

REDMOND INNOVATION CENTER

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**AVENUE 55**

REDMOND INNOVATION CENTER

PROPERTY HIGHLIGHTS



140,470 SF - NEW DEVELOPMENT
LARGE FLOOR PLATES
1ST FLOOR: 70,620 SF
2ND FLOOR: 69,850 SF



1ST LEVEL FLOOR TO FLOOR: 28'
2ND LEVEL FLOOR TO FLOOR: 24'



4 DOCK HIGH LOADING DOORS
1 GRADE LEVEL LOADING DOOR
PASSENGER & FREIGHT ELEVATOR



4,000 AMPS POWER
(POTENTIAL TO ADD
MORE)



APPROX. 2/1000
PARKING
ELECTRIC VEHICLE
CHARGING STATIONS



DESIGNATED FOOD
TRUCK AREA



NEXT DOOR TO 3.2
ACRE SOUTHEAST
REDMOND PARK

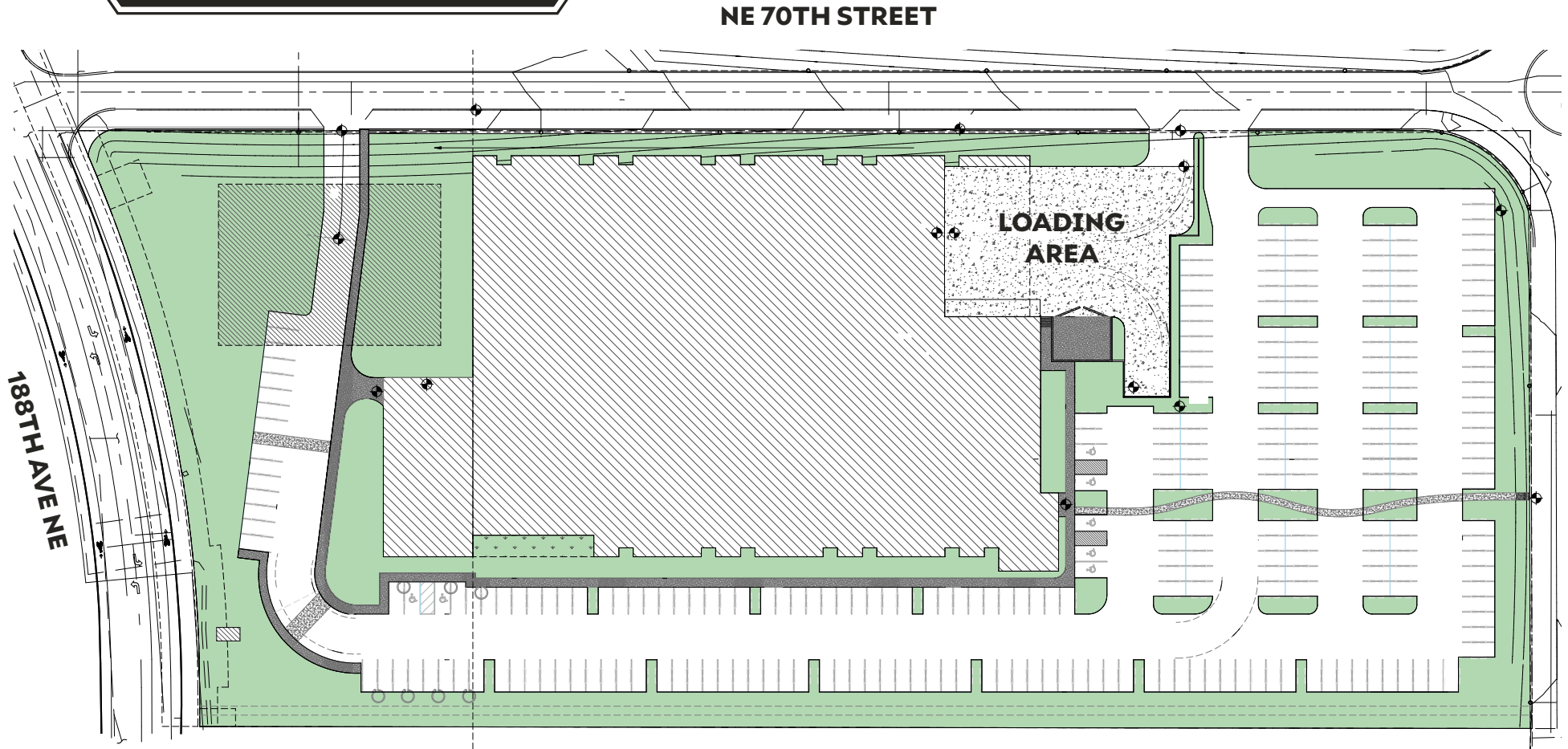
CONSTRUCTION STARTS SUMMER 2023

DEVELOPER



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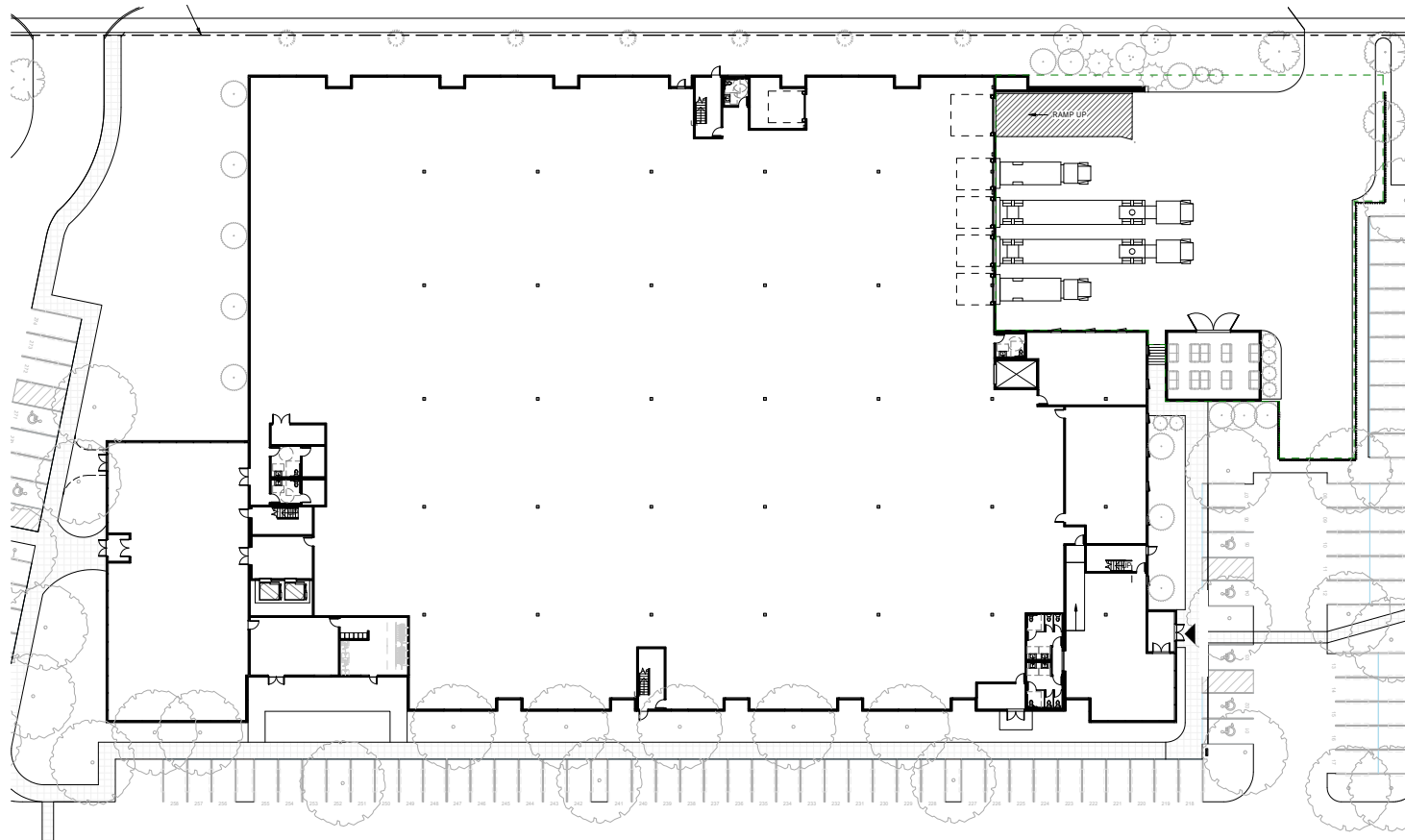
SITE PLAN



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FLOOR PLAN

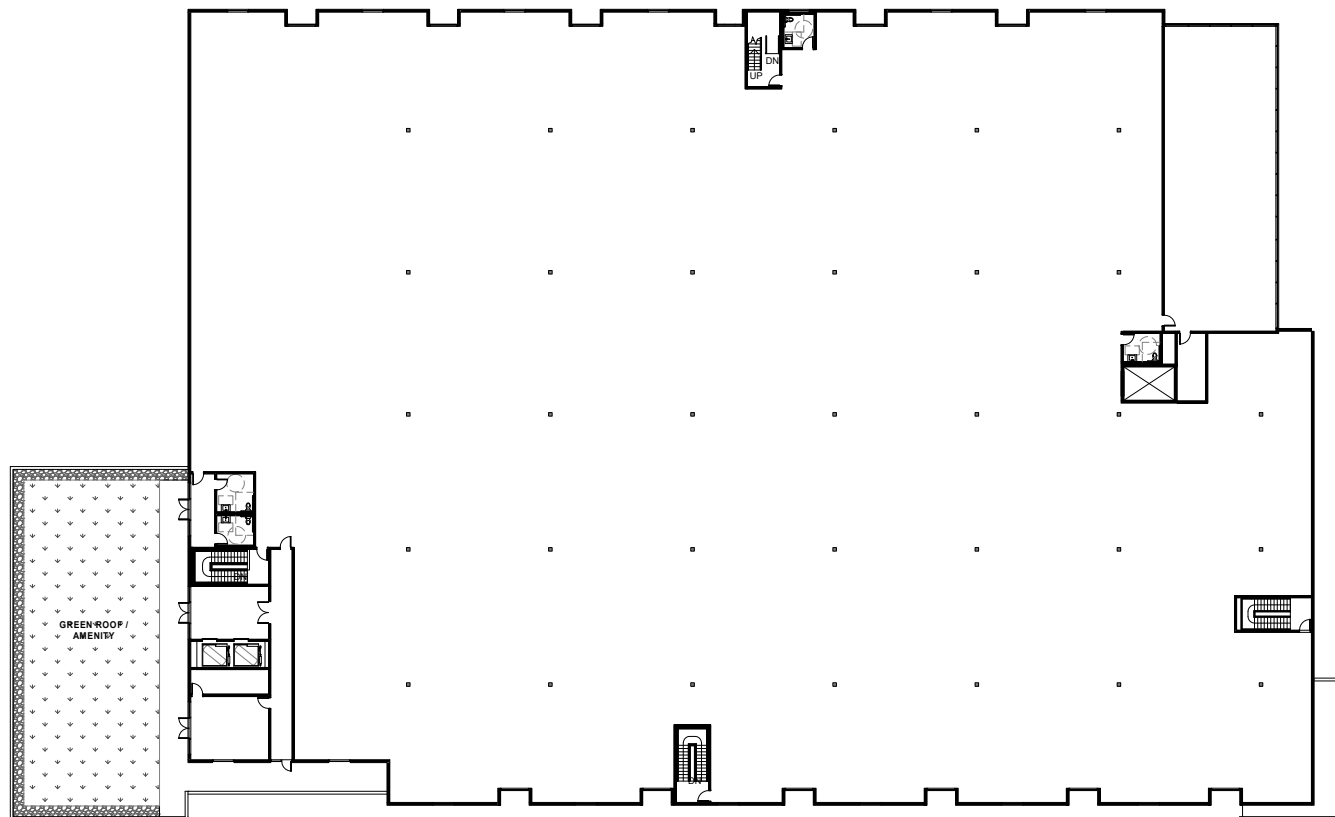
LEVEL ONE



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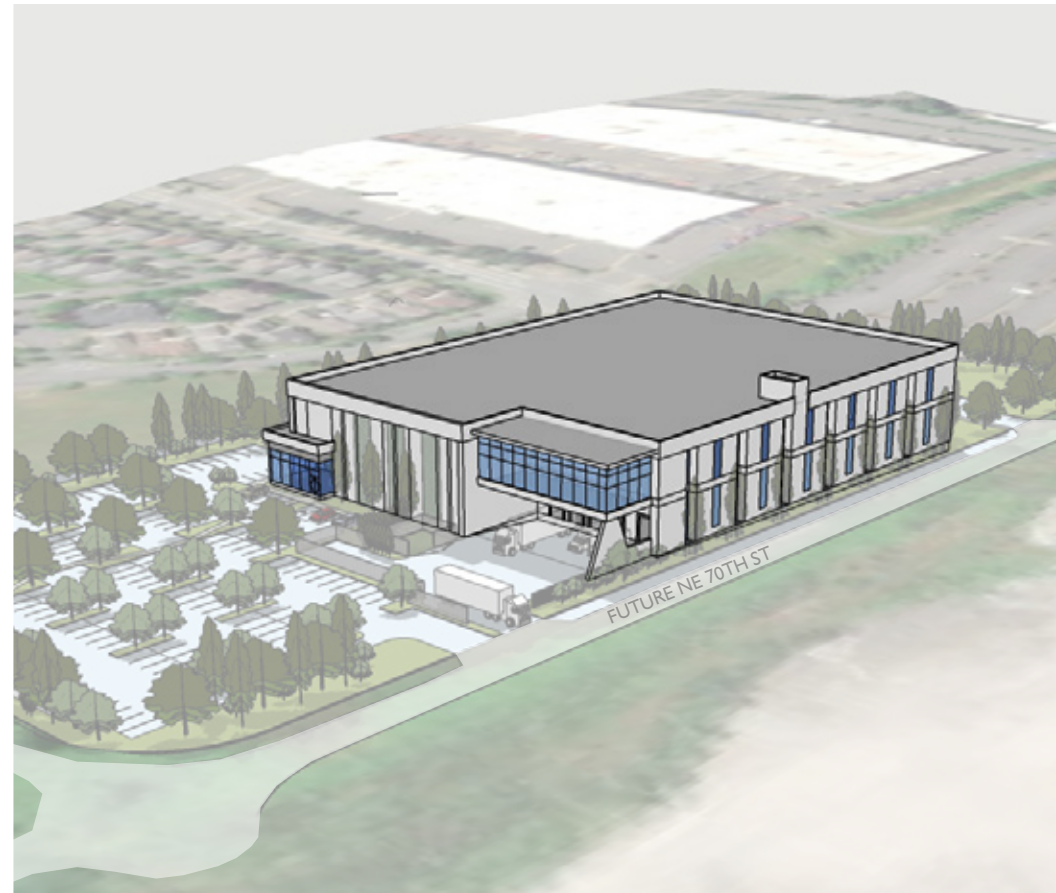
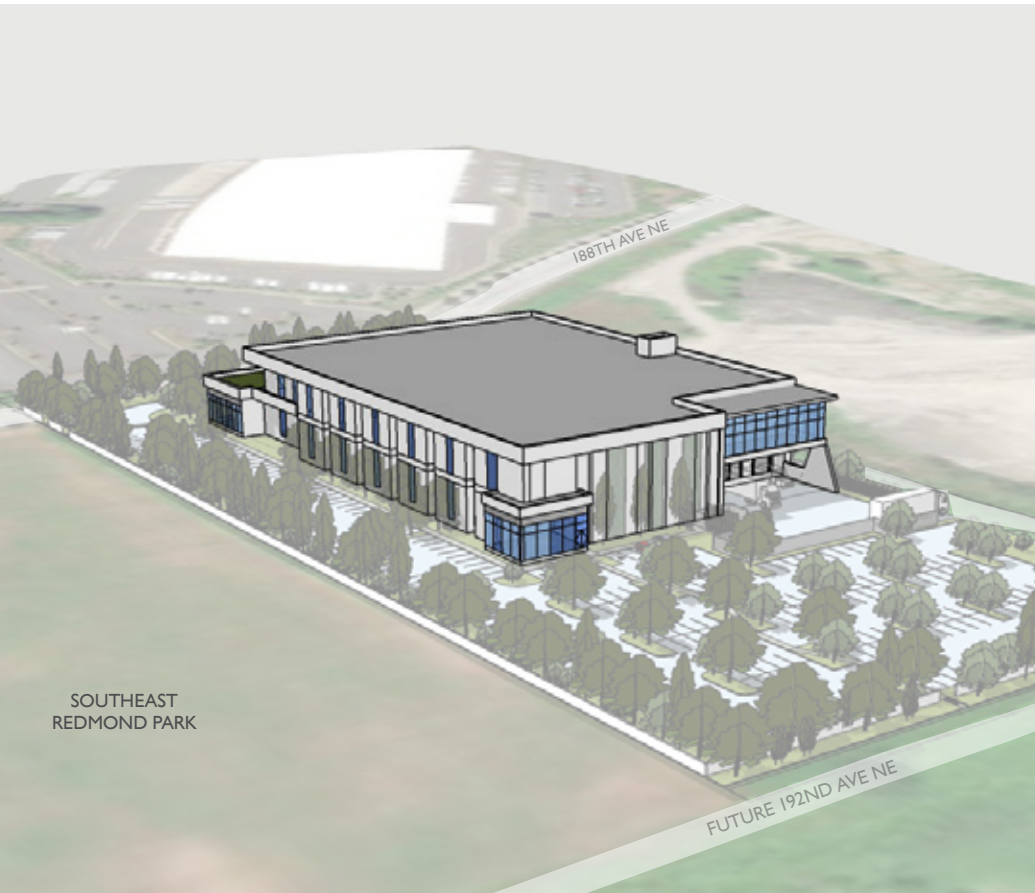
FLOOR PLAN

LEVEL TWO



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RENDERINGS





AMENITIES

- COFFEE
- SERVICE
- FOOD OPTION

- | | | | |
|---|---|---|---|
| <ul style="list-style-type: none"> 1. Sammamish Cleaners 2. Pomegranate Bistro 3. Jimmy John's 4. Chipotle 5. Subway 6. Postdoc Brewing 7. Peet's Coffee & Tea | <ul style="list-style-type: none"> 8. Asiana Bistro 9. Panera Bread 10. Starbucks 11. Rite-Aid 12. Agave Cocina 13. Baskin Robbins 14. Fatburger | <ul style="list-style-type: none"> 15. Bank of America 16. Blazing Bagels 17. Mac & Jack's Brewery 18. Home Depot 19. Fred Meyer 20. Discount Tire 21. Mercurys Coffee Co. | <ul style="list-style-type: none"> 22. Target 23. Kohl's 24. ZenRock Fitness 25. Redmond Kindercare 26. BJ's Restaurant & Brewhouse 27. Typhoon |
|---|---|---|---|

ACCESS / TRANSIT



SPEC SHEET

Site and Square Footage Information

Facility is 140,000 SF (L1 = 70k, L2 = 70k)
The site is 5.8 acres total
238 Parking Stalls
Food truck/tenant plaza on the property
Access from two separate driveways off NE 70th.

Clear Heights

Level 1 = Range from 24' to 27'
Level 2 = Range from 24' to 28'

Column Spacing

40'x40'

Power/Electrical -

4000amp 480v service (2k/floor)
Prepped for Electric Vehicle chargers
LED Lighting as part of initial build

Floor Load Ratings

L1 = 250psf (SOG), L2 = 150psf

Vertical Transportation

Two (2) 3,500lb passenger elevators
One (1) 12,000lb freight elevator

Loading Docks

Five (5) loading bays at North-East of facility (4 dock high, 1 grade level).

Envelope Design

Composite metal panels and Architectural board form concrete make up a majority of the exterior façade. Storefront glazing system incorporates wood accents.

HVAC

Fully conditioned space. Fan coil unit distribution throughout the building. Four (4) 7k CFM dedicated units serving Level 1. Two 15k CFM rooftop units (and condensing units) serving Level 2.

Fire Systems

State of the art ESFR fire suppression system