

# FOR SALE

## REDMOND OFFICE CENTER

### OWNER/USER OPPORTUNITY

16700 & 16710 NE 79th Street | Redmond, WA 98052

**BUILDING  
5**



2 OFFICE BUILDINGS FOR SALE TOGETHER OR INDIVIDUALLY | CLASSIC PACIFIC NW ARCHITECTURE

**BUILDING  
6**



 **Leibsohn & Company**  
Commercial Real Estate Services

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The information contained herein has been received from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. You are advised to independently verify all information.



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## REDMOND OFFICE CENTER EXECUTIVE SUMMARY

We are pleased to present the sale of two buildings in the **Redmond Office Center** in Redmond, WA. Redmond Office Center is located in downtown Redmond and close to Microsoft, Nintendo, Whole Foods and Costco. The park-like setting is the heart of Redmond's business district.

### Property Highlights:

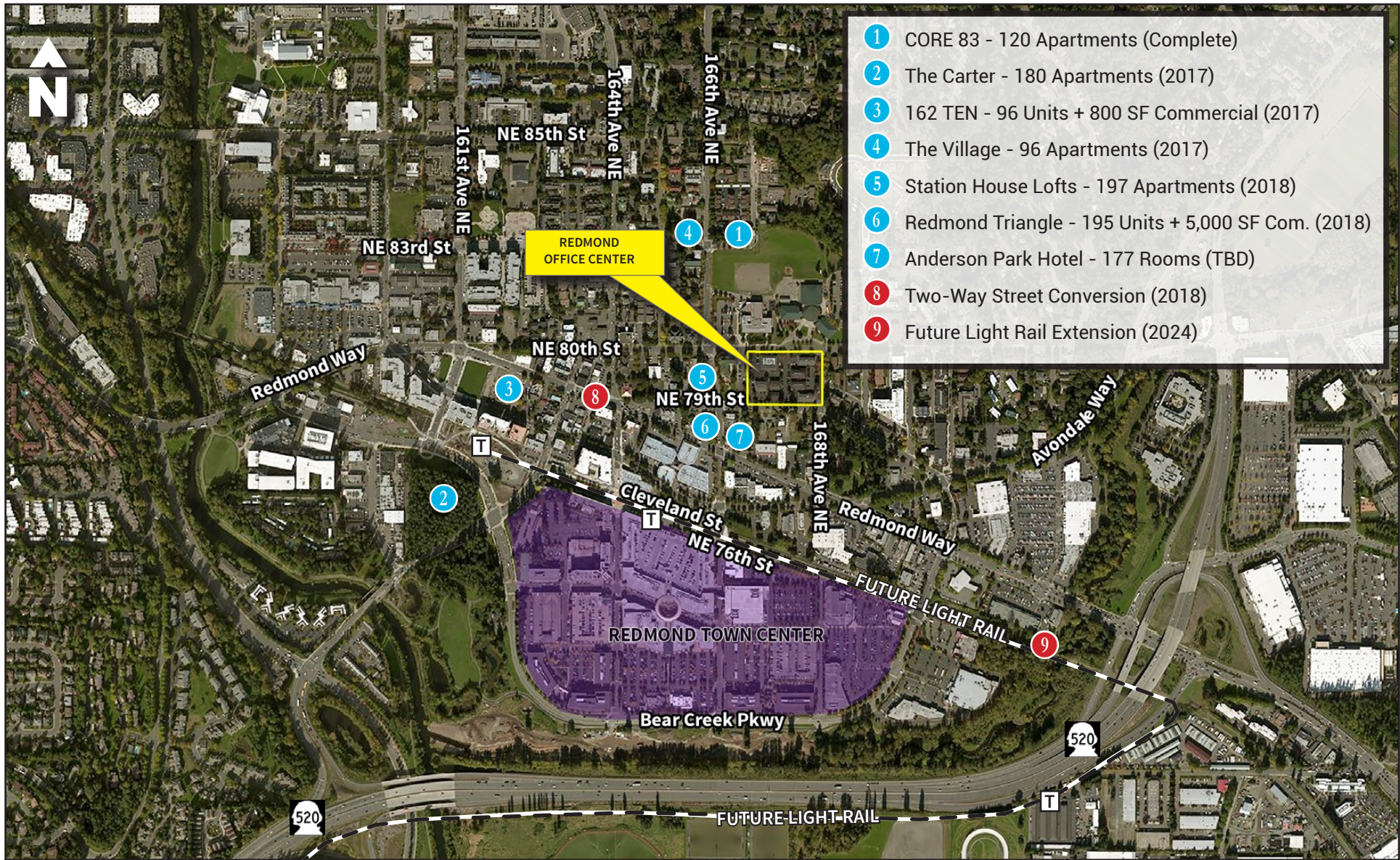
- Great Downtown Redmond Location
- Park-Like Setting
- NW Style Buildings
- Near Anderson Park
- Walk to Retail & Restaurant Amenities
- In the Heart of Multiple Redevelopment Projects
- 3.0 Parking Stalls/1,000 RSF  
(Plus Abundant On-Street Parking)





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## REDMOND OFFICE CENTER NEW PROJECTS | DOWNTOWN REDMOND



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## REDMOND OFFICE CENTER BUILDING DETAILS



**BUILDING 5**

Address:	16700 NE 79th Street, Redmond, WA 98052
Total Building Size:	5,847 Rentable Square Feet
Floors:	2
Site Size:	17,863 Square Feet
Zoning:	AP (Mixed-Use/Office)
Year Built:	1986
Space Available:	4,299 RSF Available for Owner/User (10/1/17)
Tenants:	Suite 101 - 1,548 Square Feet Leased
Load Factor:	1.14
As-Built:	Multi-Tenant Building (4 Units)
HVAC:	6 Roof Mounted HVAC Units (Natural Gas)
Sales Price:	\$2,100,000.00*



**BUILDING 6**

Address:	16710 NE 79th Street, Redmond, WA 98052
Total Building Size:	5,861 Rentable Square Feet
Floors:	2
Site Size:	8,598 Square Feet
Zoning:	AP (Mixed-Use/Office)
Year Built:	1986
Space Available:	5,861 RSF Available for Owner/User (10/1/17)
Tenants:	None
Load Factor:	1.14
As-Built:	Multi-Tenant Building (5 Units)
HVAC:	7 Roof Mounted HVAC Units (Natural Gas)
Sales Price:	\$2,100,000.00*

**\* BUILDINGS CAN BE PURCHASED TOGETHER FOR \$4,200,000.00 WITH UP TO 10,160 RSF TOTAL AVAILABLE FOR OWNER/USER**



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## REDMOND OFFICE CENTER BUILDING 5 FLOOR PLANS

FIRST FLOOR  
2,912 RSF

SECOND FLOOR  
2,935 RSF



NE 79th Street

1,548 RSF LEASED

Up to 4,299 RSF Available for Owner/User (10/1/2017)



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# FOR SALE

## REDMOND OFFICE CENTER BUILDING 6 FLOOR PLANS

FIRST FLOOR  
2,905 RSF

SECOND FLOOR  
2,956 RSF



Up to 5,861 RSF Available for Owner/User (10/1/2017)



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