

FOR SALE

2222 152nd Avenue NE
Redmond, Washington, 98052



WHITE SWAN IN OVERLAKE

Johnny Huynh

First Western Properties, Inc. | 425.822.5522 | fwp-inc.com
11621 97th Lane NE, Kirkland, Washington 98034

WHITE SWAN IN OVERLAKE offers the perfect blend of convenience and tranquility. Residents enjoy easy access to the Microsoft campus, minimizing commute times for tech professionals. Surrounding amenities like shops, restaurants, and vibrant downtown areas in Redmond and neighboring Bellevue provide ample opportunities for dining, entertainment, and errands. Plus, with convenient access to Highway 520, exploring the greater Seattle area and all its outdoor wonders is a breeze.



RETAIL FOR SALE:

10,322 SF \$5,600,000*

- 38 Unit Condominium Building
- Great Signage Opportunity
- Ample Parking Lot
- *Suites may be Sold Separately, Please Contact Broker for Details



Population



Average HH Income



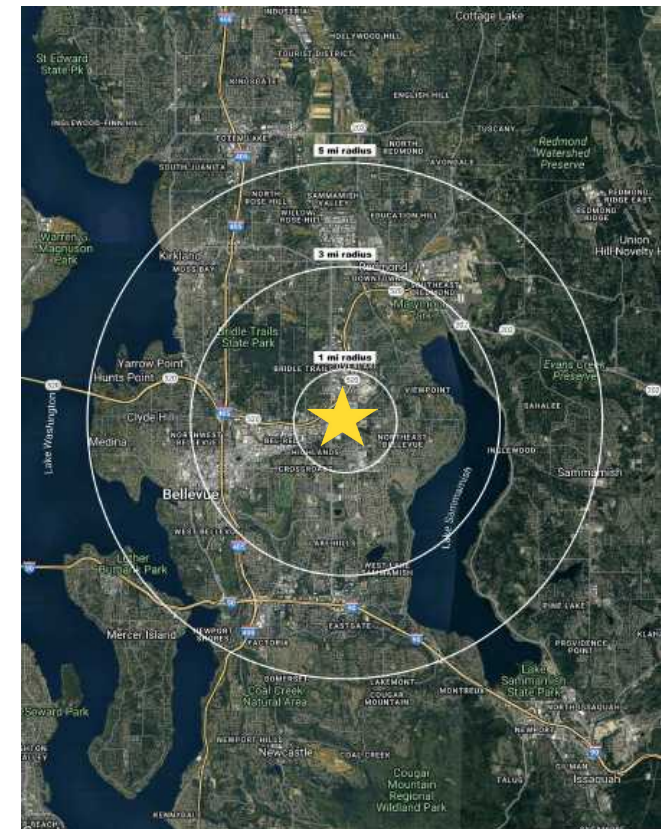
Daytime Population

Regis - 2024

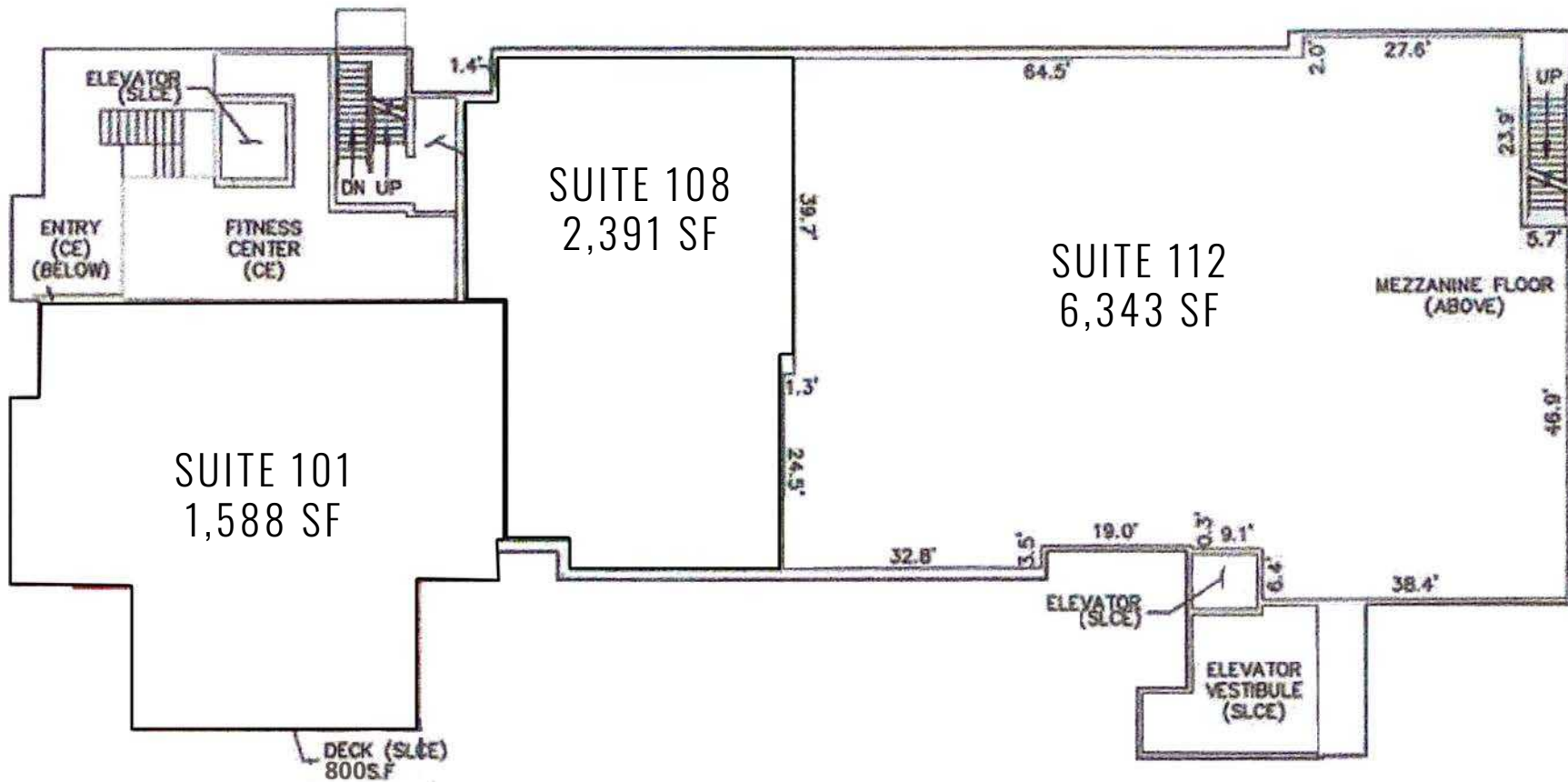
	Population	Average HH Income	Daytime Population
Mile 1	25,663	\$171,360	23,211
Mile 3	111,457	\$233,528	117,009
Mile 5	261,250	\$254,150	250,142

EXECUTIVE SUMMARY

USE:	Mixed Use
OFFICE/RETAIL BUILDING AREA:	10,322 SF (Condo's not part of sale)
YEAR BUILT:	2009
ZONING:	OV1
O/R PRICE PER SF:	\$542.53
OVERALL BUILDING [STORIES]:	3 (elevator & security system)
OVERALL BUILDING [# UNITS]:	38



SITE PLAN





Tenant	Suite	Rentable Square Feet	Monthly Base Rent	Annual Base Rent	Annual Base Rent/SF	Annual NNN	Lease Expiration Date	Rent Adjustment Rate	Options/Terms
Shaolin Zen Martial Arts Academy	101	1,588	\$3,666.66	\$44,000.00	\$27.71	\$12,808.37	12/31/2025	3% Annual	None
Flee Escape	108	2,391	\$6,744.66	\$80,936.00	\$33.85	\$19,256.01	12/31/2025	3% Annual	None
Flee Escape	112	6,343	\$11,484.00	\$137,808.00	\$21.73	\$51,060.80	12/31/2025	3% Annual	None



RENT ROLL



IMAGES

LOCATION DETAILS



Located Just South of
Microsoft Headquarters



Located Minutes
from SR 520



2,356 ADT
152nd Avenue NE



15,969 SDT
NE 24th Street

LOCATION AERIAL



Microsoft

ARDMORE
ELEMENTARY

Link

ESTERRA
PARK

O'Reilly
AUTO PARTS

RITE
AID

Walgreens
TRADER
JOE'S

U.S. CHEF STORE

Firestone

DUNN LUMBER

TESLA
HARBOR FREIGHT TOOLS

Fred Meyer



Arby's

Bassett

BELLEVUE
TECHNOLOGY
CENTER

INTERLAKE
HIGH SCHOOL

SHERWOOD
FOREST
ELEMENTARY

20TH AVE NE

NE 20TH ST

152ND AVE NE

156TH AVE NE

148TH AVE NE

Applebee's
Staples

ROSS
VIDEO ONLY
HONEYBAKED

BLUE
GINGER
MOD

Jack
in the Box

Marshalls
SUBWAY
FIVE GUYS
Red Robin

amazon go

DICK'S
SPORTING GOODS

REGAL

Crossroads



REDMOND | OVERLAKE, WA is a vibrant neighborhood within the city of Redmond, Washington, known for its close proximity to Microsoft's global headquarters. It offers a blend of residential areas and commercial centers. Residents enjoy a good quality of life with convenient access to shops, restaurants, and essential services. Overlake is highly sought-after by tech professionals due to its easy commute to the Microsoft campus and surrounding tech companies. The neighborhood is also well-connected by major highways, making it an accessible location within the greater Seattle area.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

RETAIL FOCUSED. RESULTS DRIVEN.

JOHNNY HUYNH

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