

# REDMOND OFFICE CENTER

## BUILDING 4

OWNER / USER DEVELOPMENT OPPORTUNITY | OFFERING BROCHURE







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# 1 EXECUTIVE SUMMARY

## SITE SUMMARY

Lee & Associates, as exclusive advisor, is pleased to represent the sale of Redmond Office Center, Building 4.

The office building is two-stories and consist of approximately 9,000 SF. The zoning, Anderson Park (AP), permits a wide variety of users including office and medical. The Building is multi-tenanted containing 26 tenants, styled as executive suites.

This offering presents an opportunity for owner/user investors, and developers. Investors can take advantage of the current cash flow, improving returns with the market. Owner/users may acquire the building and enjoy cash flow with occupancy.

PROPERTY DETAIL	BUILDING #4
Address	7981 168th Ave NE
	Redmond, WA 98052
Sale Price	\$4,500,000
Lot Size	19,000 SF / 0.44 AC
Building Size	9,098 SF
Year Built / Renovated	1986
Sale Type	Investment / Owner User



*Redmond Office Center is an eight-building office complex totaling 68,212 SF, situated in one of the most sought after submarkets in the region.*



## 2 THE PROPERTY

### RARE OPPORTUNITY

- Opportunity to acquire one of the buildings as an owner/user investment property in Central Redmond, with high value-add potential.
- A development potential exists with an opportunity to acquire adjacent parcels for development.
- Well-maintained two-story wood frame structures with multi-tenant options and a great mix of private offices and open work space.
- The property offers abundant free surface parking at 4 stalls per 1,000 SF.

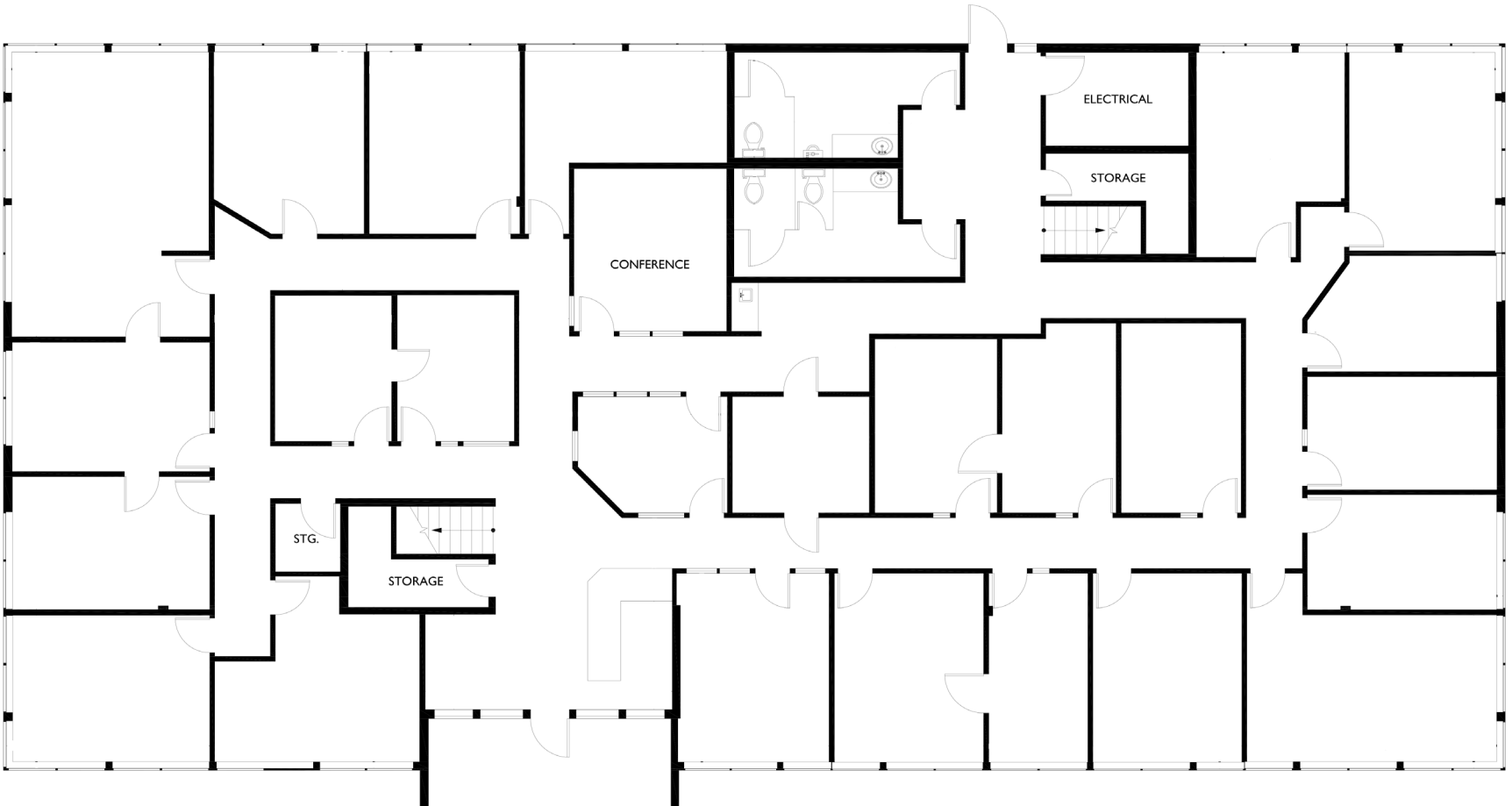
### SUPERIOR AMENITIES

- Located near Downtown Redmond with convenient access to all downtown locations.
- Location is near Redmond Town Center with an abundance of amenities and great access to SR-520. Nearby amenities include Starbucks, Panera Bread, The UPS Store and Emerald Smoothie.
- Close to community amenities including King County's Marymoor Park, a 20,000-square-foot community center offering activities, rentals, and a comfortable space to disconnect and recharge.



# FLOOR PLAN | FLOOR ONE

NE 80TH ST

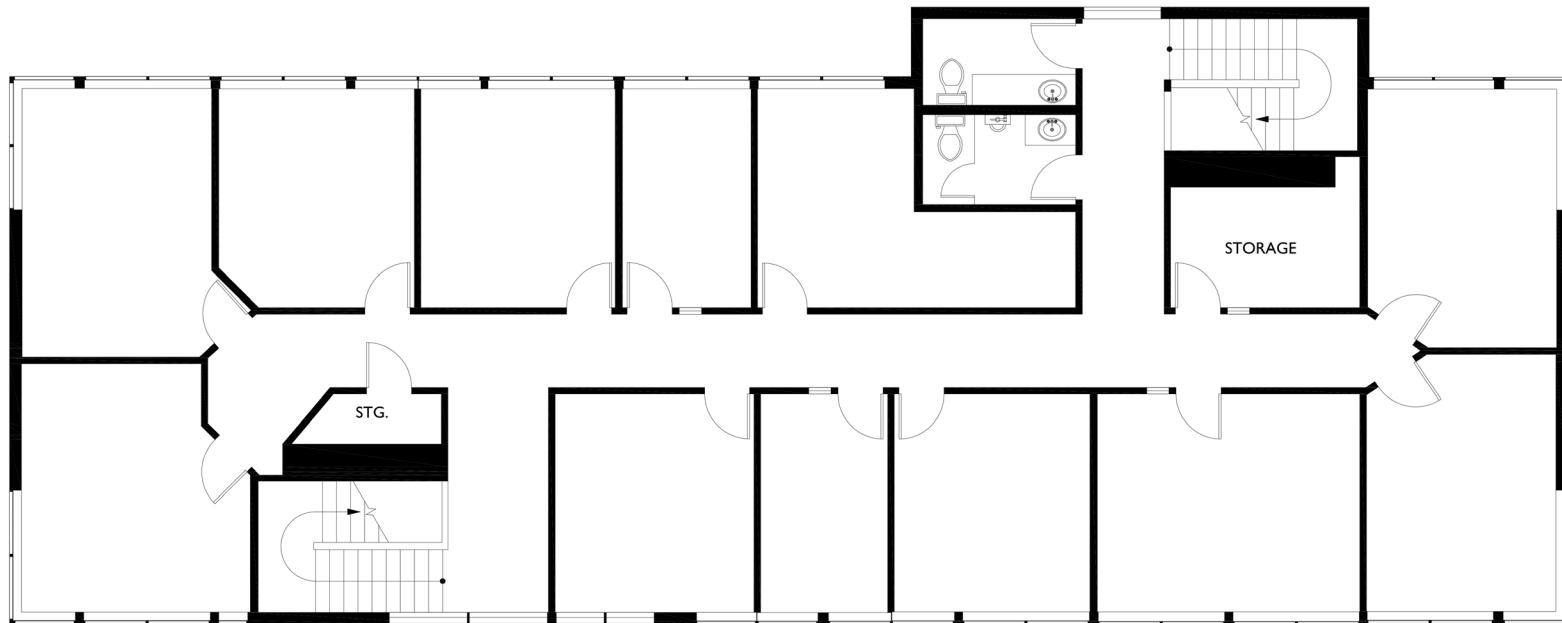


168TH AVE NE



# FLOOR PLAN | FLOOR TWO

NE 80TH ST



168TH AVE NE





# LOCATION AERIAL | SITE PLAN





### 3 LOCATION

The Eastside office market is made up of the area east of Lake Washington bounded by the I-90 Corridor, the Cascade foothills, Lake Washington, and Canyon Park. Submarkets within the Eastside include Bellevue CBD, SR-520 and I-90 Corridors, Redmond, Kirkland, Coal Creek/Issaquah, and Mercer Island. Due to its advantageous location and quality of life attributes, the area draws a critical mass of Fortune 500 companies and well-known industries such as Paccar, Symetra, Microsoft, Nintendo, Google, Boeing, T-Mobile, Expedia, Costco, Amazon and more.

These large demand driving companies have spurred the Eastside's growth, creating exceptional employment through support services and the clustering effect of technology firms located in close proximity to one another. The business growth trends have created significant increases in real estate values and have made the Eastside one of the top ranked submarkets in the nation.





# EASTSIDE AERIAL










## 4 COMPARABLE PROPERTIES








In our evaluation, owner user buildings located on the Eastside, found an average sales price of **\$4,231,250**, or **\$524.88/SF**.

# Transactions	12
Average SF	8,061 SF
Average Price	\$4,231,250
Average \$/SF	\$524.88

Photo	Property	Type	Yr Built	Size	Sale Date	Price	Price/SF
	<b>Redmond Office Center 1</b> 7901 186th Ave NE Redmond, WA	Office	1986	9,098	5/31/2024	\$4,500,000	\$495
	<b>Robinswood Professional Center</b> 1600 148th Ave Bellevue, WA	Office	1977	4,496	04/21/23	\$2,800,000	\$623
	<b>Aegis Living Building</b> 17602 NE Union Hill Rd Redmond, WA	Office	2000	17,058	8/14/2025	\$9,200,000	\$539
	<b>1018 Market Street</b> Kirkland, WA	Office	1922	2,220	8/4/2025	\$1,900,000	\$856
	<b>8003 118th Ave NE</b> Kirkland, WA	Office	2014	3,000	7/28/2025	\$2,175,000	\$725



## COMPARABLE PROPERTIES

Photo	Property	Type	Yr Built	Size	Sale Date	Price	Price/SF
	<b>Liberty Park</b> 12500 10th Pl Bellevue, WA	Office	1982	8,976	6/30/2025	\$5,000,000	\$557
	<b>Eastview Dental</b> 14037 Bel Red Rd Bellevue WA	Office	1951	1,670	6/30/2025	\$1,350,000	\$808
	<b>Forest Office Park</b> 14645 NE Bel Red Rd Bellevue, WA	Office	1988	10,615	6/26/2025	\$4,232,828	\$399
	<b>Forest Office Park</b> 14655 NE Bel Red Rd Bellevue, WA	Office	1988	12,165	6/26/2025	\$5,017,172	\$412
	<b>Pacific Office Park</b> 1416 112th Ave NE Bellevue, WA	Office	1985	8,788	5/12/2025	\$4,900,000	\$558
	<b>Linbrook</b> 10420 NE 37th Circle Kirkland, WA	Office	1982	3,525	1/16/2025	\$2,650,000	\$752
	<b>Lakeview Office</b> 5555 Lakeview Dr Kirkland, WA	Office	2000	15,125	12/31/2024	\$7,050,000	\$466





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