

# FREESTANDING BUILDING



## Redmond Retail Building

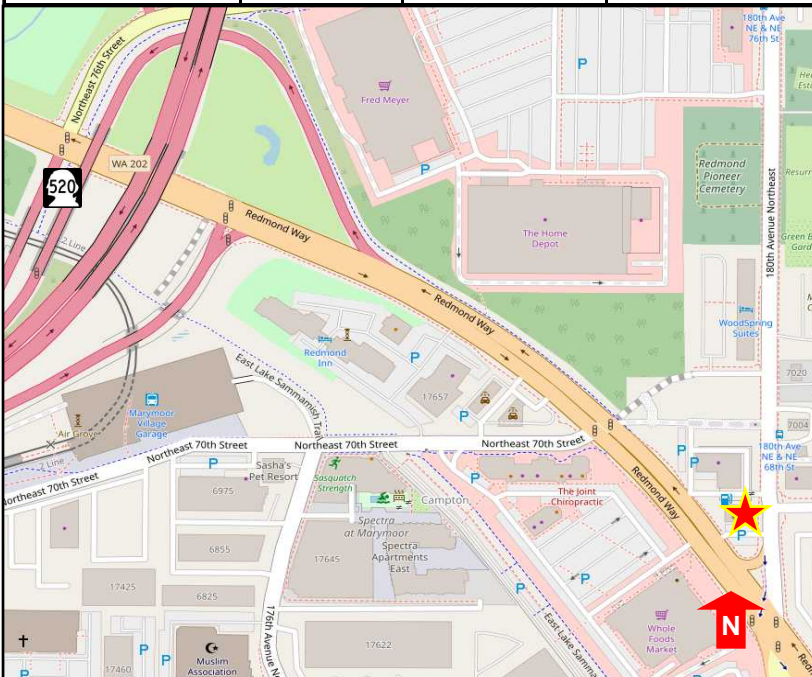
17980 Redmond Way, Redmond, WA

### NOW LEASING Prime Retail Space

### FEATURES

- Space Available: Approx. 3,100 SF
- Prime Exposure: Redmond Way
- Traffic Count: Redmond Way - 60,263 ADT
- Zoning: GC (Redmond)
- Site, Floor, and Aerial Plans: Attached
- Lease Rate: \$45.00/SF/Year NNN
- Available: Vacant
- Convenient Freeway Access to SR 520
- Close to amenities

Demographics	Population		Avg. HH Income
	Residential	Daytime Total Employees	
1 Mile	8,783	12,844	\$161,123.00
3 Mile	94,431	61,113	\$173,190.00
5 Mile	228,738	134,125	\$178,322.00



Contact Exclusive Agent



Robert B. Chadek  
2050 - 112th Avenue NE, Ste. 230  
Bellevue, WA 98004  
(425) 453-5354

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**FLOOR PLAN GENERAL NOTES**

1. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY BUILDING DEPARTMENT.
2. PROVIDE SMOKE DETECTOR WITH 1ST FLOOR TYPE 'X' AND WHERE ADJACENT WALLS HAVE BEEN REMOVED.
3. PAINT AND FINISH EXTERIOR WALLS WITH 1ST FLOOR TYPE 'X' AND WHERE ADJACENT WALLS HAVE BEEN REMOVED.
4. FINISH FLOOR TO A MINIMUM OF 4" ABOVE FINISHED FLOOR FOR NEW FINISHES.
5. EXIST. ALL UNBUILT FLOOR FINISHES AND FINISHES TO BE REMOVED FOR NEW FINISHES.
6. FINISH FLOOR TO 1" ABOVE FINISHED FLOOR FOR NEW FINISHES.
7. FINISH FLOOR TO 1" ABOVE FINISHED FLOOR FOR NEW FINISHES.

**FLOOR PLAN KEY NOTES**

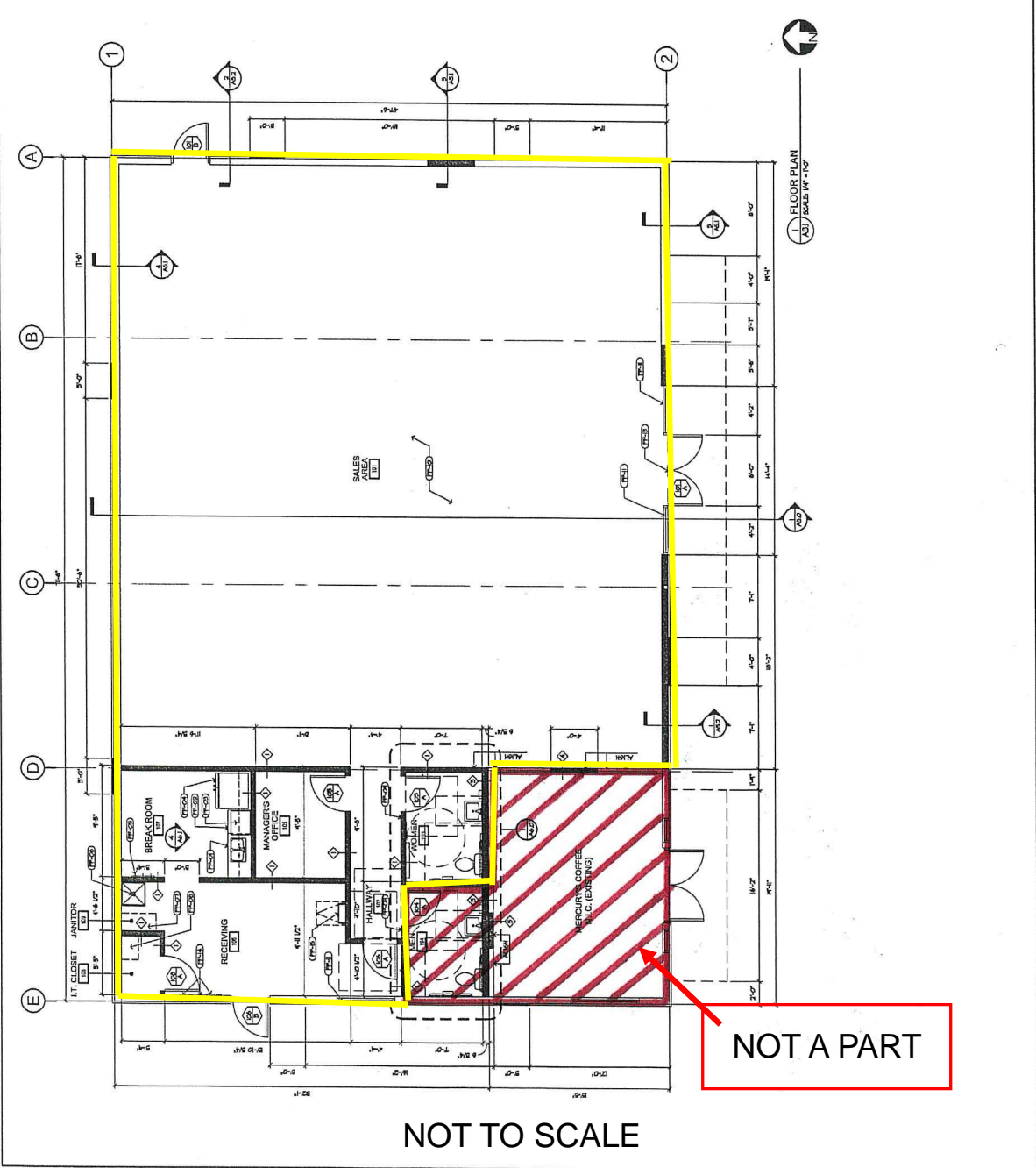
(E-250) NEW BASE CABINETS WITH 2" COMPARTMENT STAINLESS STEEL SINK, SEE INTERIOR ELEVATIONS.  
 (E-251) NEW MOUNTING BRACKET FOR SINK, SEE INTERIOR ELEVATIONS.  
 (E-252) NEW MOUNTING BRACKET FOR SINK, SEE INTERIOR ELEVATIONS.  
 (E-253) NEW MOUNTING BRACKET FOR SINK, SEE INTERIOR ELEVATIONS.  
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 (E-269) NEW MOUNTING BRACKET FOR SINK, SEE INTERIOR ELEVATIONS.  
 (E-270) NEW MOUNTING BRACKET FOR SINK, SEE INTERIOR ELEVATIONS.

**WALL SCHEDULE**

SYMBOL	DESCRIPTION	NOTES
1	1/2" TYPE 'X' GYPSUM BOARD 1/2" G.C.	TO INTERIOR OF EXISTING TRUSSES (APPROX. E-107)
2	1/2" TYPE 'X' GYPSUM BOARD 1/2" G.C.	TO INTERIOR OF EXISTING TRUSSES (APPROX. E-107)
3	1/2" TYPE 'X' GYPSUM BOARD 1/2" G.C.	TO INTERIOR OF EXISTING TRUSSES (APPROX. E-107)
4	1/2" TYPE 'X' GYPSUM BOARD 1/2" G.C.	TO INTERIOR OF EXISTING TRUSSES (APPROX. E-107)
5	1/2" TYPE 'X' GYPSUM BOARD 1/2" G.C.	TO INTERIOR OF EXISTING TRUSSES (APPROX. E-107)
6	1/2" TYPE 'X' GYPSUM BOARD 1/2" G.C.	TO INTERIOR OF EXISTING TRUSSES (APPROX. E-107)
7	1/2" TYPE 'X' GYPSUM BOARD 1/2" G.C.	TO INTERIOR OF EXISTING TRUSSES (APPROX. E-107)
8	1/2" TYPE 'X' GYPSUM BOARD 1/2" G.C.	TO INTERIOR OF EXISTING TRUSSES (APPROX. E-107)
9	1/2" TYPE 'X' GYPSUM BOARD 1/2" G.C.	TO INTERIOR OF EXISTING TRUSSES (APPROX. E-107)
10	1/2" TYPE 'X' GYPSUM BOARD 1/2" G.C.	TO INTERIOR OF EXISTING TRUSSES (APPROX. E-107)

**FLOOR PLAN LEGEND**

EXISTING WALL CONSTRUCTION TO REMAIN  
 NEW WALL CONSTRUCTION



NOT TO SCALE

NOT A PART

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**COSTCO**  
WHOLESALE

UNITED STATES  
POSTAL SERVICE

**SUBJECT  
PROPERTY**

**ups**

**TARGET**

**THE  
HOME  
DEPOT**

**Fred  
Meyer**

**WHOLE  
FOODS  
MARKET**

**KOHL'S**

**Light Rail  
Marymoor Station**

**Light Rail Downtown  
Redmond Station**

**Marymoor Park**

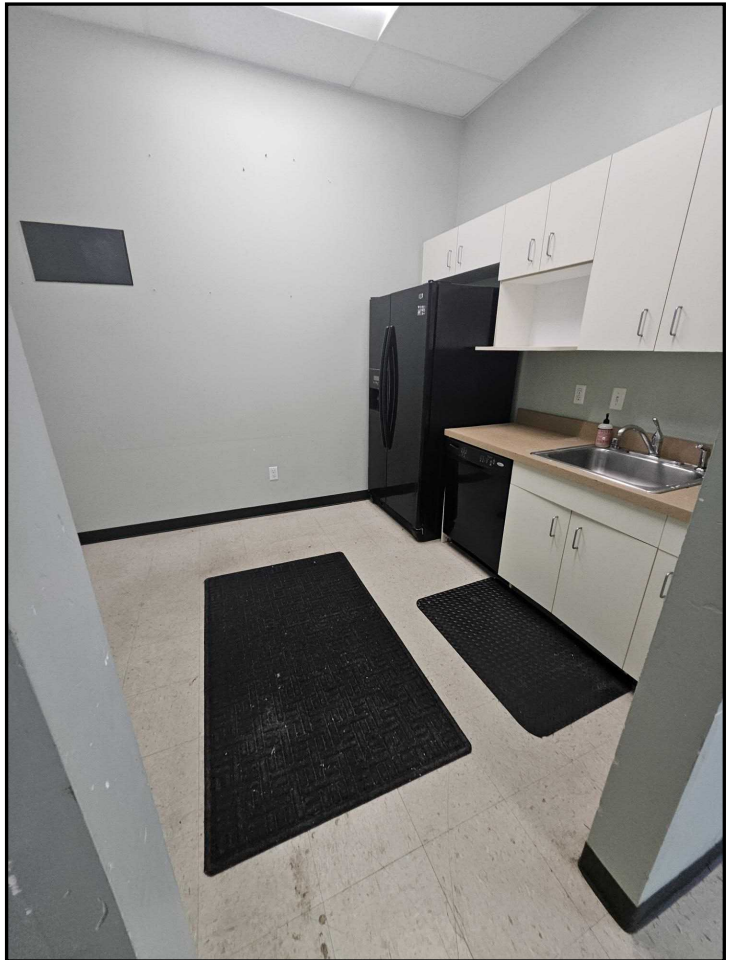
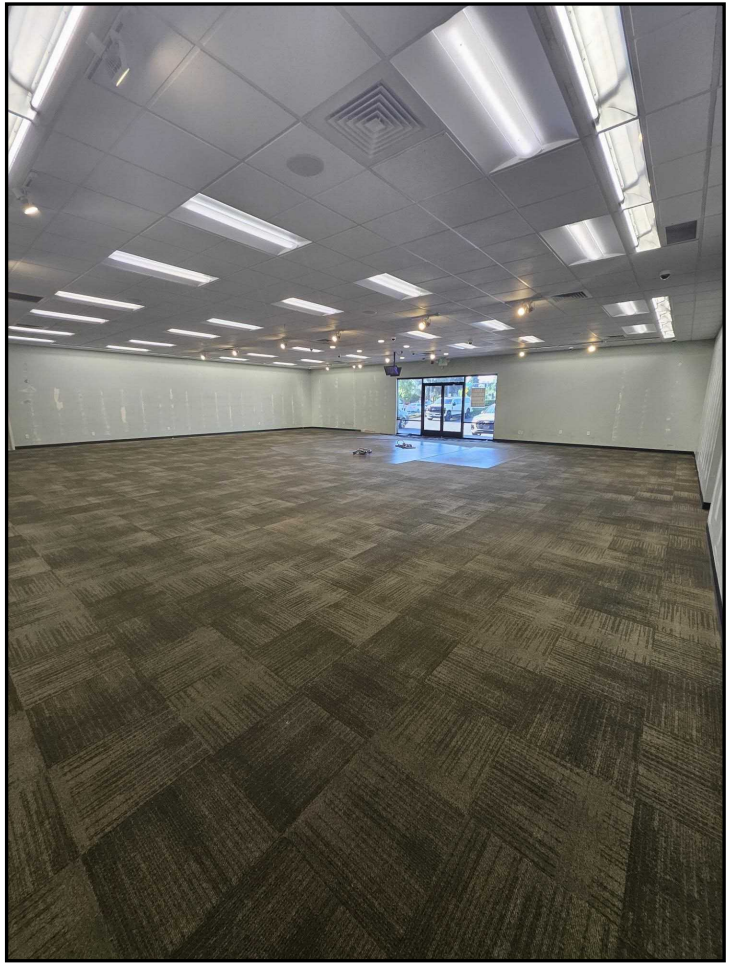
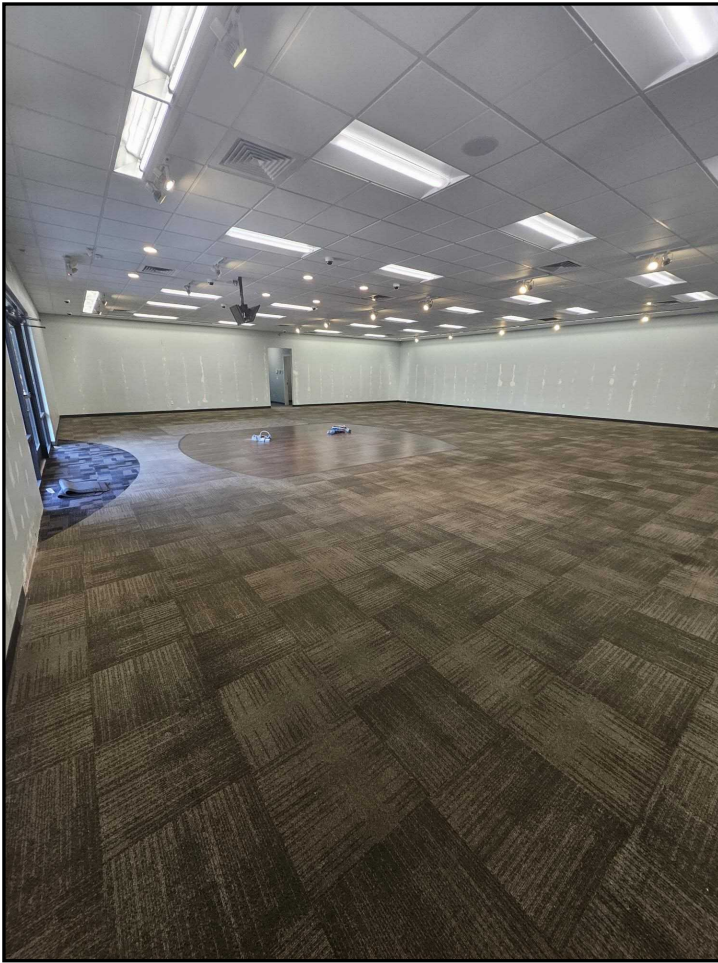
**Redmond Town  
Center**

**520**

**N**

Google Earth  
Image © 2024, Airphoto

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