

REDMOND SCIENCE PARK

7735 178th Place NE, Redmond, WA 98052

Multiple warehouse and office suites
available near downtown Redmond



Colliers Bellevue
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Property Features

- Exterior signage available
- Corporate park setting
- Outstanding access to SR-520 and Redmond Way
- Close proximity to many amenities
- Ample parking for employees and guests
- Located in bike-friendly Redmond

Availabilities

Suite	Available SF	Available
#130	±10,903 SF office	Immediately
#110	±6,252 SF warehouse ±219 SF office	4/1/2025
	±6,471 SF Total	
130 + 110	±11,122 SF office ±6,252 SF warehouse	
	±17,374 SF Total	



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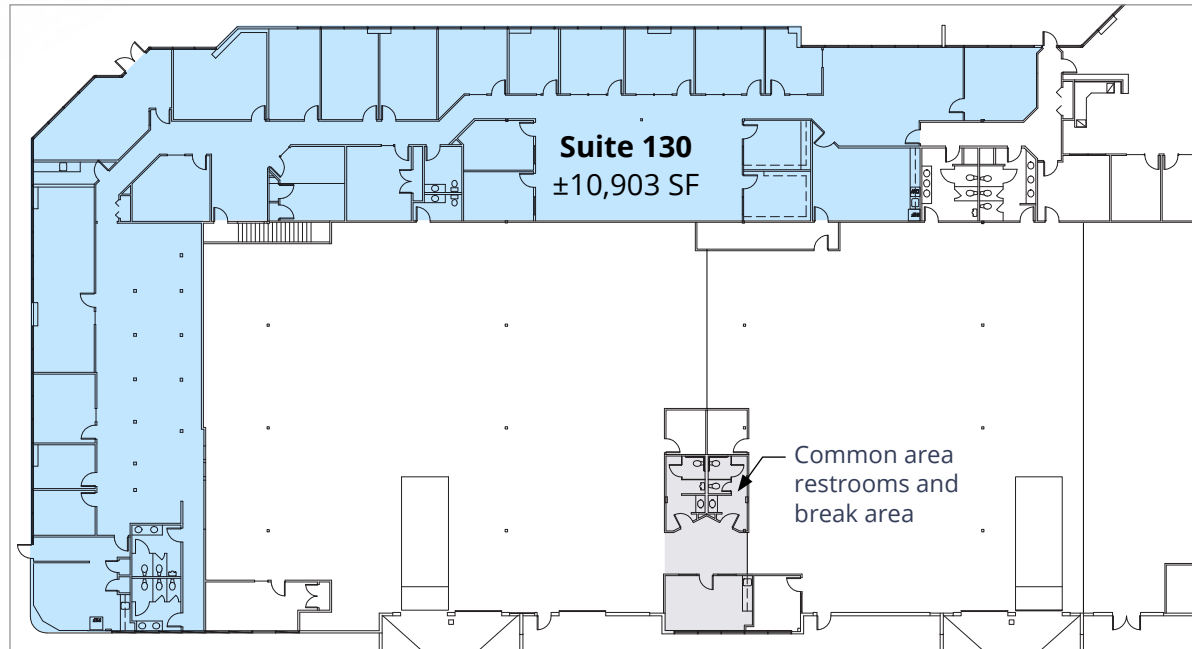
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Suite 130: ±10,903 SF

- Existing buildout includes 15 private offices, three conference rooms, kitchen, break room, large lobby, open work area, and in-suite restrooms.
- 3-Phase 480v Power Service
- Asking rate: inquire with broker
- Available immediately

Potential Demo/Reconfiguration

- Landlord will consider demolition and reconfiguration to flex/warehouse space for qualified tenants
- Clear Height above drop ceiling: 16'
- Possible to add grade level loading door(s)



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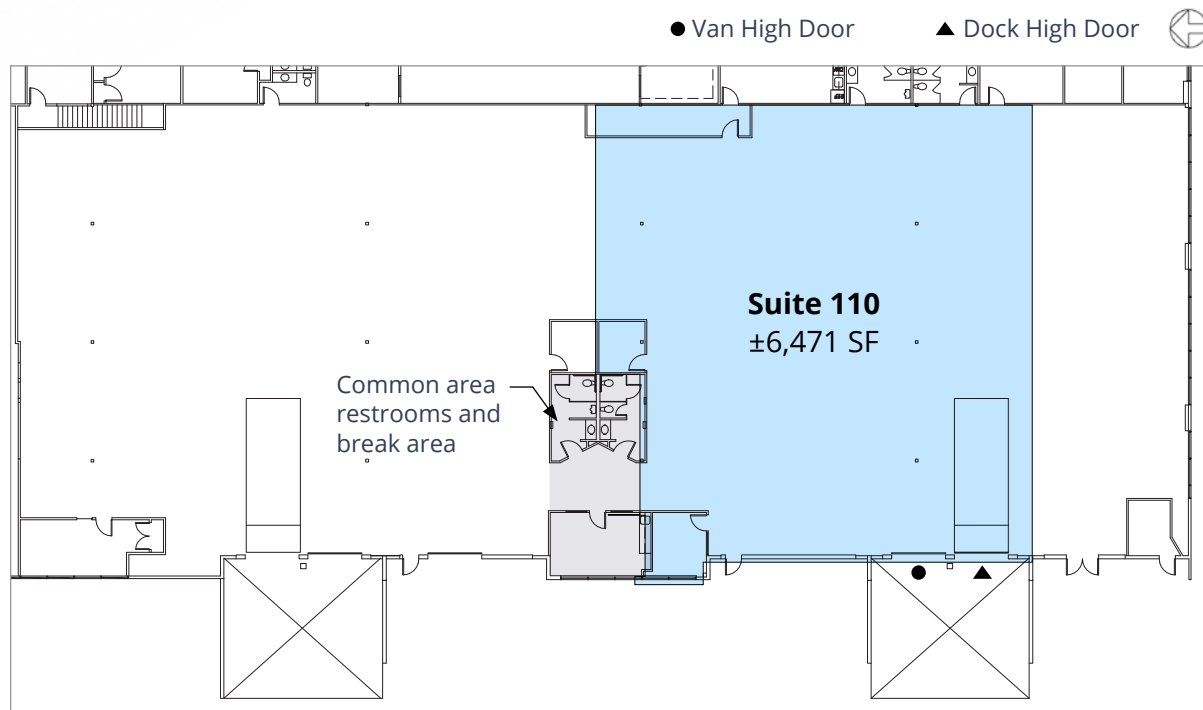
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Suite 110: ±6,471 SF Total

- ±6,252 SF warehouse / ±219 SF office
- 16' clear height (fully sprinklered)
- Loading: 1 dock-high (10' x 12') and 1 van-high (10' x 12') - potential to ramp for drive-in ability
- 3-phase power
- Available April 1, 2025
- Asking rate: inquire with broker



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----- Link Light Rail
————— Bike lane/multi use trail

REDMOND TOWN CENTER

Microsoft **24** FITNESS zumiez
 BED BATH & BEYOND GAP Bath & Body Works BI's RESTAURANT BREWHOUSE
 BARTELL DRUGS Marriott Wendy's
 LUNCH BOX MATH Orangetheory Red Robin DQ Jersey Mike's petco

BEAR CREEK PLAZA

SAFeway Panera BREAD™
 Starbucks ROSS DRESS FOR LESS RITE AID

WHOLE FOODS MARKET Peets Coffee
 ALL IN BEST PET CARE CHIPOTLE MEXICAN GRILL IRIS LES SCHWAB



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