

Opportunity
Building



8383 158th Avenue NE
Redmond, WA 98052

Class A Office in Redmond CBD

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Gregor Miller (206) 326-6701
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 **BRODERICK**
GROUP

Zach Zaborowski (425) 274-4283
zach@broderickgroup.com

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective buyers/tenants should carefully verify all information contained herein.



Property Features

- Convenient access to SR-520
- Above-market parking ratio of 3.5 stalls per 1,000 SF; 1 per 2,000 RSF, which is in building garage
- Views of Sammamish River and Burke Gilman Trail
- Building shower and locker facilities on-site
- Walking distance to restaurants, services, and shopping

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Location Map



Opportunity Building



FUTURE ESTIMATED LIGHT RAIL TRAVEL TIMES

Redmond Tech Center Station > SE Redmond Station	4 minutes
Overlake Village Station > SE Redmond Station	6 minutes
Downtown Bellevue Station > SE Redmond Station	15 minutes
International District Station > SE Redmond Station	34 minutes
Westlake Station > SE Redmond Station	39 minutes

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Amenities Map

arena
SPORTS

VERTICAL
WORLD

BLACK
RAVEN

EASTSIDE GYM
— 425-882-7764 —

REGAL CINEMAS

Qdoba
MEXICAN GRILL

Panera
BREAD

STAPLES

QFC

Jamba Juice

JIMMY JOHN'S

RED ROBIN

★ macy's

Marriott
HOTELS & RESORTS

SUBWAY

COLD STONE
CREAMERY

COSTCO
WHOLESALE

UNITED STATES
POSTAL SERVICE

STARBUCKS
COFFEE

ups

TARGET

THE HOME
DEPOT

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MAC & JACK'S

CHIPOTLE
MEXICAN GRILL

WHOLE
FOODS
MARKET

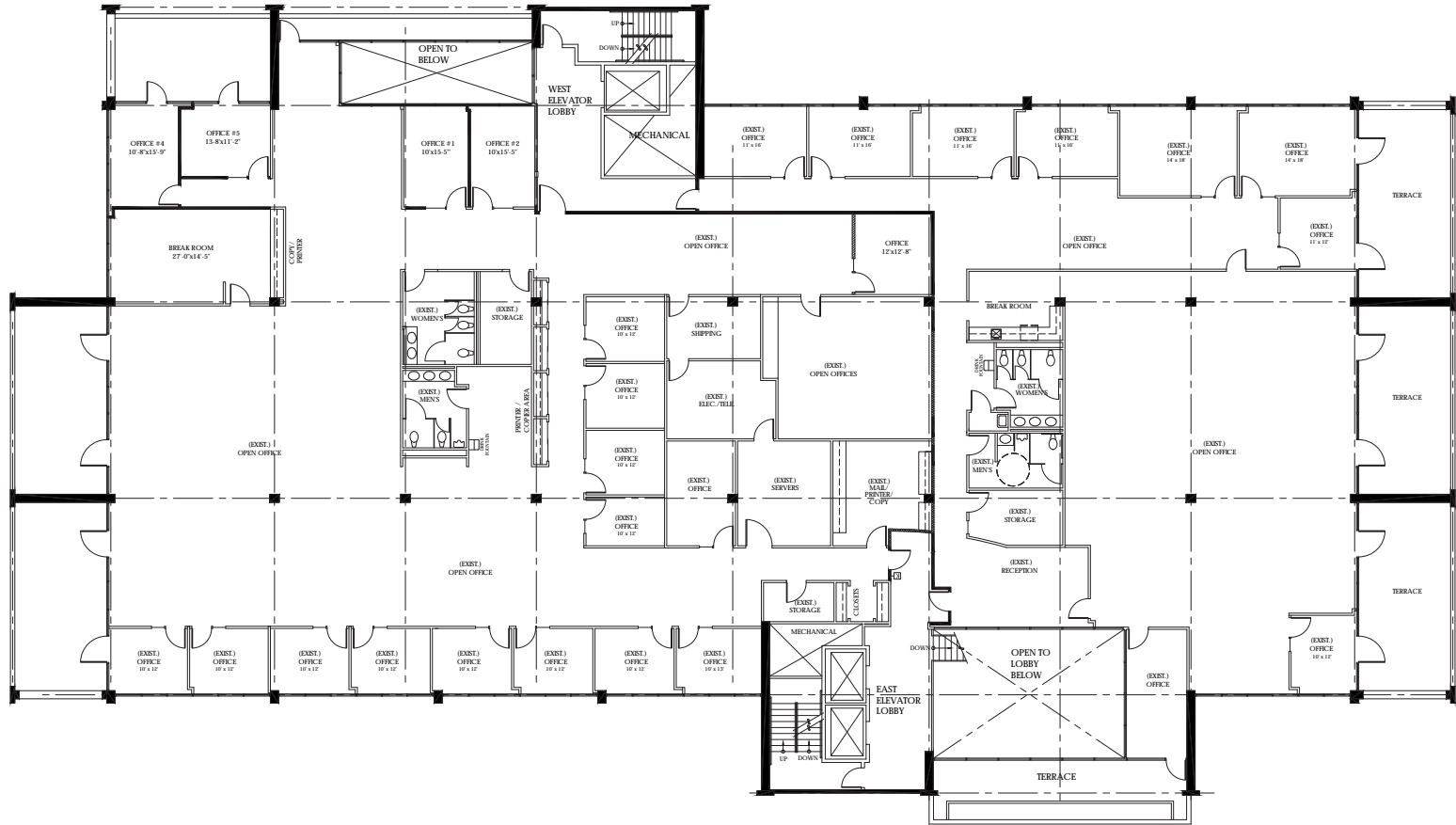
BLAZING
BAGELS

Tires LES SCHWAB



Floor One
17,629 SF

- Available Sept. 1, 2019
- Potential full floor availability
- \$28.00 / RSF / Year (NNN)
- 2019 Estimated NNN Expenses= \$13.31 / RSF / Year



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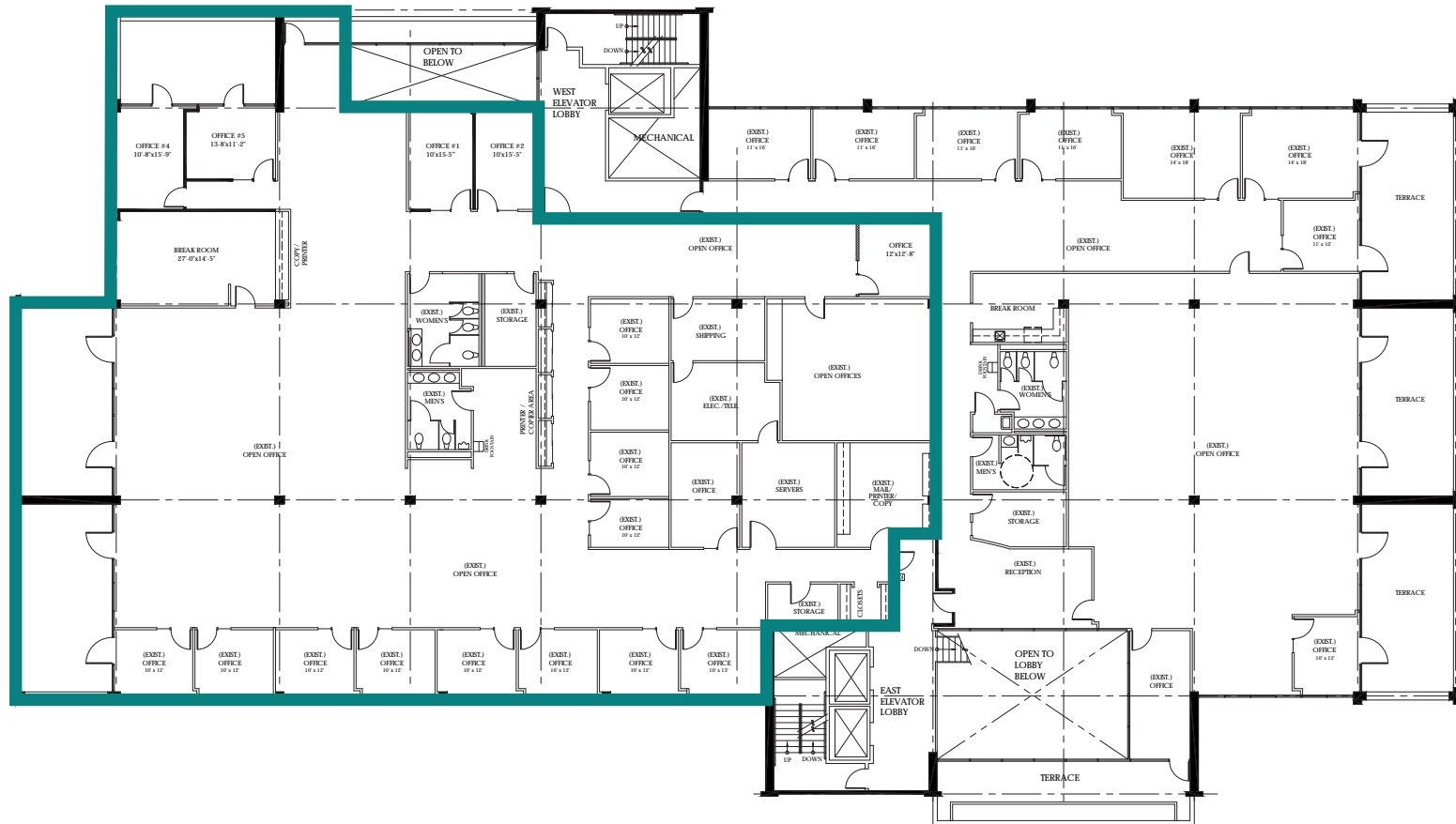
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Suite 100
11,229 SF

- Available now
- Elevator lobby exposure
- 18 private offices
- Private exterior deck
- Kitchen / break room
- \$28.00 / RSF / Year (NNN)
- 2019 Estimated NNN Expenses= \$13.31 / RSF / Year



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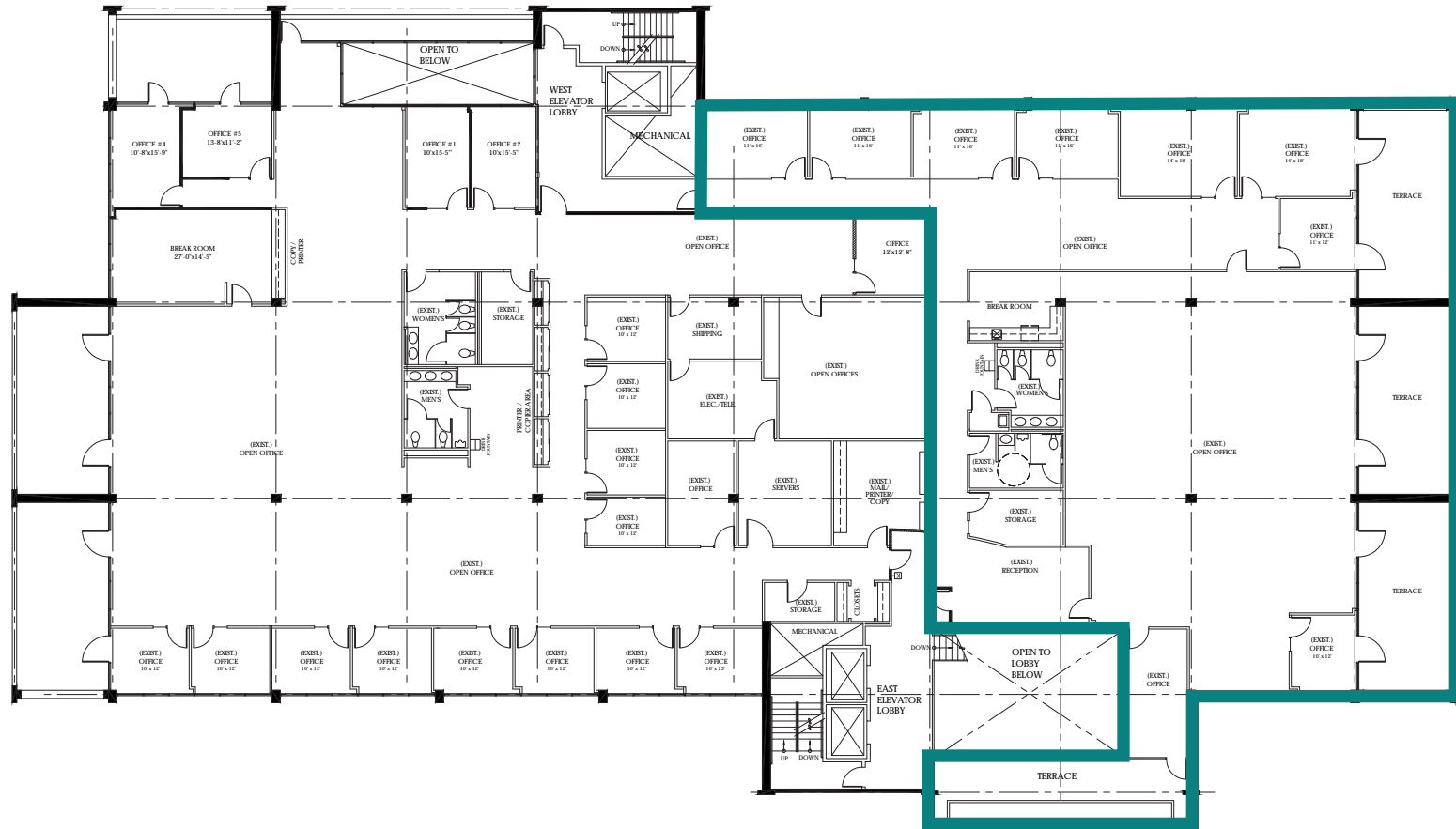
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Suite 150
6,400 SF

- Available Sept. 1, 2019
- Elevator lobby exposure
- 9 private offices
- Private exterior deck
- Kitchen / break room
- \$28.00 / RSF / Year (NNN)
- 2019 Estimated NNN Expenses= \$13.31 / RSF / Year



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