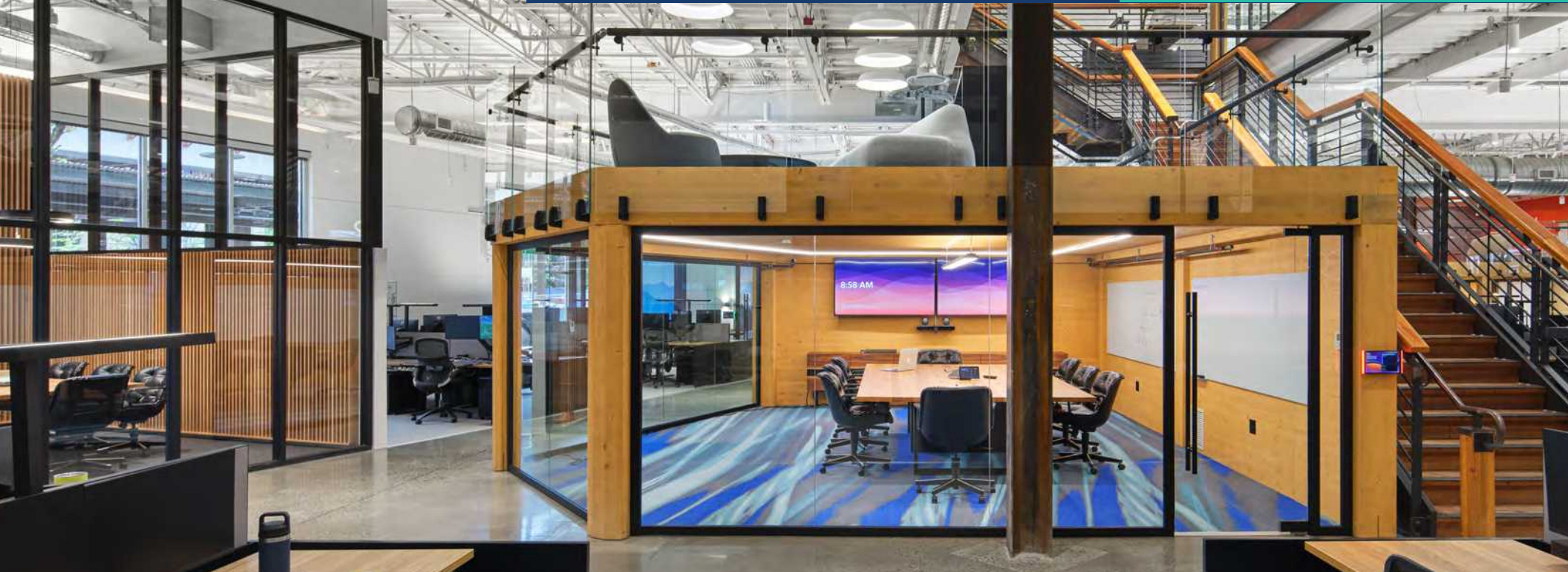


STUDIO 7500

7500 166th AVE NE, REDMOND, WA



34,873 RSF
SUBLEASE SPACE



SUBLEASE OVERVIEW

34,873 RSF

- » Full building opportunity
- » 2 floors, including a mezzanine
- » Sublease term through October 31, 2032
- » Floor to ceiling windows provide abundant natural light
- » Furniture included

WHY STUDIO 7500

Wellness-Oriented

- » Outdoor patio with grilling area and gas barbecue
- » One meditation/prayer room with foot bath
- » One mother room

Parking

- » Gate-controlled surface lot with 8 reserved stalls for tenants
- » Adjacent overflow under surface garage with 41 stalls
- » Free access to 9 Electrify America L2 Chargers and 2 DC fast chargers



**FRESH
DESIGN**



**WELL-BEING
FOCUSED**



**BOUNTIFUL
NATURAL LIGHT**



**AMPLE
PARKING**

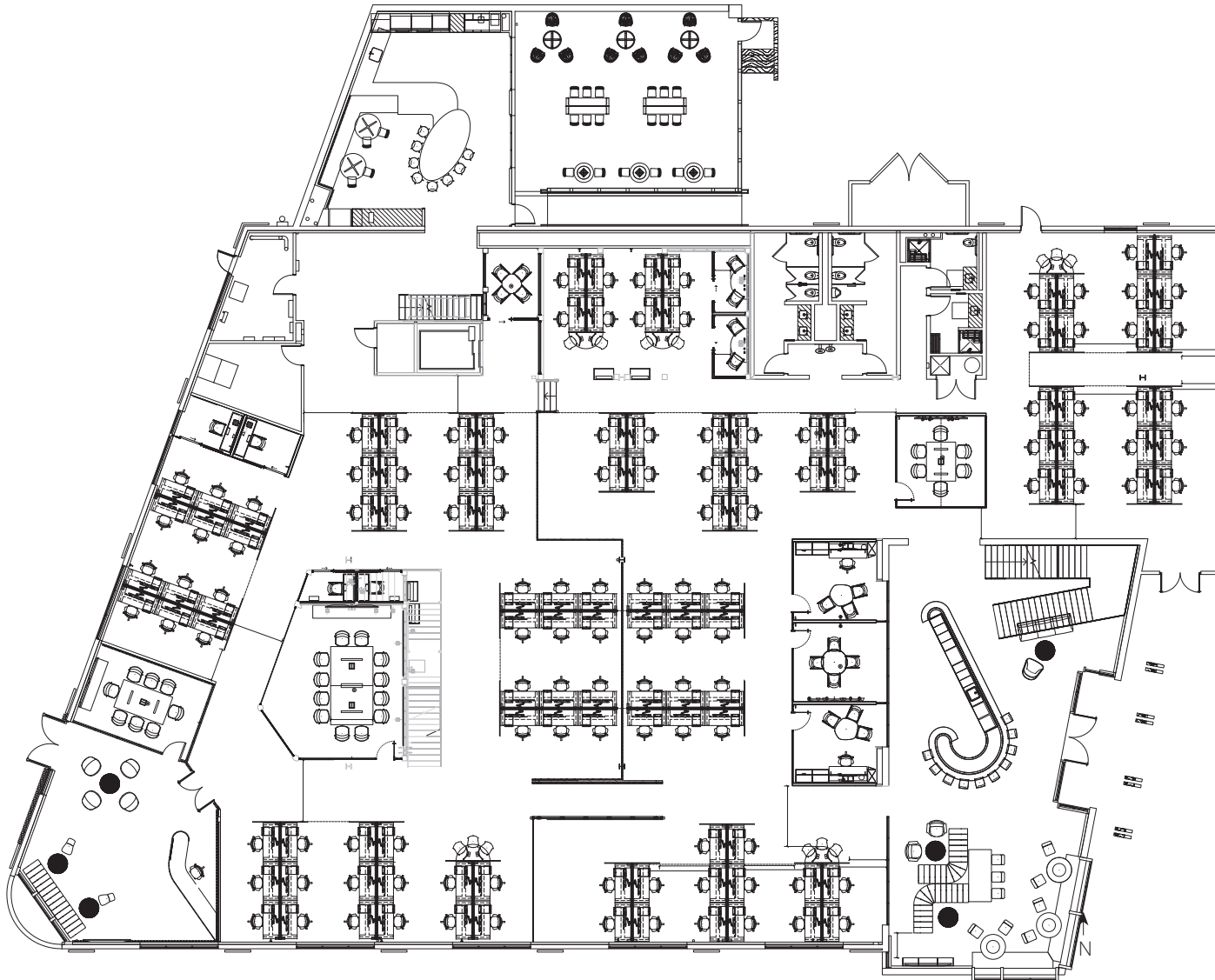


**CENTRAL
LOCATION**



**EASY
COMMUTING**

AVAILABLE SPACE

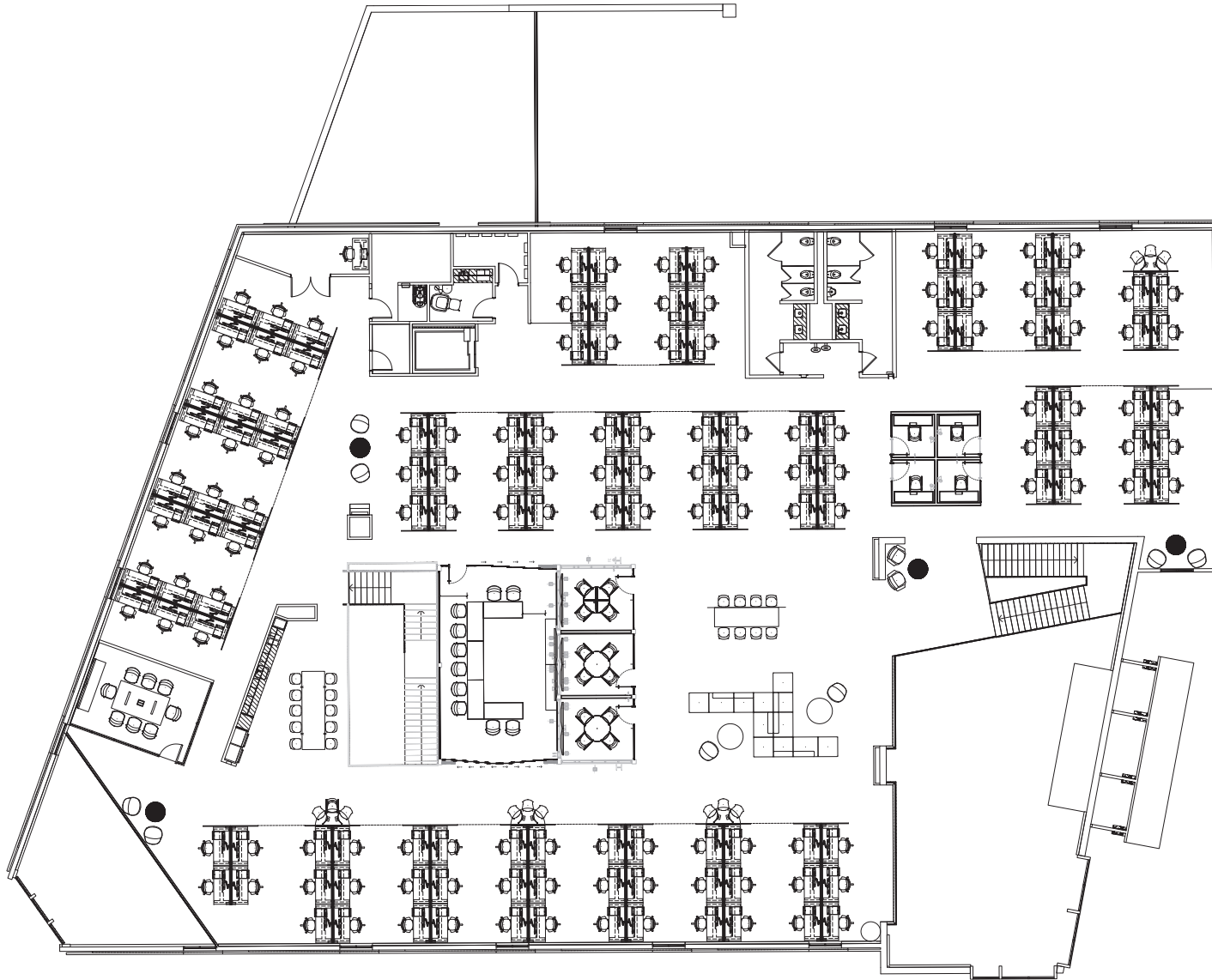


FLOOR 1 | 20,446 SF

- 117 Workstations
- 12 Private offices / meeting rooms / call rooms
- 2 Showers, Kitchens, Breakrooms
- 3 Collaboration spaces
- 1 Reception area



AVAILABLE SPACE



FLOOR 2 | 14,427 SF

134 Workstations

9 Private offices/meeting rooms / call rooms

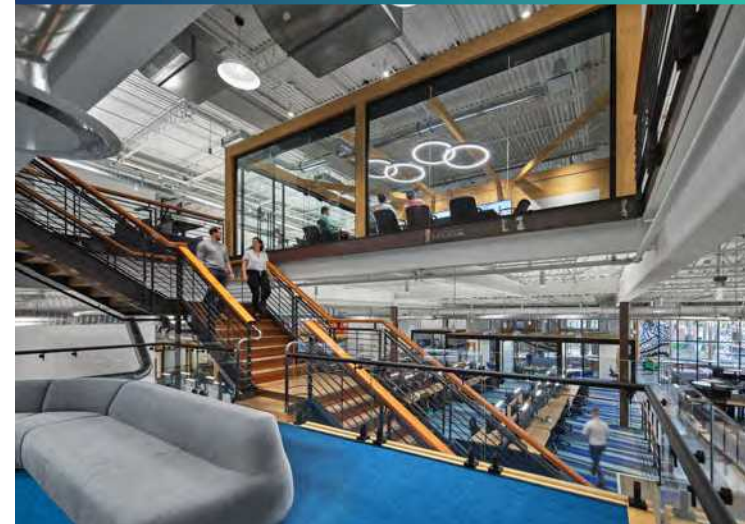
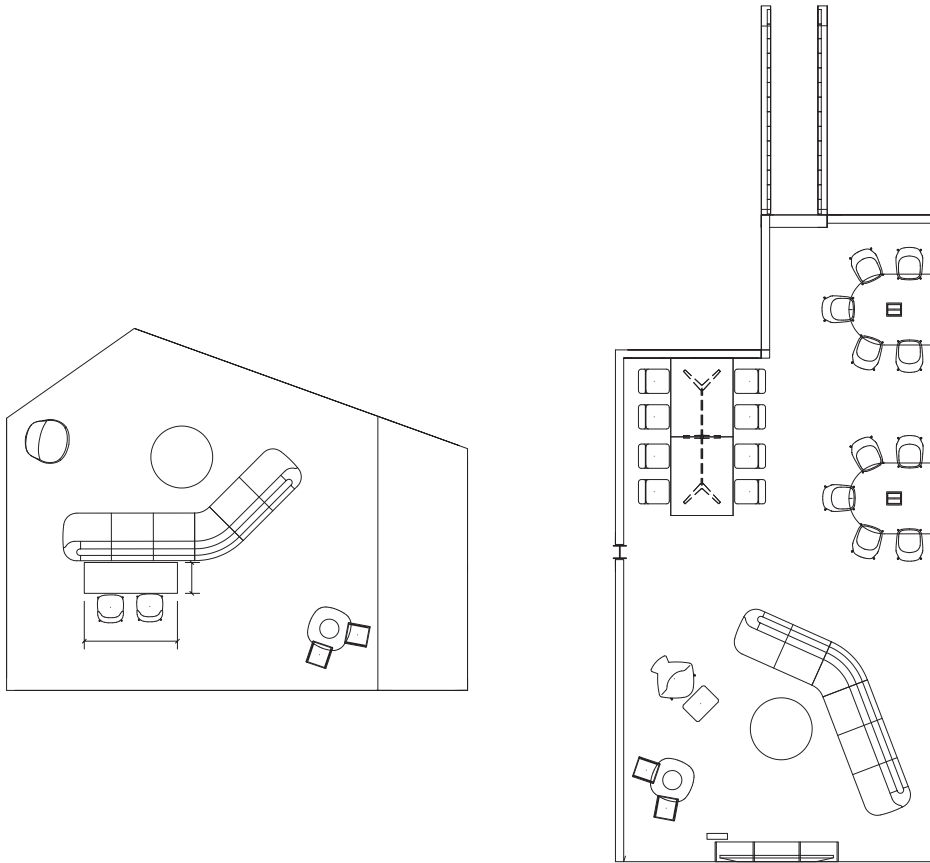
3 Collaboration Spaces

1 Kitchen + break area



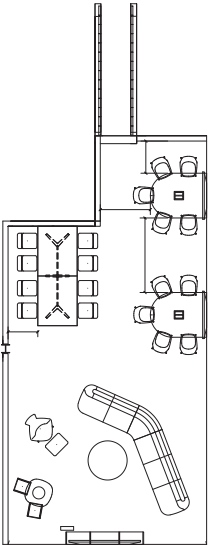
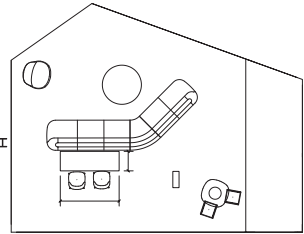
AVAILABLE SPACE

Mezzanine

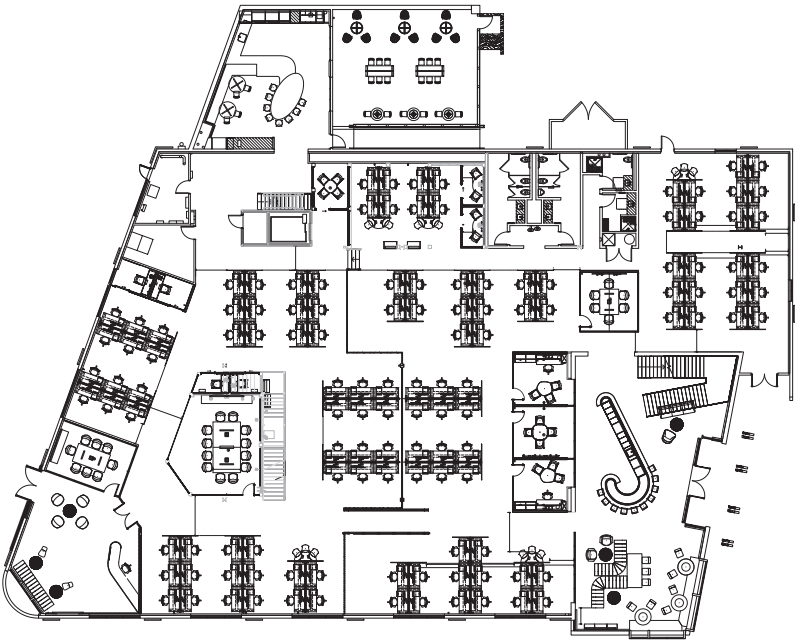


AVAILABLE SPACE

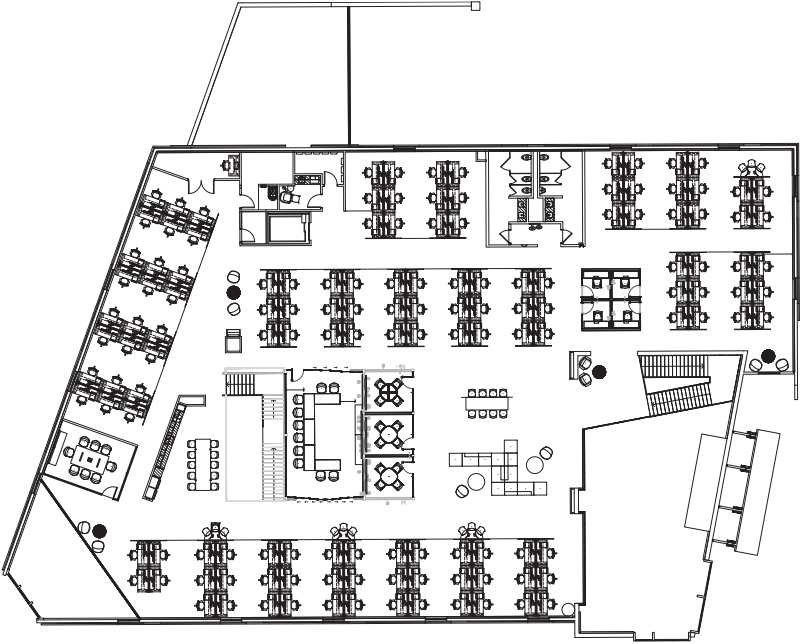
TOTAL SPACE - 34,873 SF



MEZZANINE






FLOOR 1






FLOOR 2


AREA AMENITIES


-  Studio 7500


-  Redmond Town Center
2 minutes 


-  Future Lightrail Station
3 minutes 

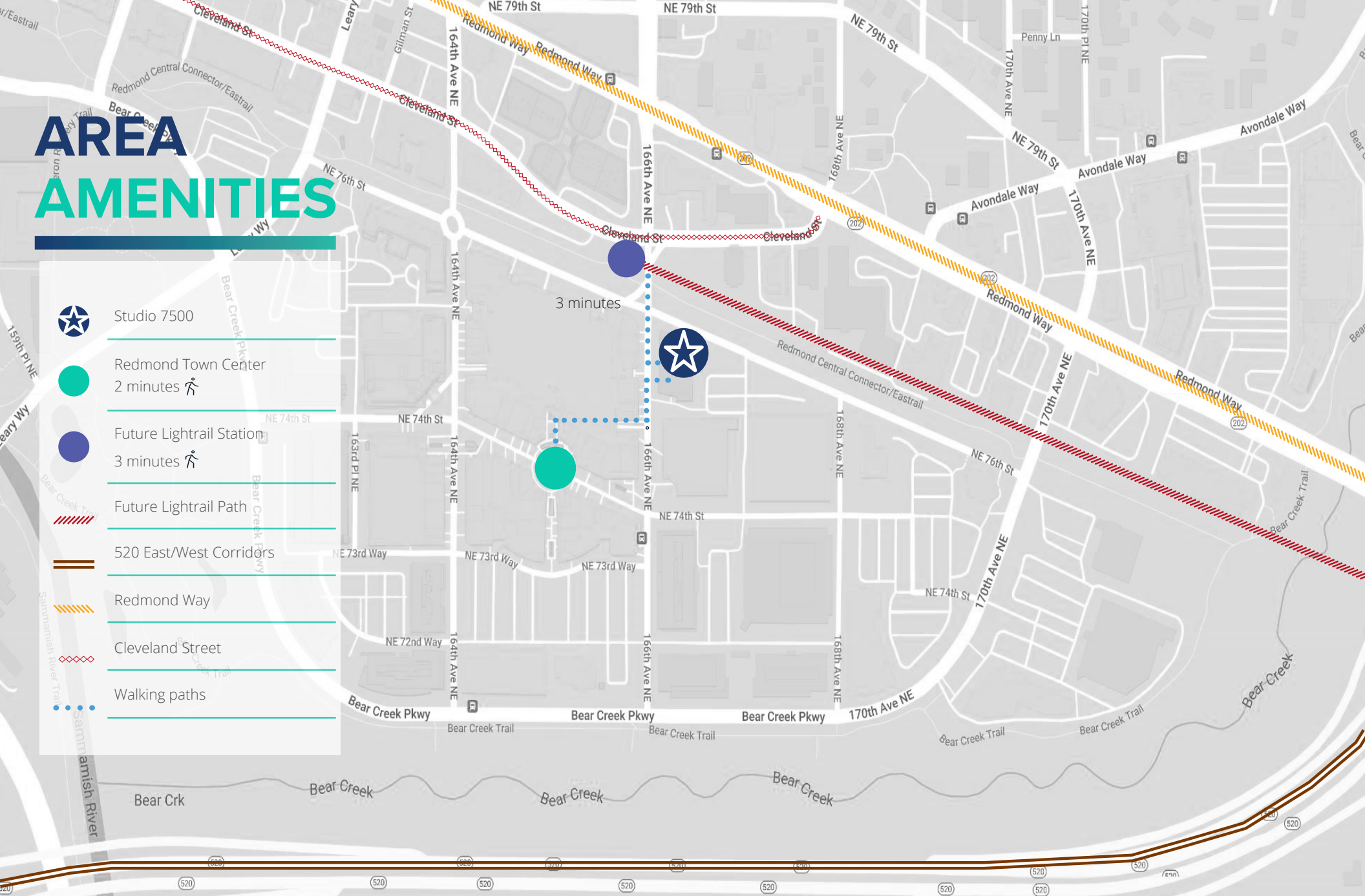
-  Future Lightrail Path

-  520 East/West Corridors

-  Redmond Way

-  Cleveland Street

-  Walking paths



REDMOND TOWN CENTER AMENITIES

ASANTE SALON
GENE JUAREZ
SEATTLE SUN TAN
SKINLUXE
THE LASH LOUNGE
STUDIO NAILS
PICKLES PLAYLAND
ALLEGRO PEDIATRICS
EASTSIDE DENTAL
EVERGREEN HEALTH
PREMIER PERIODONTICS



K-STREET KBBQ
BJ'S RESTAURANT
COLD STONE CREAMERY
FLATSTICK PUB
DONG TING CHUN
JUST POKE
KIZUKE RAMEN
KITANDA ESPRESSO & AÇAÍ
LOCUST CIDER
LUNCHBOX LABS
STARBUCKS
THAI GINGER
ZIO SAL



EATERIES

GRIPWERX SIMULATION
IPIC THEATERS
PAINT AWAY!
SECONDSTORY REPETORY
UNCLE'S GAMES



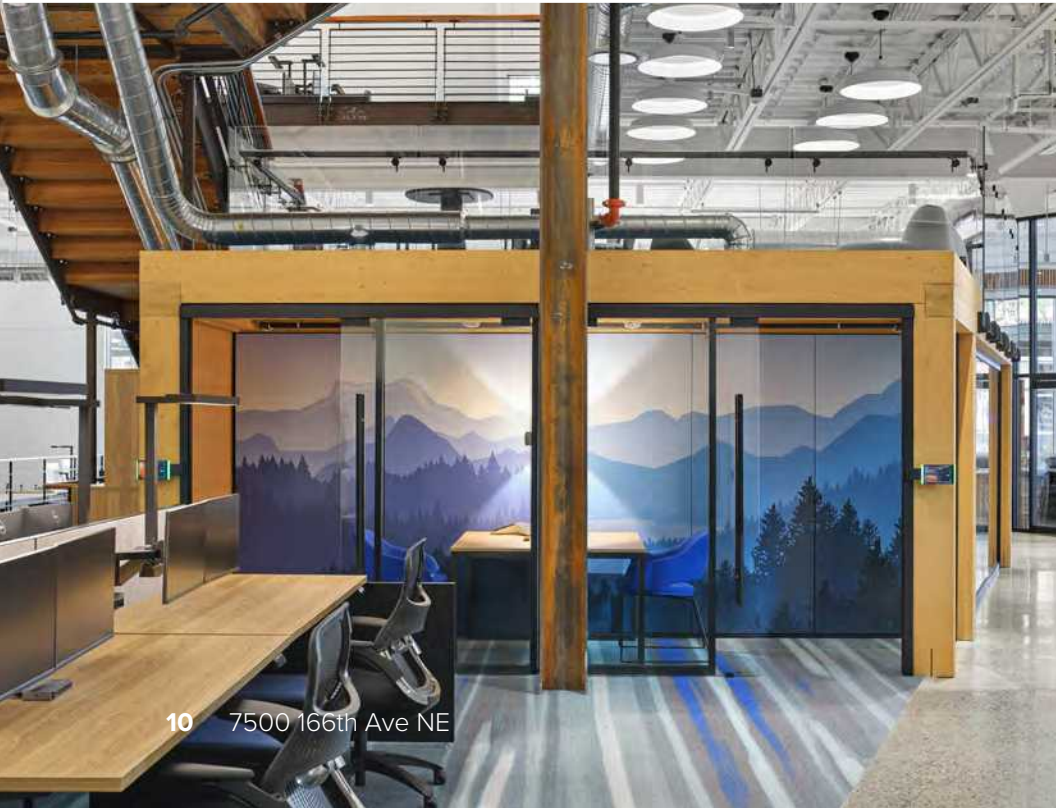
ENTERTAINMENT

FITNESS CENTERS

CYCLEBAR
HOTWORX
ORANGETHEORY FITN
STRETCHLAB
YOGASIX
TITLE BOXING CLUB
REDMOND CHIOPRA
ADVANTAGE PHYSICA
AKT



**ESCAPE
THE
ORDINARY**



**EMBRACE
THE
EXTRAORDINARY**

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