

FOR LEASE

REDMOND CENTER

8435

161ST AVENUE NE

Redmond, WA 98052



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REDMOND CENTER OVERVIEW

At Redmond Center you're in the heart a distinctive selection of regional stores, restaurants, boutiques and theaters, as well as nationally and internationally recognized corporations.

Be a part of Downtown Redmond's transformation as it evolves into a vibrant urban center that is easy to navigate by foot, bike and transit. 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 Microsoft, Nintendo of America, and Concur Technologies headquarters, 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.

PRIME RETAIL/OFFICE SPACE AVAILABLE

Area: 1st Floor 794 SF
2nd Floor 1,846 SF
May be combined +/-2,745 SF

Rate: \$30.00 SF Gross

Turn key delivery

- + Across from the new Redmond's Skate Board Park
- + Located in a high barrier to entry trade area surrounded by an affluent population
- + 2 dedicated parking stalls
- + Ideal location for medical or service oriented retail



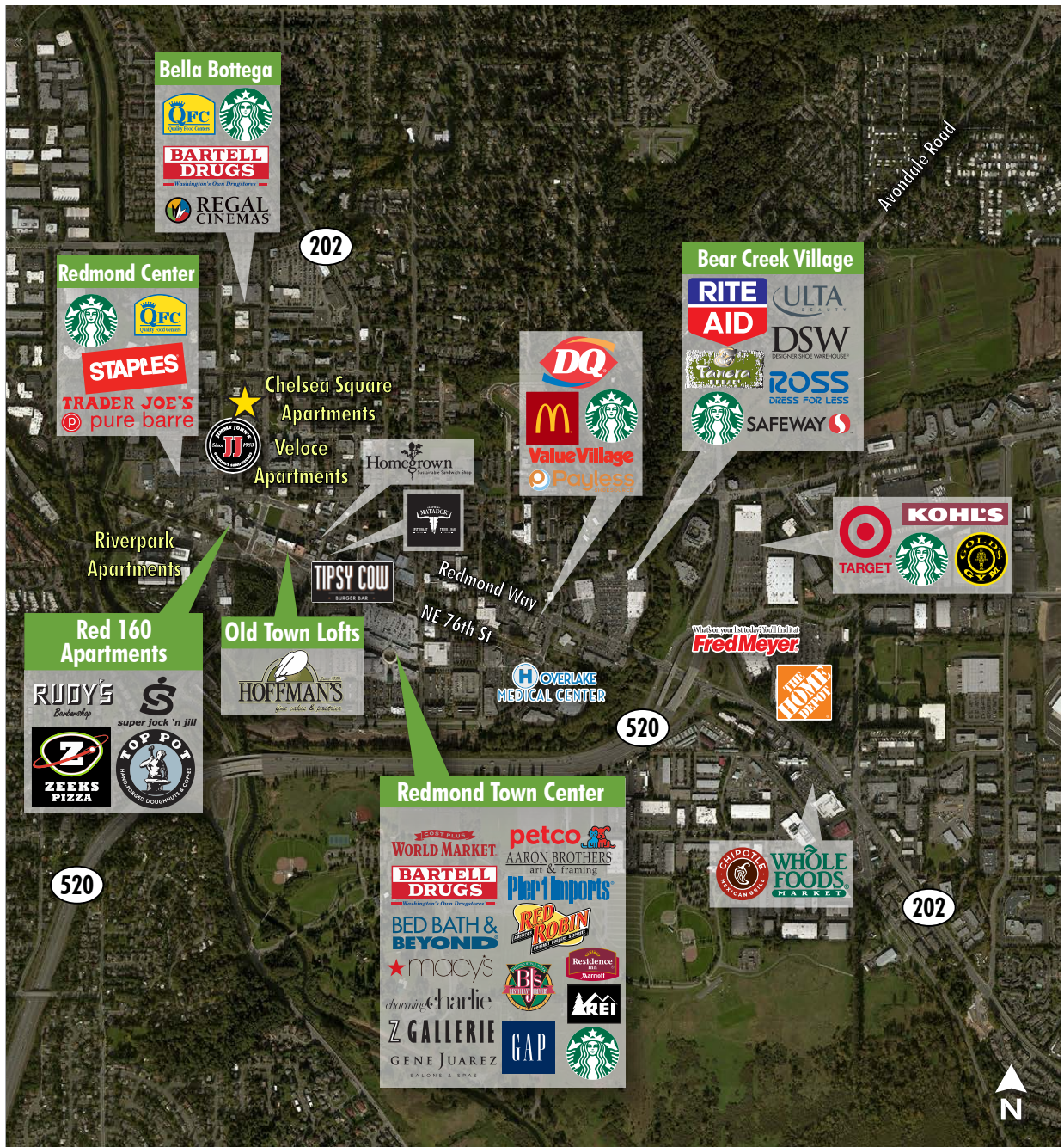
DEMOGRAPHIC REPORT

2015 Demographics (est.)	.5 Mile	1 Mile	2 Mile
Daytime Employment	10,538	17,571	37,423
2015 Population	3,510	16,835	49,504
Population Growth 2010-2015	21.61%	11.56%	8.21%
Median Age	33.23	33.98	34.77
Average Household Income	\$98,441	\$110,891	\$117,978
No. of Housing Units	2,342	8,318	22,446
Household Growth 2010-2015	23.31%	11.46%	7.77%

*DEMOGRAPHICS BY CBRE FAST REPORT



DOWNTOWN REDMOND CENTER

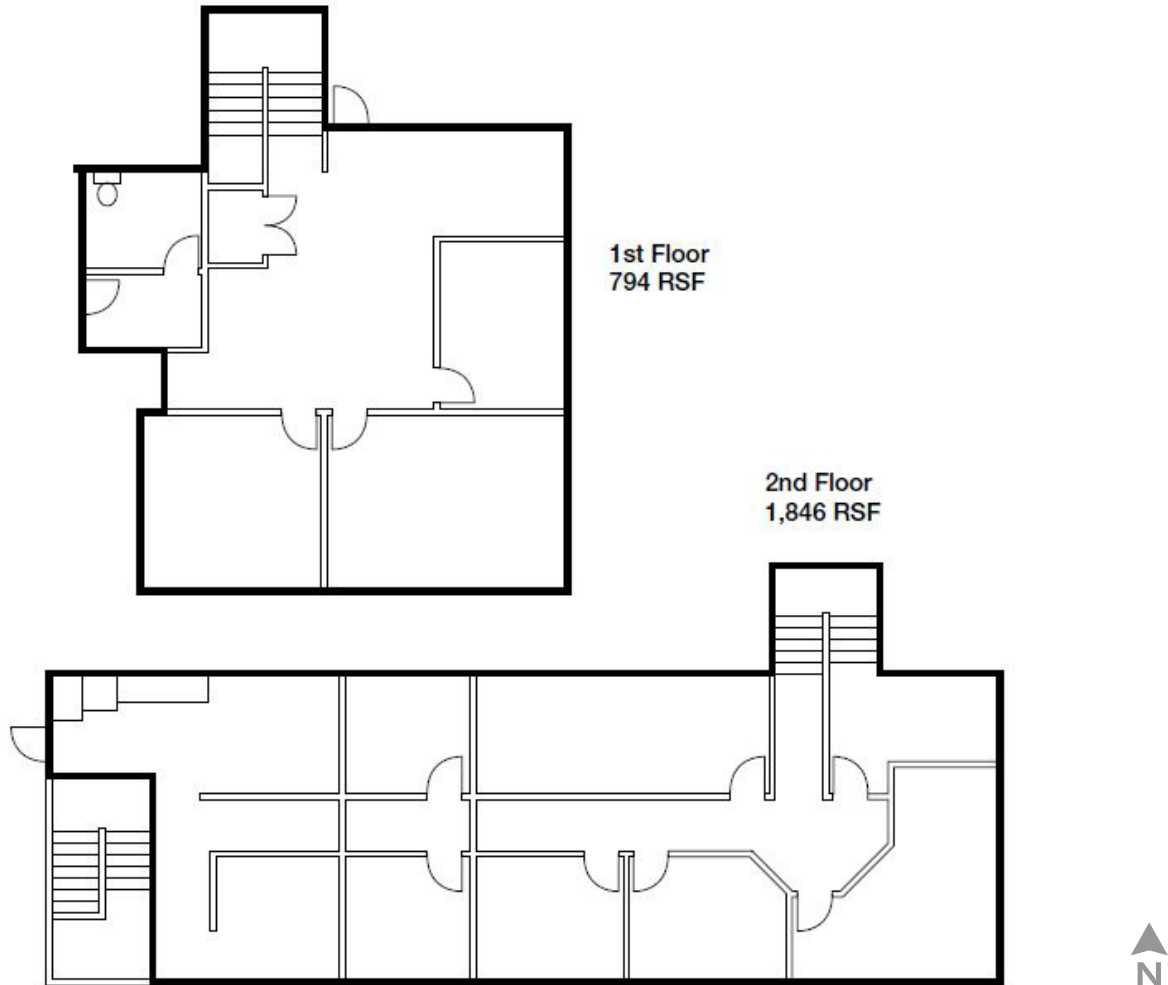


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SITE PLAN



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