



FOR LEASE

HILTON GARDEN INN

16630 REDMOND WAY • REDMOND, WA 98052

CBRE

REDMOND AT A GLANCE

A VIBRANT URBAN CENTER

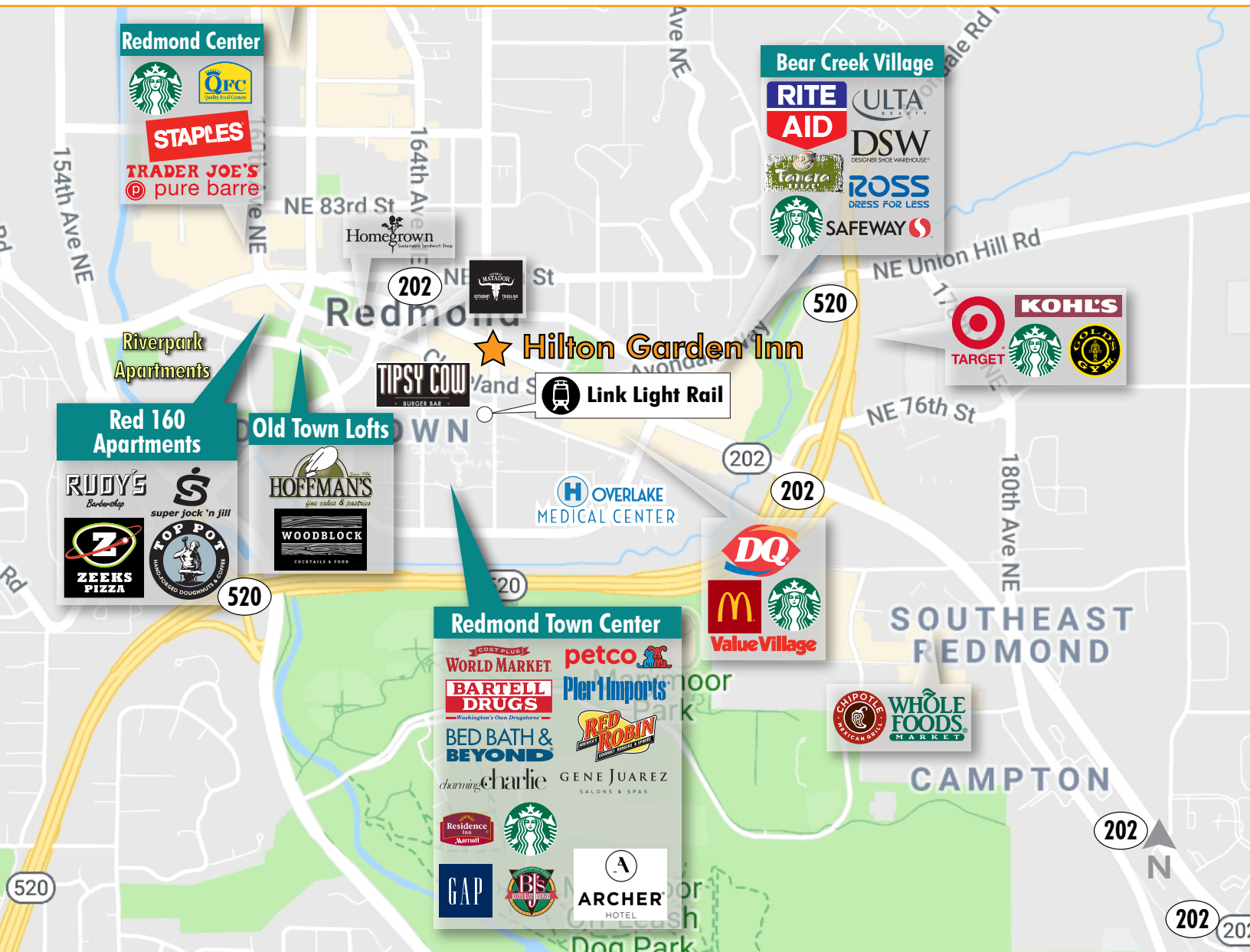
Be a part of Downtown Redmond's newly revitalized vibrant urban center, now even easier to navigate by foot, bike or transit. Redmond, often considered Washington's Silicon Valley, is a thriving, active, well educated city that is home to Microsoft, Nintendo of North America, and Concur Technologies. Boasted as the "Bicycle Capital of the Northwest"; Redmond holds an annual bicycle race and has the only Velodrome in the state. With the lightrail expanding to Redmond in 2024, this location is the place to be!

PRIME RETAIL/OFFICE SPACE AVAILABLE

Area: 1,747 RSF

Rate: \$40.00 PSF + \$7.00 PSF NNN

- Well situated below the 177 suite Hilton Garden Inn
- High barrier to entry trade area surrounded by an affluent population
- Easy access to Highway 520 and 202
- Two blocks from Redmond Town Center
- Located one block away from the anticipated Redmond Lightrail Station to be completed in 2024
- Ideal location for a coffee shop, or bakery not requiring a Type I hood

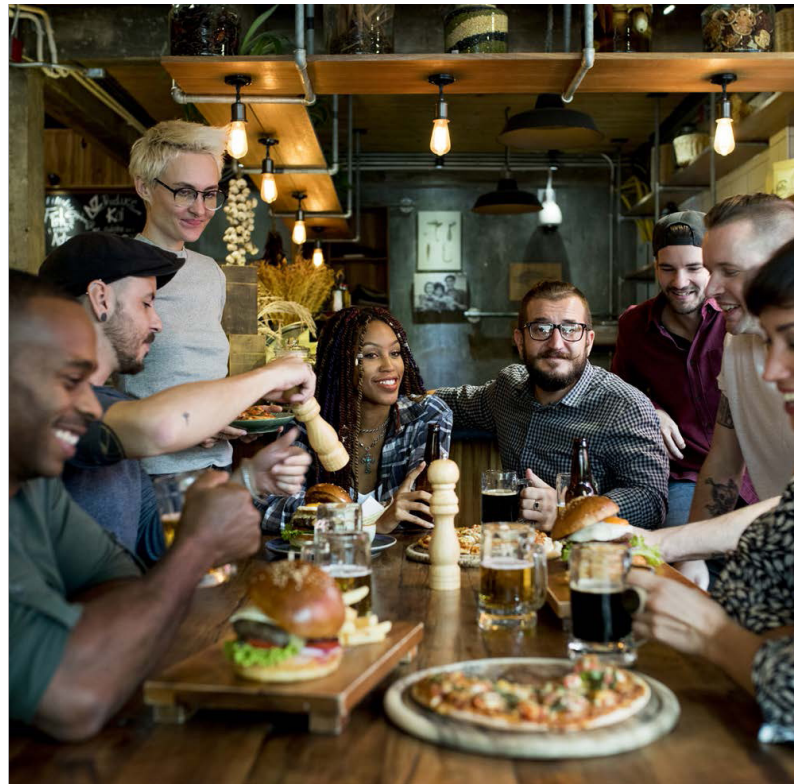


2019 DEMOGRAPHICS

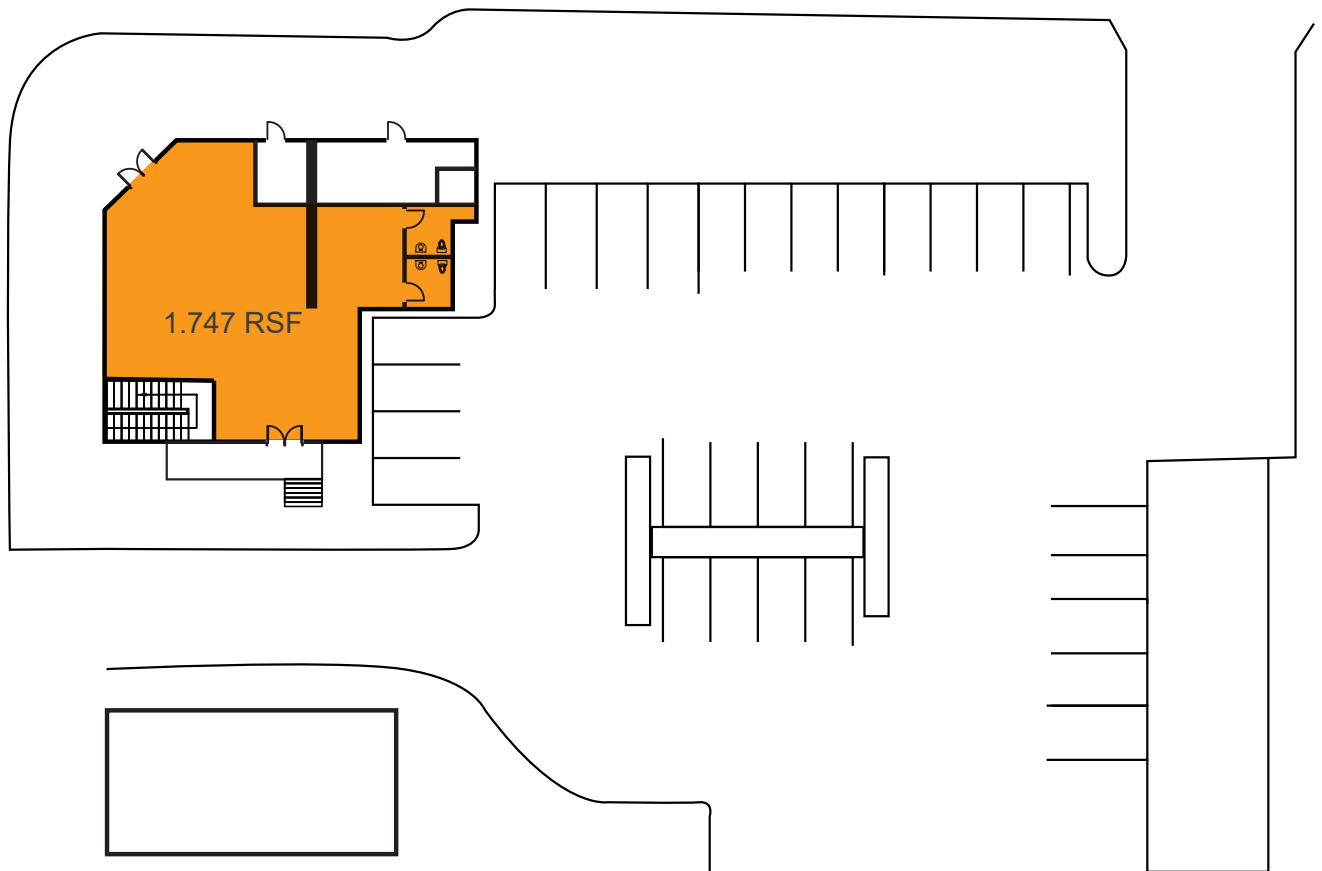
	1 MILE	3 MILES	5 MILES
2019 POPULATION	15,768	91,640	231,337
2019 EMPLOYEES	15,798	69,400	165,822
2019 BUSINESSES	1,428	3,400	10,788
2019 MEDIAN AGE	35.00	36.20	38.00
2019 AVERAGE HOUSEHOLD INCOME	\$132,961	\$161,509	\$164,848
2019 AVERAGE VALUE OF OWNER OCC. HOUSING UNITS	\$629,500	\$755,717	\$793,117
WHITE COLLAR WORKERS	84.5%	82.0%	79.6%

Source: Esri

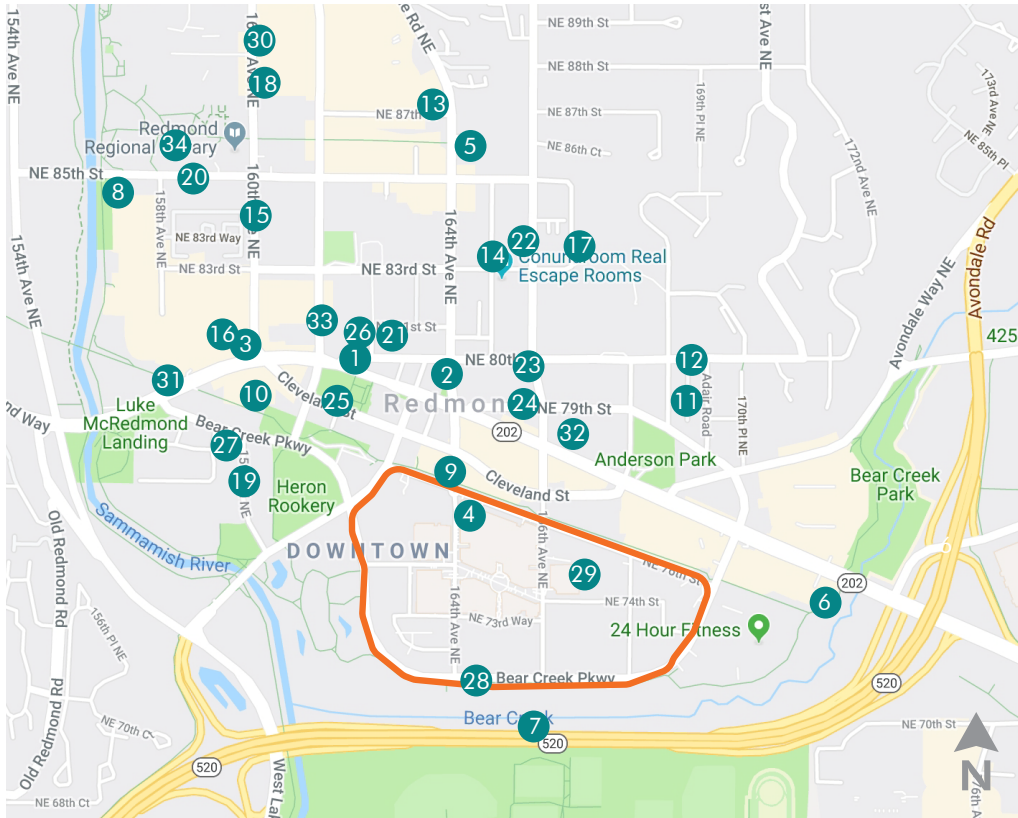




FLOOR PLAN



REDMOND DEVELOPMENT



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 units)
9. Elan Apartments (134 units)
10. Old Town Lofts (149 units)
11. Penny Lane Townhomes
(4 townhomes)
12. Redmond Square
Apartments (154 units)
13. Vision 5 (96 mini-suite units)
14. The Luke (208 units)
15. Mile House (177 units)
16. Redmond Way Stormwater
Treatment
17. Core 83 (120 units)
18. Providence Senior Housing
(74 units)
19. The Carter (180 units)
20. Public Safety Building
Renovation
21. 162TEN (96 units)
22. The Village (96 units)
23. Station House Lofts
(197 units)
24. Redmond Triangle
(195 units)
25. Light Rail Extension
26. Ravello Apartments
(102 units)
27. Heron Flats and Lofts
(95 units)
28. Archer Hotel (160 rooms)
29. Talisman Apartments
(286 units)
30. Modera (300 units)
31. Bear Creek Mixed Use
(360 units)
32. Anderson Park Hotel
(177 rooms)
33. Alexan Cental Park
(190 units)
34. Modera River Trail
(250 units)



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CONTACT US

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