

OFFICE SPACE AVAILABLE

3,269 SF

\$38.00/SF

Modified Gross

\$ 1.20/SF. Additional Expenses



REDMOND TOWN CENTER

Office Space For Lease

7525 166th Avenue NE | Redmond, WA 98052

CHAD WALDBAUM, ccim
chadw@jshproperties.com
425.531.7098

 **JSH | PROPERTIES, INC.**

7325 166TH AVENUE NE, SUITE F-260 | REDMOND, WA 98052
425.455.0500 | www.jshproperties.com



REDMOND TOWN CENTER

7525 166TH AVE NE REDMOND, WA 98052

- OPERATING EXPENSES** \$ 1.20/SF Approximate janitorial and water billed directly to Tenant
- PARKING** Free, plentiful parking
- AMENITIES** Over 120 retailers, restaurants, fitness, and three hotels
- MANAGEMENT** On-site management and 24/7 security

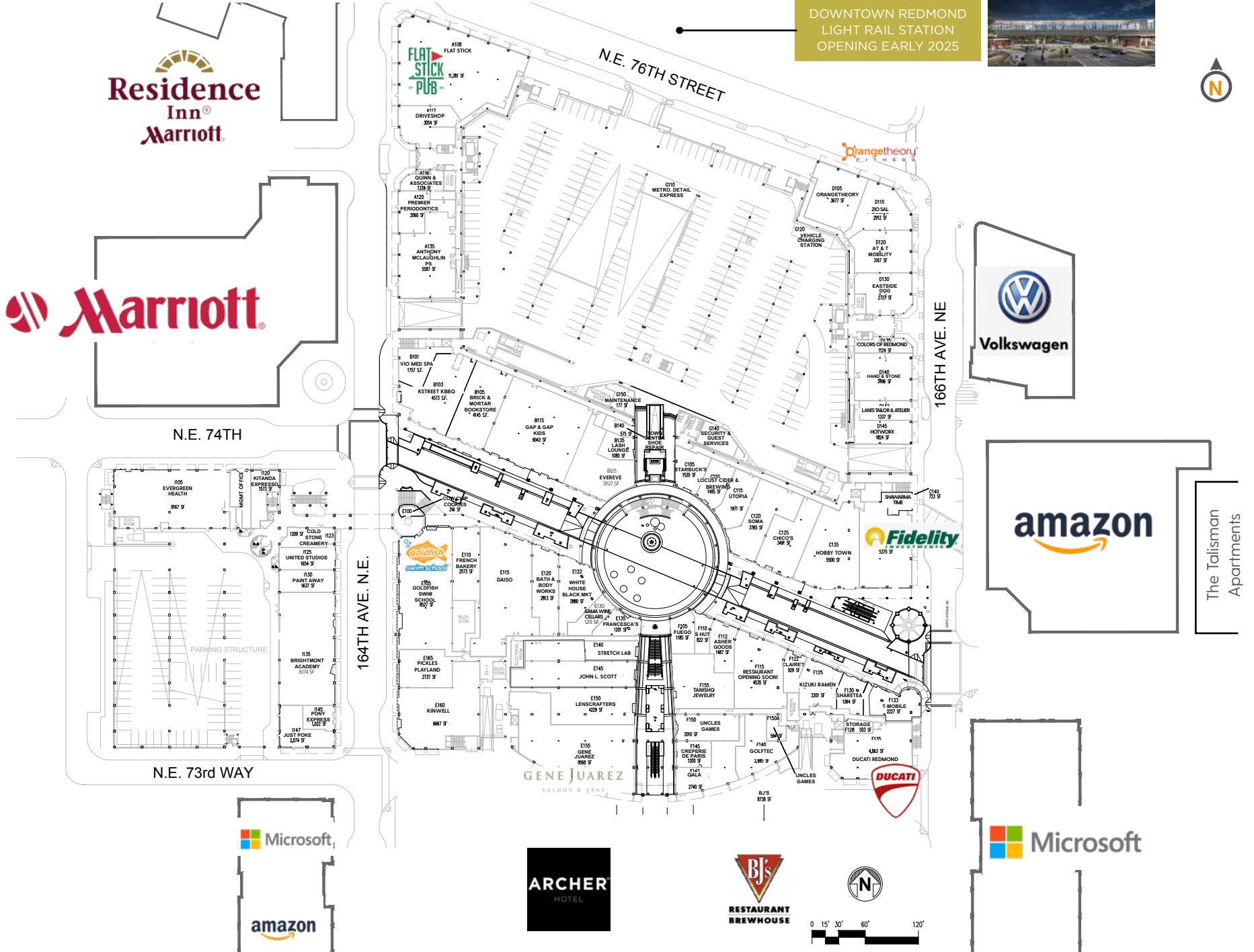
Redmond Town Center is an open-air urban village featuring two levels of office and retail, with over 120 stores, restaurants, healthcare, fitness, entertainment, and three hotels. Located just off of SR-520 approximately 12 miles from Seattle, 8 miles NE of Bellevue and just over 2 miles from Microsoft's World Headquarters Campus. Featuring a strong daytime employment base which includes Microsoft, AT&T, and Amazon.



REDMOND TOWN CENTER LOWER LEVEL SITE MAP



DOWNTOWN REDMOND
LIGHT RAIL STATION
OPENING EARLY 2025



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE. SITE PLANS ARE NOT TO SCALE. MERCHANTS AND RATES ARE SUBJECT TO CHANGE

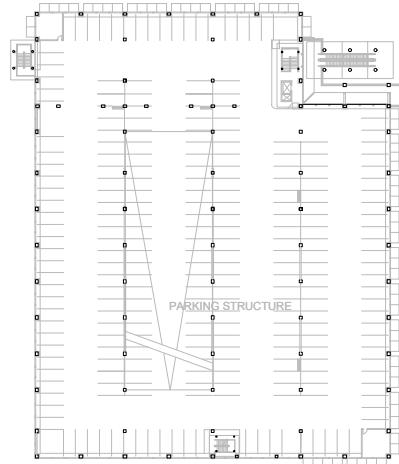
REDMOND TOWN CENTER UPPER LEVEL SITE MAP



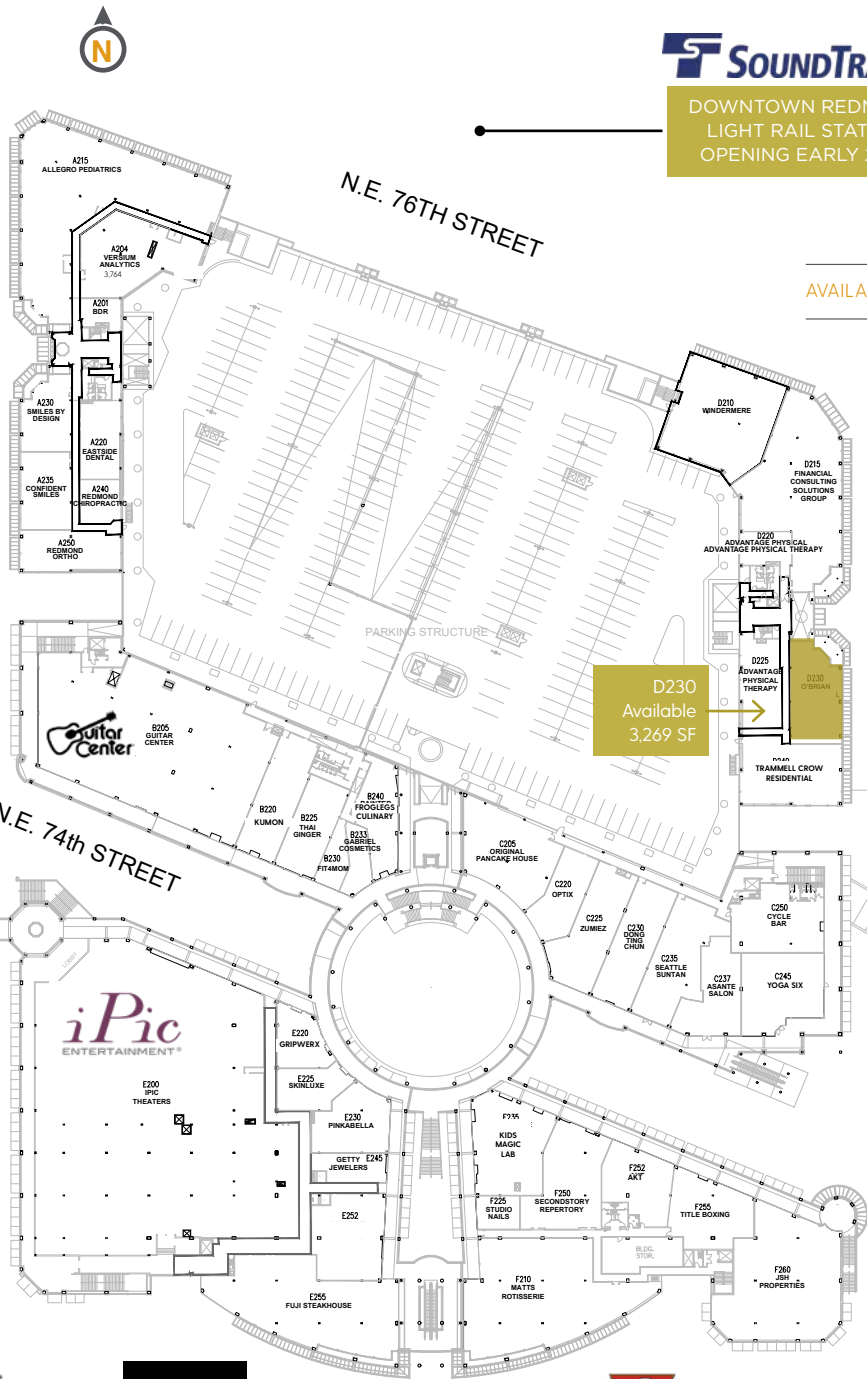
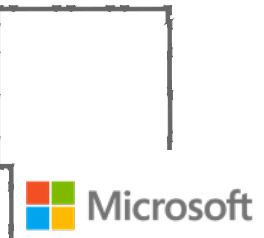
DOWNTOWN REDMOND
LIGHT RAIL STATION
OPENING EARLY 2025



N.E. 74TH



N.E. 73rd WA



N.E. 76TH STREET

N.E. 74th STREET

166TH AVE. NE

164TH AVE. N.E.

D230
Available
3,269 SF

AVAILABLE OFFICE

3,269 SF

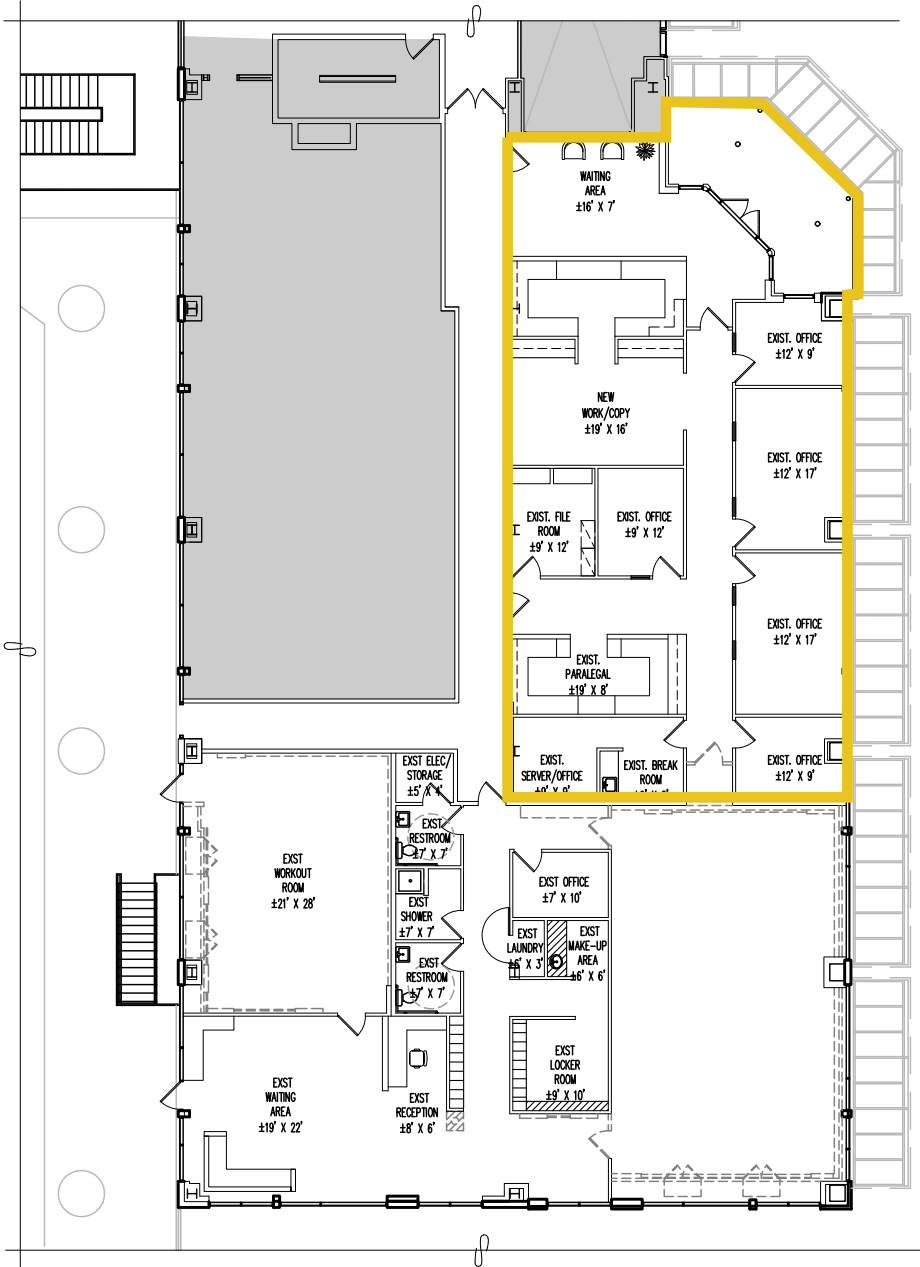
Suite D230



The Talisman Apartments

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SUITE D230 | 3,269 SF