

REDMOND

INNOVATION CENTER

6900 188TH AVE NE | REDMOND, WASHINGTON



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PROPERTY VIDEO



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 •

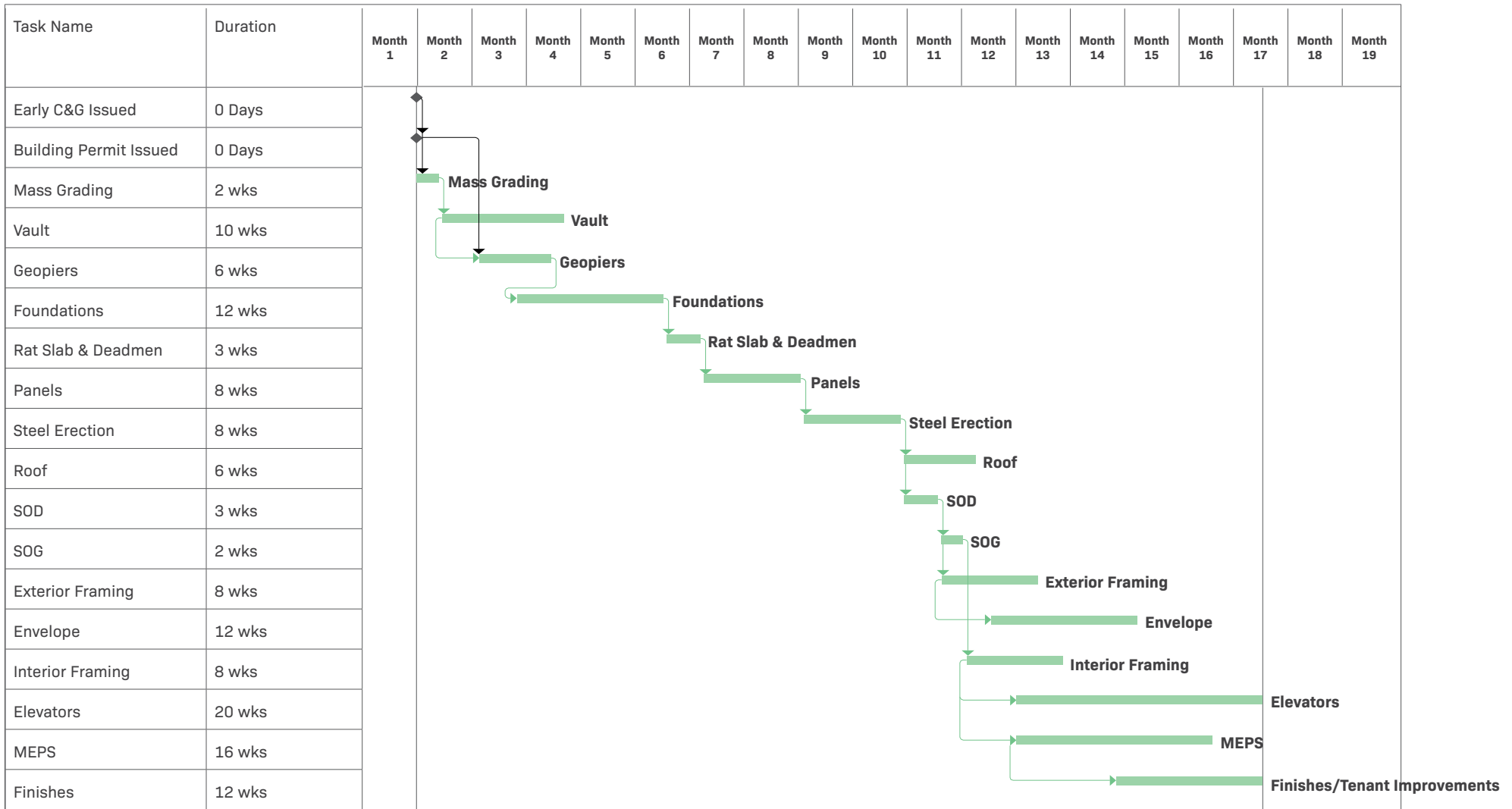
The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

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CONSTRUCTION SCHEDULE



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ERIC MEUSSNER
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PAUL JERUE
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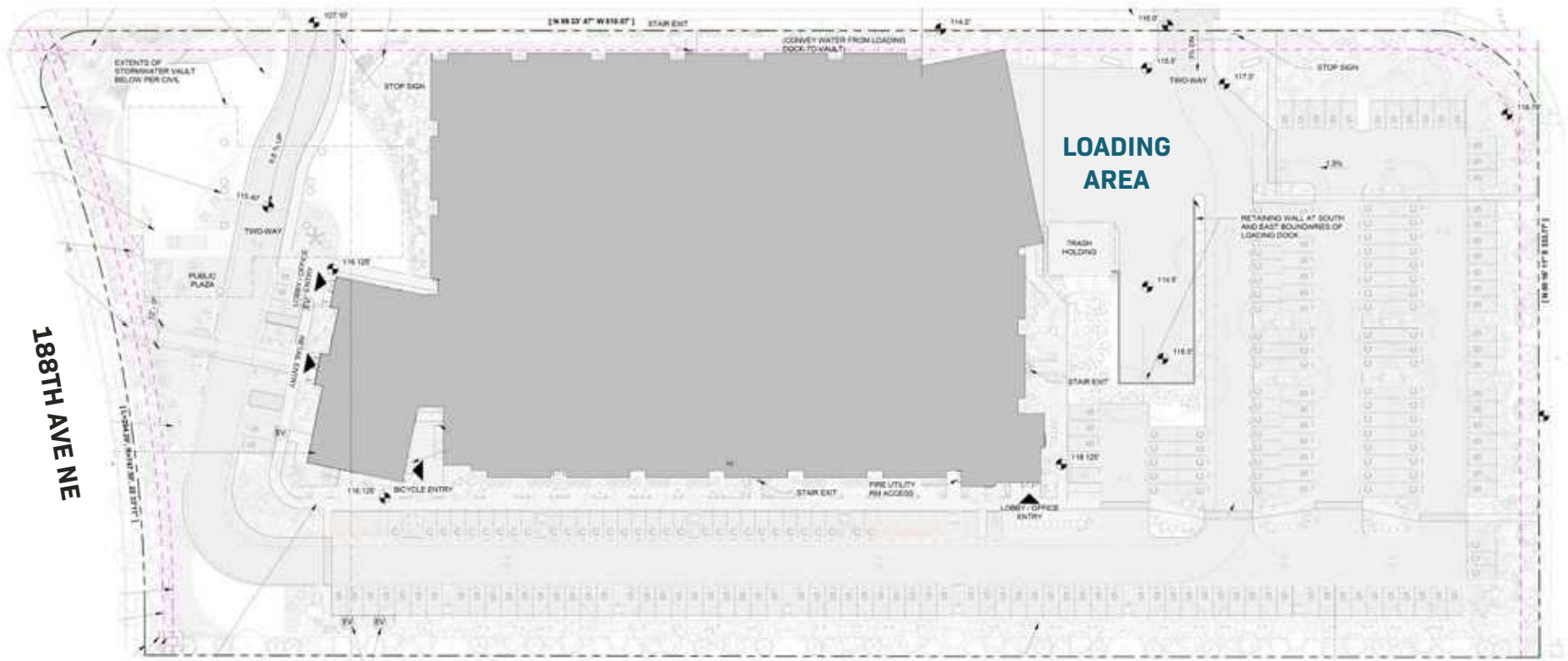
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SITE PLAN

NE 70TH STREET



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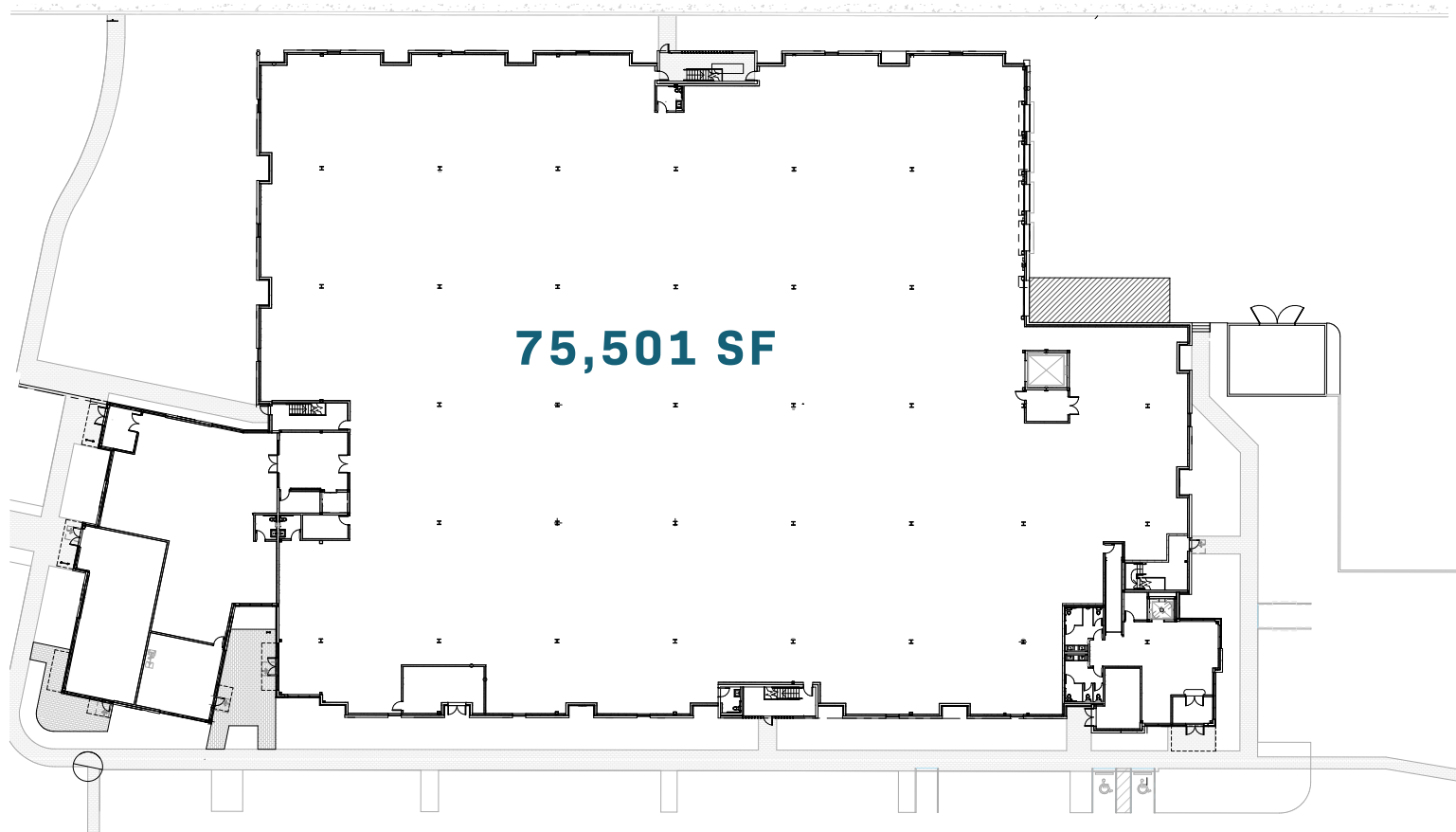
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LEVEL ONE



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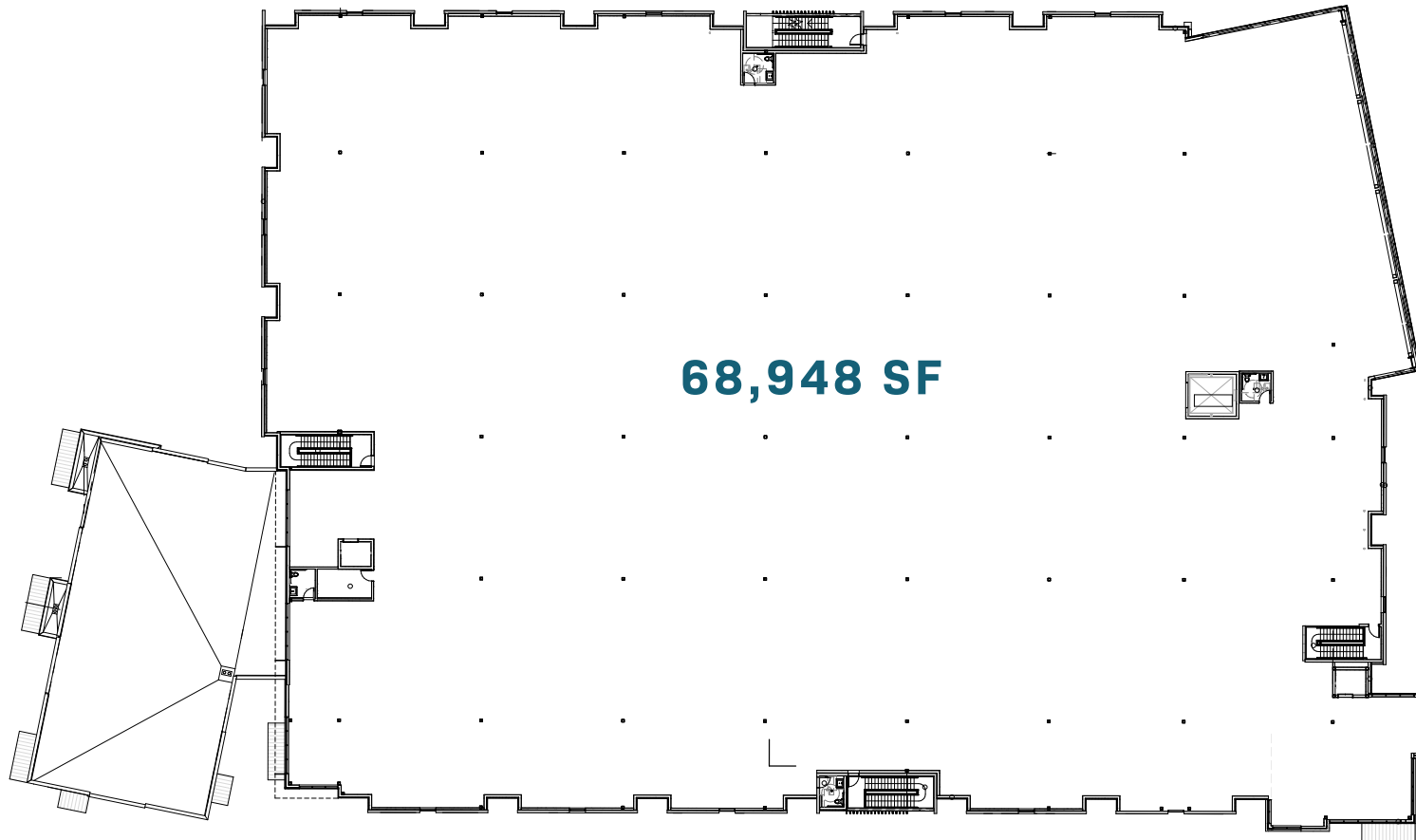
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LEVEL TWO



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AMENITIES

- COFFEE
- SERVICE
- FOOD OPTION

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



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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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