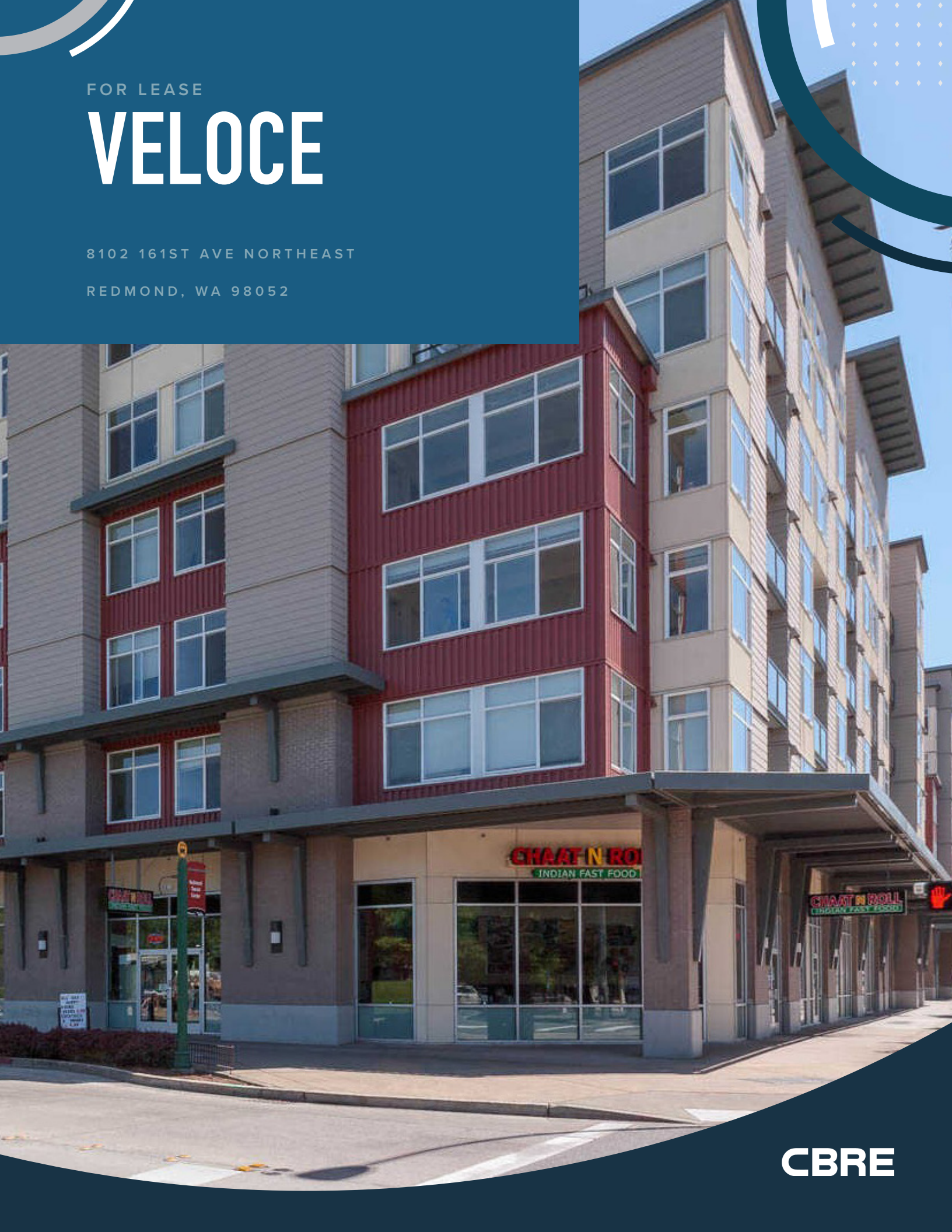


FOR LEASE

VELOCE

8102 161ST AVE NORTHEAST

REDMOND, WA 98052



CBRE

ABOUT THE PROPERTY

- Available: +/- 2,682 sf
- NNN: \$9.50/SF
- Rate: Please call for rates
- Second generation fully operational restaurant space with a Type 1 Hood
- Ample free retail parking
- Available Fall of 2020
- Near Redmond Town Center and the Redmond Lightrail Station to be completed in 2024.

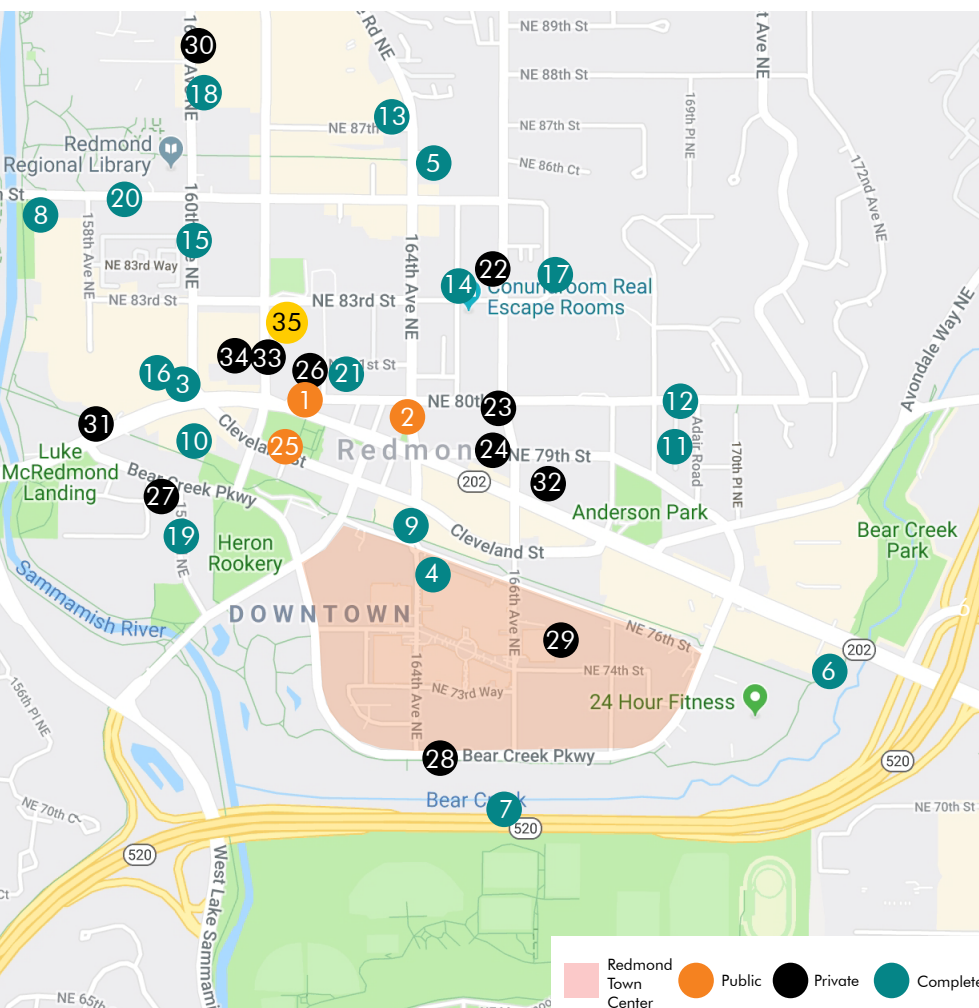


THE PROJECT

Veloce in downtown Redmond is a high profile residential 322-unit upscale mixed-use project in the heart of a pedestrian focused community. It is conveniently located directly adjacent to the transit station, The Edge Skate Park, and 1 block from the new iconic signature 2.2-acre Downtown Park. The park serves as a gathering place for the community and features an all-weather protected digital water wall pavilion that can be used as a stage.

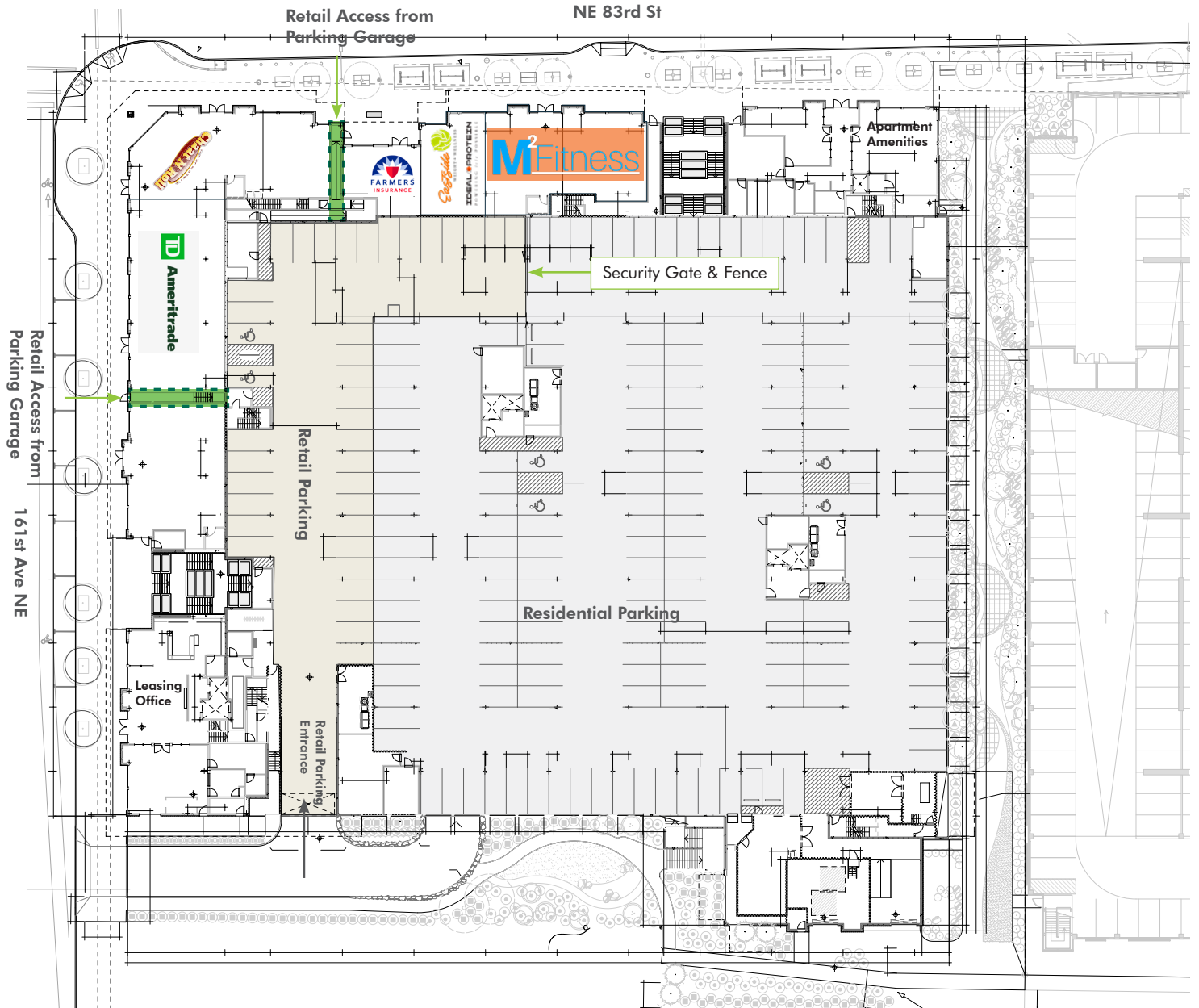
TRADE AREA

Redmond is a thriving, active, and well-educated city. New buildings blend with refurbished buildings, retaining the area's historic character and pleasant place to stroll during the day and evening. As the home for major tech companies, it is often considered Washington's equivalent of Silicon Valley. Redmond is also home to the state's only velodrome and boasts a thriving cycling culture.



1. Downtown Park
2. Two-way Street Conversion
3. Cleveland St Streetscape
4. 164th Ave NE Extension
5. 164th Ave NE Rechannelization
6. Redmond Central Connector
7. Bear Creek Rehabilitation
8. Allez Apartments (147 apartment units)
9. Ellan Apartments (134 apartment units)
10. Old Town Lofts (149 apartment units)
11. Penny Lane Townhomes (4 townhome units)
12. Redmond Square Apartments (154 apartment units)
13. Vision 5 (96 mini-suite units)
14. The Luke (208 apartment units)
15. Mile House (177 apartment units)
16. Redmond Way Storm Water Treatment Facility
17. Core 83 (120 apartment units)
18. Providence Senior Housing (74 senior units)
19. The Carter (180 apartment units)
20. Public Safety Building Renovation
21. 162TEN (96 single resident units)
22. The Village (96 residential units)
23. Station House Lofts (197 apartment units)
24. Redmond Triangle (195 apartment units)
25. Light Rail Extension
26. Ravello Apartments (102 apartment units)
27. Heron Flats and Lofts (95 apartment units)
28. Archer Hotel (160 hotel rooms)
29. Talisman Apartments (286 apartment units)
30. Modera (300 apartment units)
31. Bear Creek Mixed Use (360 apartment units)
32. Anderson Park Hotel (150 room hotel)
33. Alexan Central Park (190 apartment units)
34. Modera River Trail (250 apartment units)
35. **Veloce (322 Apartments)**

SITE PLAN



FOR LEASE

VELOCE

8102 161ST AVENUE NORTHEAST • SEATTLE, WA 98052

DEMOGRAPHIC PROFILE

DOWNTOWN REDMOND	1 MILE	3 MILES	5 MILES
2018 POPULATION	18,705	94,455	236,971
2018 MEDIAN AGE	34.70	36.10	37.80
2018 DAYTIME POPULATION	28,924	148,291	310,221
2018 AVERAGE HOUSEHOLD	\$120,893	\$136,470	\$146,498



CONTACT US

LOURDES VALDESUSO

M +1 206 618 7003

lourdes.valdesuso@cbre.com

CBRE, INC.
1420 5th Avenue
Suite 1700
Seattle, WA 98101

CBRE

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. 8-3-2020JS