

FOR LEASE

# RAD VENTURES BUILDING

*Office/Warehouse Space Available  
in Redmond's Willows District*

15110 NE 95TH ST | REDMOND, WA



# RAD VENTURES BUILDING

## PROPERTY FEATURES

High-image building with responsive, local ownership

24' clear ceiling height with fire sprinklers

Grade-level and dock-high loading doors

480 volt 3-phase power

Easy access to SR-520, I-405, and major bus lines with quick access to downtown Redmond, Bellevue, and Microsoft World Headquarters

Located near numerous retail amenities and services, including Redmond Town Center and downtown Redmond

## LEASE RATES

OFFICE \$2.20/SF, NNN

WAREHOUSE \$1.80/SF, NNN

NNN (2024 EST) \$0.36/SF

**7 MIN**

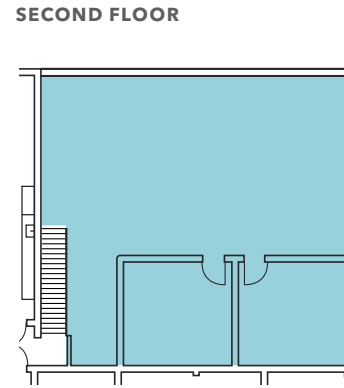
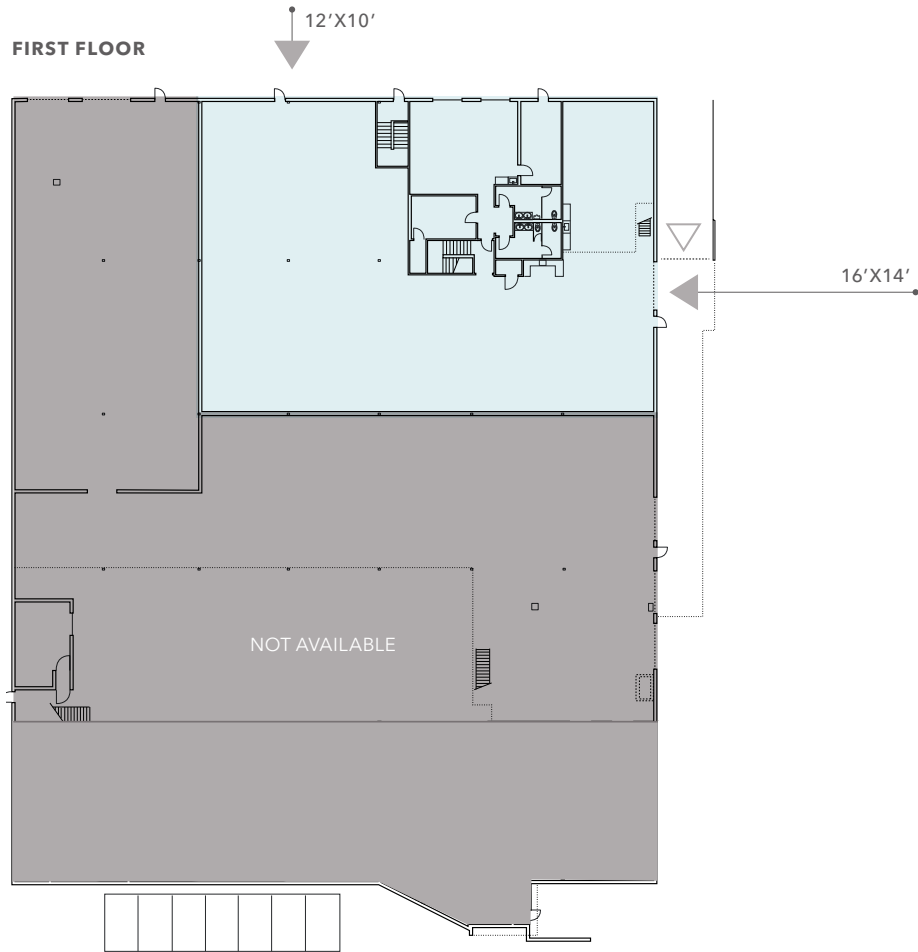
DRIVE TO SR-520

**10 MIN**

DRIVE TO I-405



# FLOOR PLAN

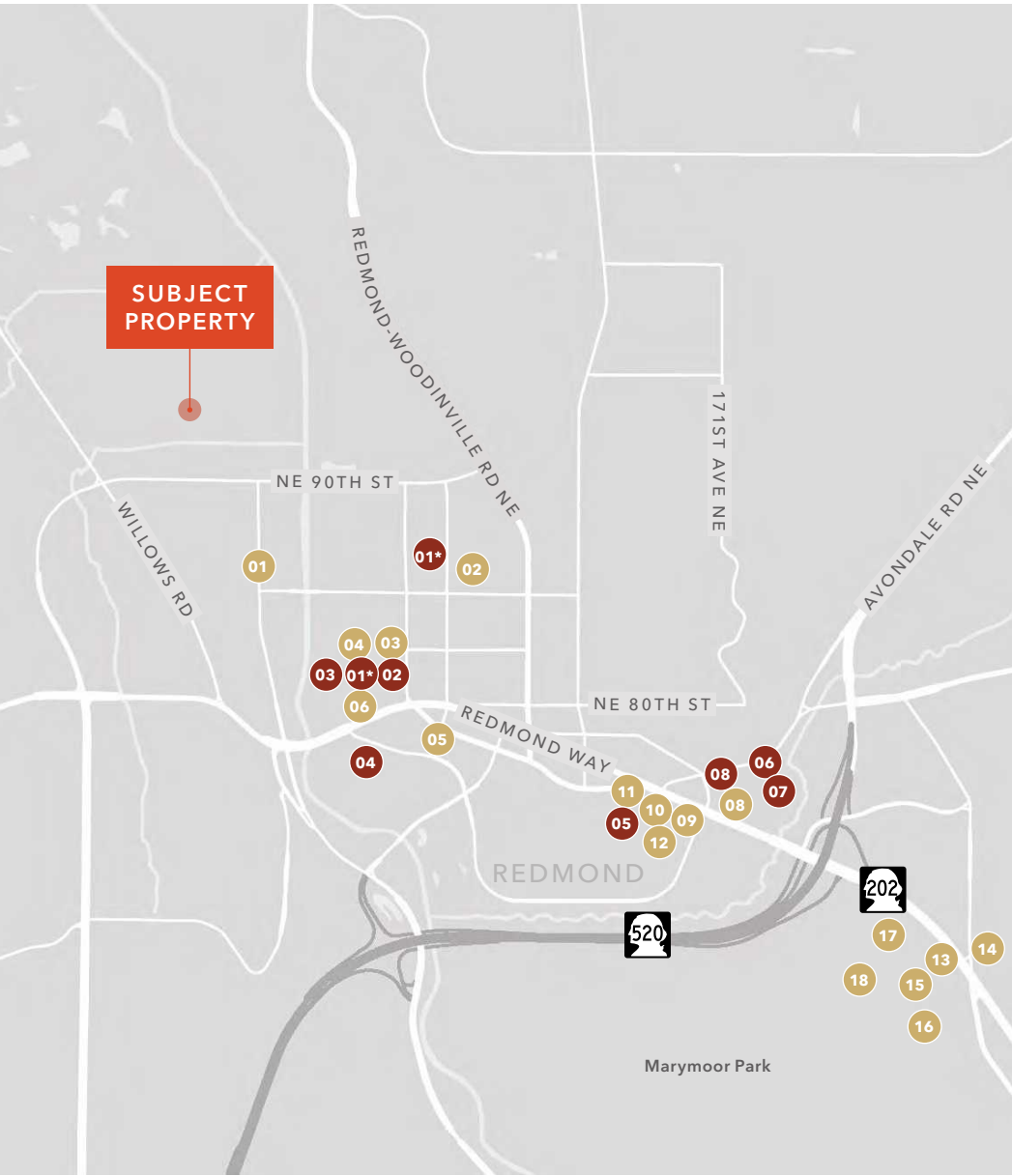


**3,000 SF**  
OFFICE SPACE

**10,227 SF**  
WAREHOUSE SPACE

**NOW**  
AVAILABLE

- Office
- Warehouse
- Grade level loading
- Dock-high loading



## NEARBY AMENITIES

### RESTAURANTS & BARS

- 01 Black Raven Brewing Co.
- 02 Boiling Point
- 03 Sages
- 04 Ooba Tooba
- 05 Top Pot
- 06 Starbucks
- 07 Panera
- 08 Taco Time
- 09 Starbucks
- 10 Dairy Queen
- 11 McDonalds
- 12 Red Robin
- 13 Chipotle
- 14 Pomegranite Bistro
- 15 Subway
- 16 Postdoc Brewing
- 17 Blazin' Bagels
- 18 Mac & Jacks Brewery

### SHOPPING & SERVICES

- 01 QFC\* 2 locations
- 02 Trader Joes
- 03 Staples
- 04 Kaiser Permanente
- 05 Orangetheory Fitness
- 06 Rite Aid
- 07 Safeway
- 08 Ross



*Exclusively listed by*

**JASON BLOOM**

425.450.1102

[jason.bloom@kidder.com](mailto:jason.bloom@kidder.com)

**TODD GAUTHIER**

425.450.1118

[todd.gauthier@kidder.com](mailto:todd.gauthier@kidder.com)

**KIDDER.COM**