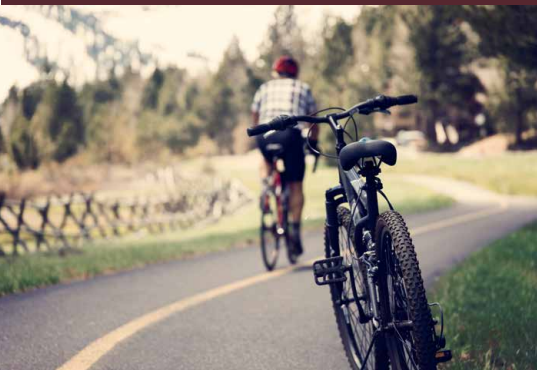




ONE MARYMOOR PARK

RETAIL AVAILABLE
17611 NE 70th St, Redmond, Washington, 98052



ALEX VLASKI
425.505.2700
alexv@jshproperties.com

JACOB MORGAN
425.550.2515
jacobm@jshproperties.com

 JSH | PROPERTIES, INC.

ONE MARYMOOR PARK

ONE MARYMOOR PARK RETAIL WILL SERVE RESIDENTS AND EMPLOYEES OF REDMOND AND SAMMAMISH.

One Marymoor is a mixed-use project with 14,754 SF of retail positioned below over 450 residential units. This well positioned retail location sits on the East Lake Sammamish Trail and across from Marymoor Park and Lake Sammamish.

NORTH BUILDING DELIVERY: Q4 2021
WEST BUILDING DELIVERY: Q2 2022

RETAIL.
RESIDENTIAL.



ONE MARYMOOR PARK RETAIL

SPACE AVAILABLE	RSF	COMMENTS
RETAIL NORTH A	2,230	
RETAIL NORTH B	4,605	Can be demised.
RETAIL NORTH C	2,360	
RETAIL WEST A	20,000	Leased to Daycare.
RETAIL WEST B	5,819	Can be demised.

29,232 RSF of retail space for lease below 182,913 sf Residential
16-19' floor to floor height - see site plans for details

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.



ONE MARYMOOR IS A NEW I-BLOCK, 4.88-ACRE, PEDESTRIAN FRIENDLY NEIGHBORHOOD ADJACENT TO MARYMOOR PARK, LOCATED DIRECTLY OFF HIGHWAY 520.

- Across the street from the future Sound Transit Link Light Rail station expected to be operational in 2024.
- Adjacent to Marymoor Park, with over 3 million people visiting annually to enjoy Marymoor’s 640 acres packed with recreational activities, rare amenities, and community-enriching events and concerts that are first class.
- Located near Lake Sammamish, an 8-mile long fresh water lake loved by boating, kayaking, sup, and swimming enthusiasts.
- Direct access to the East Lake Sammamish Trail, an 11-mile multi-use recreational trail from Redmond to Issaquah.
- Pedestrian friendly with Whole Foods and several restaurants located within blocks.
- Within 3 miles of Microsoft HQ (47,000 employees), Nintendo of America HQ (650 emp), and Oculus Research.
- Ample underground and surface parking to accommodate residents and commercial Tenants.
- When the site is fully developed, it will have over 450 residential units (occupancy: spring 2022), and over 29,232 square feet of retail.

2018 ESTIMATED DEMOGRAPHICS

	1-mile	3-mile	5-mile
POPULATION	8,844	88,774	216,899
DAYTIME POPULATION	21,112	137,131	287,215
AVERAGE HH INCOME	\$115,845	\$141,730	\$151,444



STRONG CUSTOMER BASE

450
RESIDENTIAL
UNITS ONSITE

47,000
MICROSOFT
EMPLOYEES

LIGHT RAIL
FUTURE MARYMOOR
LIGHT RAIL STATION

\$141,730
AVG HH INCOME
WITHIN 3-MILES

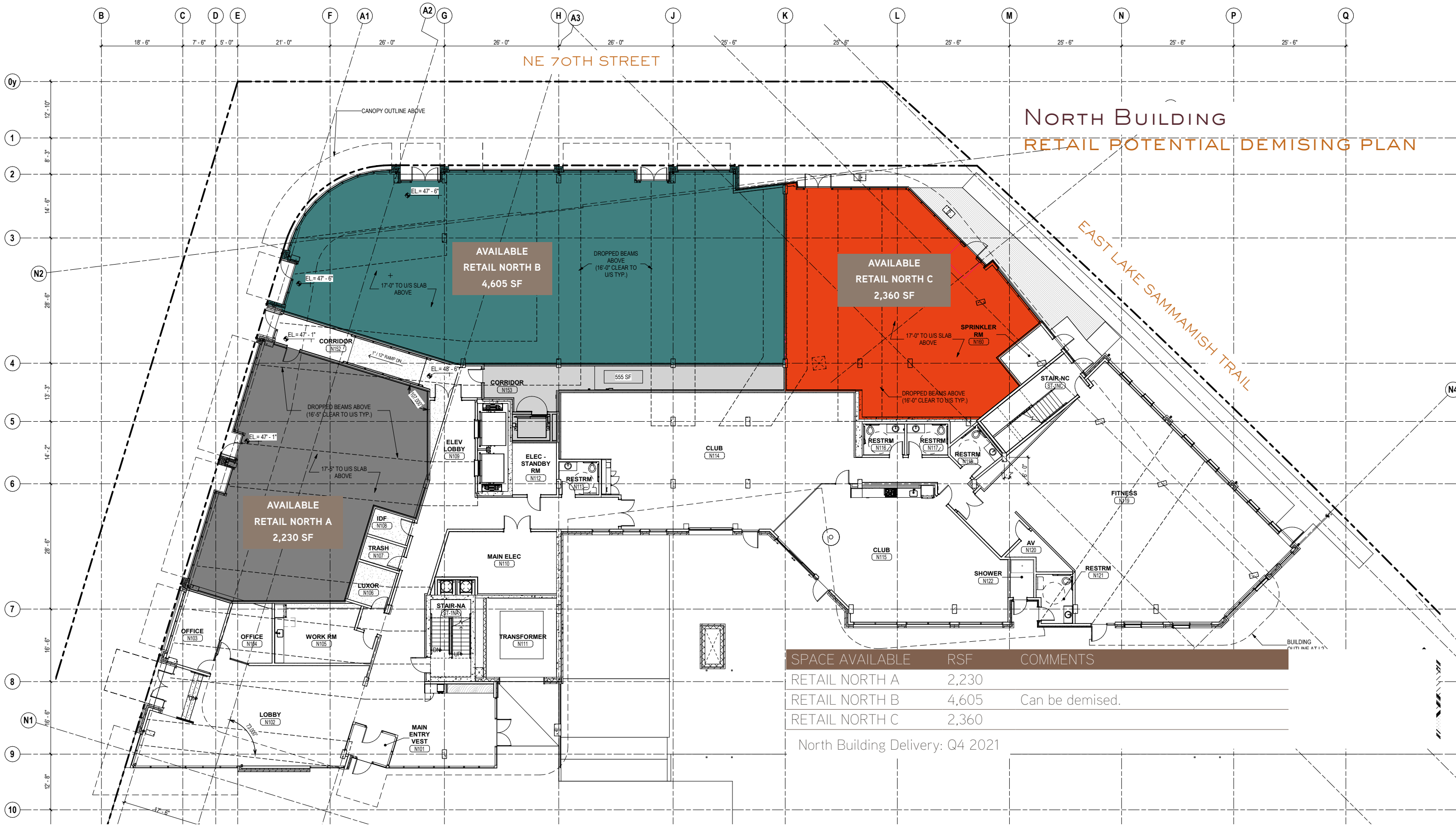
69.9%
BACHELOR'S OR
GRADUATE/PROF
DEGREES



EASTLAKE
SAMMAMISH
TRAIL

ONE MARYMOOR PARK

MARYMOOR
PARK STATION



SPACE AVAILABLE	RSF	COMMENTS
RETAIL NORTH A	2,230	
RETAIL NORTH B	4,605	Can be demised.
RETAIL NORTH C	2,360	
North Building Delivery: Q4 2021		



WEST BUILDING RETAIL POTENTIAL DEMISING PLAN

SPACE AVAILABLE	RSF	COMMENTS
RETAIL WEST A	14,218	Leased to Daycare.
RETAIL WEST B	5,819	Can be demised.

West Building Delivery: Q3 2022

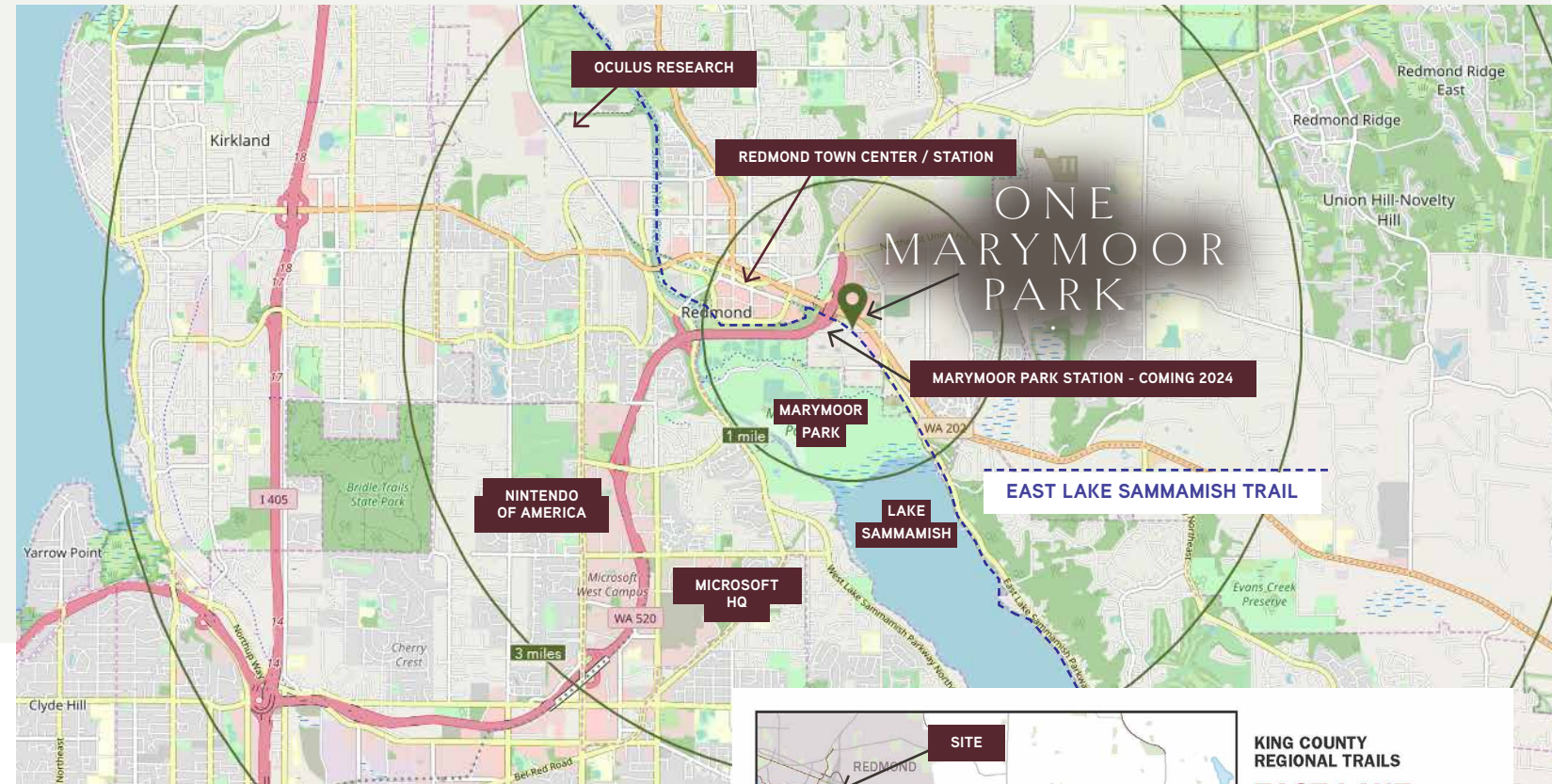


DEVELOPMENT TIMELINE

	2019	2020	2020	2021	2022	2023
EAST BUILDING					OCCUPANCY Q2 2022	
WEST BUILDING	Construction Begins				DELIVERY Q3 2022	
NORTH BUILDING	Construction Begins			DELIVERY Q4 2021		
LIGHT RAIL & PARKING GARAGE						COMPLETION Q4 2023



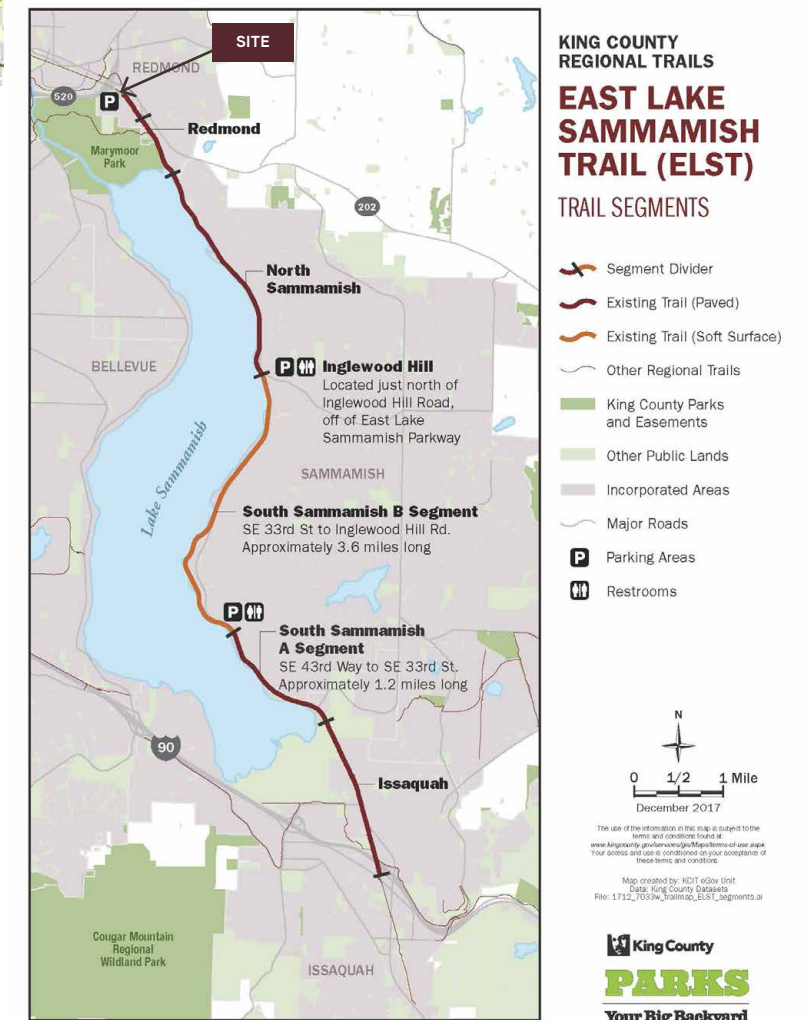
REDMOND BUSINESS & LIFESTYLE



EAST LAKE SAMMAMISH TRAIL

REDEVELOPED: 2019

Marymoor Village has direct access to East Lake Sammamish Trail, which was recently redeveloped with new paving and landscaping. This 11-mile route from Redmond to Issaquah is a popular path for running, biking and local marathons.



REDMOND
SAMMAMISH
RETAIL CORE

REDMOND TOWN CENTER

Logos include: Marriott, GAP, Redmond Town Center, RH Outlet, Bed Bath & Beyond, iPic Entertainment, Ducati, Red Robin, Goldfish Swim School, Bartell Drugs, Archer Hotel, JSH Properties, BJ's Restaurant & Brewhouse, Petco, Microsoft, Overlake Medical Center, and 24 Fitness.

BEAR CREEK PLAZA

Logos include: Ross, DSW, Panera Bread, Ulta Beauty, and Safeway.



Logos include: Whole Foods Market, Chipotle Mexican Grill, Peet's Coffee & Tea, Umpqua Bank, and Tires Les Schwab.

- BLAZING BAGELS
- MICHAEL'S AUTO REPAIR
- CROSSFIT PTV REDMOND
- EASTSIDE BASKETBALL CLUB
- REDMOND SELF STORAGE
- STANDFORD SIGNS
- ARABISK COFFEE
- MARYMOOR CAR & BOAT STORAGE

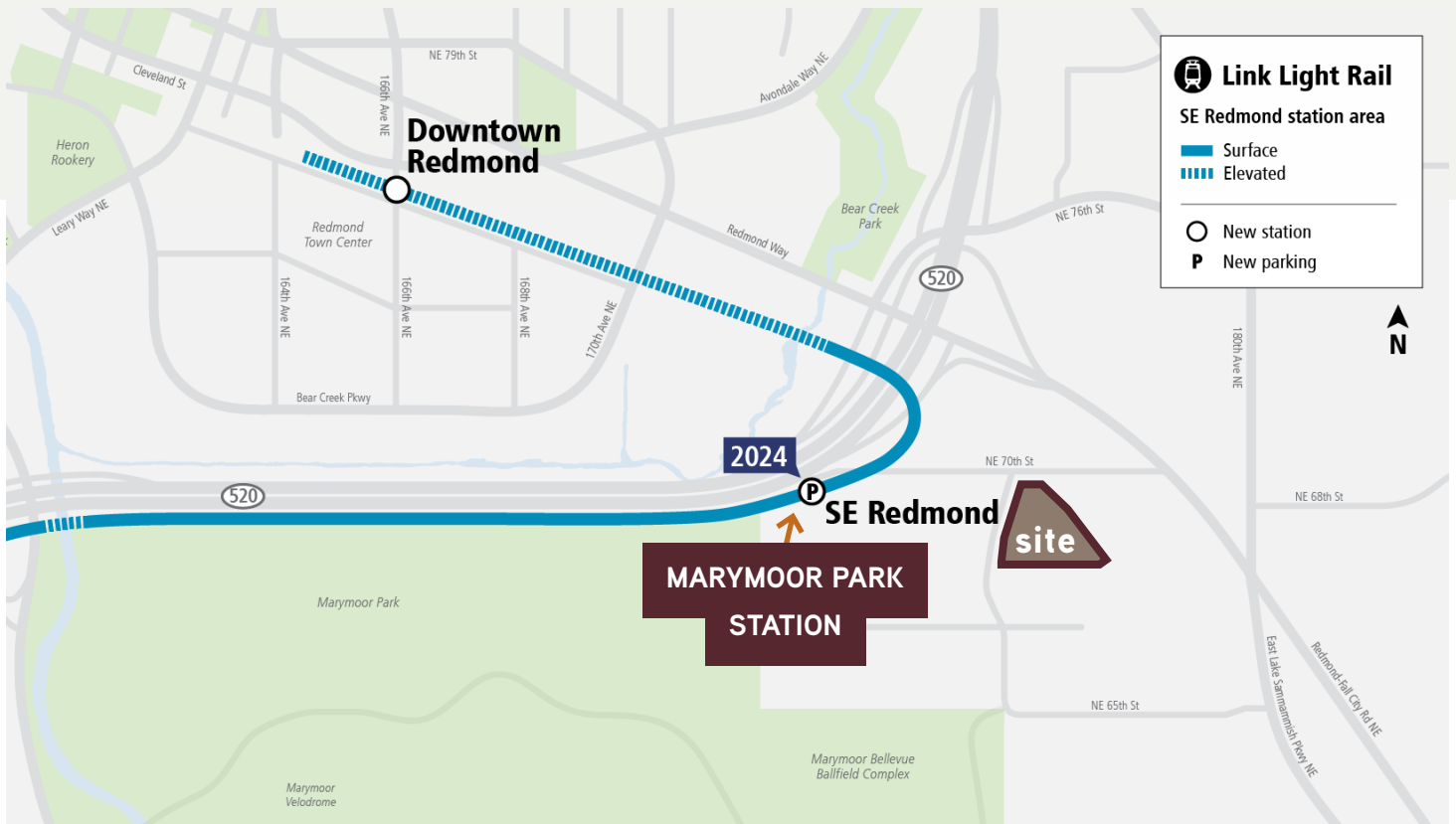
EAST LINK LIGHT RAIL

Marymoor Station Service start: 2024

The Downtown Redmond Link Extension adds two new light rail stations in 2024 in southeast Redmond, serving Marymoor Village near Marymoor Park, and in the downtown residential and retail core. These two stations open a year after completion of East Link to Redmond Technology Station, opening in 2024.

Located along SR 520 just west of SR 202/Redmond Way, this station is at surface level, providing easy access to the range of activities located at Marymoor Park. The station supports the City of Redmond's plans to develop the neighborhood into a denser, walkable neighborhood. Plans call for a 1,400-stall parking garage at this station.

*Provided by <https://www.soundtransit.org/system-expansion/downtown-redmond-link-extension>



PROJECTED RIDERSHIP
INCLUDING EAST LINK EXTENSION:
43,000 - 52,000
DAILY RIDERS BY 2026*

