



INDUSTRIAL / FLEX FOR LEASE  
DIRECT ACCESS TO LIGHT RAIL STATION

# PARK 520

6825, 6855, 6975 176TH AVE NE  
REDMOND, WA 98052

## AVAILABLE SPACE

|                                   |   |
|-----------------------------------|---|
| <b>Building C   Full Building</b> | 1,839 SF - 26,163 SF  |
| <b>Building B   Suite 255</b>     | 1,463 SF  |
| <b>Adjacent Yard</b>              | 16,852 SF of yard with 31 additional stalls available at 17445 NE 70th Street |
| <b>Zoning</b>                     | MC (Marymoor Core)  |

## FEATURES

- Grade-level loading
- Direct access to Marymoor Village Light Rail Station
- Easy access to WA-520 and Downtown Redmond
- In close proximity to numerous amenities including WholeFoods, coffee shops, and more
- 10 minutes from the East Lake Sammamish Trail

# PROPERTY PHOTOS



# RETAIL AMENITIES

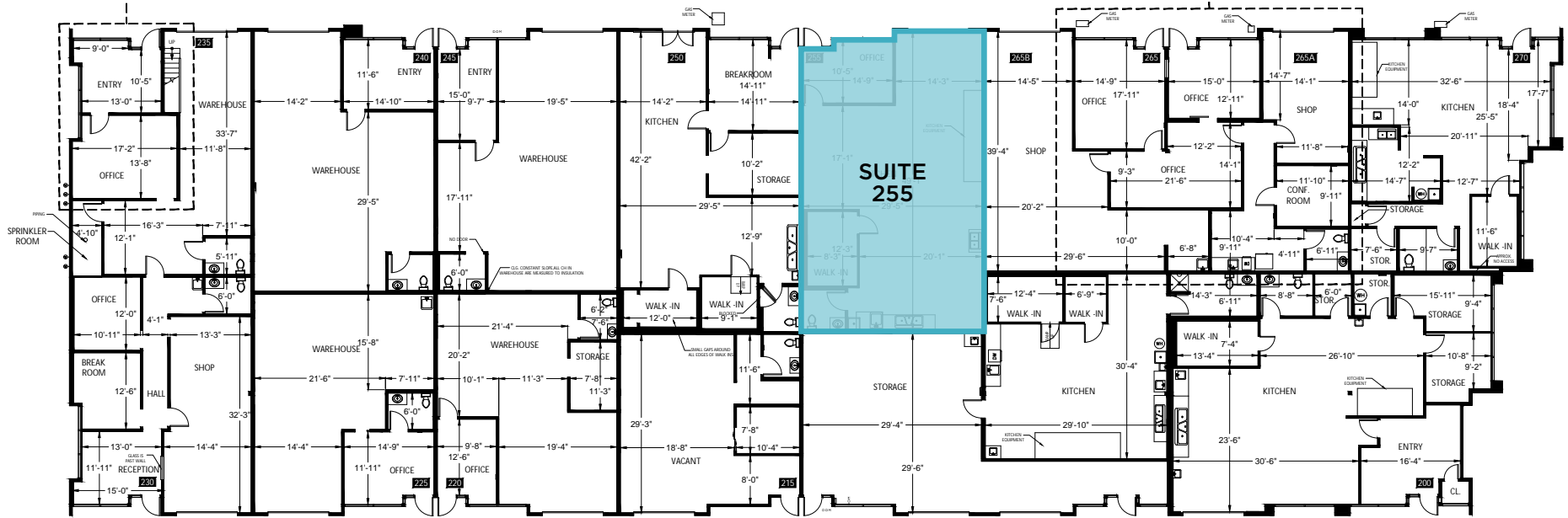
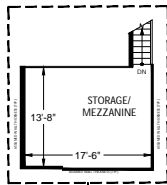
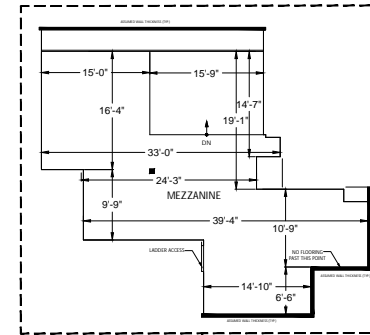




# FLOOR PLAN

## BUILDING B | SUITE 255

|              |                 |
|--------------|-----------------|
| OFFICE       | 161 SF          |
| WAREHOUSE    | 1,302 SF        |
| <b>TOTAL</b> | <b>1,463 SF</b> |





## CONTACT

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