ac; margin-right: 5px;"></span> 18. Home Depot</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #00728f; margin-right: 5px;"></span> 19. Fred Meyer</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #4db6ac; margin-right: 5px;"></span> 20. Discount Tire</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #00728f; margin-right: 5px;"></span> 21. Mercurys Coffee Co.</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #4db6ac; margin-right: 5px;"></span> 22. Target</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #00728f; margin-right: 5px;"></span> 23. Kohl's</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #4db6ac; margin-right: 5px;"></span> 24. ZenRock Fitness</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #00728f; margin-right: 5px;"></span> 25. Redmond Kindercare</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #004d40; margin-right: 5px;"></span> 26. BJ's Restaurant &amp; Brewhouse</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #00728f; margin-right: 5px;"></span> 27. Typhoon</li> </ul> |
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# ACCESS / TRANSIT





# SITE PLAN

## Site and Square Footage Information

The site is 5.8 acres total  
238 Parking Stalls  
Food truck/tenant plaza on the property  
Access from two separate driveways off NE 70th.

## Clear Heights

Level 1 = Range from 24' to 27'  
Level 2 = Range from 24' to 28'

## Column Spacing

40'x40'

## Power/Electrical

4000amp 480v service (2k/floor)  
Prepped for Electric Vehicle chargers LED Lighting as part of initial build

## Floor Load Ratings

L1 = 250psf (SOG), L2 = 150psf

## Vertical Transportation

Two (2) 3,500lb passenger elevators  
One (1) 12,000lb freight elevator

## Loading Docks

Five (5) loading bays at North-East of facility (4 dock high, 1 grade level).

## Envelope Design

Composite metal panels and Architectural concrete make up a majority of the exterior façade. Storefront glazing system incorporates natural wood features.

## HVAC

Fully conditioned space. Fan coil unit distribution throughout the building. Four (4) 7k CFM dedicated units serving Level 1. Two 15k CFM rooftop units (and condensing units) serving Level 2.

## Fire Systems

ESFR fire suppression system

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