

TrilandSquare

8250 165th Ave NE, Redmond, WA

594 RSF - 3,799 RSF Office Space Available

\$34.50/RSF, Full Service

**Leibsohn
& Company** 



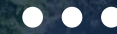
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Property Features

- » 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



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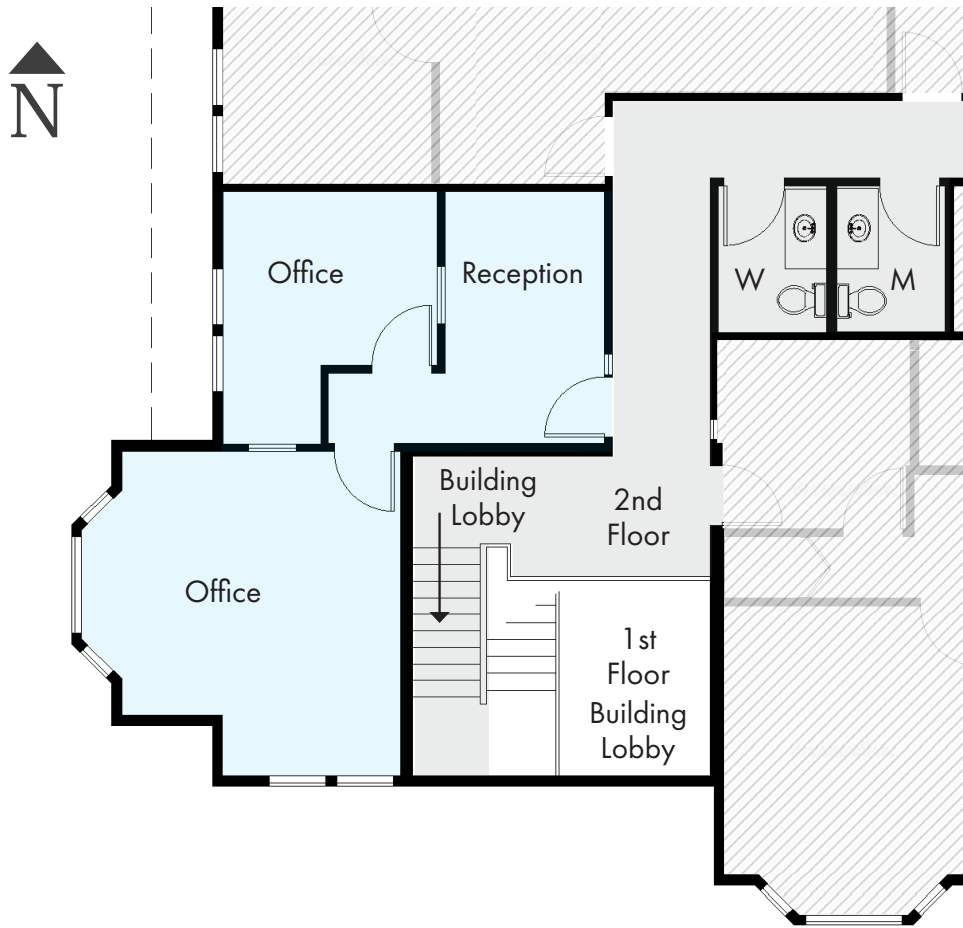
Suite 100 | 3,799 RSF

- \$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



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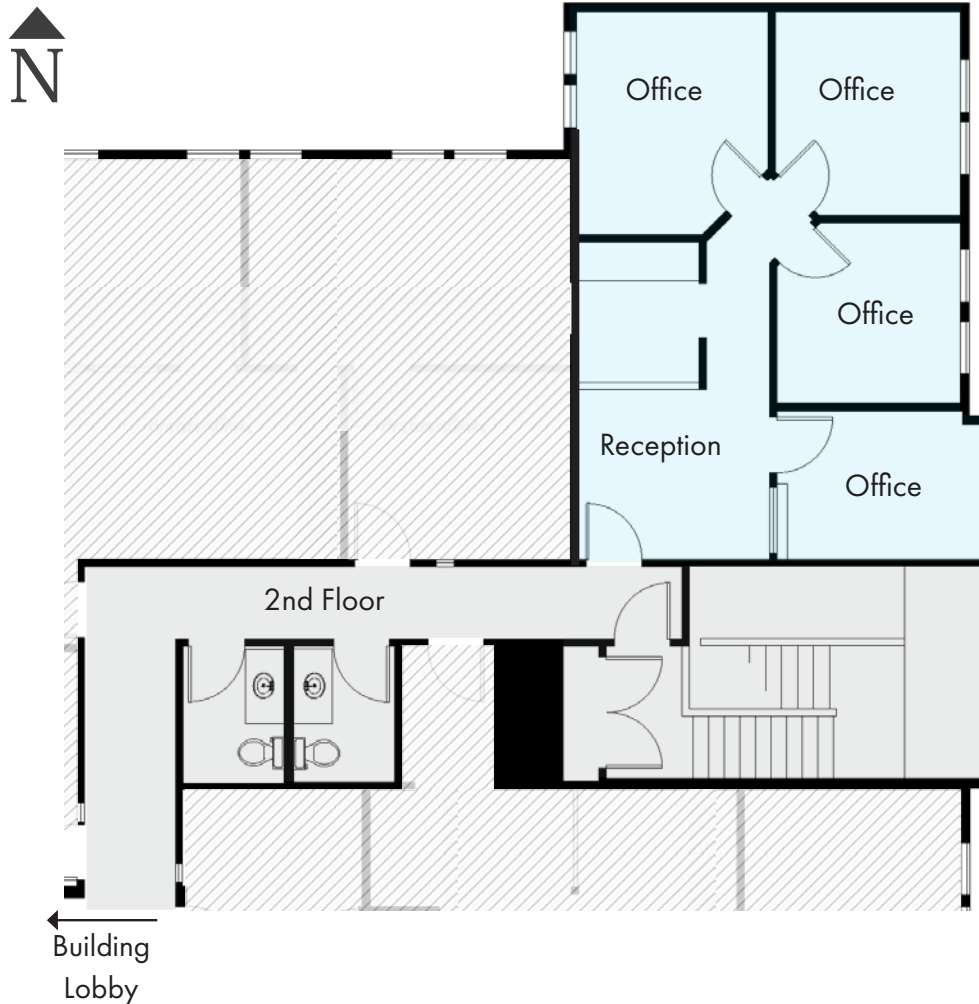
Suite 204 | 594 RSF

- \$1,707.75/month, Full Service
- Available w/ 30 day notice



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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



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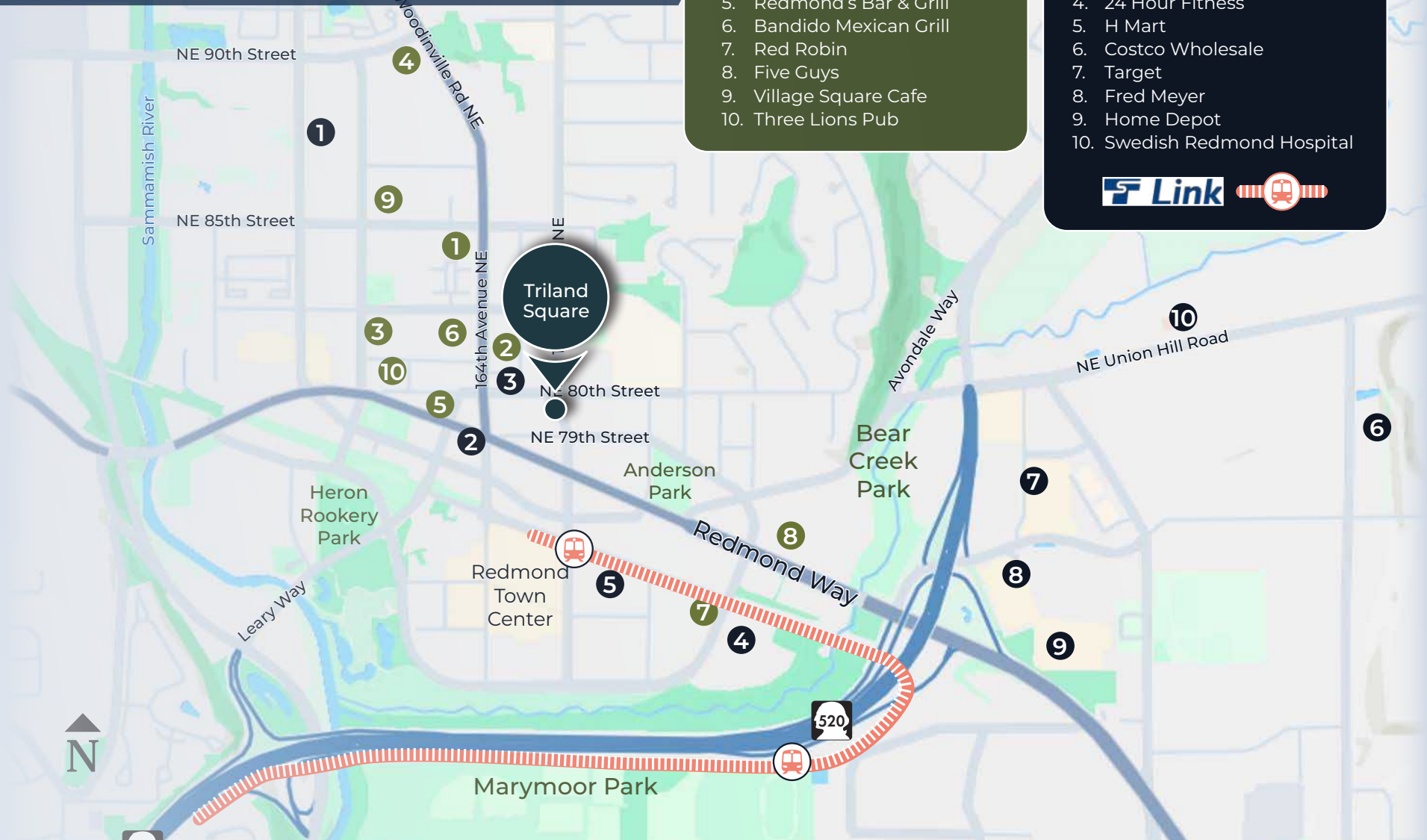
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Nearby Restaurants

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



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Building Entrance



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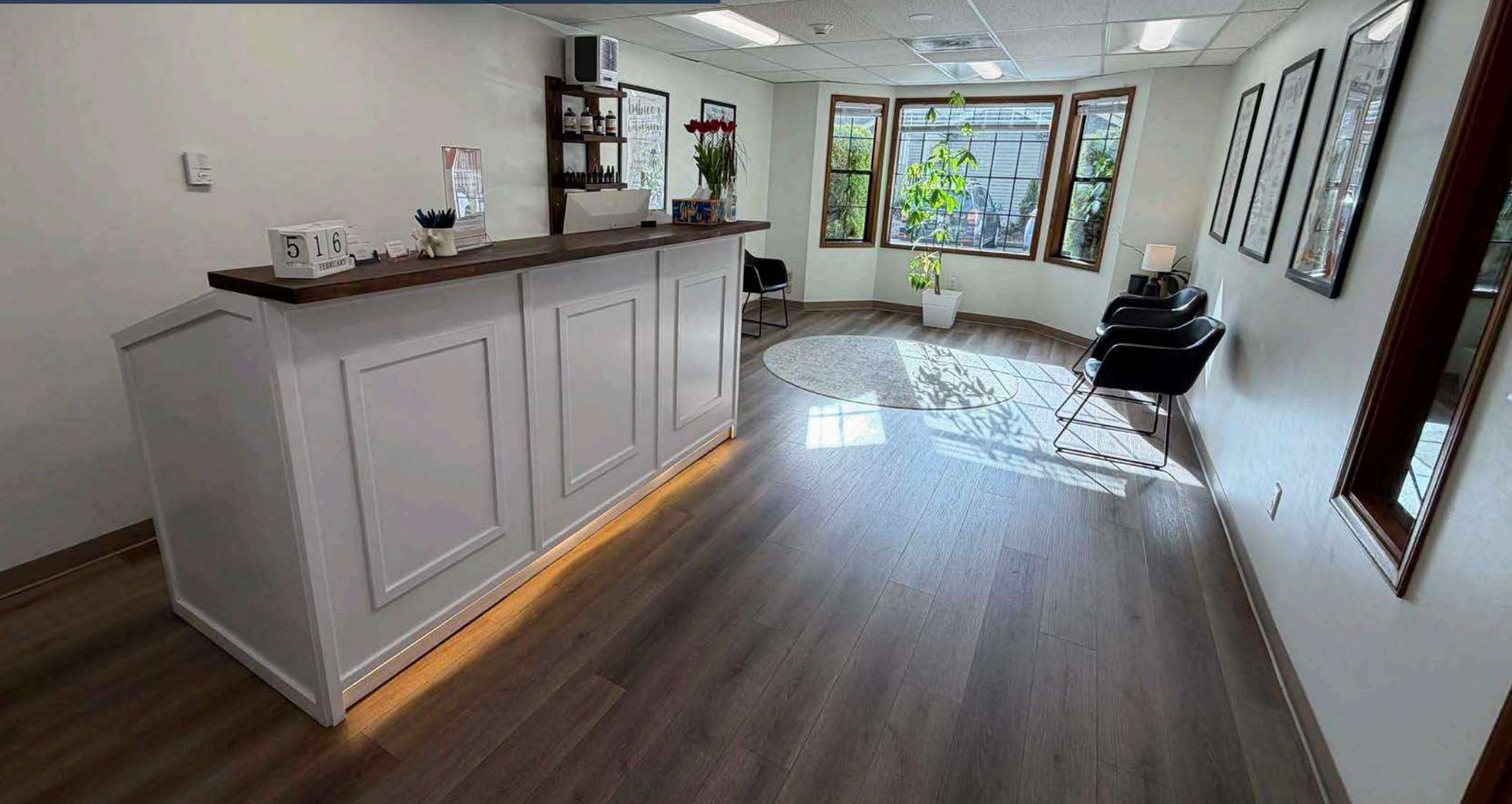


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