

# TrilandSquare

8250 165th Ave NE, Redmond, WA

594 RSF - 3,799 RSF Office Space Available

\$34.50/RSF, Full Service

**Leibsohn  
& Company** 



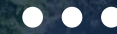
**DAN KREKEL** CCIM  
Senior Vice President  
+1 425 586 4655  
[dkrekel@leibsohn.com](mailto:dkrekel@leibsohn.com)



**MAXTON MACLACHLAN**  
Associate Vice President  
+1 425 586 4659  
[mmaclachlan@leibsohn.com](mailto:mmaclachlan@leibsohn.com)

# TrilandSquare

8250 165th Ave NE, Redmond, WA



## Property Features

- » Easy access to SR-520
- » Walking Distance to Downtown Redmond
- » Near Light Rail Station
- » New LED Light Fixtures
- » **xfinity** Available
- » Parking Ratio: 3.0/1,000 RSF,  
*Plus Free Street Parking*



165th Ave NE



# TrilandSquare

8250 165th Ave NE, Redmond, WA



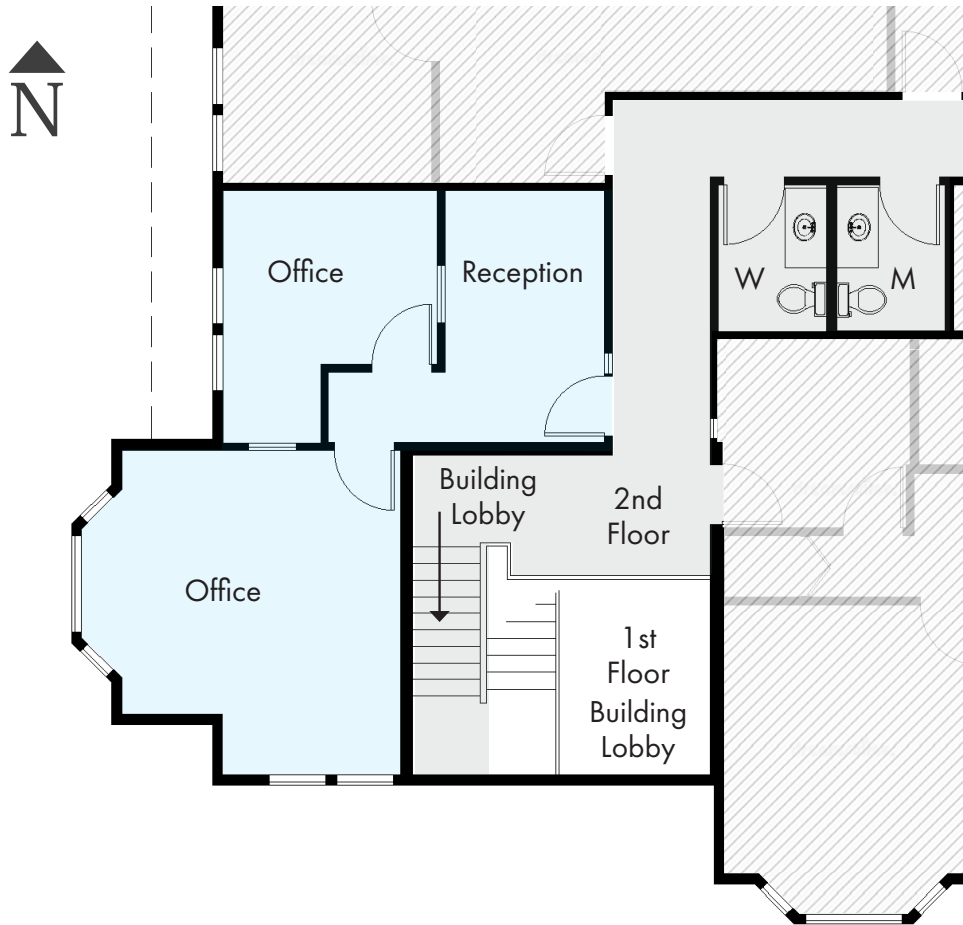
## Suite 100 | 3,799 RSF

- \$10,922.13/month, Full Service
- Available June 1st, 2026
- Entire Floor Available
- Abundance of Offices
- ADA Accessible
- Grade Level Entry
- Kitchen
- Conference Room
- Waiting Area
- New LED Lighting



# TrilandSquare

8250 165th Ave NE, Redmond, WA



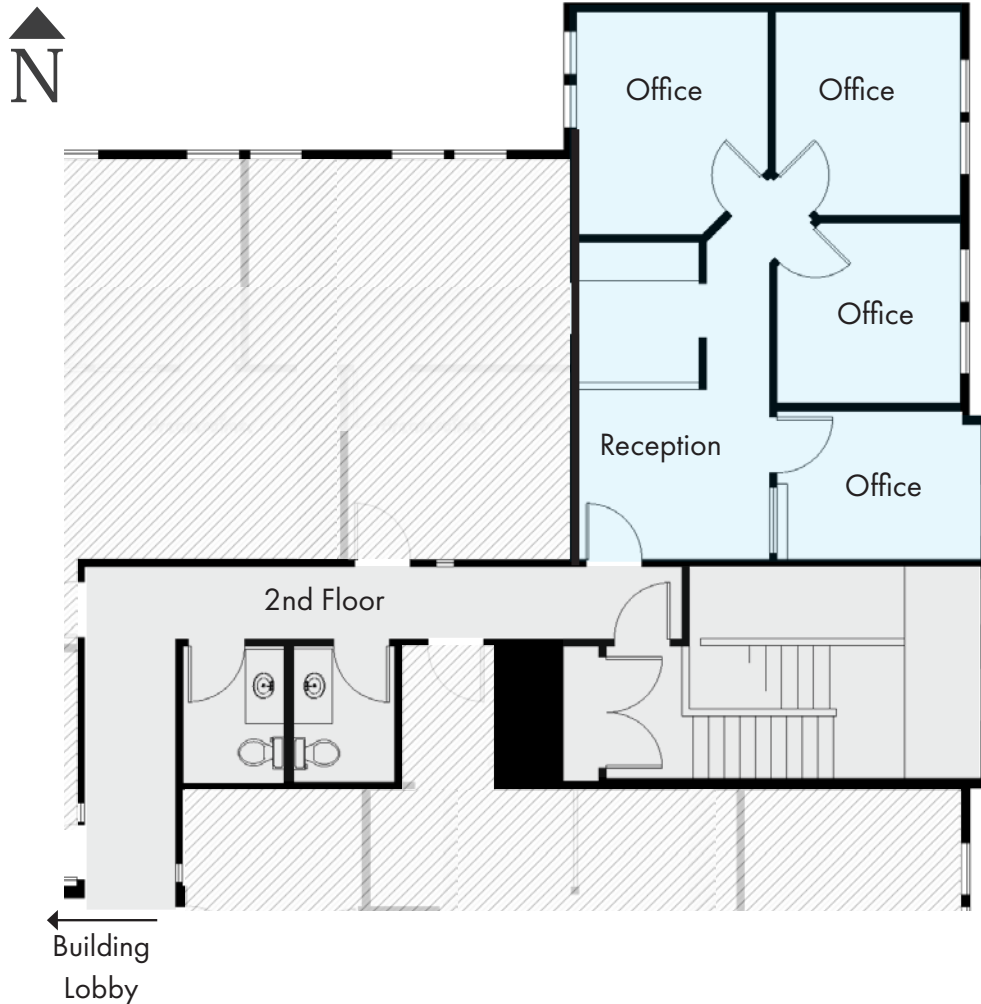
## Suite 204 | 594 RSF

- \$1,995.25 per month, Full Service
- Available w/ 30 day notice



# TrilandSquare

8250 165th Ave NE, Redmond, WA



## Suite 210 | 767 RSF

- \$2,205.13/month, Full Service
- Available Immediately
- Corner Office Space
- 3-4 Private Offices
- Conference Room
- Abundance of Natural Light
- Waiting Area



# TrilandSquare

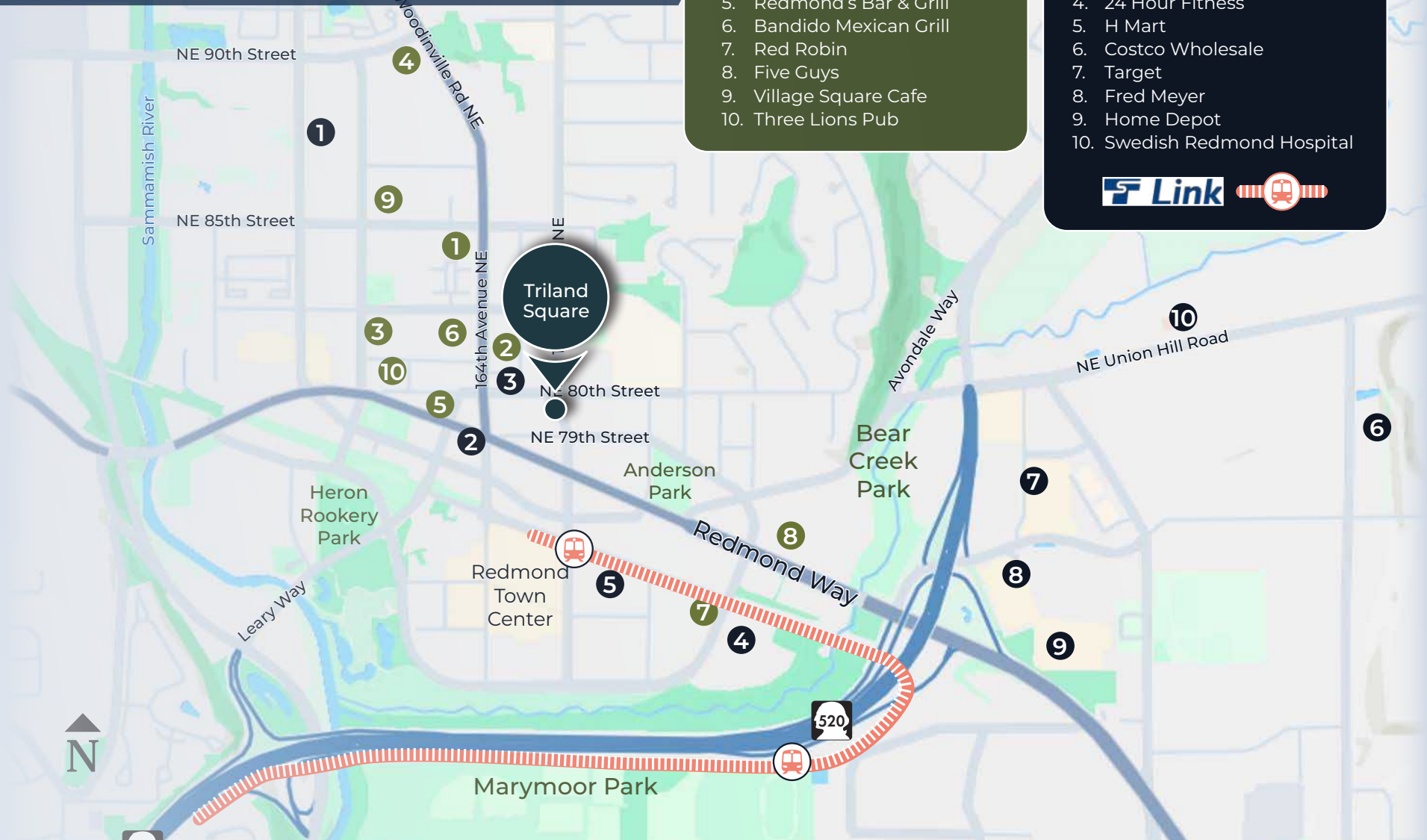
8250 165th Ave NE, Redmond, WA

## Nearby Restaurants

1. Tropea Ristorante Italiano
2. Spark Pizza
3. 5 Stones Coffee
4. JJ Mahoney's Irish Pub
5. Redmond's Bar & Grill
6. Bandido Mexican Grill
7. Red Robin
8. Five Guys
9. Village Square Cafe
10. Three Lions Pub

## Nearby Amenities

1. QFC  
Starbucks
2. BECU Credit Union
3. Chase Bank
4. 24 Hour Fitness
5. H Mart
6. Costco Wholesale
7. Target
8. Fred Meyer
9. Home Depot
10. Swedish Redmond Hospital



# TrilandSquare

8250 165th Ave NE, Redmond, WA

Building Entrance



**Leibsohn  
& Company** 



**DAN KREKEL** CCIM  
Senior Vice President  
+1 425 586 4655  
[dkrekel@leibsohn.com](mailto:dkrekel@leibsohn.com)



**MAXTON MACLACHLAN**  
Associate Vice President  
+1 425 586 4659  
[mmaclachlan@leibsohn.com](mailto:mmaclachlan@leibsohn.com)

# TrilandSquare

8250 165th Ave NE, Redmond, WA

Suite 100



**Leibsohn  
& Company** 



**DAN KREKEL** CCIM  
Senior Vice President  
+1 425 586 4655  
[dkrekel@leibsohn.com](mailto:dkrekel@leibsohn.com)

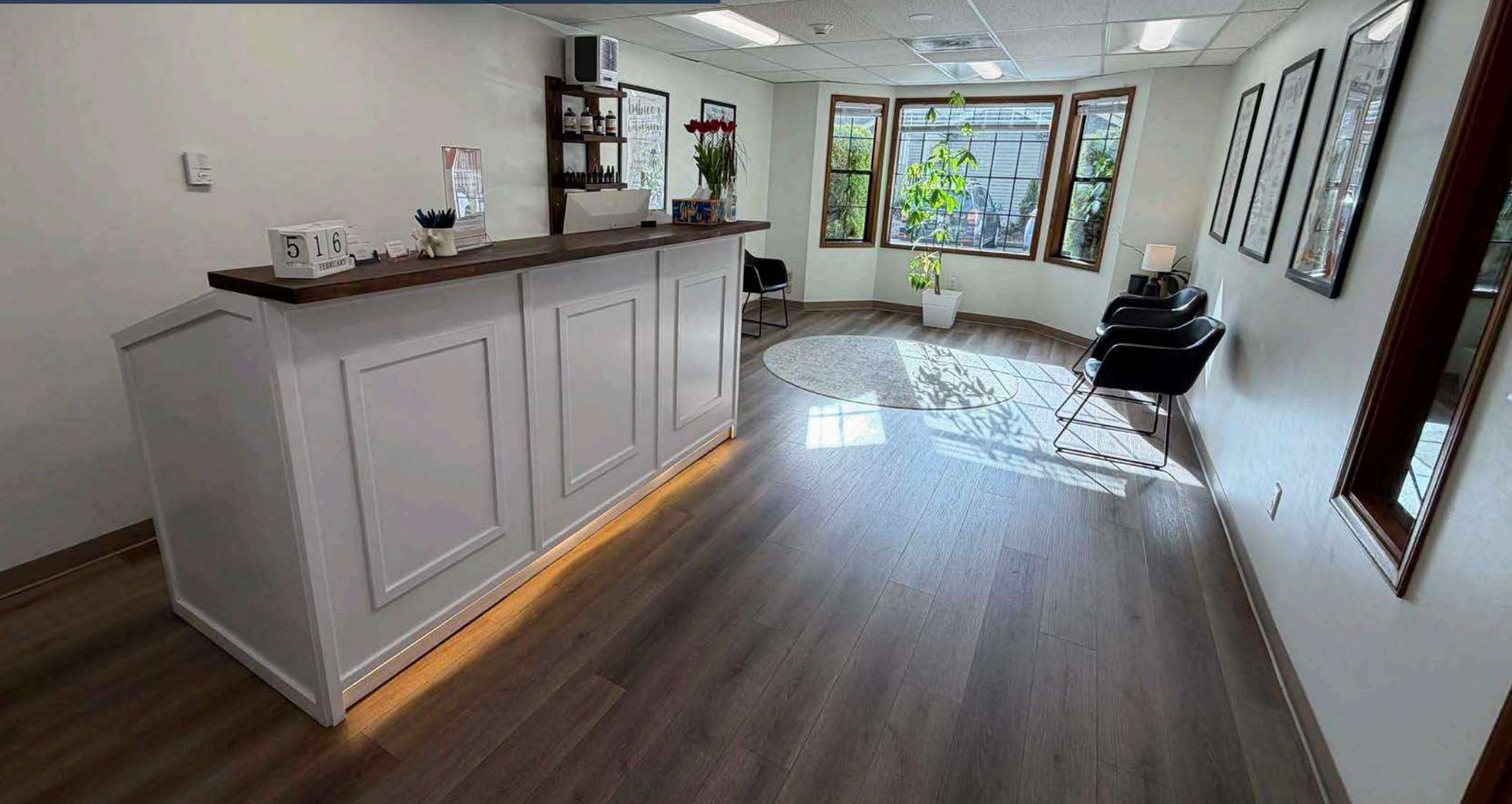


**MAXTON MACLACHLAN**  
Associate Vice President  
+1 425 586 4659  
[mmaclachlan@leibsohn.com](mailto:mmaclachlan@leibsohn.com)

# TrilandSquare

8250 165th Ave NE, Redmond, WA

Suite 100



**Leibsohn  
& Company** 



**DAN KREKEL** CCIM  
Senior Vice President  
+1 425 586 4655  
[dkrekel@leibsohn.com](mailto:dkrekel@leibsohn.com)



**MAXTON MACLACHLAN**  
Associate Vice President  
+1 425 586 4659  
[mmaclachlan@leibsohn.com](mailto:mmaclachlan@leibsohn.com)



# Triland Square

8250 165th Ave NE, Redmond, WA

THE INFORMATION CONTAINED HEREIN HAS BEEN RECEIVED FROM SOURCES WE DEEM RELIABLE. WHILE WE HAVE NO REASON TO DOUBT ITS ACCURACY, WE DO NOT GUARANTEE IT. YOU ARE ADVISED TO INDEPENDENTLY VERIFY ALL INFORMATION. ©Leibsohn & Company 2026

**Leibsohn  
& Company** 



**DAN KREKEL** CCIM  
Senior Vice President  
+1 425 586 4655  
[dkrekel@leibsohn.com](mailto:dkrekel@leibsohn.com)



**MAXTON MACLACHLAN**  
Associate Vice President  
+1 425 586 4659  
[mmaclachlan@leibsohn.com](mailto:mmaclachlan@leibsohn.com)