REDMOND WOODS

BRODERICK GROUP

5000 - 5020 148TH AVE NE
REDMOND, WA 98052

DESIGNED FOR TODAY'S
WORK TRENDS

REDMOND WOODS

RW

5000 - 5020 148TH AVE NE
REDMOND, WA 98052

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Redmond Woods is comprised of **three office buildings** in a campus-like setting in Redmond, Washington. The lot is **7.62 acres** and enjoys excellent access to SR-520.

BUILDING C

FULL BLDG | 53,089 SF
AVAILABLE 8/1/2027

BUILDING B

STE 100 | 21,206 SF
AVAILABLE 12/1/2027

▶ **STE 200** | 21,206 SF
AVAILABLE 7/1/2025
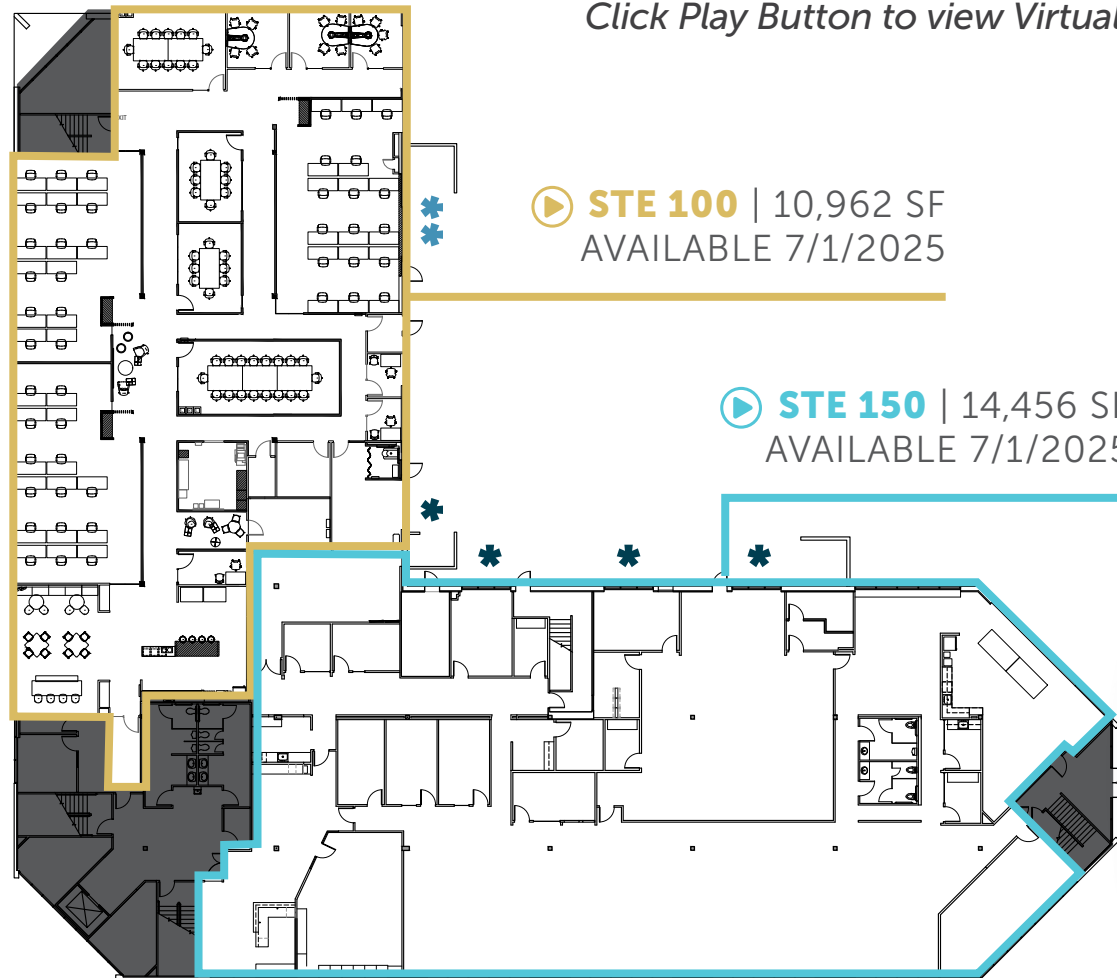
BUILDING A

▶ **STE 100** | 10,962 SF

▶ **STE 150** | 13,872 SF

▶ **STE 200** | 26,299 SF

Rare Opportunity for **Single Tenant Building of 51,133 SF** Available 7/1/2025

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BUILDING A
FLOOR 1

▶ **STE 100** | 10,962 SF
AVAILABLE 7/1/2025

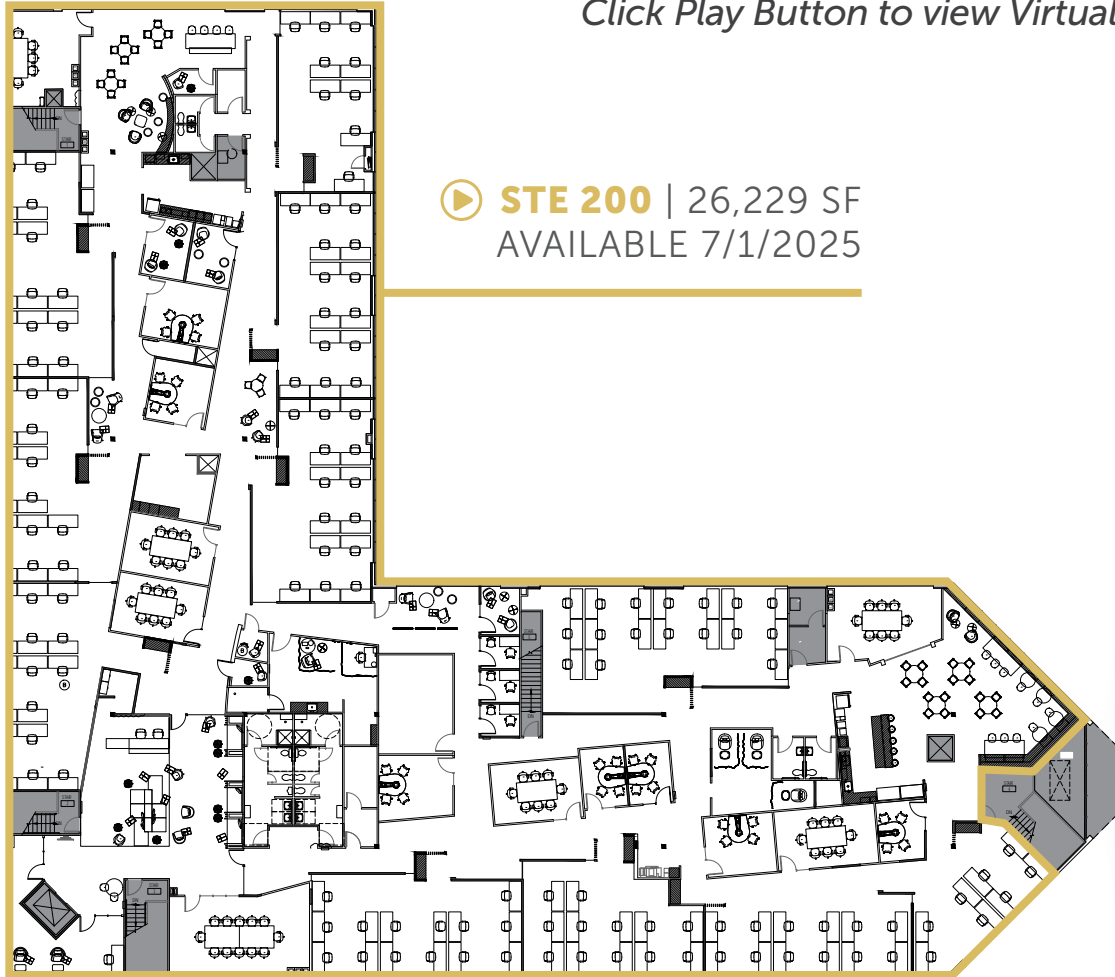▶ **STE 150** | 14,456 SF
AVAILABLE 7/1/2025

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✱ Ability to add grade-level overhead door   ✱✱ Ability to add dock-high overhead door

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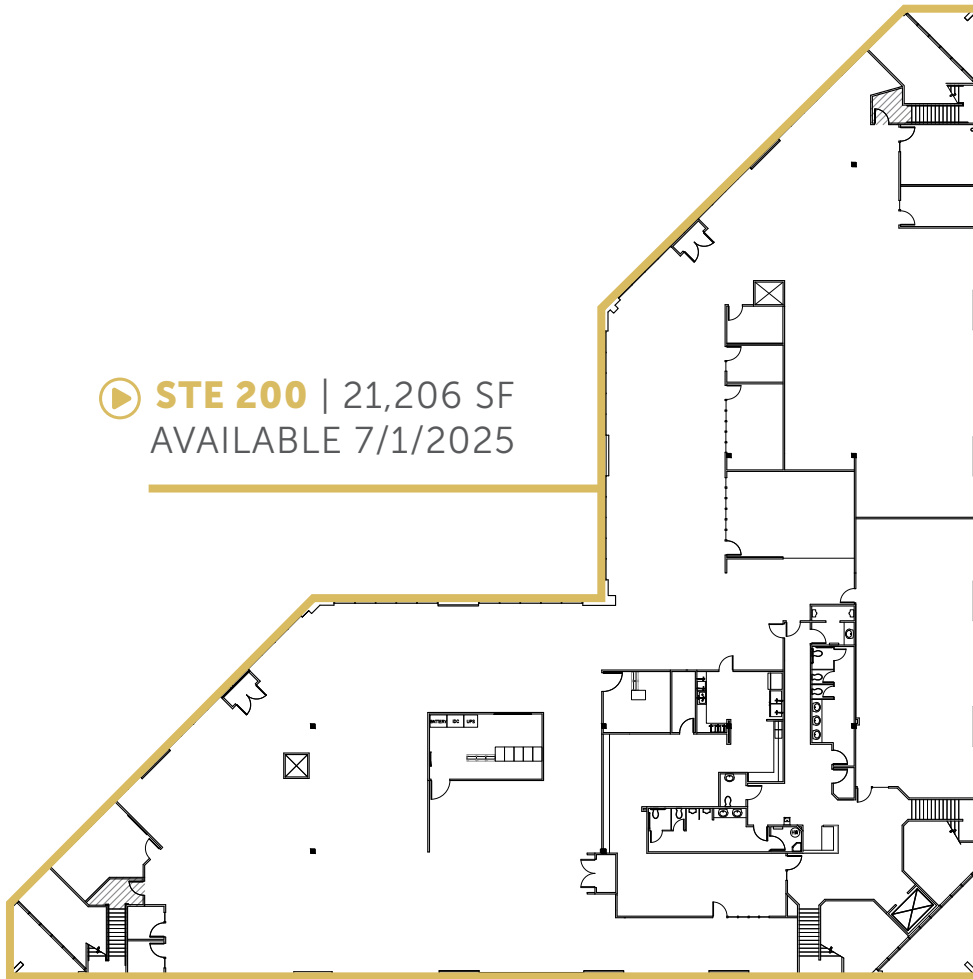
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BUILDING A
FLOOR 2

▶ **STE 200** | 26,229 SF
AVAILABLE 7/1/2025

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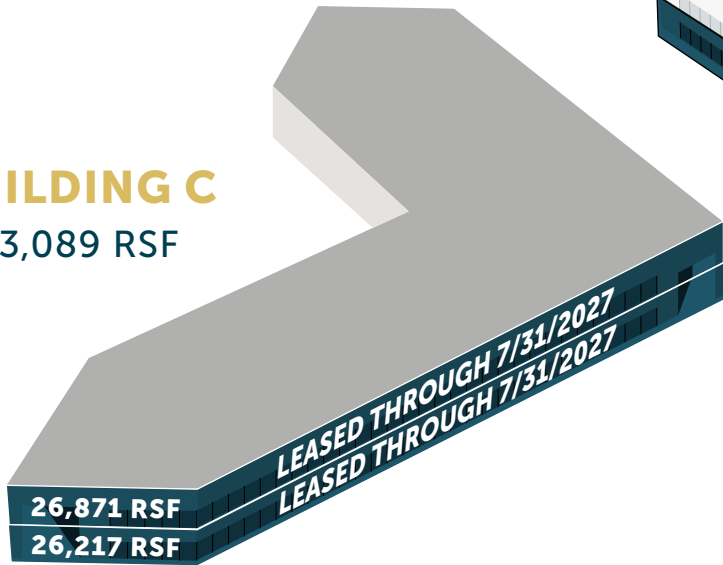
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REDMOND, WA 98052

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BUILDING B
FLOOR 2

▶ **STE 200** | 21,206 SF
AVAILABLE 7/1/2025

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REDMOND WOODS

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STACKING PLANS

BUILDING B
41,828 RSF

20,622 RSF
21,206 RSF
AVAILABLE 7/1/2025
LEASED THROUGH 11/30/2027

BUILDING C
53,089 RSF

LEASED THROUGH 7/31/2027
LEASED THROUGH 7/31/2027

26,871 RSF
26,217 RSF

BUILDING A
51,133 RSF

AVAILABLE 7/1/2025
AVAILABLE 7/1/2025

26,299 RSF
24,834 RSF

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FACT SHEET

CAMPUS SIZE:	146,048 RSF per 2017 BOMA Standard Building A: 51,133 RSF Building B: 41,828 RSF Building C: 53,089 RSF
2024 ESTIMATED OPERATING EXPENSES:	$9.03/RSF
PARKING:	3.36 stalls per 1,000 RSF (491 total stalls) Building A includes 25 covered parking stalls
UTILITIES:	Telecom: Ziply (phone, cable, fiber)
YEAR BUILT:	1982
FLOOR-TO-FLOOR HEIGHT:	12'6"
CEILING HEIGHT:	11'10" on first floors and 11'3" on second floors.
AMENITIES:	Food truck service. Bike racks. Showers and locker rooms. Walking & biking trail system runs along the north perimeter property line. Across the street from Pro Club Bellevue.

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