

REDMOND JUNCTION

A T B E A R C R E E K



17411 NE UNION HILL ROAD | BUILDING A

17425 NE UNION HILL ROAD | BUILDING B

Redmond, Washington 98052

LAIRD
NORTON
PROPERTIES

CBRE

NEW BUILDING IMPROVEMENTS

Building B Common Lobby Refresh



COMPLETED PROJECT IMPROVEMENTS INCLUDE:

- Speculative Suite
- Lobby Refresh
- Improved Access to Bear Creek



Parking ratio:
3.06/1,000 SF
free surface parking



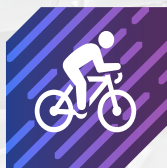
By 2024, Redmond
will be connected
to the Light Rail
system through four
Redmond stations



Recent courtyard
improvements
include new
outdoor seating &
bocce ball court



Abundant nearby
amenities including
Redmond Town Center's
numerous shopping,
dining & entertainment
options



Bike share program
available for tenants
sole use, perfect for
use on the numerous
surrounding bike trails



Fiber optics
provided by Frontier
Communications



Regional Park & Ride
located across
the street from the
property

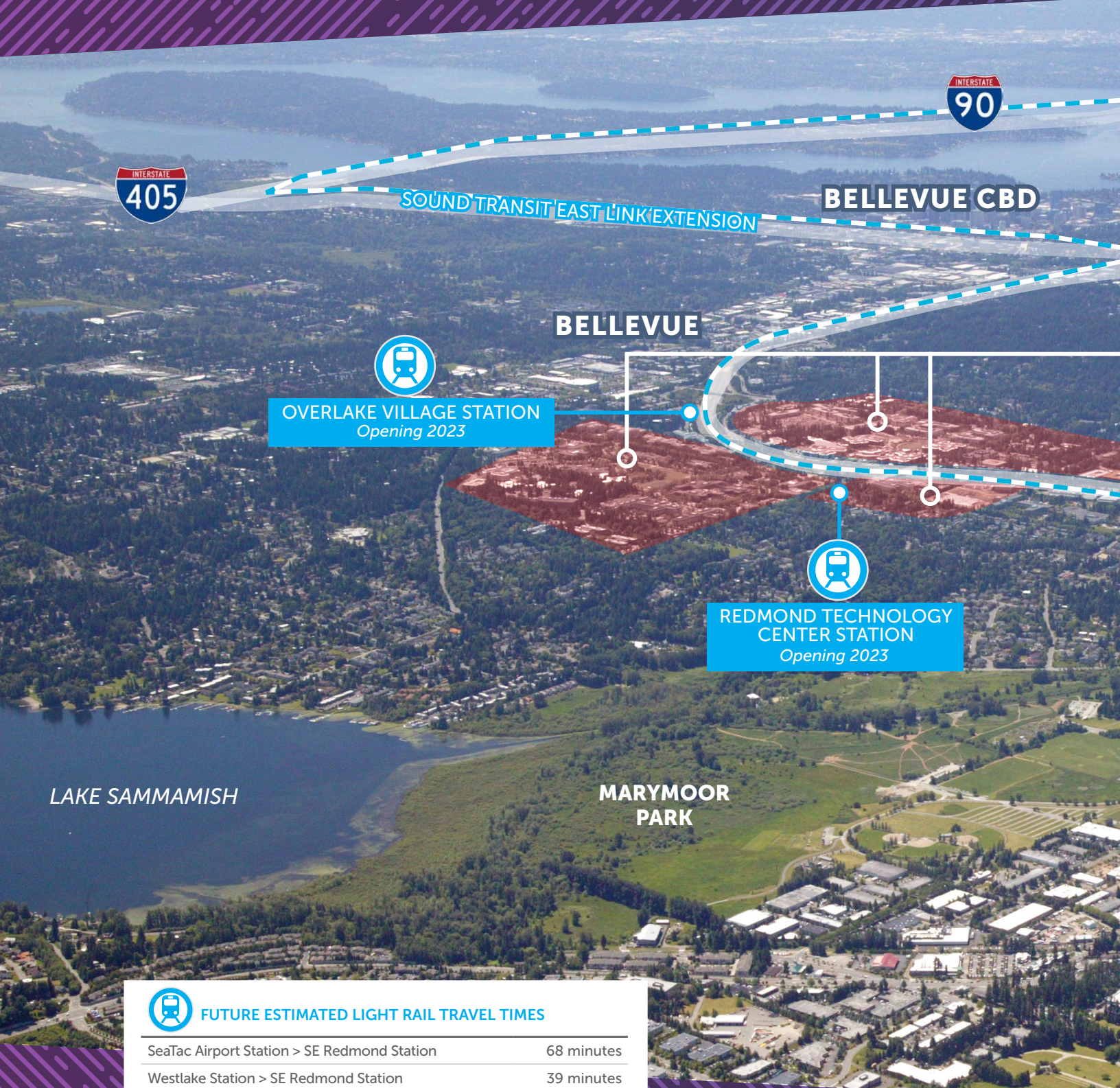
SITE PLAN




Speculative Suite Reception Rendering



CONNECTING PEOPLE TO THE COMMUNITY



 FUTURE ESTIMATED LIGHT RAIL TRAVEL TIMES	
SeaTac Airport Station > SE Redmond Station	68 minutes
Westlake Station > SE Redmond Station	39 minutes
International District Station > SE Redmond Station	34 minutes
Downtown Bellevue Station > SE Redmond Station	15 minutes
Overlake Village Station > SE Redmond Station	6 minutes
Redmond Tech Center Station > SE Redmond Station	4 minutes

SEATTLE CBD

LAKE WASHINGTON

520



MICROSOFT WORLD HEADQUARTERS CAMPUS



DOWNTOWN REDMOND STATION
Opening 2024

520



SE REDMOND STATION
Opening 2024

REDMOND TOWN CENTER



REDMOND TRANSIT STATION

DOWNTOWN REDMOND

BEAR CREEK SHOPPING CENTER

REDMOND WAY

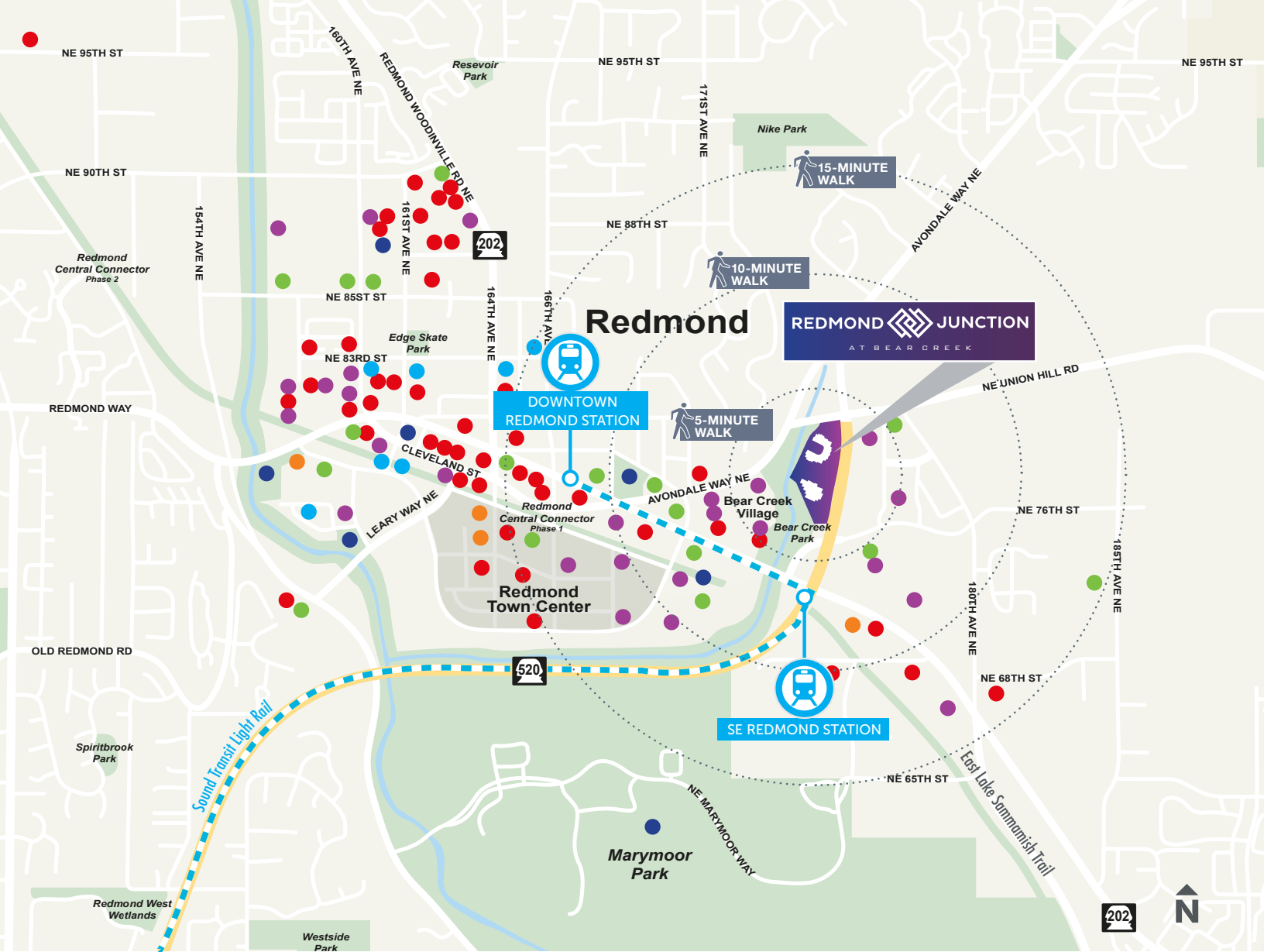


REDMOND JUNCTION
AT BEAR CREEK



THE NEIGHBORHOOD





LOCAL AMENITIES



70+
Restaurants, cafés, coffee shops, bakeries and wine bars



17+
Services including health, fitness, banks and government services



8+
Recreational Entertainment including movie theaters, concert venues, regional parks and biking trails



7+
Major residential projects



55+
retail shops and services in and around the Redmond Town Center



4+
Hotels and extended stay lodging

REDMOND JUNCTION

AT BEAR CREEK

LAKE SAMMAMISH



SE REDMOND STATION

REDMOND WAY

520

BEAR CREEK SHOPPING CENTER

REDMOND JUNCTION
AT BEAR CREEK

BUILDING A

BUILDING B

BEAR CREEK PARK



TO LEARN MORE, CONTACT US:

TIM OWENS

First Vice President
+1 425 462 6913
tim.owens@cbre.com

SCOTT DAVIS

Senior Vice President
+1 425 462 6912
scott.davis@cbre.com

CBRE, Inc.

10885 NE 4th Street
Suite 500
Bellevue, WA 98004

LAIRD
NORTON
PROPERTIES

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