

Avondale Gateway

17530 NE Union Hill Road

Redmond, WA 98052

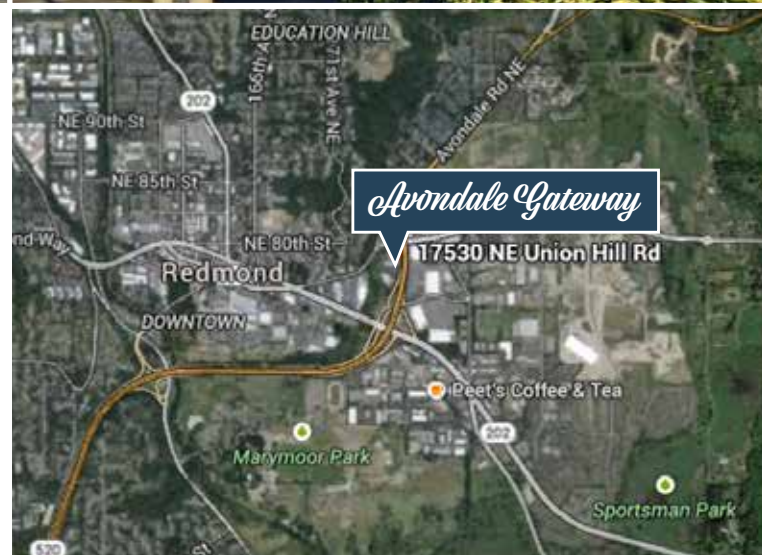
OFFICE CONDOS FOR SALE



FINAL UNIT FOR SALE!

AVAILABLE SUITES

SUITE(S)	SIZE	SALE PRICE	STATUS
100	896 RSF	\$302,275	SOLD
110	1,256 RSF	\$562,660	SOLD
120	949 RSF	\$430,925	SOLD
130/135/140	2,120 RSF	\$1,000,750	SOLD
150	1,064 RSF	\$548,500	SOLD
160	844 RSF	\$410,500	SOLD
200/210	1,320 RSF	\$615,000	Available
225/230	704 RSF	\$334,500	SOLD
240/250/260	3,144 RSF (Divisible)	\$1,421,505	SOLD
270	2,103 RSF	\$1,084,500	SOLD



* Suites can be combined

BUILDING FEATURES

- Renovated office suites and common areas
- Great office space located near shopping, dining and entertainment amenities
- Easy freeway access to / from SR-520
- Plentiful parking



Commercial Real Estate Services

For further information or to schedule a tour, please contact:

Paul Jerue
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jerue@broderickgroup.com

Tyler Slone
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Broderick Group, Inc.
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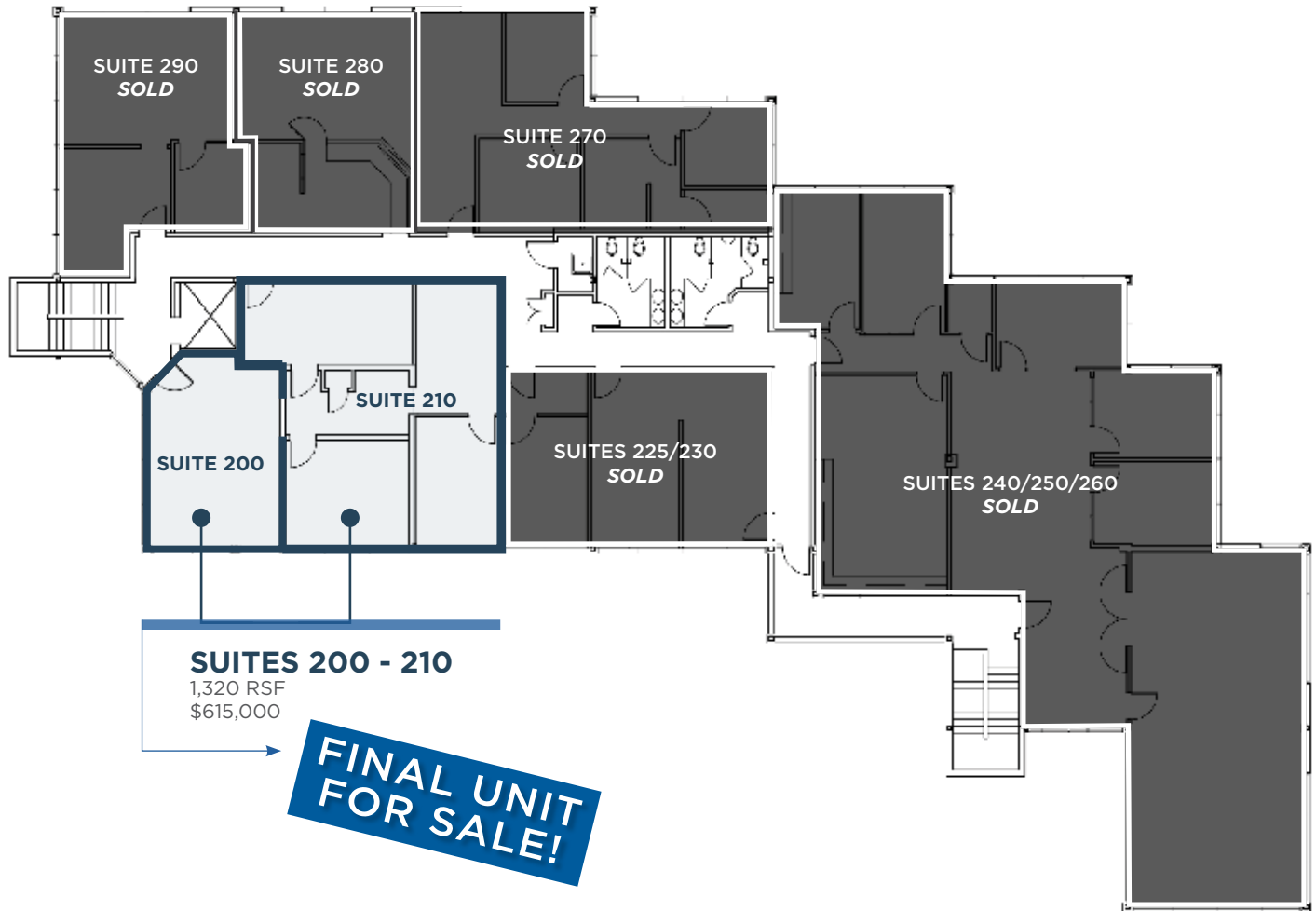
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FLOOR 2

*Floor Plan Not To Scale



Note: All rentable square footage (RSF) references are per BOMA 2010 standards.
Condominium square footages are typically smaller.



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SITE MAP



> Excellent Freeway Access <



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OFFICE CONDOMINIUMS FOR SALE

Location: 17530 NE Union Hill Road
Redmond, Washington 98052

Jurisdiction: City of Redmond

Zoning: GC, Redmond

Total Building Size: Approx. 14,458 RSF

Number of Floors: 2

Elevator: One Dover, two-stop hydraulic elevator

Year Built: 1986; re-skinned in 2014

Parking: 49 unreserved surface spaces

Land Area: 0.84 Acres

AMENITIES/HIGHLIGHTS:

- Great freeway access to/from SR-520
- Near Marymoor Park
- Two blocks from:
 - » Bear Creek Park & Ride for transit options
 - » Redmond Town Center for shopping, dining, and entertainment amenities



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