

# 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	±11,598 SF office	Immediately
#110	±6,501 SF warehouse ±219 SF office	4/1/2025
	±6,720 SF Total	
<b>130 + 110</b>	±11,817 SF office ±6,501 SF warehouse	
	±18,318 SF Total	



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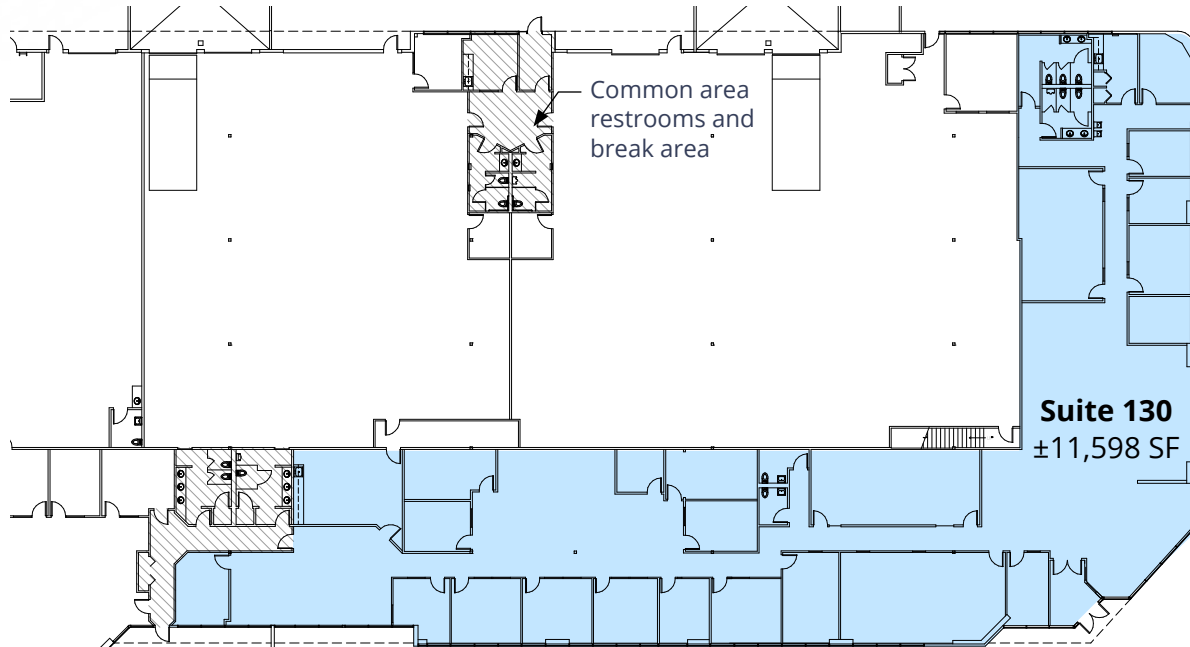


## Suite 130: ±11,598 SF

- 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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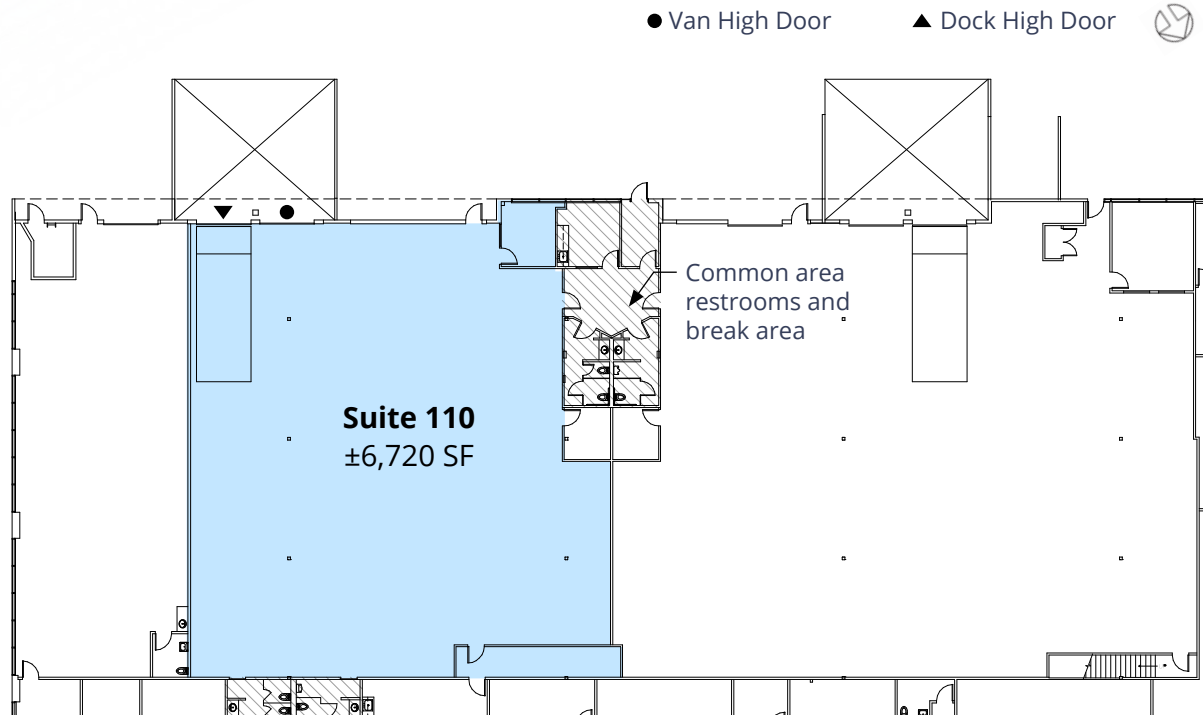
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# Suite 110: ±6,720 SF Total

- ±6,501 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    BJ'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

**KOHL'S**

**SWEDISH**

**ups**

**COSTCO WHOLESALE**

**TARGET**

**Fred Meyer**

**THE HOME DEPOT**

**UNITED STATES POSTAL SERVICE**

**FedEx**

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

**Downtown Redmond Light Rail Station (2024)**

**SE Redmond/Marymoor Light Rail Station (2024)**



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