

18300 REDMOND WAY
REDMOND, WA 98052

REDMOND TECH CENTER



LEADING IN
SUSTAINABILITY

SRO[®]

BRODERICK
· GROUP ·

REDMOND TECH CENTER



BUILDING HIGHLIGHTS

ADDRESS 18300 Redmond Way, Redmond, WA

TOTAL BUILDING 103,083 RSF

LOAD FACTOR 12.6% (2017 BOMA Standards)

PARKING 3.0 / 1,000 RSF Parking Ratio
Ratio inclusive of 1.25 / 1,000 of garage parking
Current garage rates – \$75/permit/mo
4 EV charging plugs

2026 EST. OPEX \$11.78 per RSF - (\$0.37 / RSF of savings generated from solar panels)

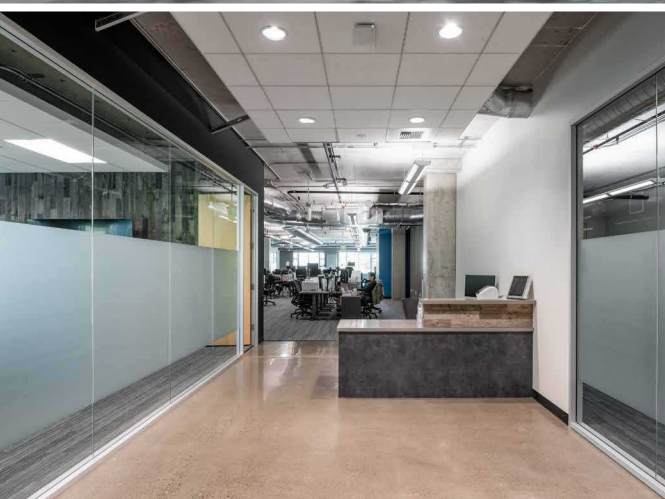
INTERNET PROVIDERS Frontier, Verizon, Comcast & Ziplly Fiber

POWER 19.2 watts per RSF (excessive power to accommodate high tech use)

SUSTAINABILITY Fully solar-paneled roof, cutting energy costs while offering one of the most sustainable suburban office projects on the Eastside.



MANAGEMENT / OWNERSHIP Locally owned and managed by Sterling Realty Organization

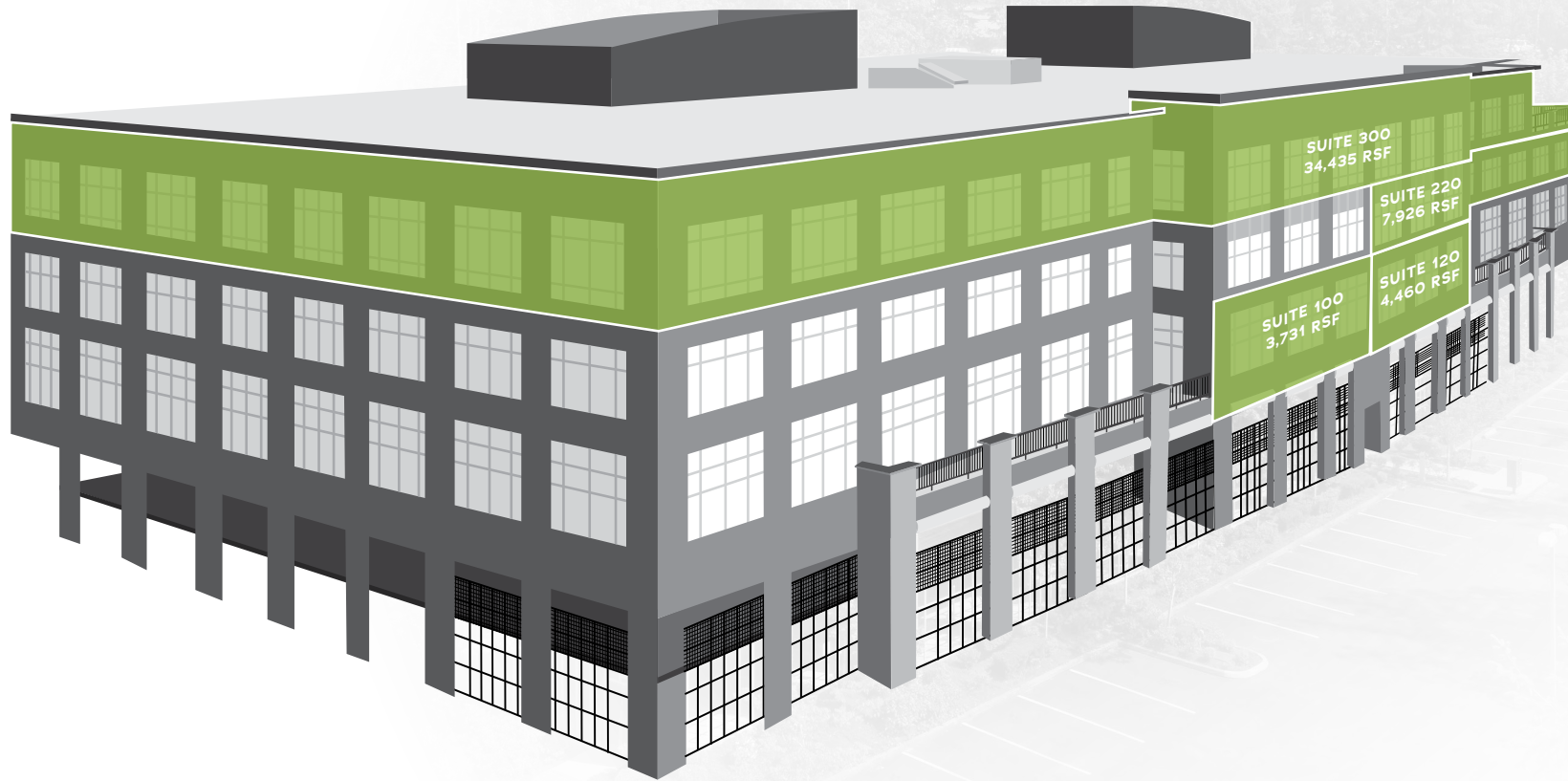


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REDMOND TECH CENTER

AVAILABLE SPACE



VIRTUAL TOUR	SUITE	RSF	AVAILABLE	COMMENTS
	100	3,731 RSF	2/1/27	Mix of private offices, conference rooms and a kitchen break area
▶	120	4,460 RSF	NOW	Mix of private offices, conference rooms and a kitchen break area
▶	220	7,926 RSF	NOW	Generally open office space to accommodate dense workstation requirement with conference room area and kitchen area
▶	300	34,435 RSF	60 Days' Notice	Full floor with high-end finishes including polished concrete and exposed ceiling. Open layout with variety of meeting rooms and three (3) private decks. Furniture potentially available.

REDMOND TECH CENTER



AMENITIES



ROOFTOP SOLAR PANELS

Sustainably **generating 22% cost savings** of building's monthly power usage



FITNESS CENTER

Fully equipped for tenant use with locker rooms and showers



EV CHARGING STATIONS

2 EV charging stations with 4 plugs located in the front of the building



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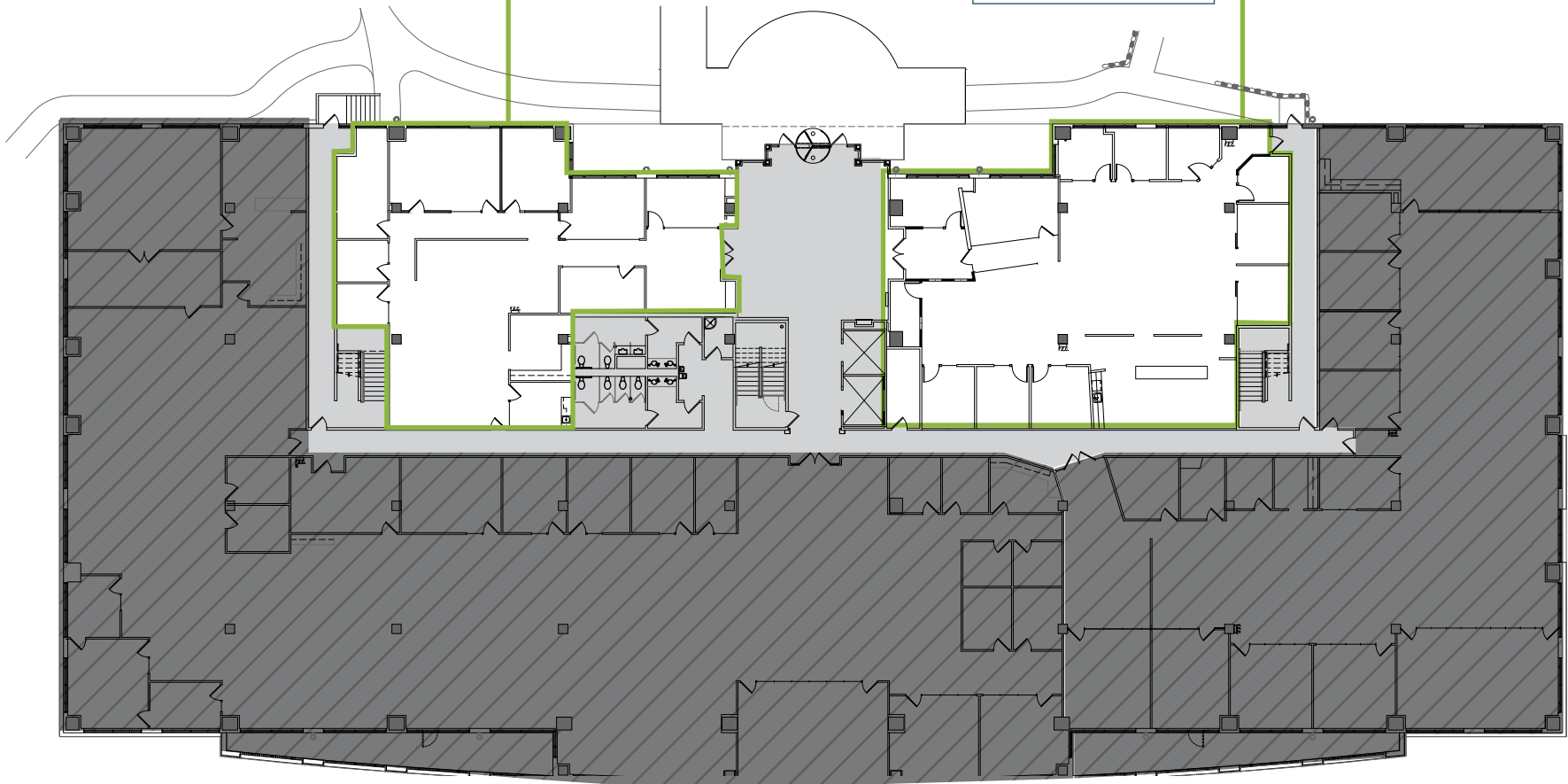
18300 REDMOND WAY
REDMOND, WA 98052

FLOOR 1

SUITE 100
3,731 RSF
AVAILABLE 2/1/2027

SUITE 120
4,460 RSF
AVAILABLE NOW

[▶ VIRTUAL TOUR](#)



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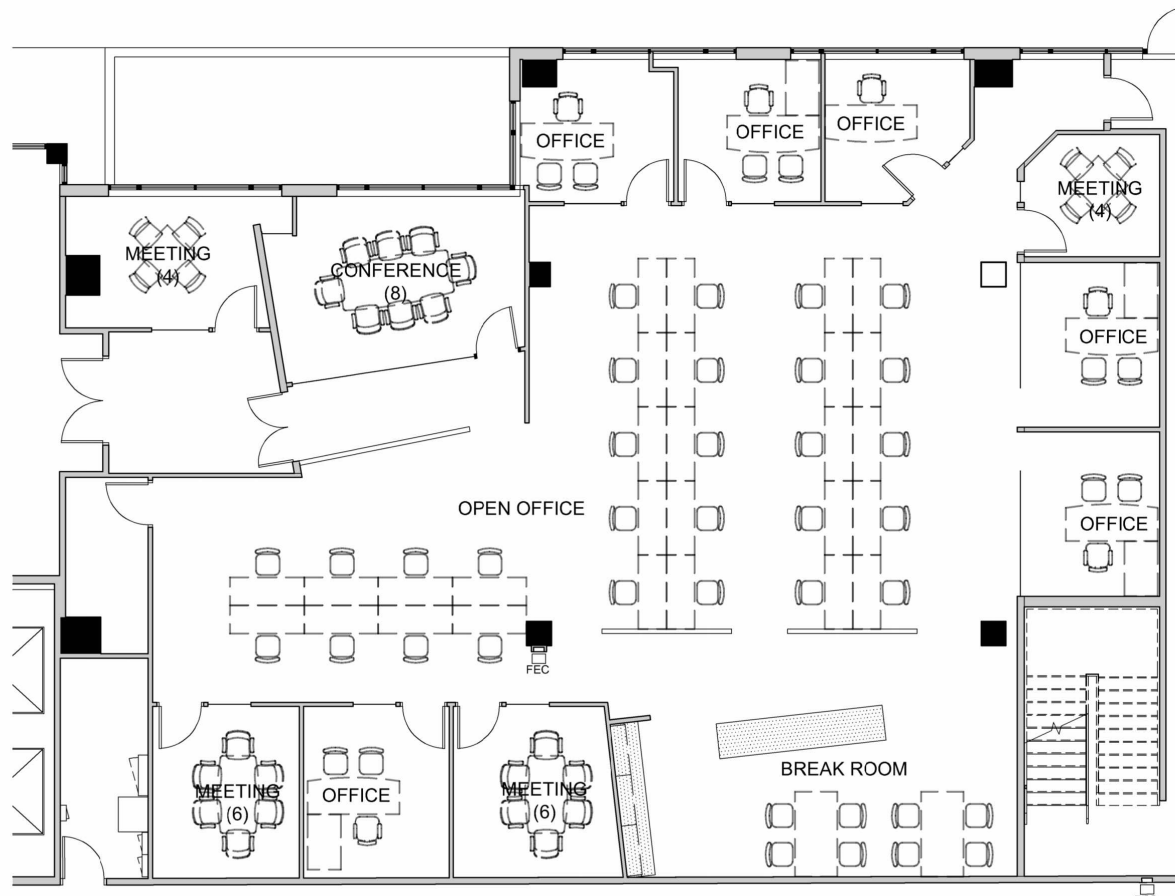
FLOOR 1

FURNITURE PLAN

SUITE 120

4,460 RSF
AVAILABLE NOW

[▶ VIRTUAL TOUR](#)



KEY

- 6 OFFICES
- 1 CONFERENCE
- 2 MEETING
- 2 HUDDLE
- 1 BREAK ROOM
- 28 BENCHING



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REDMOND TECH CENTER

18300 REDMOND WAY
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FLOOR 2



SUITE 220
7,926 RSF
AVAILABLE NOW

[▶ VIRTUAL TOUR](#)



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FLOOR 2

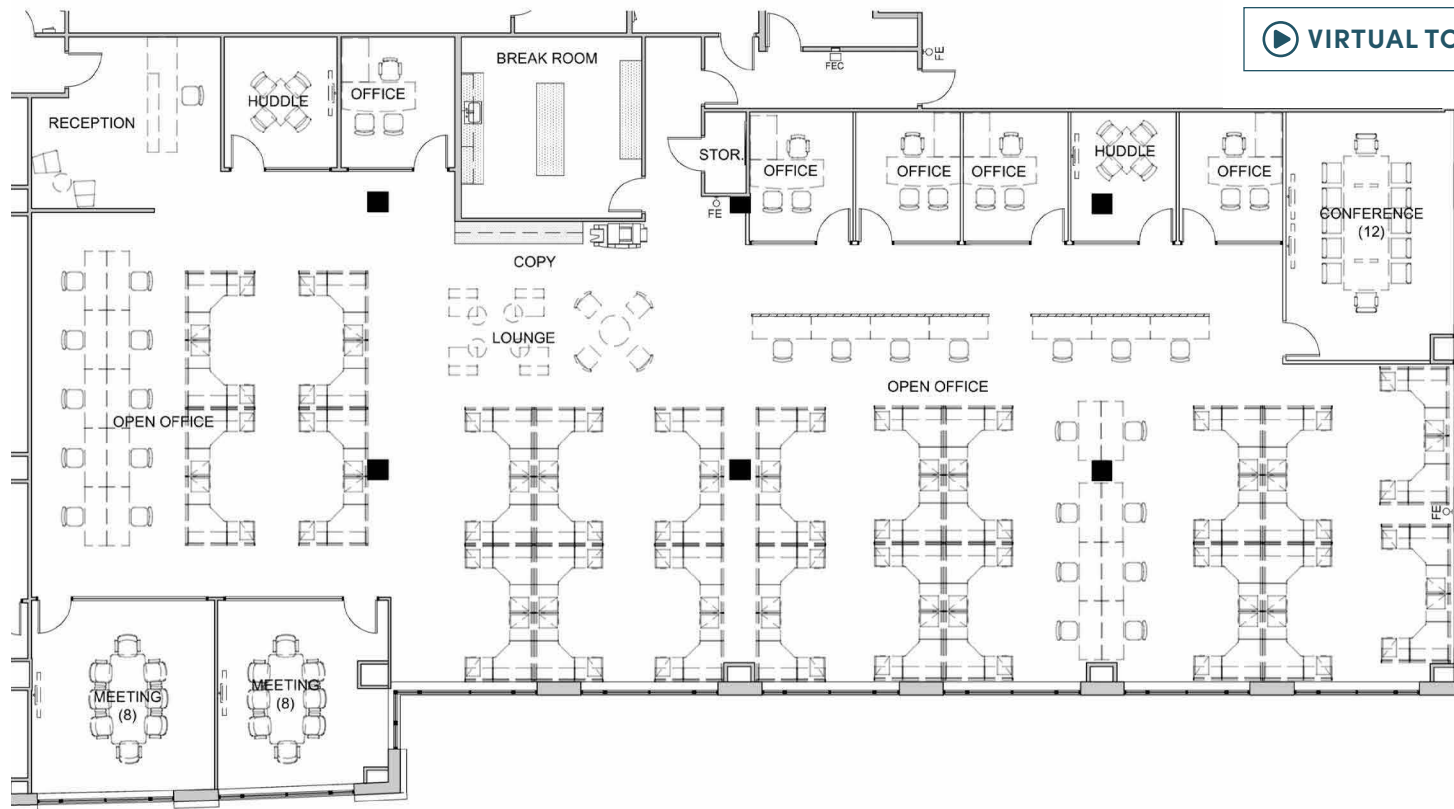
SPEC PLAN

SUITE 220

7,926 RSF

AVAILABLE NOW

[▶ VIRTUAL TOUR](#)



- KEY**
- 5 OFFICES
 - 1 CONFERENCE
 - 2 MEETING
 - 2 HUDDLE
 - 1 BREAK ROOM
 - 15 BENCHING
 - 44 WORKSTATIONS



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REDMOND TECH CENTER

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FLOOR 3



SUITE 300

34,435 RSF

AVAILABLE WITH 60 DAYS' NOTICE

[▶ VIRTUAL TOUR](#)



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FLOOR 3

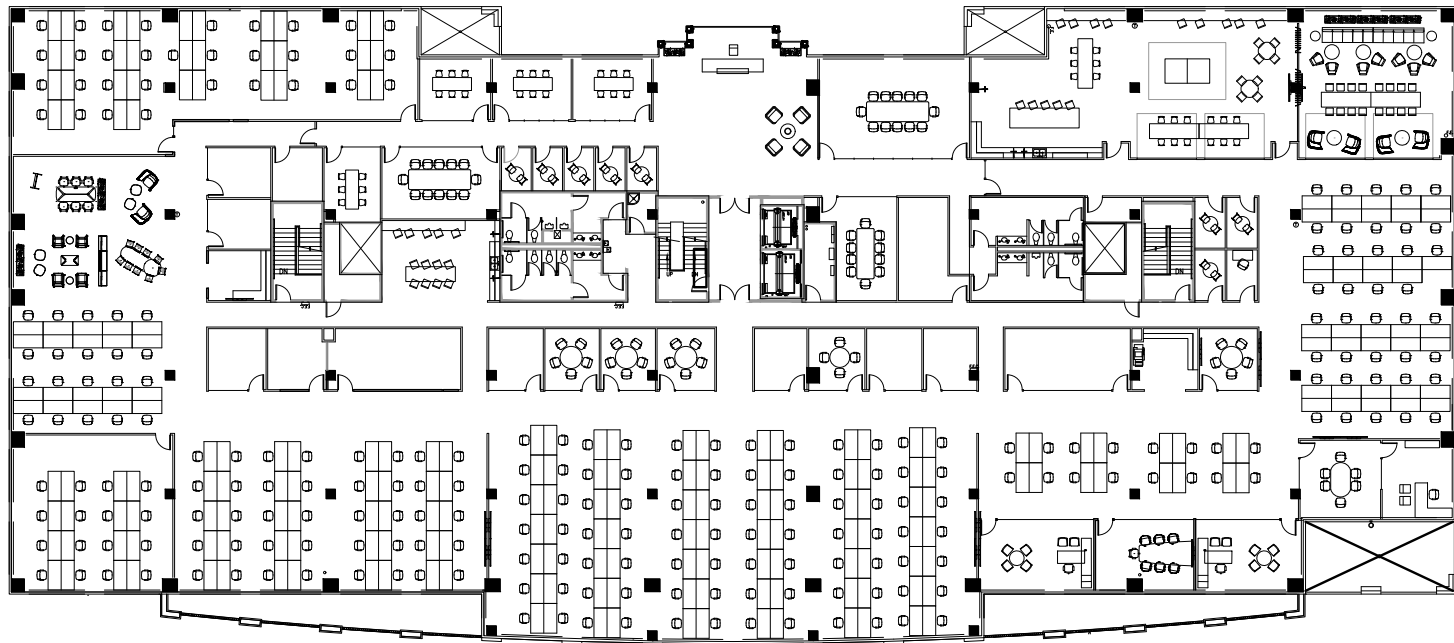
EXISTING FURNITURE PLAN

SUITE 300

34,435 RSF

AVAILABLE WITH 60 DAYS' NOTICE

 VIRTUAL TOUR



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LOCATION



REDMOND
TECH CENTER

**CLICK
TO VIEW**

NEARBY AMENITIES



 MARYMOOR VILLAGE LIGHT RAIL STATION

 BLAZING BAGELS
Best Bagels East of New York

 CHIPOTLE
MEXICAN GRILL

MERCURY'S COFFEE CO.

 POMEGRANATE BISTRO

 REDMOND
TECH CENTER

 WHOLE FOODS
MARKET

 JIMMY JOHN'S
GOURMET SANDWICHES

 POSTDOC BREWING

 MAC & JACK'S BREWING CO.
WHOLEHEARTED BEER

 202

WALKING DISTANCE

<10 MINUTES TO:

- Pomegranate Bistro
- Chipotle
- Whole Foods
- Jimmy Johns

<15 MINUTES TO:

- Marymoor Village
- Light Rail Station
- Mac & Jack's Brewery
- Post Doc Brewery
- Blazing Bagels