



MILLENNIUM CORPORATE PARK



18200 - 18700 NE UNION HILL ROAD | REDMOND WA 98052



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BUILDING FEATURES

Class A Office

AVAILABLE SPACE

BUILDING B / SUITE 210

± 7,992 Total SF

PROPERTY FEATURES

Large floor plates provide highly efficient spaces that accommodate both open floorplans as well as dense private office users.



BUILDING B





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PROJECT HIGHLIGHTS



CONVENIENT LOCATION
- IMMEDIATE ACCESS TO
SR-520



AMPLE POWER
TO EACH BUILDING



FREE SURFACE PARKING
WITH A PARKING RATIO
- 3.0/1,000 RENTABLE
SQUARE FEET



SERENE SETTING
ADJACENT TO BEAR
CREEK



FUNCTIONAL FLOOR-PLATES
AND BAY DEPTHS ALLOWING
MAXIMUM EFFICIENCY AND
FLEXIBILITY



EXTENSIVE GLASS LINE,
PROVIDING ABUNDANT
NATURAL LIGHT



SHOWERS AND
LOCKER ROOM
FACILITIES



WALKING DISTANCE
FROM BEAR CREEK
PARK AND RIDE

FACT SHEET



Land Size
29.75 Acres



Years Built
1999-2001



Foundation
Reinforced concrete slab. Concrete spread footings with slab on grade



Framing
Tilt-up concrete walls with steel decking. Structural steel framed construction
Slab-to-Slab Heights
1st Floor: 15'0"
2nd Floor: 12'9"
3rd Floor: (C&D) 14'0"



Typical Finished Ceiling Heights
1st Floor: 9'0"
2nd and 3rd Floors: 8'9"



Column Spacing & Bay Depth
30 foot column spacing with minimum bay depths of approximately 45 feet



Floors
2nd floor (and 3rd floor in buildings C and D) lightweight concrete on steel deck



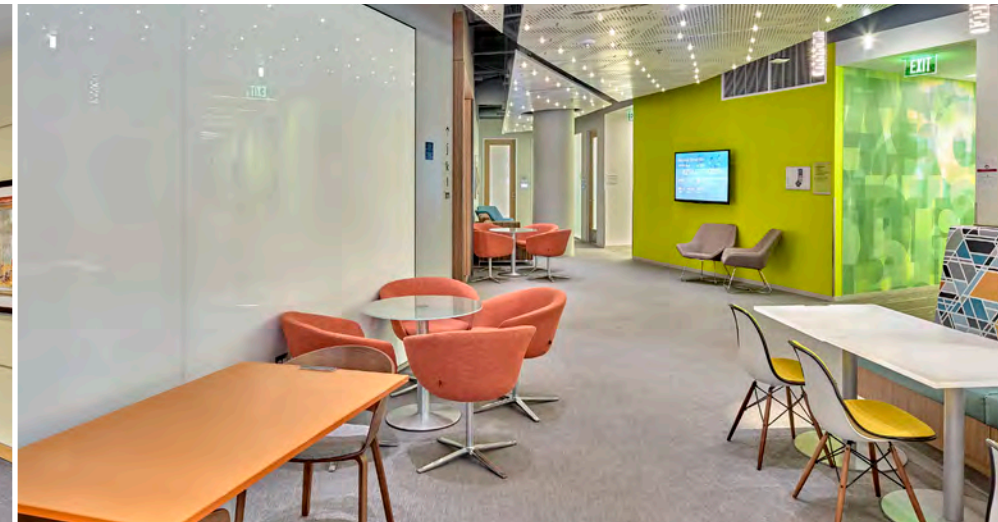
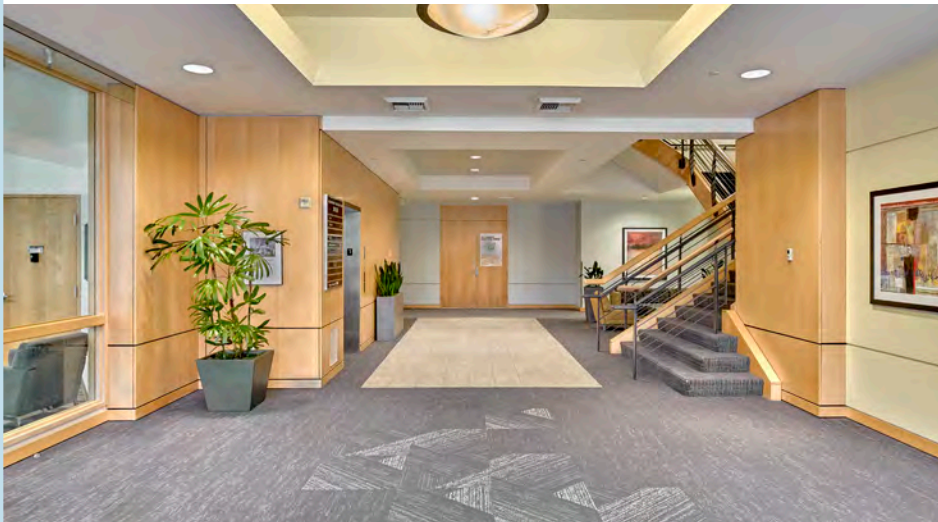
Roof
Built up asphalt roof with mineral cap sheet, and metal coping 4 ply-build-up on rigid insulation over metal deck



Exteriors
Concrete and glass. Windows are tinted reflective glass. Vista wall system with Low E high performance glazing



Heating and Cooling
Heating and cooling is supplied by multiple Trane roof-mounted package units. Distribution is provided through an interior and perimeter duct system with newer DDC Control Systems.



FACT SHEET



Utilities

Electricity: Puget Sound Energy

Gas: Puget Sound Energy

Water: City of Redmond

Telecommunications: Frontier Communications



Security

Card key access at common entrances and patrol service



Fire & Life Safety

The Property is fully sprinklered and fire alarm system is monitored 24-hours a day. Other components of the life-safety system include fire alarm pull stations, water flows, smoke detectors, illuminated exit lights, battery powered back-up lighting and fire hose cabinets with fire extinguishers.



Stairwells

Three sets of stairwells are provided in each building. Each stairwell is located at the center, east and west sides of the buildings.



B



Electrical 2000 amps; 120/208/277/480 volts



Elevators (1) Dover 3,500 lb capacity, hydraulic



Parking (263 stalls) 3.0 stalls per 1,000 SF



AREA AMENITIES

REDMOND TOWN CENTER

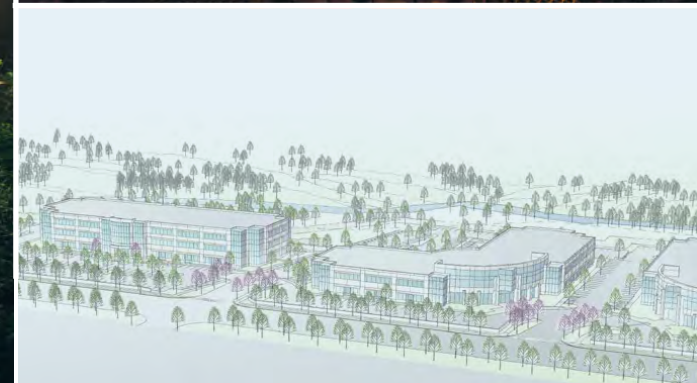
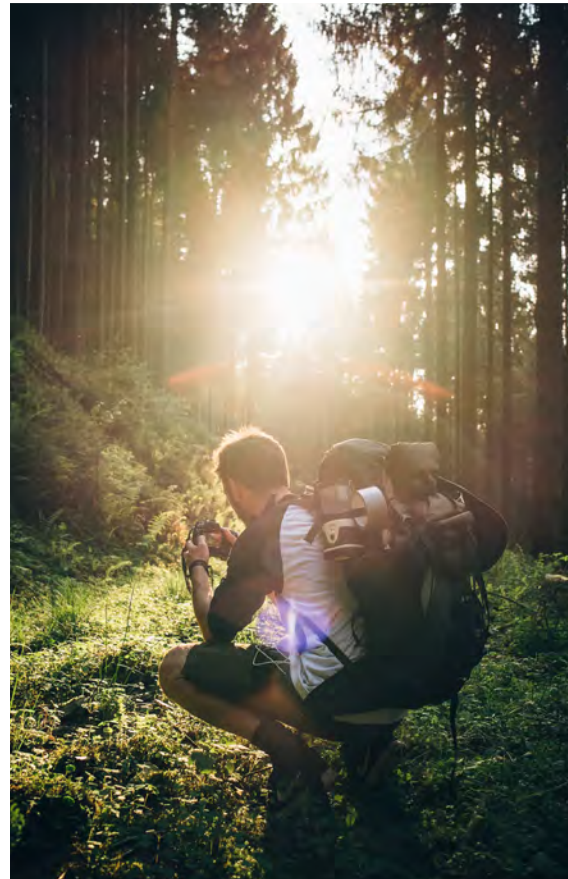
COSTCO

GOLD'S GYM

MARYMOOR PARK

REDMOND CENTRAL
CONNECTOR RIDING TRAIL

MILLENNIUM CORPORATE PARK meets the growing needs of today's dynamic businesses. Situated on 30 acres, Set adjacent to acres of wetlands bordering Bear Creek, tenants enjoy territorial views. Millennium Corporate Park consists of six distinctive two- and three-story buildings.



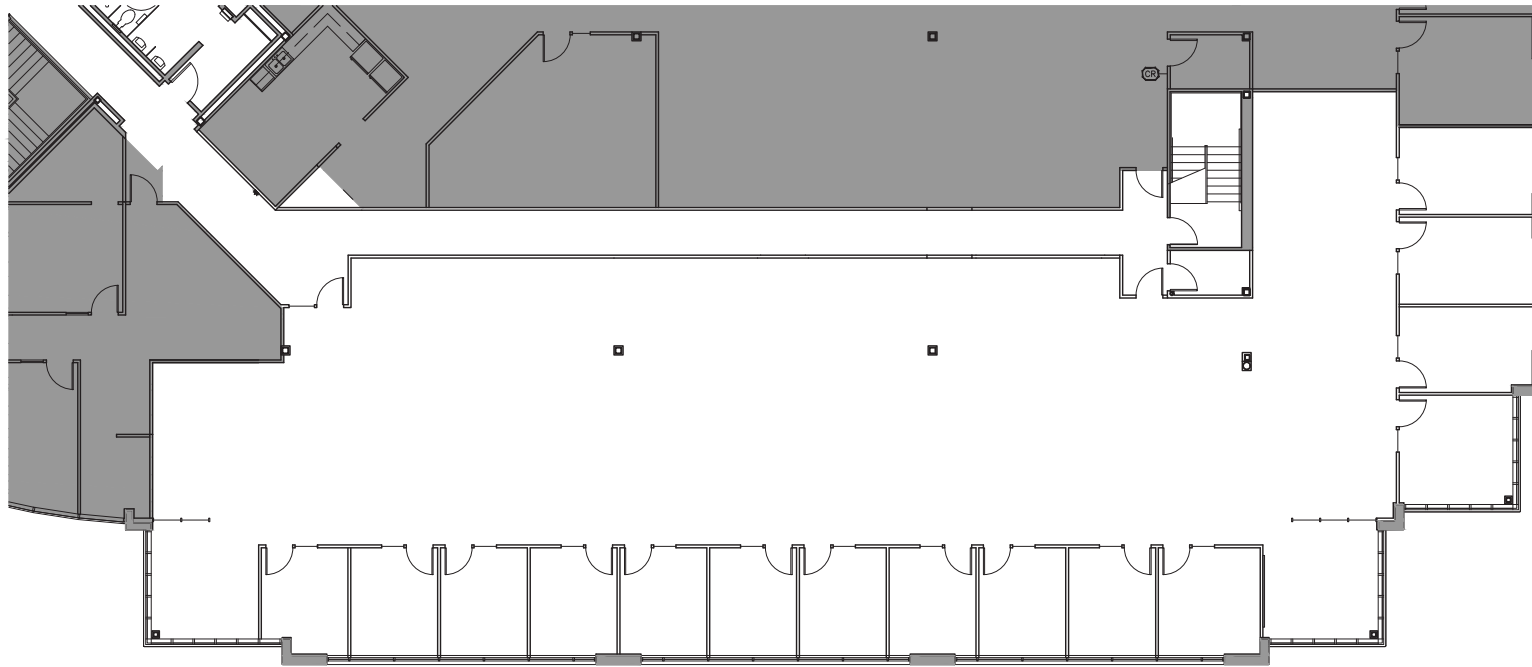


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AVAILABLE

SUITE 210
±7,992 RSF



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MILLENNIUM CORPORATE PARK



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