

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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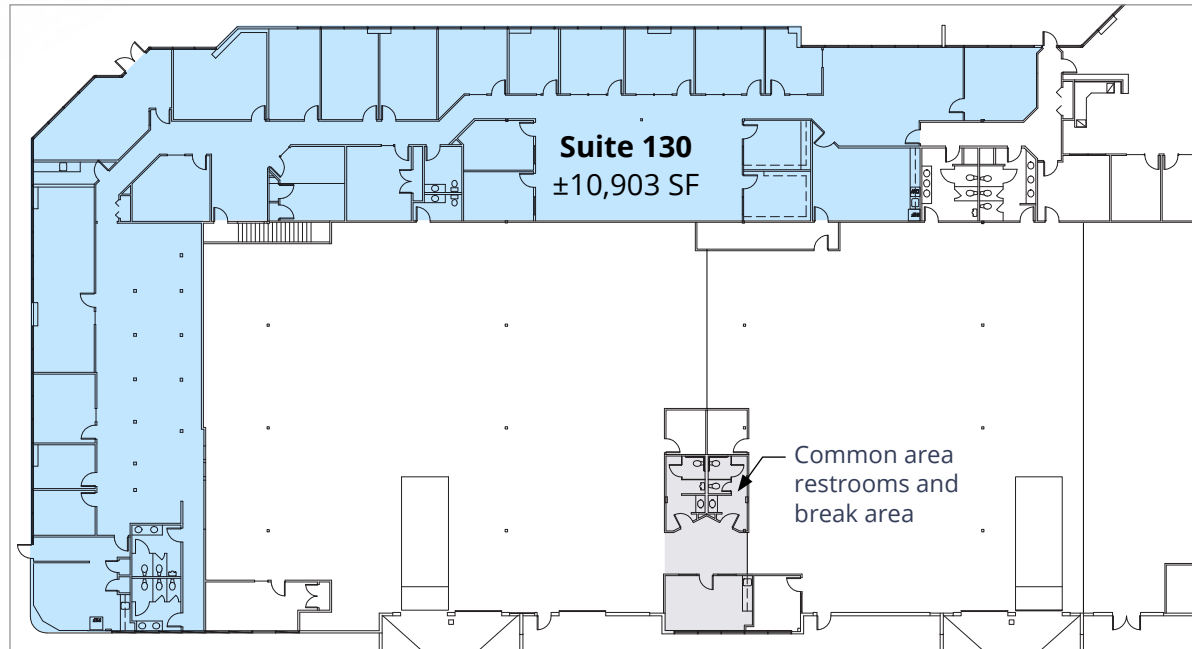
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Suite 130: ±10,903 SF

- 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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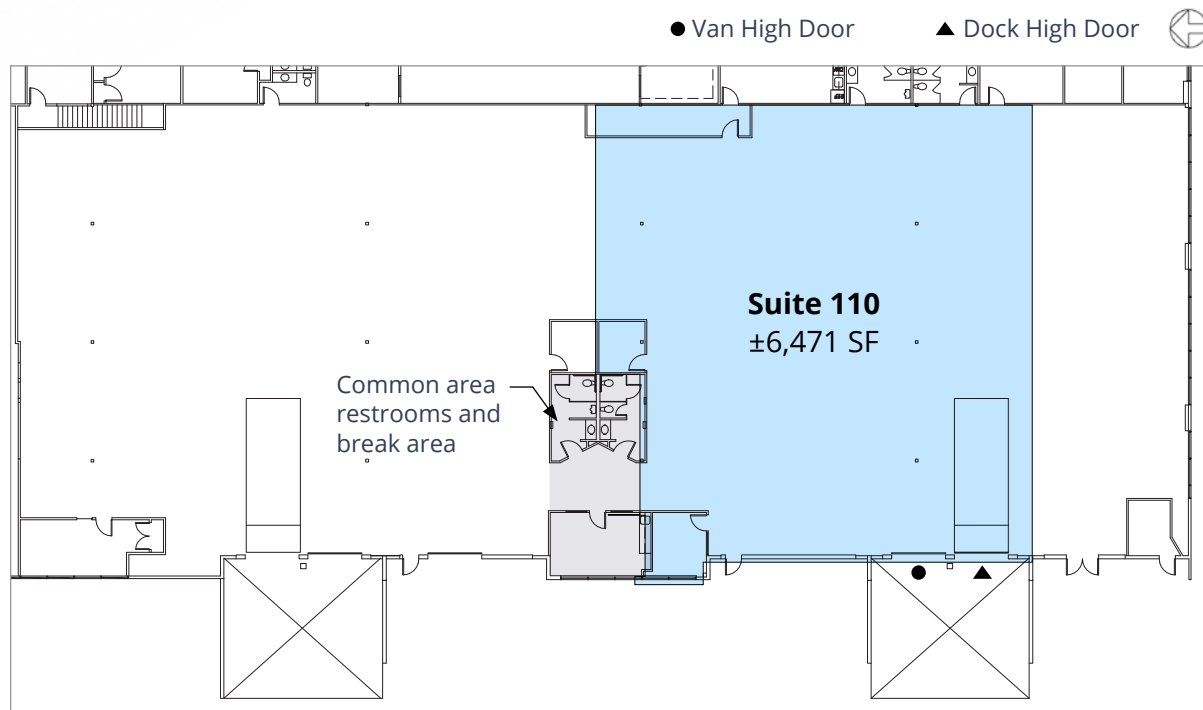
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Suite 110: ±6,471 SF Total

- ±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
 BARTELL DRUGS Marriott RESTAURANT BREWHOUSE
 LUNCHBOX Orangetheory Wendy's
 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
 IRRESISTIBLE SCHWAB



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