

Industrial for Lease

LIGHT INDUSTRIAL NEAR FUTURE LIGHT RAIL STATION

6855 176Th Ave NE, Redmond, WA 98052



LISTING INFORMATION

AVAILABLE SF: 1,074 SF
LEASE RATE: \$18.00 SF/yr (NNN)
TOTAL BLDG SF: 58,995
ZONING: MDD2

COMMENTS

Rare Light Industrial Space in Redmond Business Park located across the street from the future SE Redmond / Marymoor Village light rail station (estimated 2024).

- 1,074 SF Space (235 SF Office / 839 SF WH / Flex / Storage)
- Ample Parking at 3/1,000 Ratio



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,573	31,575	76,587
Total Population	5,733	75,629	189,597
Average HH Income	\$95,950	\$109,141	\$111,432

CONTACT

Aaron Mathieu

amathieu@lee-associates.com
D 206.210.5207

Jim Reed

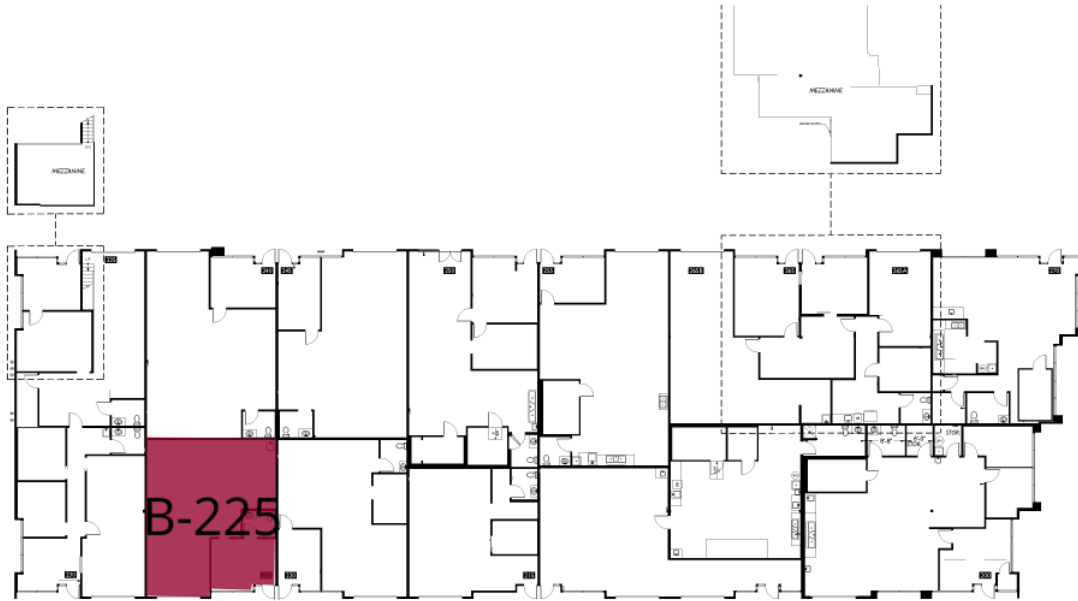
jreed@lee-associates.com
D 206.210.5202

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Industrial for Lease

LIGHT INDUSTRIAL NEAR FUTURE LIGHT RAIL STATION

6855 176Th Ave NE, Redmond, WA 98052



LEGEND

Available

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,074 SF	Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
B-225	Available	1,074 SF	NNN	\$18.00 SF/yr	235 SF O / 839 SF WH

CONTACT

Aaron Mathieu

amathieu@lee-associates.com
D 206.210.5207

Jim Reed

jreed@lee-associates.com
D 206.210.5202

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.