# RAD VENTURES BUILDING

Office/Warehouse Space Available in Redmond's Willows District

15110 NE 95TH ST | REDMOND, WA



#### **PROPERTY FEATURES**

High-image building with responsive, local ownership

24' clear ceiling height with fire sprinklers

Grade-level and dock-high loading doors

480 volt 3-phase power

Easy access to SR-520, I-405, and major bus lines with quick access to downtown Redmond, Bellevue, and Microsoft World Headquarters

Located near numerous retail amenities and services, including Redmond Town Center and downtown Redmond

#### **LEASE RATES**

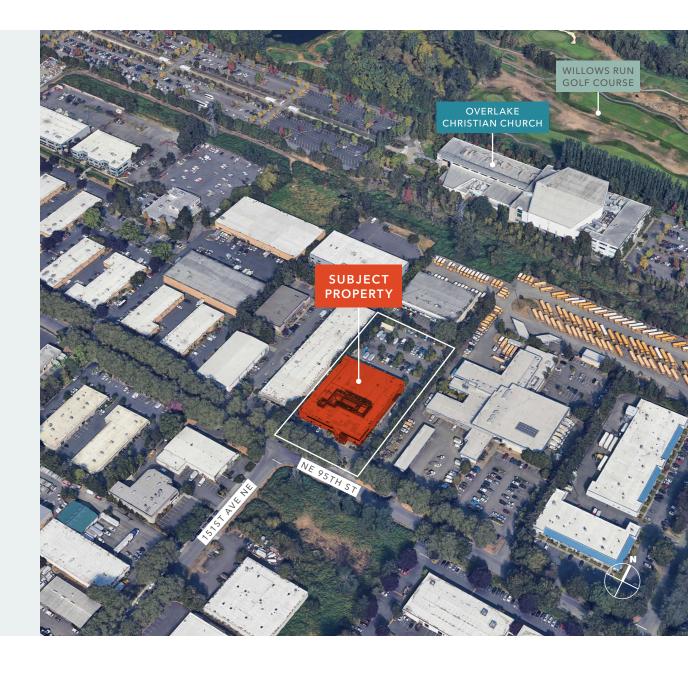
OFFICE \$2.20/SF, NNN

WAREHOUSE \$1.80/SF, NNN

NNN (2025 EST) \$0.36/SF

7 MIN DRIVE TO SR-520

10 MIN



AVAILABLE FOR LEASE

KIDDER MATHEWS

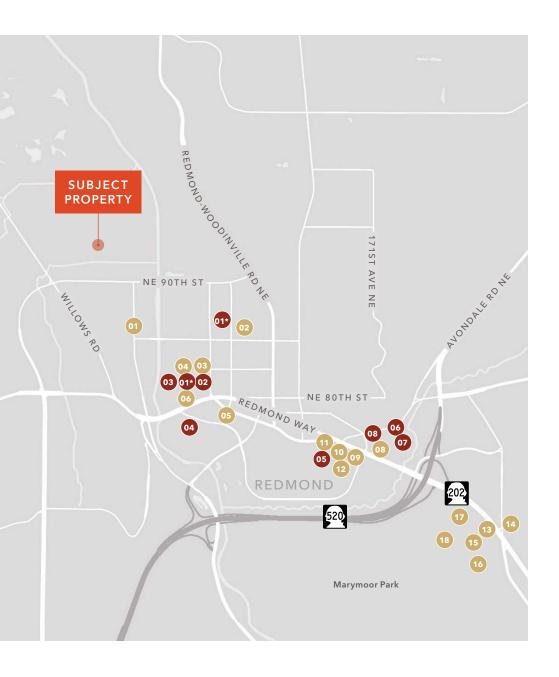
## FLOOR PLAN

12'X10' FIRST FLOOR SECOND FLOOR 10,227 SF WAREHOUSE SPACE 16'X14' AVAILABLE Office Grade level loading Dock-high loading Warehouse

 $3,000\,SF$ 

AVAILABLE FOR LEASE

KIDDER MATHEWS



## **NEARBY AMENITIES**

Dairy Queen
McDonalds
Red Robin

Chipotle

Subway

Pomegranite Bistro

Postdoc Brewing

Mac & Jacks Brewery

Blazin' Bagels

RESTAURANTS & BARS	SHOPPING & SERVICES
--------------------	---------------------

01	Black Raven Brewing Co.	01	QFC* 2 locations
02	Boiling Point	02	Trader Joes
03	Sages	03	Staples
04	Ooba Tooba	04	Kaiser Permanente
05	Top Pot	05	Orangetheory Fitness
06	Starbucks	06	Rite Aid
07	Panera	07	Safeway
08	Taco Time	08	Ross
09	Starbucks		

AVAILABLE FOR LEASE

KIDDER MATHEWS



### Exclusively listed by

JASON BLOOM 425.450.1102

**TODD GAUTHIER** 425.450.1118 jason.bloom@kidder.com todd.gauthier@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.