

18300 REDMOND WAY
REDMOND, WA 98052

REDMOND TECH CENTER



LEADING IN
SUSTAINABILITY

SRO

BRODERICK
· GROUP ·

REDMOND TECH CENTER



BUILDING HIGHLIGHTS

ADDRESS 18300 Redmond Way, Redmond, WA

TOTAL BUILDING 103,083 RSF

LOAD FACTOR 12.6% (2017 BOMA Standards)

PARKING 3.0 / 1,000 RSF Parking Ratio
Ratio inclusive of 1.25 / 1,000 of garage parking
Current garage rates – \$75/permit/mo
4 EV charging plugs

2025 EST. OPEX \$11.64 per RSF – (\$0.37 / RSF of savings generated from solar panels)

INTERNET PROVIDERS Frontier, Verizon, Comcast & Ziplly Fiber

POWER 19.2 watts per RSF (excessive power to accommodate high tech use)

SUSTAINABILITY Fully solar-paneled roof, cutting energy costs while offering one of the most sustainable suburban office projects on the Eastside.



MANAGEMENT / OWNERSHIP Locally owned and managed by Sterling Realty Organization



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AVAILABLE SPACE



VIRTUAL TOUR	SUITE	RSF	AVAILABLE	COMMENTS
	120	4,529 RSF	NOW	Mix of private offices, conference rooms and a kitchen break area
	140	16,810 RSF	NOW	Mix of private offices, conference room, training/flex room, reception and kitchen break area
	220	8,048 RSF	NOW	Generally open office space to accommodate dense workstation requirement with conference room area and kitchen area

REDMOND TECH CENTER



AMENITIES



ROOFTOP SOLAR PANELS

Sustainably **generating 22% cost savings** of building's monthly power usage



FITNESS CENTER

Fully equipped for tenant use with locker rooms and showers



EV CHARGING STATIONS

2 EV charging stations with 4 plugs located in the front of the building



REDMOND TECH CENTER

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FLOOR 1

SUITE 140

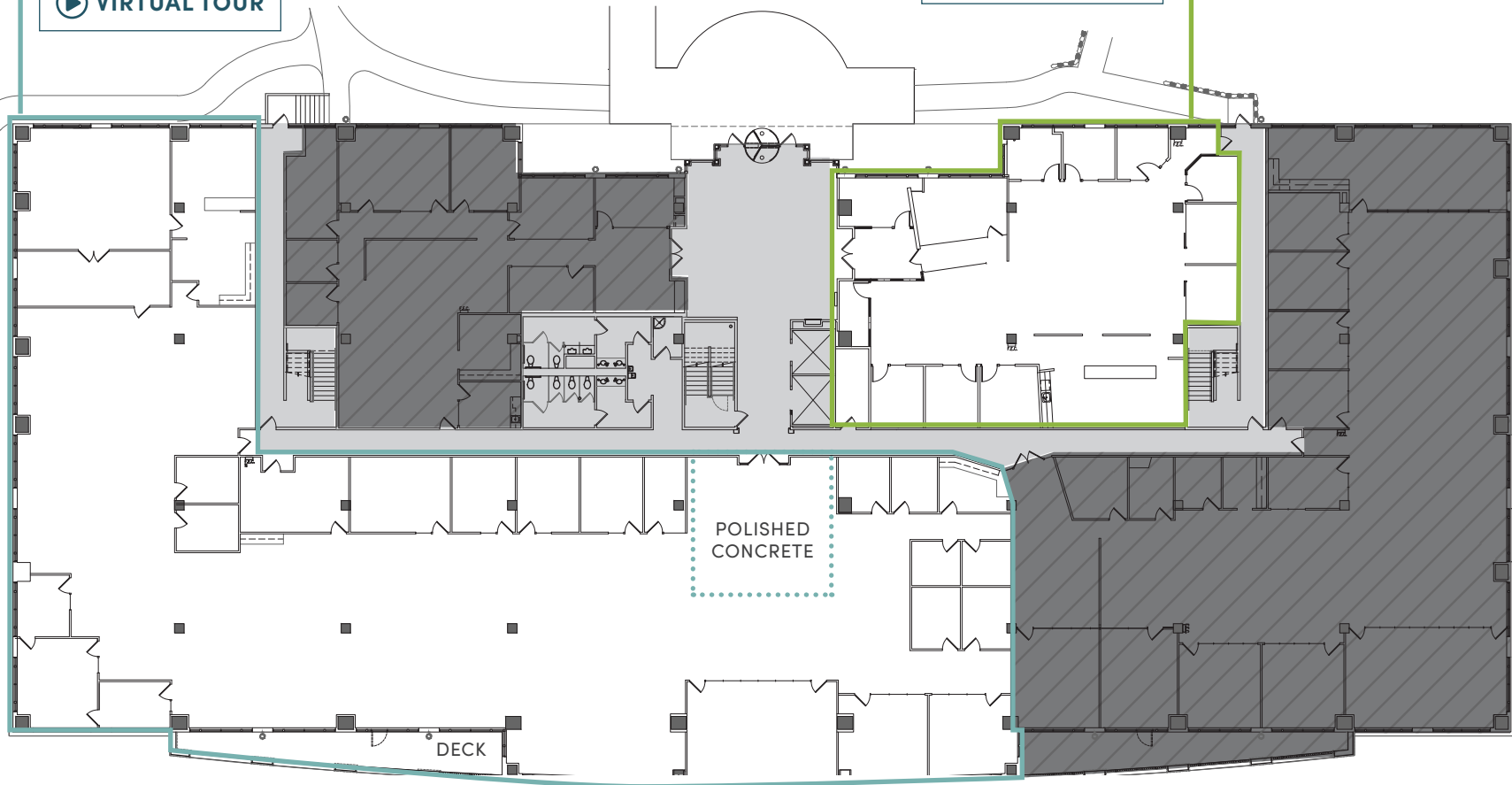
16,810 RSF
AVAILABLE NOW

[▶ VIRTUAL TOUR](#)

SUITE 120

4,529 RSF
AVAILABLE NOW

[▶ VIRTUAL TOUR](#)



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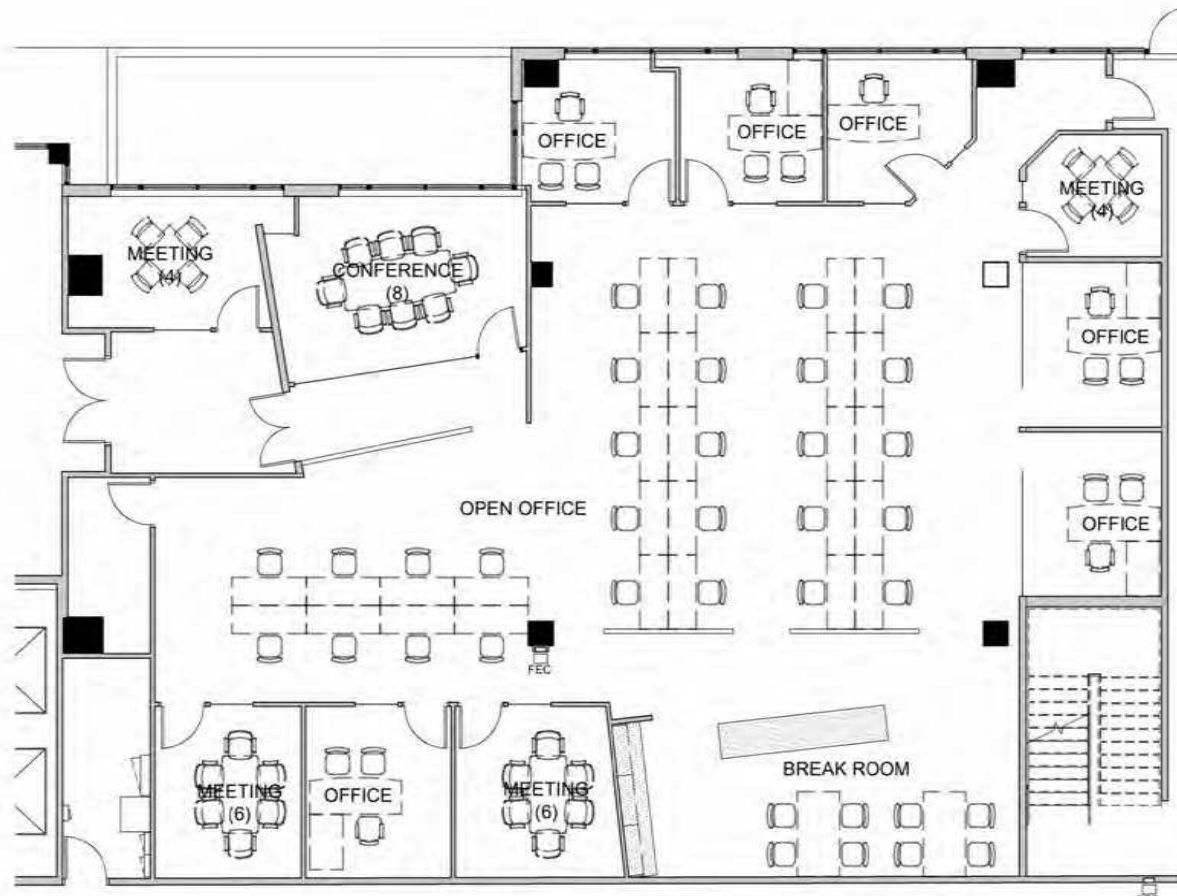
FLOOR 1

FURNITURE PLAN

SUITE 120

4,529 RSF
AVAILABLE NOW

[▶ VIRTUAL TOUR](#)



KEY

- 6 OFFICES
- 1 CONFERENCE
- 2 MEETING
- 2 HUDDLE
- 1 BREAK ROOM
- 28 BENCHING



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FLOOR 1

FURNITURE PLAN

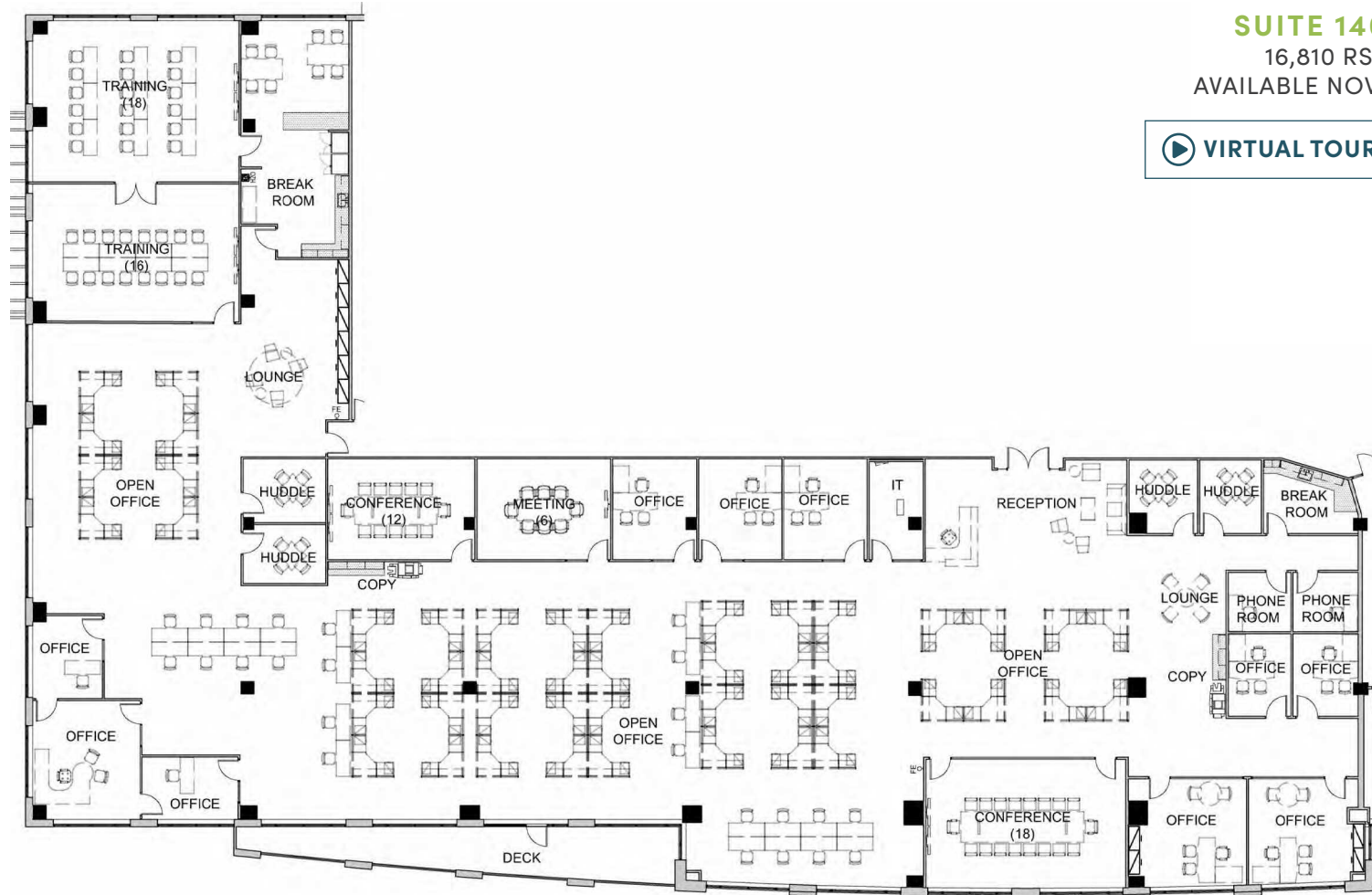
SUITE 140

16,810 RSF
AVAILABLE NOW

[▶ VIRTUAL TOUR](#)

KEY

10 OFFICES
2 CONFERENCE
1 MEETING
4 HUDDLE
2 PHONE ROOM
2 BREAK ROOM
21 BENCHING
50 WORKSTATIONS



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REDMOND TECH CENTER

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FLOOR 2



SUITE 220

8,048 RSF

AVAILABLE NOW

[▶ VIRTUAL TOUR](#)



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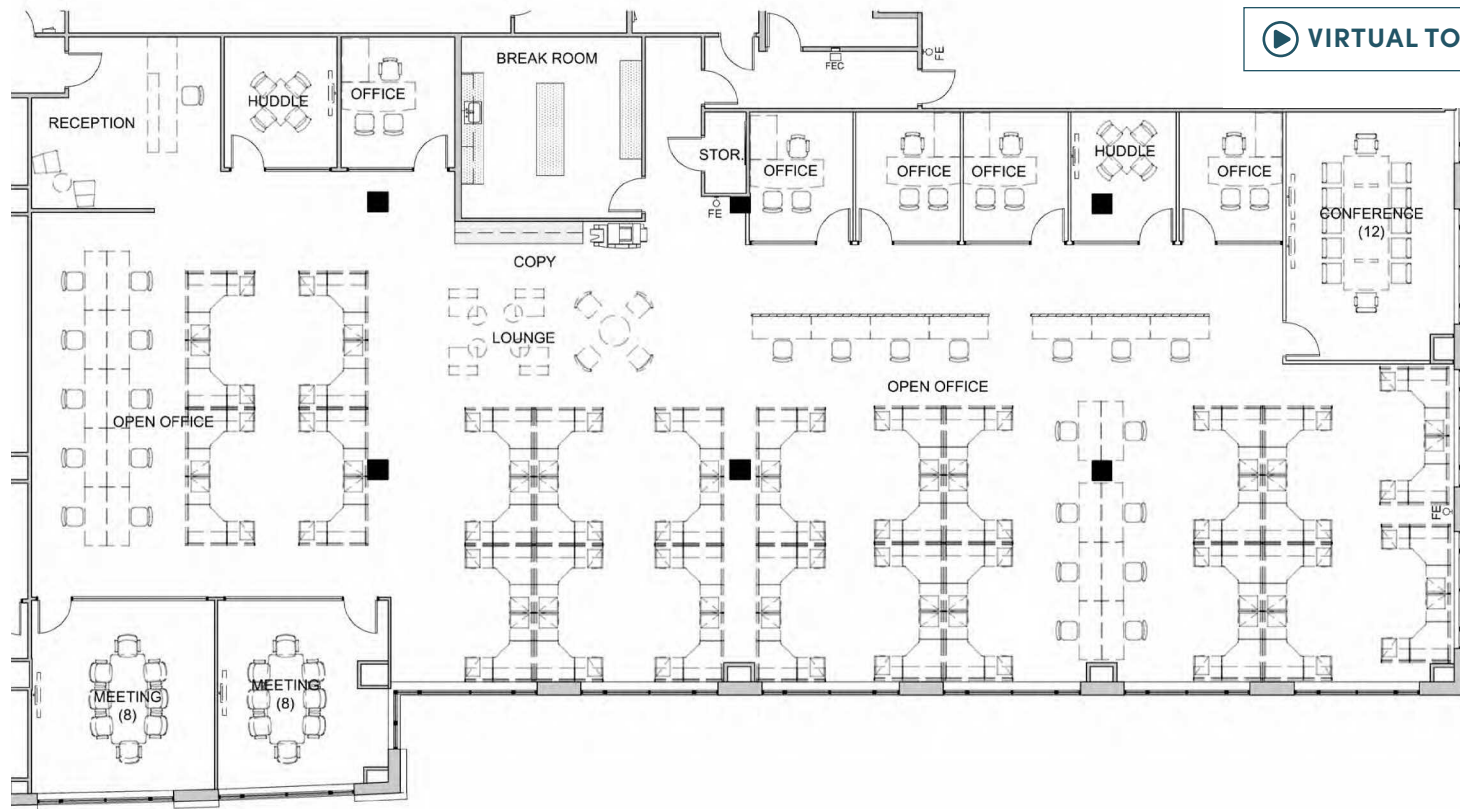
FLOOR 2

SPEC PLAN

SUITE 220

8,048 RSF
AVAILABLE NOW

[▶ VIRTUAL TOUR](#)



KEY

5 OFFICES
1 CONFERENCE
2 MEETING
2 HUDDLE
1 BREAK ROOM
15 BENCHING
44 WORKSTATIONS



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LOCATION



Seattle CBD



Bellevue
CBD

Marymoor
Park

Lake
Sammamish

REDMOND
TECH CENTER

**CLICK
TO VIEW**

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NEARBY AMENITIES



MARYMOOR
VILLAGE LIGHT
RAIL STATION

BLAZING
BAGELS



MERCURY'S COFFEE CO.



POMEGRANATE BISTRO

REDMOND
TECH CENTER

POSTDOC BREWING



WALKING DISTANCE

<10 MINUTES TO:

- Pomegranate Bistro
- Chipotle
- Whole Foods
- Jimmy Johns

<15 MINUTES TO:

- Marymoor Village
- Light Rail Station
- Mac & Jack's Brewery
- Post Doc Brewery
- Blazing Bagels