

REDMOND RETAIL

# FOR LEASE

OPENING FALL 2019



TALISMAN

REDMOND TOWN CENTER

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JSH | PROPERTIES, INC.





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REDMOND TOWN CENTER

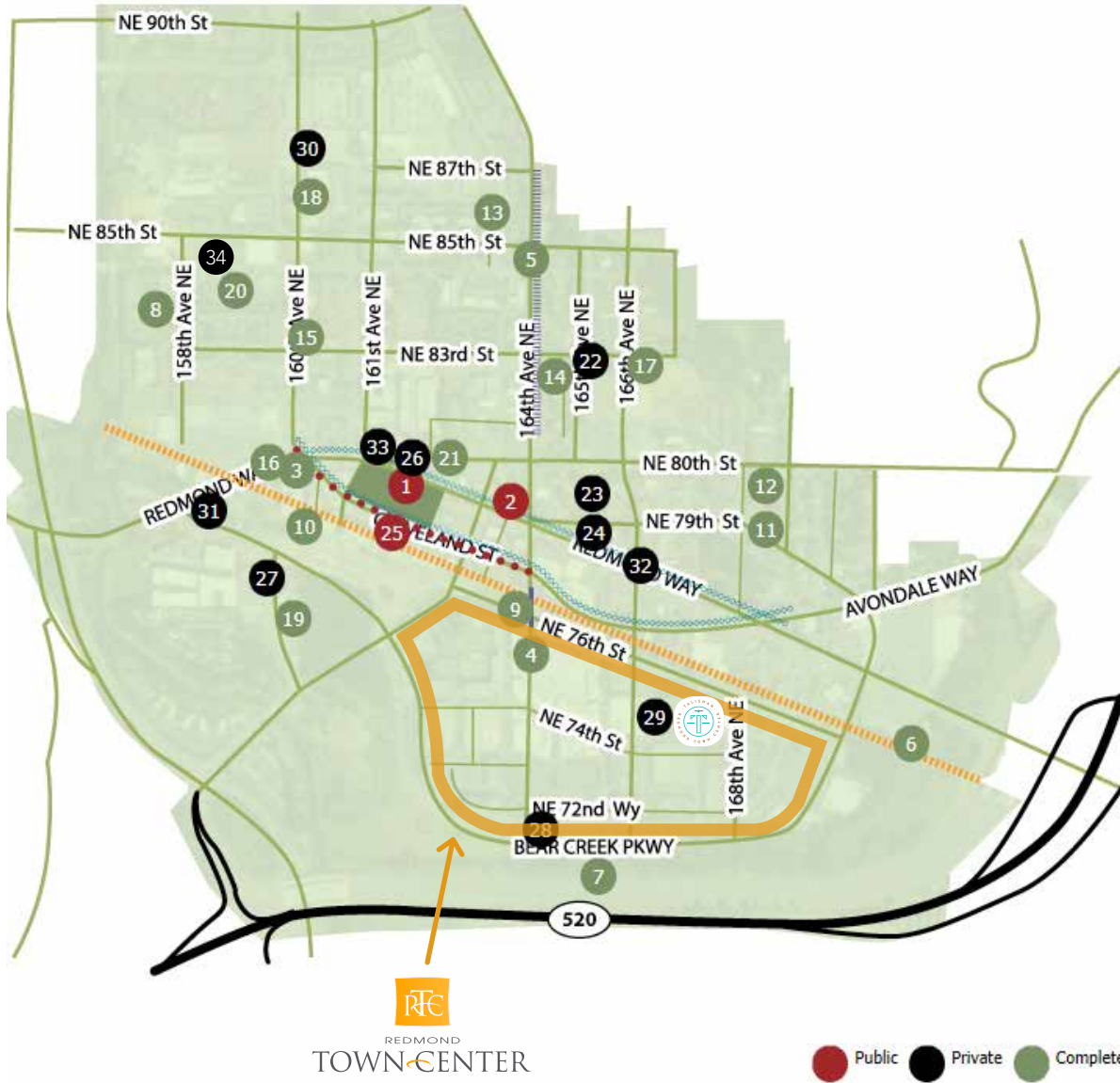
- » A 286-unit, mixed-use multifamily property, located within the 1.2 million square foot Redmond Town Center mixed-use development in Redmond, Washington.
- » 9,400 square feet of retail.
- » Minutes from Microsoft's world headquarters and surrounded by leading software, technology research and aerospace companies, including Facebook's virtual reality company - Oculus.

- » Microsoft offices (396,228 SF) and AT&T offices (214,002 SF) on campus.
- » Microsoft's Connector shuttle bus stops right across the street from the site.
- » The Overlake Light Rail Station will begin transporting professionals to their offices throughout the region in 2023, with a planned extension to the Southeast Redmond Station (2024) located on SE 70th Street, across the street from Redmond Town Center.
- » Excellent access to Highways 520 and 202.
- » Hotels within Redmond Town Center:
  - Archer Hotel (160 rooms) - Under construction: Early 2019 Completion
  - Seattle Marriott Redmond Town Center (225 rooms)
  - Marriott Residence Inn (200 rooms)
  - Anderson Park Hotel (150 rooms) - Under construction: Early 2020 CompletionLocated two blocks from Redmond Town Center



# Downtown Redmond Map & Projects

The excitement is building as the Downtown Redmond neighborhood transforms into a vibrant urban center. Downtown Redmond is located in the heart of the City and is one of two designated regional growth centers in Redmond; today home to nearly 6,000 residents and more than 10,000 jobs. With wide sidewalks, an urban trail, and frequent bus service (and light rail coming in 2024!), thousands of people enjoy the lively, connected neighborhood by foot, bike and bus. Downtown offers a variety of shopping, dining, services, events, employment, mixed-use residences, hotels and parks. Source: City of Redmond Website [www.redmond.gov/cms/One.aspx?portalId=169&pageId=82496](http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=82496)



1. Downtown Park
2. Two-way Street Conversion
3. Cleveland St Streetscape
4. 164th Ave NE Extension
5. 164th Ave NE Rechannelization
6. Redmond Central Connector
7. Bear Creek Rehabilitation
8. Allez Apartments (147 apartment units)
9. Elan Apartments (134 apartment units)
10. Old Town Lofts (149 apartment units)
11. Penny Lane Townhomes (4 townhome units)
12. Redmond Square Apartments (154 apartment units)
13. Vision 5 (96 mini-suite units)
14. The Luke (208 apartments units)
15. Mile House (177 apartment units)
16. Redmond Way Stormwater Treatment Facility
17. Core 83 (120 units)
18. Providence Senior Housing (74 Senior Housing units)
19. The Carter (180 units)
20. Public Safety Building Renovation
21. 162TEN (96 Single Resident Occupancy units)
22. The Village (96 residential units)
23. Station House Lofts (197 apartment units)
24. Redmond Triangle (195 apartment units)
25. Light Rail Extension
26. Ravello Apartments (102 apartment units)
27. Heron Flats and Lofts (95 apartment units)
28. Archer Hotel (160 hotel rooms)
29. Talisman Apartments (286 apartment units)
30. Modera (300 apartment units)
31. Bear Creek Mixed Use (360 apartment units)
32. Anderson Park Hotel (150 room hotel)
33. Alexan Central Park (190 apartment units)
34. Modera River Trail (250 apartment units)

**TOTAL: 3,920 UNITS**

AVAILABLE	SQFT	BASE RENT	NNN EST.	COMMENTS
RETAIL A	2,992	\$40.00	\$8.00	Type 1 ventilation.
RETAIL B	2,594	\$40.00	\$8.00	
RETAIL C	1,207	\$40.00	\$8.00	
RETAIL D	1,307	\$40.00	\$8.00	
RETAIL E	1,311	\$40.00	\$8.00	

2018 DEMOGRAPHICS	0-1 MILE	1-3 MILES	3-5 MILES
POPULATION	12,415	79,195	134,320
DAYTIME POPULATION	23,751	121,134	155,790
HOUSEHOLDS	6,172	30,636	53,164
AVG. HH INCOME	\$116,037	\$144,561	\$156,511



POPULATION WITH BACH/GRAD/PROF DEGREE (0-1 MILE)

70%

TOTAL BUSINESSES (0-1 MILE)

1,424

PSYCHOGRAPHICS (0-1 MILE)

METRO RENTERS  
ENTERPRISING PROFESSIONALS  
URBAN CHIC

