

OFFICE / FLEX / INDUSTRIAL FOR SUBLEASE

# REDMOND EAST BUSINESS PARK

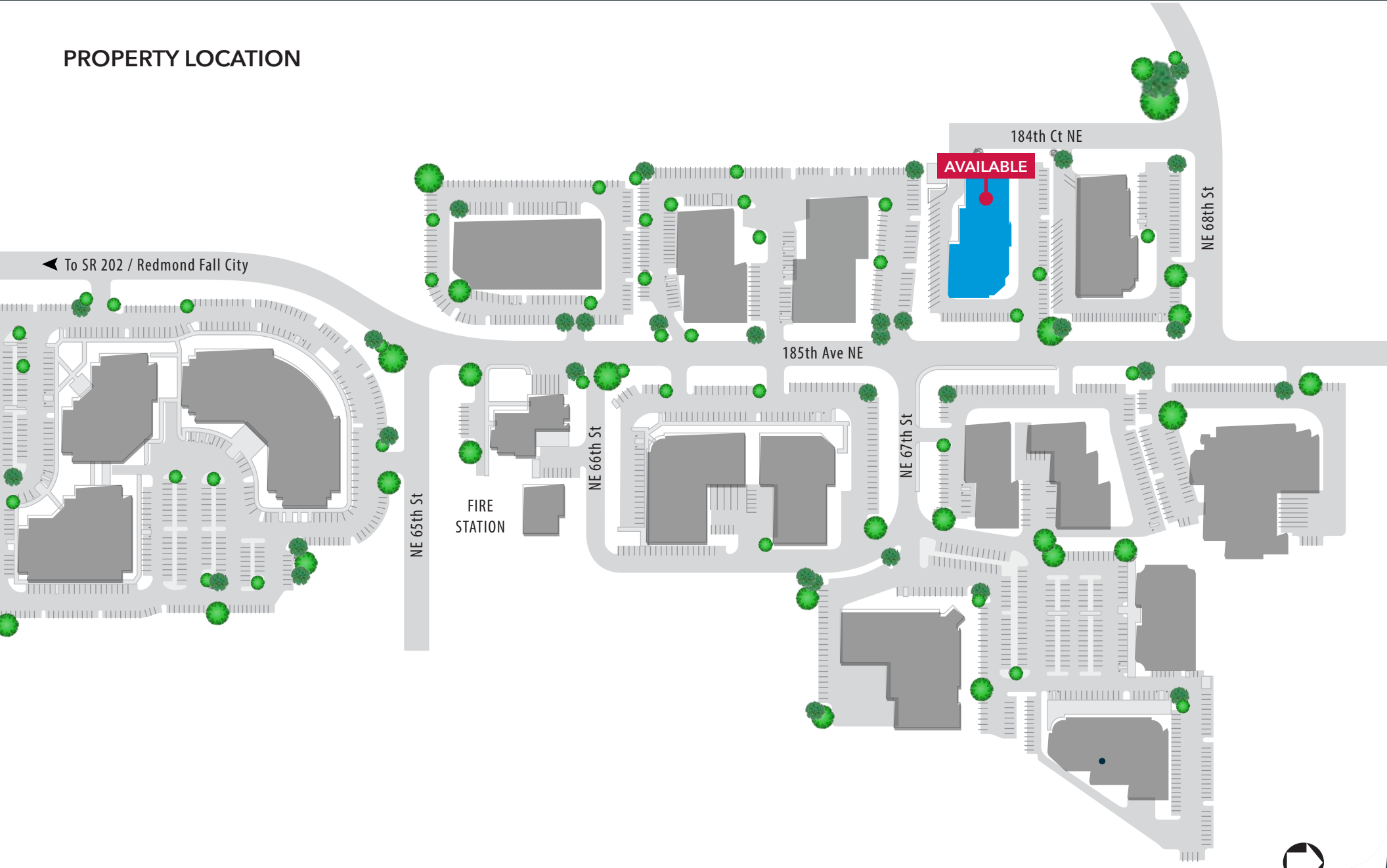
BLDG A - 6727 185TH AVE NE, REDMOND, WA 98052



OFFICE / FLEX / INDUSTRIAL SUBLEASE | EXCELLENT STAND-ALONE LOCATION

A standalone high image 27,229 SF industrial office building in Redmond offering a strong corporate presence with prominent building signage and excellent visibility. Configured to support office, flex, or light manufacturing users, the space offers an efficient blend of office and warehouse capability in a professional, well-kept environment.

## PROPERTY LOCATION



## BUILDING HIGHLIGHTS

- » Stand alone, high-image facility
- » Exceptional visibility along 185th Ave NE
- » Functional office-to-warehouse ratio
- » Easy access to Highway 520 and Downtown Redmond
- » Ideal for flex users
- » Prominent building signage opportunity
- » Ample Parking: 2.03/1,000 SF



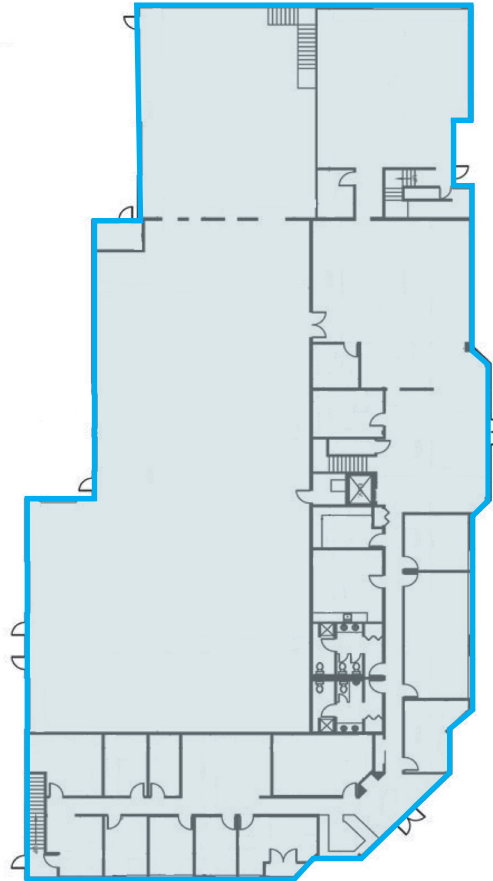
<b>LEASE TYPE:</b>	NNN		<b>SUBLEASE EXPIRATION:</b>	12/31/2030
<b>AVAILABLE SPACE</b>	<b>OFFICE/FLEX SF</b>	<b>WAREHOUSE SF</b>	<b>TOTAL SF</b>	<b>BASE RENT / YR.</b>
Full Building	18,579 SF	8,650 SF	27,229 SF	\$20.00

### FEATURES:

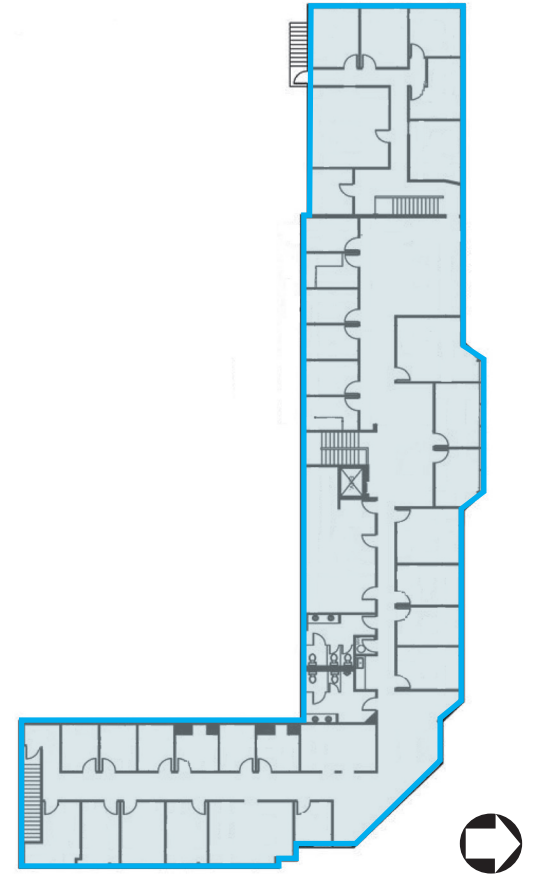
- » Full Building: 27,229 SF Available 04/01/2026
- » Two Floors
- » 4 Grade Level Doors
- » 1 Dock High Door
- » 22' Warehouse Clear height



FLOOR 1



FLOOR 2



**CONTACT:** Chris Peterson, SIOR, CCIM  
cpeterson@lee-associates.com  
C 425.417.7983

Aaron Mathieu  
amathieu@lee-associates.com  
C 206.948.4670

Ryan Aleinikoff  
raleinikoff@lee-associates.com  
C 206.445.4912

Chester March  
cmarch@lee-associates.com  
C 253.951.3407

*The Redmond East neighborhood is home to a variety of diverse tenants and offers office, flex and light manufacturing space. The site is surrounded by some residential development, other industrial/flex facilities and is in close proximity to abundant amenities.*

### RESTAURANTS

- 1 Spark Pizza
- 2 Redmond's Bar & Grill
- 3 Topsy Cow
- 4 Tavolàta
- 5 Fork & Spoke
- 6 Taqueria El Gallo
- 7 Zio Sal Ristorante
- 8 Thai Ginger
- 9 BJ's Restaurant & Brewhouse
- 10 Agave Cocina & Cantina
- 11 Five Guys
- 12 Taco Time
- 13 Yummy Teriyaki
- 14 Family Pancake House
- 15 Sahara Mediterranean
- 16 Pomegranate Bistro

### LODGING

- 1 Hilton Garden Inn
- 2 Hampton Inn
- 3 Redmond Inn
- 4 WoodSprings Suites

### RECREATION

- 1 Dudley Carter Park
- 2 Anderson Park
- 3 Marymoor Park
- 4 Arthur Johnson Park
- 5 Woodbridge Basketball Court

### FITNESS

- 1 Pure Barre
- 2 Orange Theory
- 3 Sasquatch Stretch
- 4 425 Fitness
- 5 ZenRock Fitness

### GROCERY

- 1 Shoperies.com
- 2 QFC
- 3 Trader Joe's
- 4 QFC
- 5 La Quemada
- 6 Shalimar Grocery
- 7 Mayuri Foods
- 8 H Mart Redmond
- 9 La Superior
- 10 Safeway
- 11 Apna Bazar
- 12 Target
- 13 Fred Meyer
- 14 Whole Foods
- 15 ShopForFresh
- 16 Swagath Indian Grocery
- 17 Greenx Naturals

### HEALTH

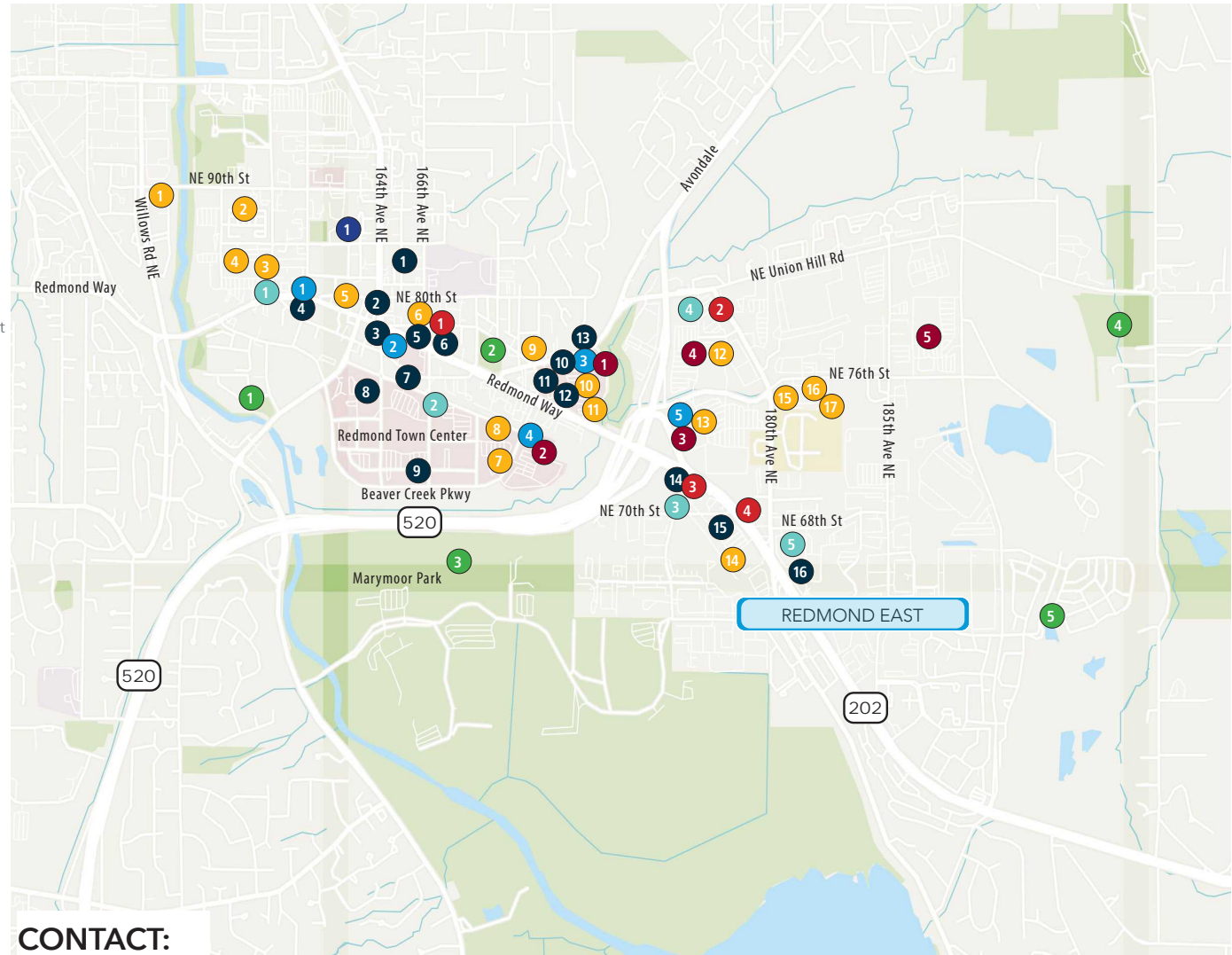
- 1 Rite Aid
- 2 D'anette Morris Pharmacy
- 3 Fred Meyer
- 4 CVS
- 5 Costco Pharmacy

### BANKS

- 1 Umpqua Bank
- 2 Key Bank
- 3 US Bank
- 4 Bank of America
- 5 Chase Bank

### TRANSIT CENTER

- 1 Redmond Transit Center



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