

# TrilandSquare

8250 165th Ave NE, Redmond, WA

1,036 RSF — 3,799 RSF Office Space Available

\$34.50/RSF, Full Service

**Leibsohn  
& Company** 



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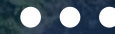


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## Property Features

- » 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	Size	Full Service Rate	Available
100	2,446 RSF	\$7,032.25/mo, FS	Immediately
110	1,353 RSF	\$3,889.88/mo, FS	Immediately
<b>CONTIGUOUS OPTIONS</b>			
100+110	3,799 RSF	\$10,922.13/mo, FS	Immediately

Suite 100 – Waiting Area



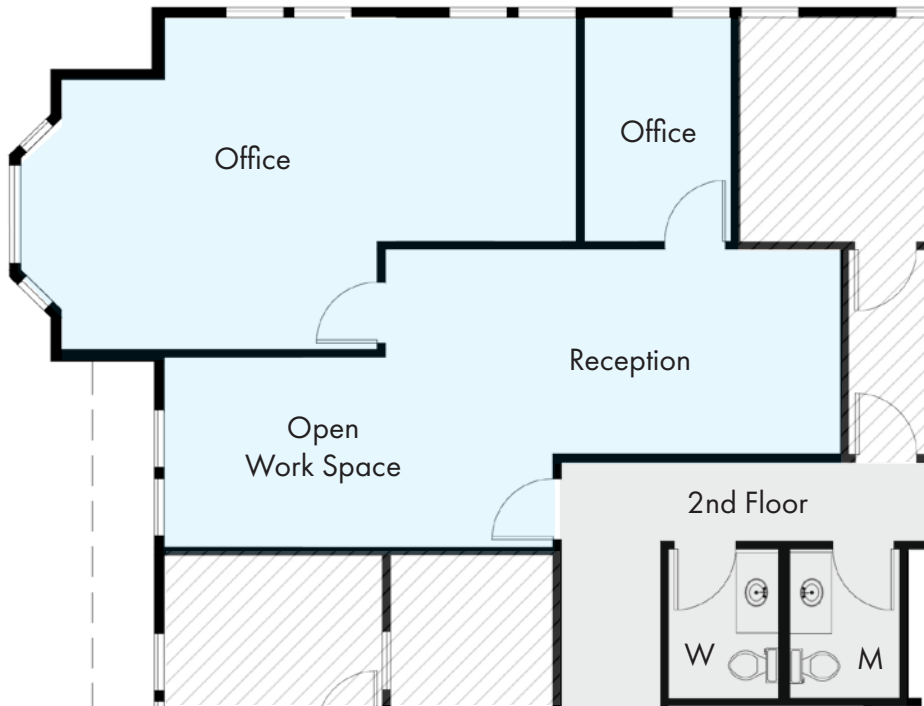
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8250 165th Ave NE, Redmond, WA

Suite	Size	Full Service Rate	Available
203	1,036 RSF	\$2,978.50/mo, FS	10/1/2026



### CURRENT FLOOR PLAN



### CONCEPTUAL FLOOR PLAN



# TrilandSquare

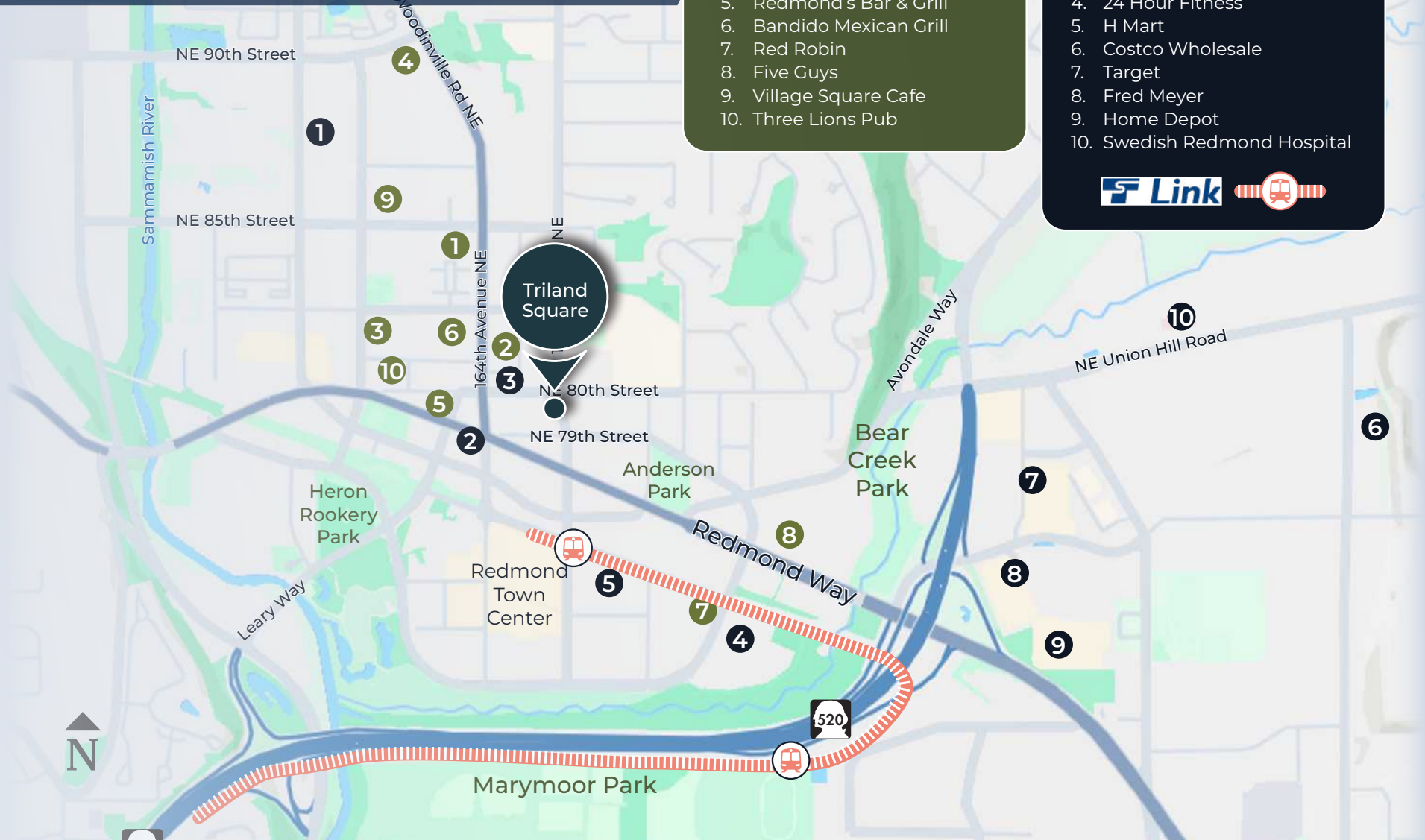
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## Nearby Restaurants

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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# TrilandSquare

8250 165th Ave NE, Redmond, WA

Suite 100 — Private Corner Office



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# TrilandSquare

8250 165th Ave NE, Redmond, WA

Suite 110 — Reception



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