

INDUSTRIAL / FLEX FOR LEASE

DIRECT ACCESS TO LIGHT RAIL STATION

PARK 520

6825, 6855, 6975 176TH AVE NE
REDMOND, WA 98052

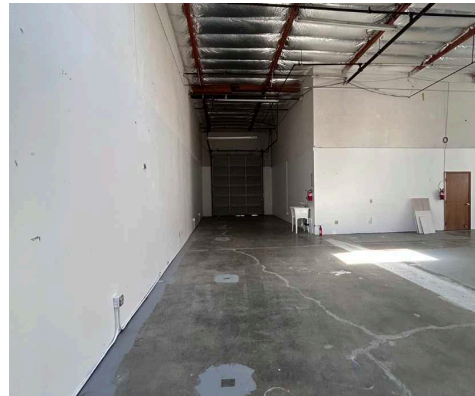
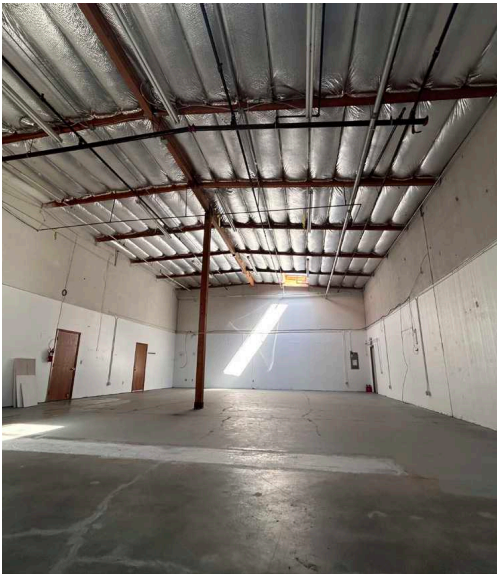
AVAILABLE SPACE

Suite 125A	3,654 SF (includes dock loading)
Suite 135A	1,750 SF (includes dock loading)
Suite 125A + 135A	5,404 SF (Includes dock loading)
Suite 343	4,094 SF (includes grade-level loading)
Adjacent Yard	16,852 SF of yard with 31 additional stalls available at 17445 NE 70th Street
Zoning	MC (Marymoor Core)

FEATURES

- Rare Light Industrial space in Redmond Business Park
- Direct access to Marymoor Village Light Rail Station
- Easy access to WA-520 and Downtown Redmond
- In close proximity to numerous amenities including Whole Foods, coffee shops, and more
- 10 minutes from the East Lake Sammamish Trail.

PROPERTY PHOTOS



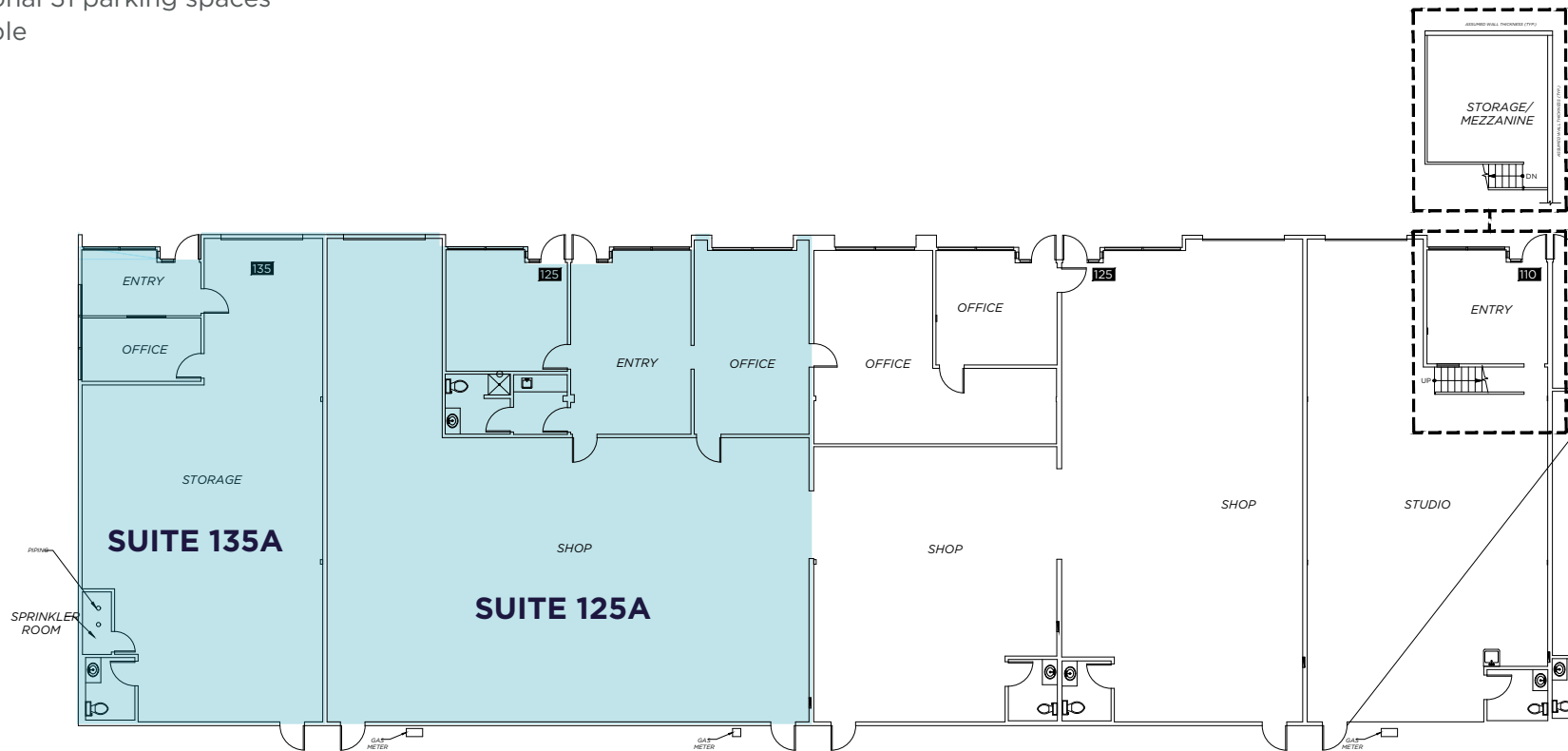
RETAIL AMENITIES



FLOOR PLAN

SUITE 125A | 3,654 SF & SUITE 135A | 1,750 SF

- Optional 16,872 SF Lot with additional 31 parking spaces available

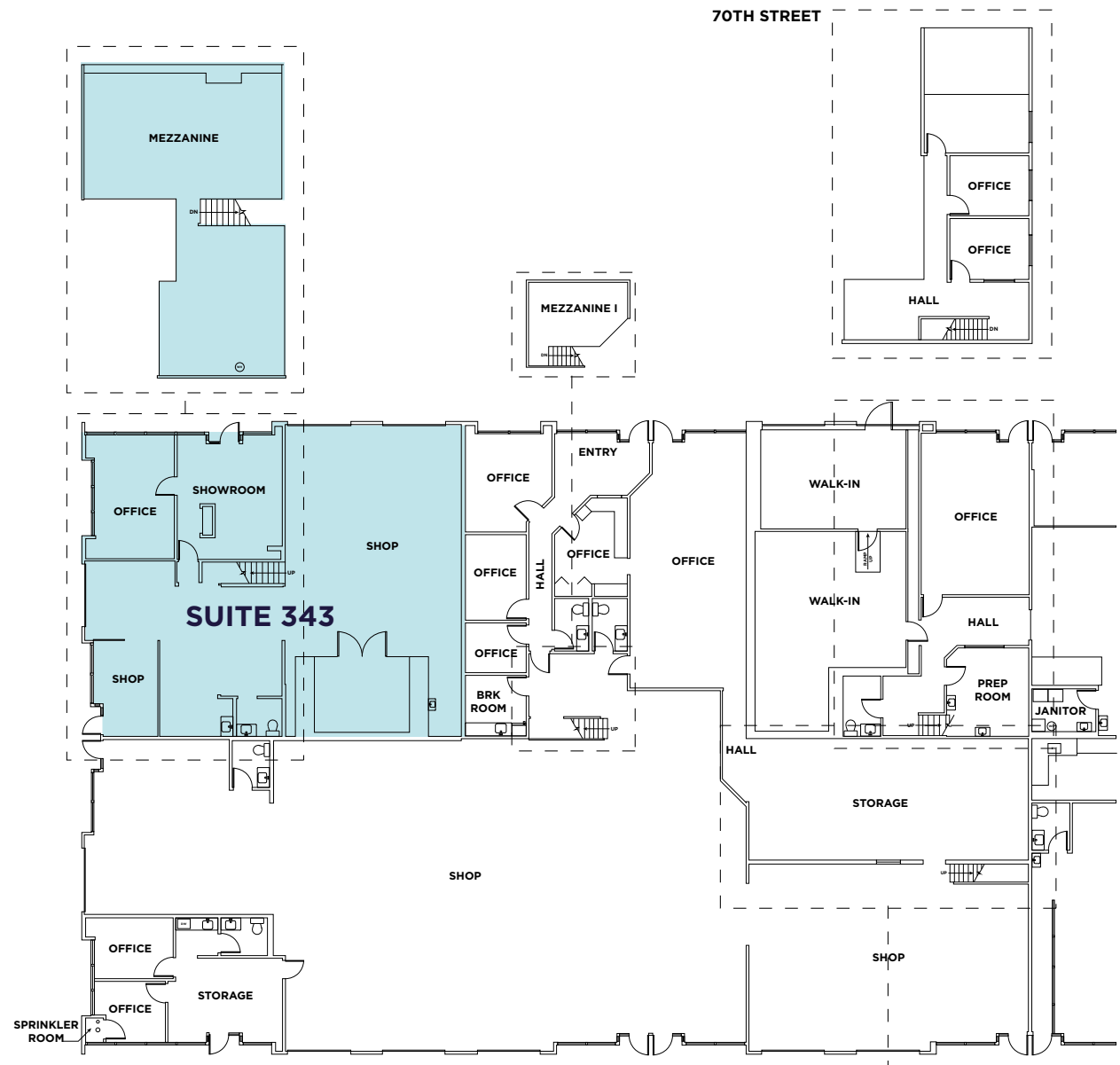


FLOOR PLAN

SUITE 343 | 4,094 SF

OFFICE	626 SF
WAREHOUSE	2,295 SF
MEZZANINE	1,173 SF
TOTAL	4,094

- Optional 16,872 SF Lot with additional 31 parking spaces available





CONTACT

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