

FOR LEASE

STUDIO 7500

7500 166TH Avenue NE, Redmond, WA 98052

CBRE

AS BUILTS

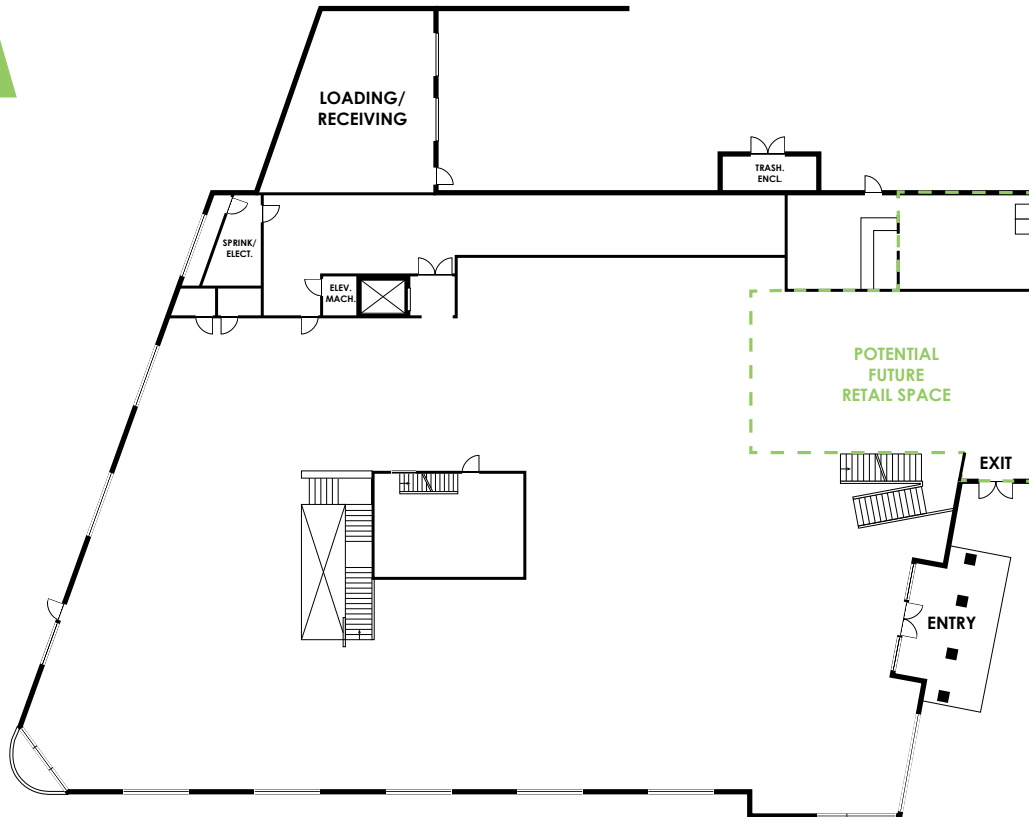
Floor 1: 20,446 SF

Floor 2: 14,427 SF

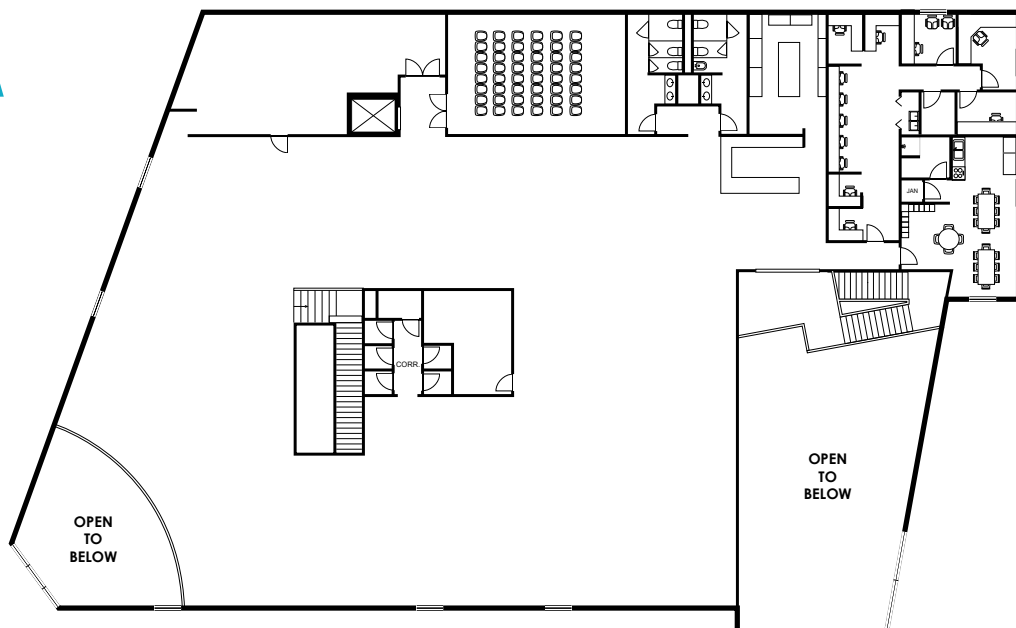
Building: 34,873 SF

Available Now

FLOOR 1



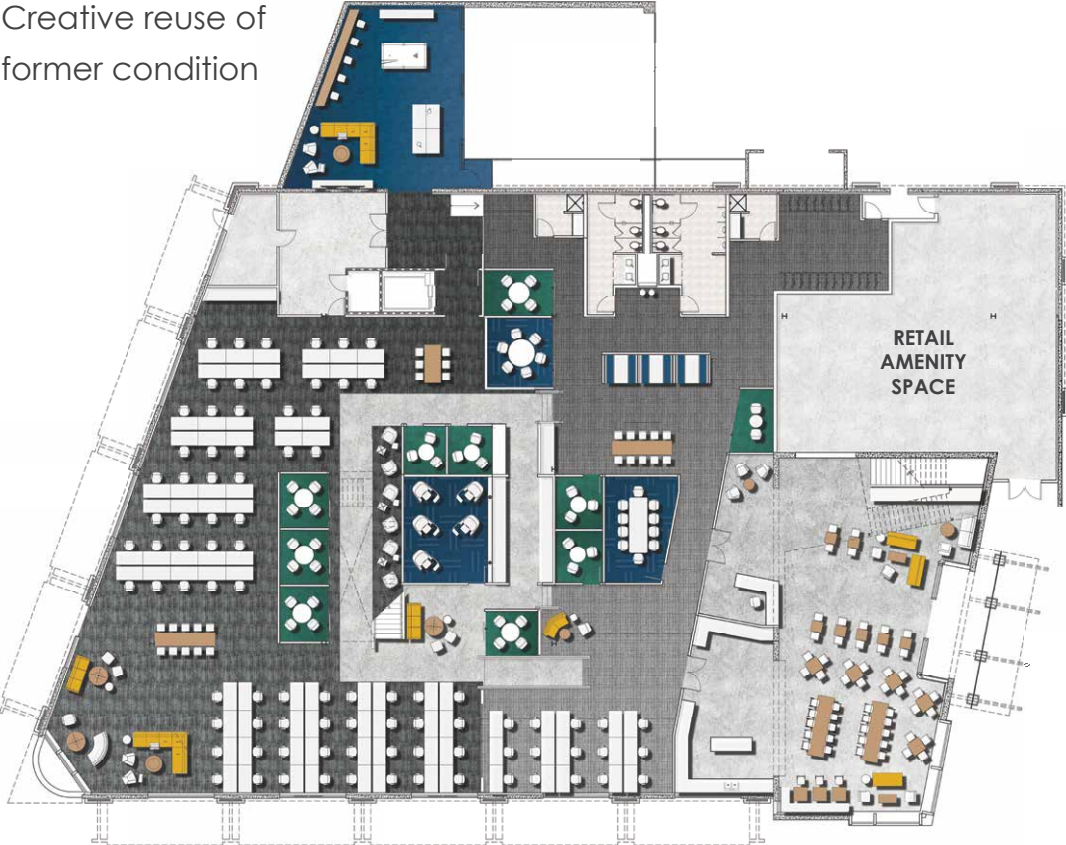
FLOOR 2



CONCEPTUAL

+ Creative reuse of former condition

FLOOR 1



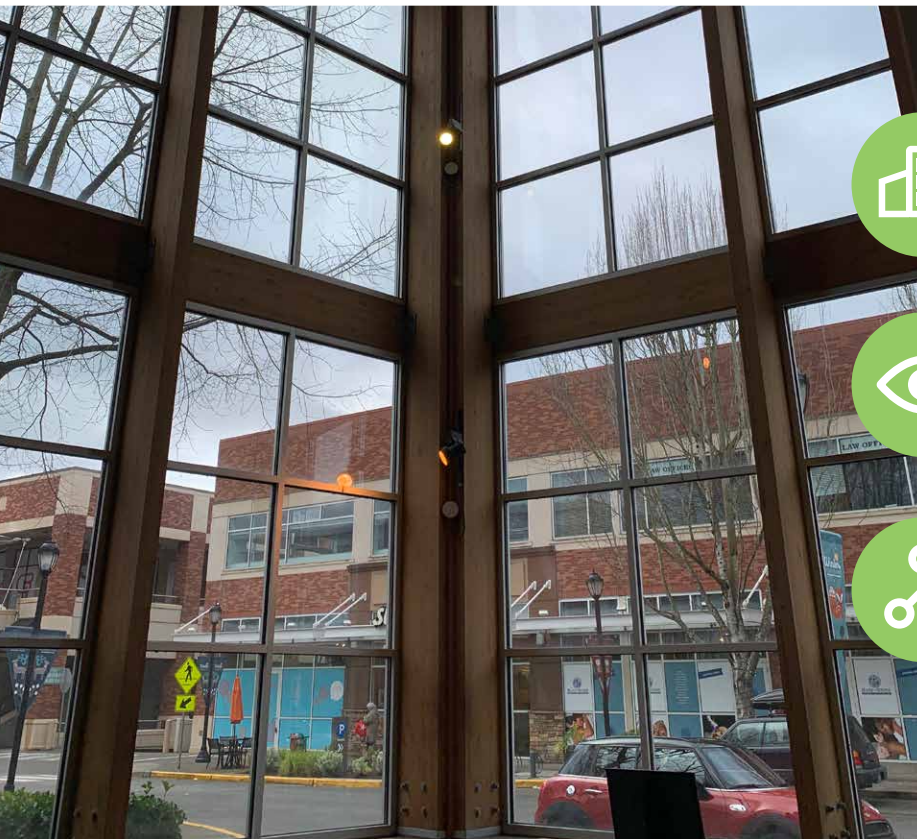
FLOOR 2



STUDIO
7500

STUDIO
7500

PROPERTY HIGHLIGHTS



**Standalone former
REI Building**



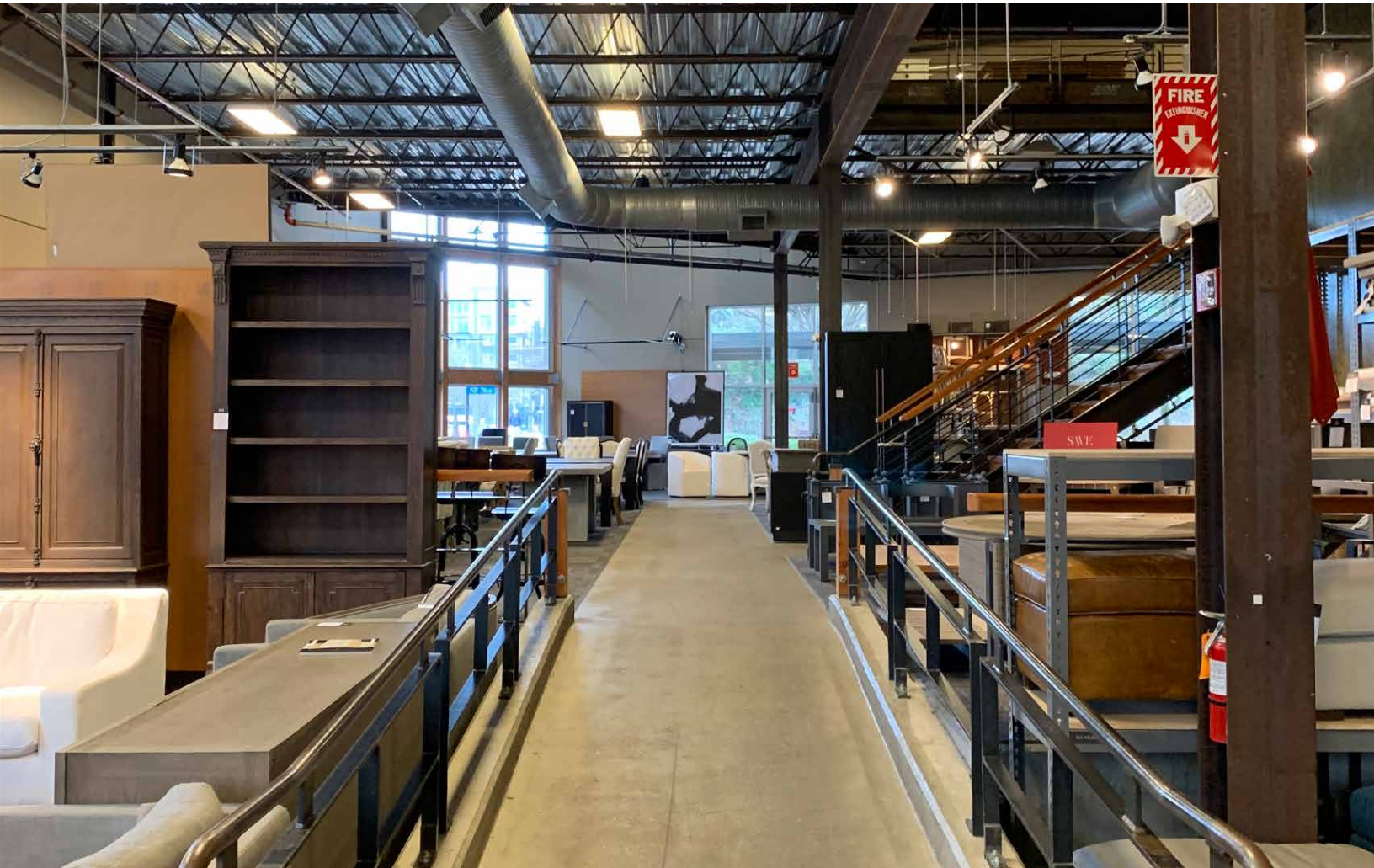
Exclusive opportunity to be a part of Redmond Town Center with **prominent visibility** at the main entrance



Creative office environment ideal for a technology company or gaming studio

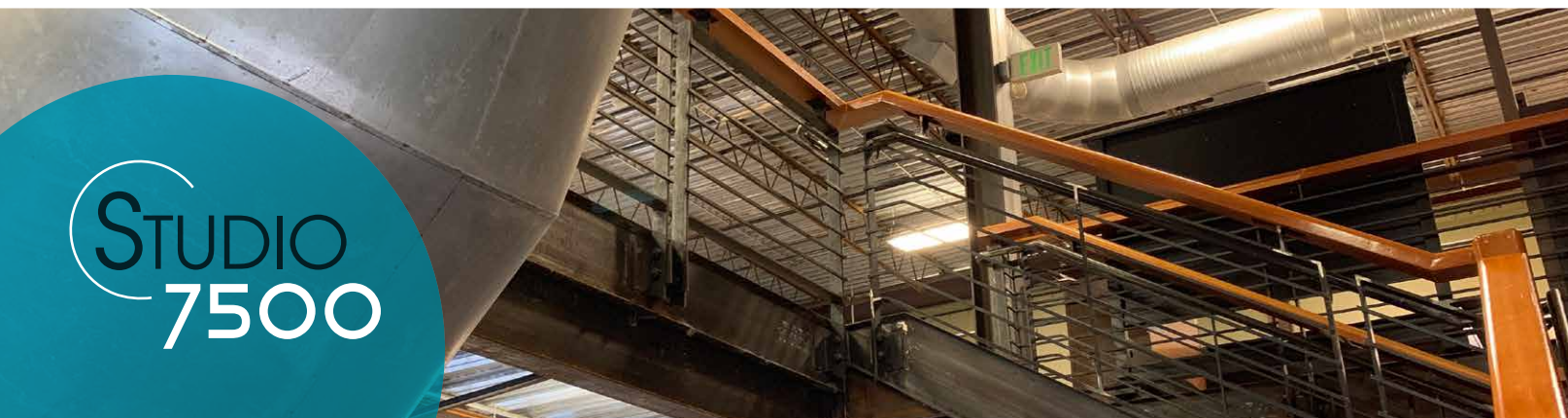
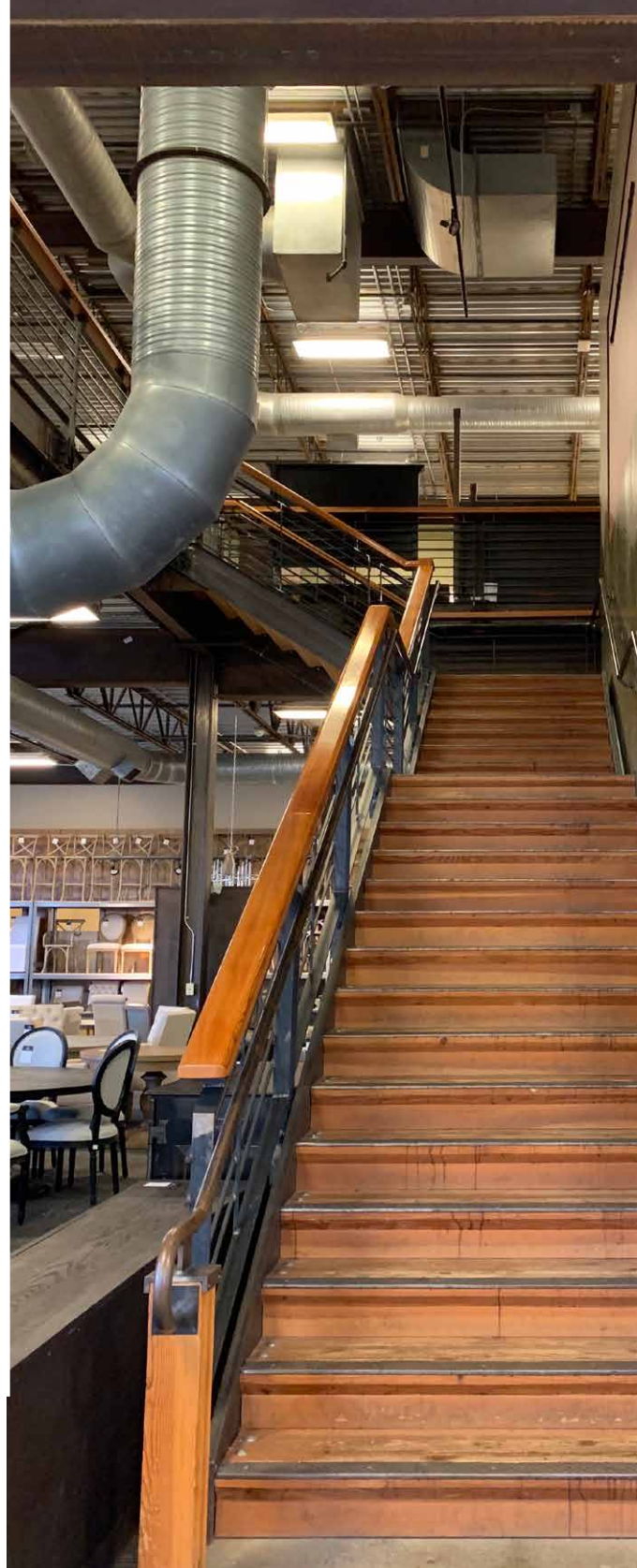


Building naming rights and
signage available



BUILDING FEATURES

- + Existing building condition includes a pronounced entry, polished concrete floors, oversized windows, exposed ceiling and ducting, showers, locker room, two loading docks and outdoor seating areas
- + Impressive **51' high entry**
- + Slab to slab height 15'-10" - 17'6"
- + **Parking**
 - 3/1,000 SF Ratio (128 stalls), free surface parking
 - Plus, 175 stalls in an adjacent shared parking garage
- + **Operating Expenses** \$7.00 / SF
- + **Abundant Redmond Town Center amenities** steps away including **55+ retail shops** and services, **70+ dining options** and **8+ entertainment opportunities** including movie theaters and concert venues



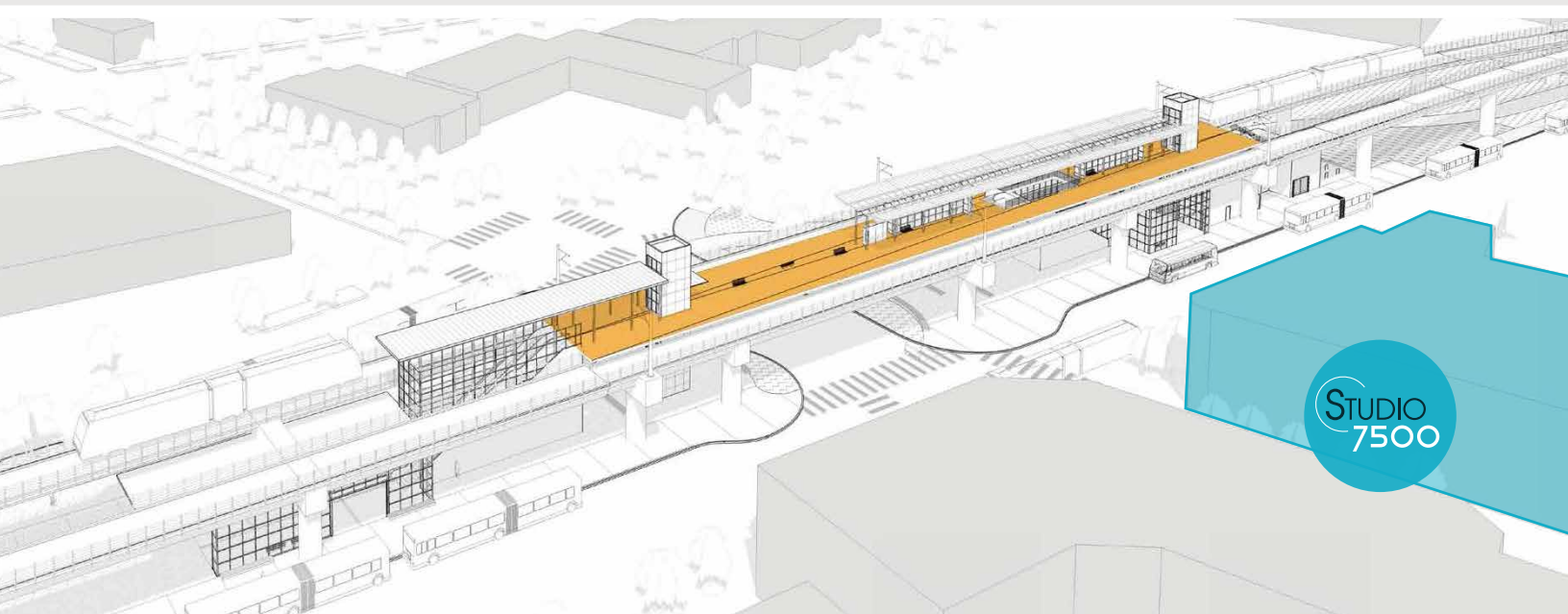


Directly across the street from the Downtown Redmond Light Rail Station opening 2024



Estimated travel times

- Downtown Redmond → Downtown Bellevue **18 minutes**
- Downtown Redmond → Westlake **45 minutes**





CONTACT INFORMATION

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