

FOR LEASE > FIRST FLOOR COMMERCIAL SPACE



Avalon ParcSquare

8495 161ST AVENUE NE - DOWNTOWN REDMOND, WA 98052

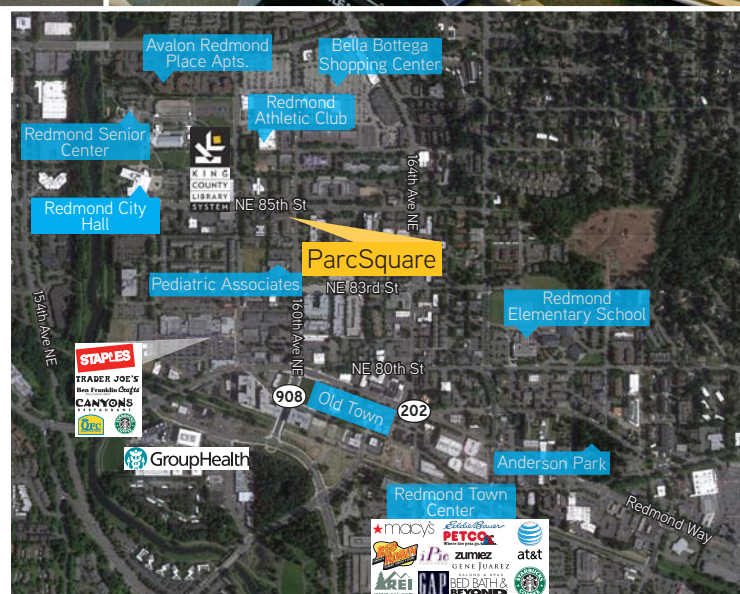


Available Space

- > 2,840 SF
- > \$21.50/SF, NNN
- > 2013 estimated CAM \$3.66/SF
- > Tenant responsible for metered utilities, water/sewer, garbage and en suite janitorial

Features

- > Excellent exposure and building signage
- > 124 luxury apartments above office/retail space
- > Secured, underground and covered parking
- > TSQ zoning (Redmond Town Square)
- > Existing physical therapy build out
- > Parking ratio: 3.2/1,000 SF, plus visitor stalls



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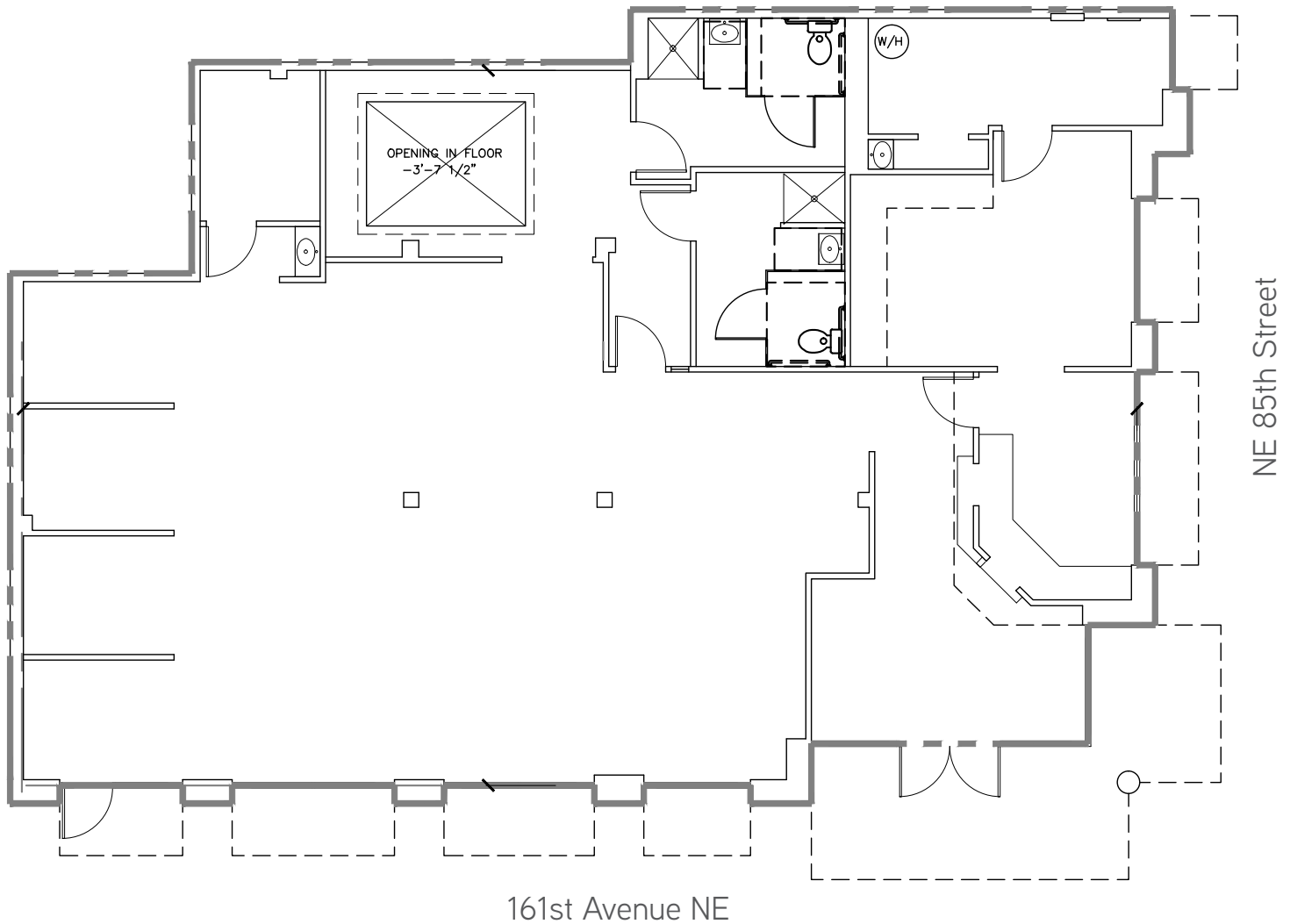
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> Floor Plan: 2,840 SF



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