OFFERING MEMORANDUM

FRAZER COURT CONDO SUITE

16275 NE 85TH ST #101

REDMOND, WA 98052



WESTLAKE ASSOCIATES

LOCATION & SURROUNDING AMENITIES



PRIME DOWNTOWN REDMOND LOCATION

- Immediate access to SR 520
- Redmond Town Center (shopping/ dining)
- Microsoft Campus (~3 miles SW)
- Amazon Redmond Office
- Sound Transit Light Rail Stations
- QFC, PCC, Fred Meyer, Whole Foods nearby
- Marymoor Park & Sammamish River Trail
- Walk Score: 92 (Walker's Paradise)

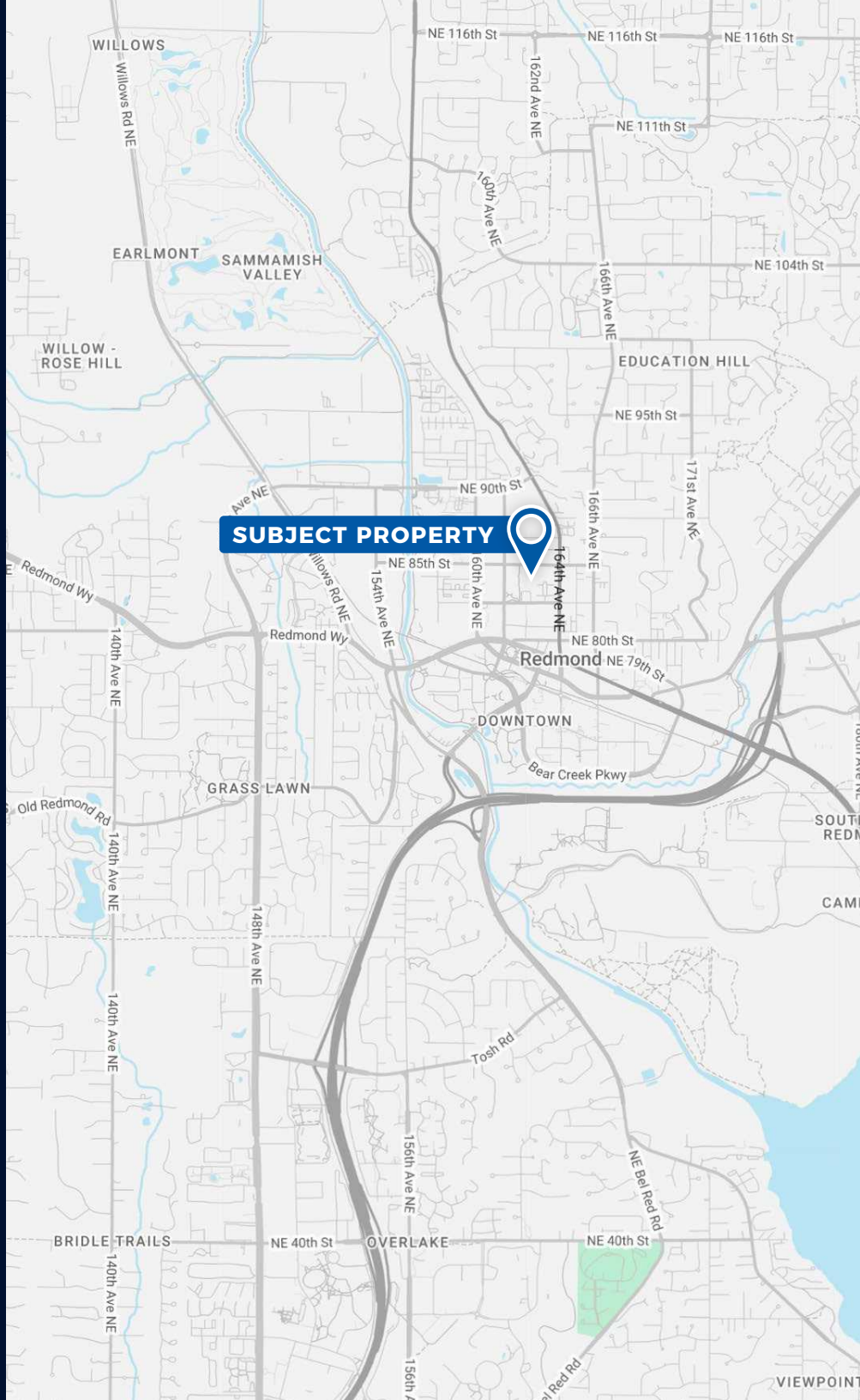
ASSET SUMMARY

FRAZER COURT CONDO SUITE

16275 NE 85TH ST #101
REDMOND, WA 98052

PRICE: **$495,000**

COUNTY	King
MARKET	Redmond
APN#	263920-0090
ZONING	TSQ (Town Square)
UNIT SIZE	690 SF
YEAR BUILT	2001
BUILDING	Frazer Court Condominium
OCCUPANCY	Vacant - Immediate Occupancy
PARKING	2 Exclusive Underground Parking Spaces



INVESTMENT HIGHLIGHTS

- Rare owner-user office condominium in downtown Redmond
- 690 SF usable / rentable area (King County records)
- Two exclusive underground parking spaces
- Ample visitor parking out front
- Built 2001 | Wood-frame construction
- Zoned TSQ (Town Square)
- Currently Vacant ready for Owner User
- Strong demographics: high income, growth, tech employment







PHOTOS | INTERIOR



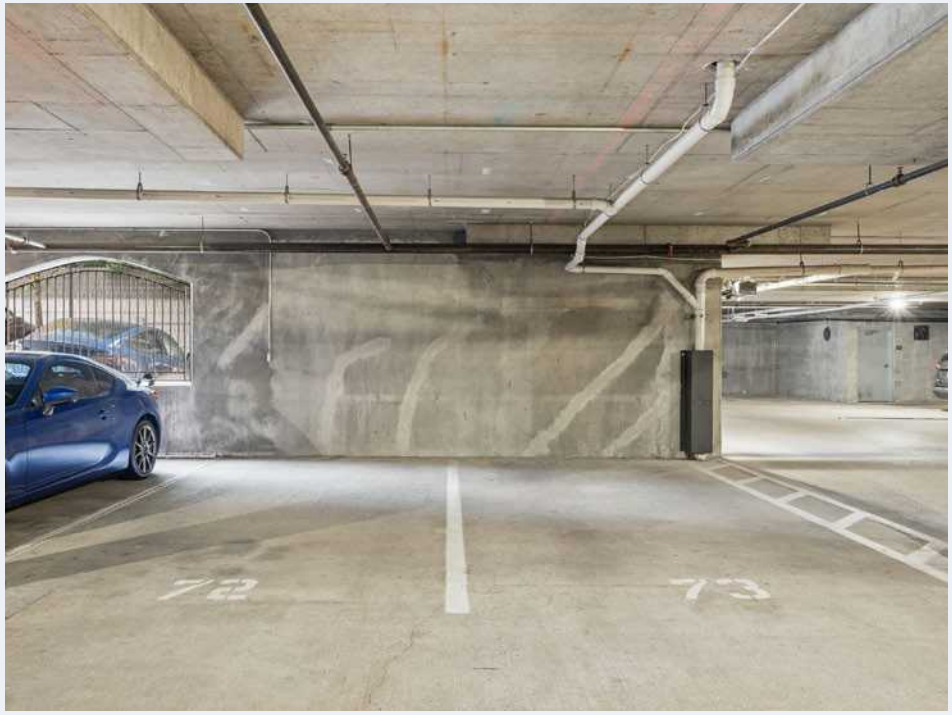






BUILDING & PARKING









MAJOR EMPLOYERS & ECONOMIC DRIVERS

MICROSOFT HEADQUARTERS

- 60,000 Employees in Washington
- $140,000+ Average Salary

AMAZON OFFICE

- 75,000 Employees in Greater Seattle
- 3 Million+ SF of Office Space in Bellevue

NINTENDO OF AMERICA

- Global Gaming Giant's U.S. Presence
- 40+ Years in Redmond

GROWTH IN THE AREA

- Growing tech presence along Willows Rd
- Strong local professional services demand
- High median household income (~$164k in 98052)

AMENITIES & ACCESS

SERVICES

- Redmond Town Center lifestyle center
- Multiple grocery options within 1 mile

TRANSPORTATION

- Sound Transit light rail (Downtown & Technology Stations)
- Direct SR 520 access to Bellevue & Seattle
- Parks, trails, and vibrant downtown dining



TECH-DRIVEN EASTSIDE STRENGTH

Redmond remains one of the strongest employment centers on the Eastside, anchored by Microsoft's headquarters and a growing presence of Amazon and other technology firms. The submarket benefits from a highly educated workforce, high household incomes, and continued population growth.

LIMITED OWNER-USER SUPPLY

Small professional office condominiums in downtown Redmond are scarce. Most available product is larger multi-tenant space or suburban campus buildings. This creates a strong advantage for owner-users seeking a controlled, dedicated suite with parking.



KEY MARKET ADVANTAGES



- Microsoft campus ~3 miles southwest; Amazon office in the immediate area
- Sound Transit light rail now serving Downtown Redmond and the Technology Station
- Walkable CBD with Redmond Town Center, dining, and daily amenities
- Direct SR 520 access to Bellevue CBD and Seattle
- High local incomes and professional employment support sustained demand for quality space

SITE AMENITIES & DEMOGRAPHICS

IDEAL FOR OWNER-USERS SEEKING A PRESTIGIOUS EASTSIDE ADDRESS WITH EXCEPTIONAL CONVENIENCE AND LONG-TERM VALUE.



SCHOOLS & SERVICES

- Microsoft Campus
- Redmond Elementary School
- Lake Washington School District
- Redmond Human Services
- Redmond City Hall
- Redmond High School
- Swedish Redmond Campus
- Redmond Technology Station
- Marymoor Park
- Redmond Senior Center

SHOPPING

- QFC
- Safeway
- Trader Joe's
- Target
- Costco
- Whole Foods Market
- Kohl's
- Ross Dress For Less
- Value Village
- World Market

FOOD & DRINK

- Village Square Cafe
- Amor-Eterno
- The British Pantry
- Royal Biryani House
- Jimmy John's
- Sages Restaurant
- JJ Mahoney's Irish Pub
- Woomadang
- Tropea Ristorante
- Panda Express
- Potbelly
- Noburu Ramen + Sushi
- Bandido Mexican Grill
- Starbucks
- Zeeks Pizza
- Garlic Crush
- Paris Baguette
- Ooba Tooba
- Prime Steak House
- Tipsy Cow

POPULATION	1-MILE	3-MILE	5-MILE
Total Population	24,959	102,368	252,581
Growth 2025 - 2030 (est.)	1.1%	0.9%	0.9%
Median Age	35.5	37	38.4

HOUSEHOLDS & INCOME	1-MILE	3-MILE	5-MILE
Total Households	11,639	40,763	101,003
Median HH Income	$139,778	$162,107	$160,020
Total Employees	17,095	58,711	143,090

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The professionals at Westlake Associates collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

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