

8383 158th Ave NE, Redmond, WA

OPPORTUNITY

BUILDING



PROJECT HIGHLIGHTS



2025 OPERATING EXPENSES
\$15.45 / SF / YEAR



DOCK HIGH LOADING +
FREIGHT ELEVATOR



STORAGE AVAILABLE
FOR LEASE



RECENT CAPITAL EXPENDITURES
AND BUILDING UPGRADES
UNDERWAY



SURFACE PARKING AVAILABLE
AT 4.00 / 1,000 SF LEASED



COVERED RESERVED PARKING
AVAILABLE AT MARKET RATE



ON SITE SHOWERS, LOCKERS,
AND SECURE BIKE STORAGE



OUTDOOR COURTYARD
ADJACENT TO SAMMAMISH
RIVER TRAIL

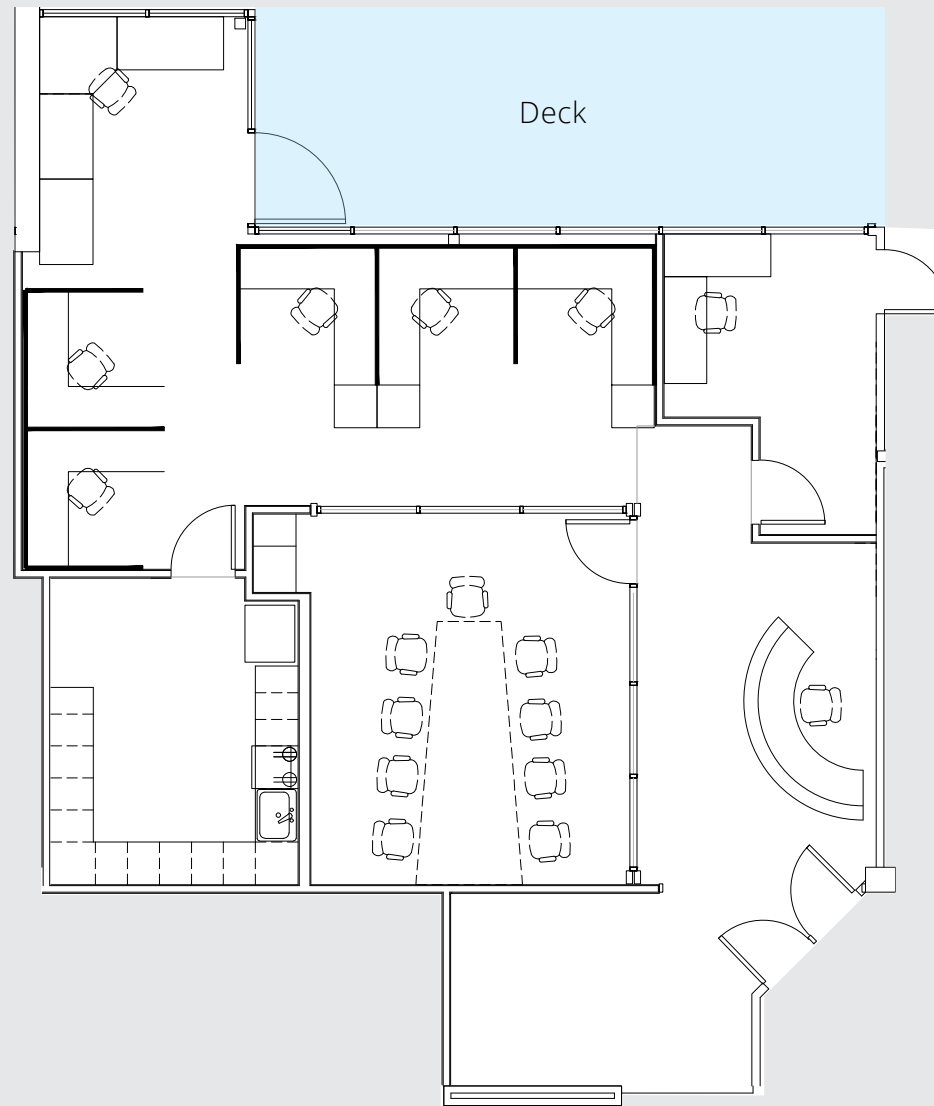
AVAILABLE SPACES

SUITE 250 **1,817 RSF**

Reception area flows into an open workspace,
a private office and an executive conference
room.

SUITE 400 **12,826 - 25,778 RSF***
Divisible

Suite features high density, open workspace,
and conference / meeting space within the
middle of the floorplan and outer corners.

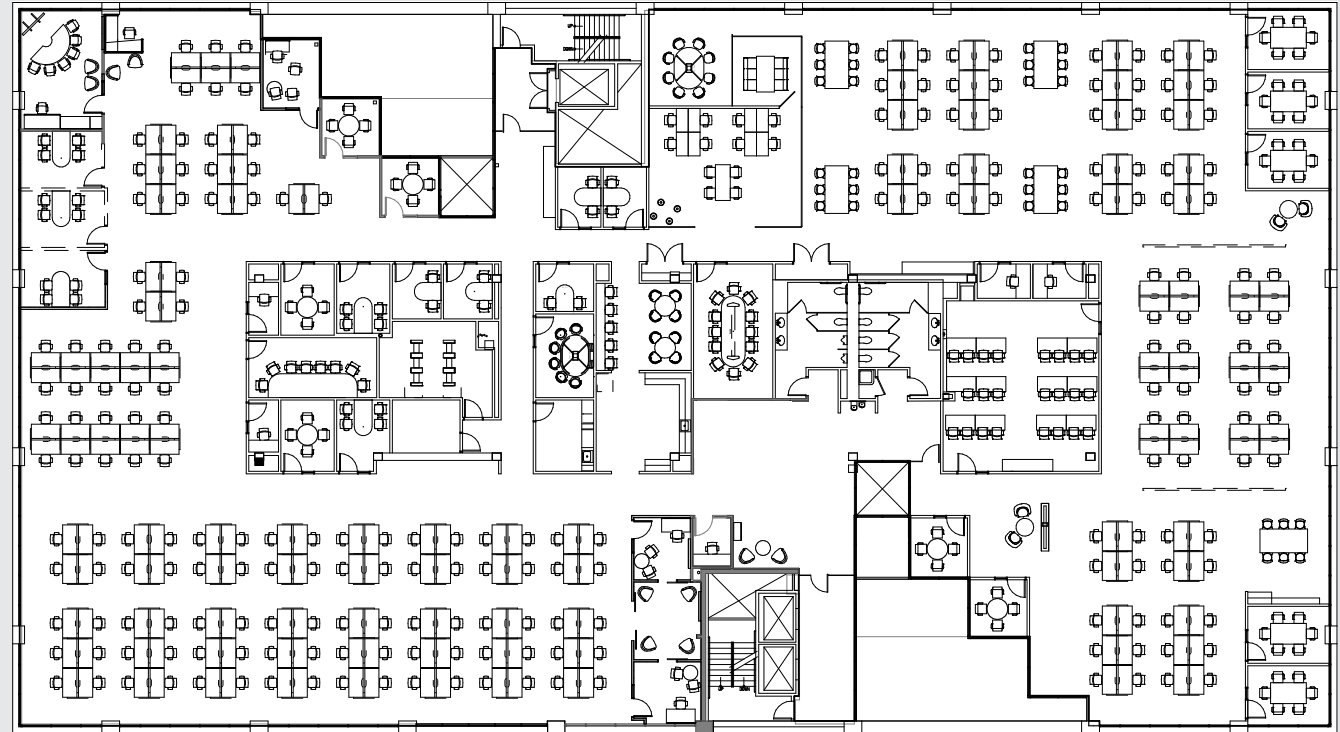
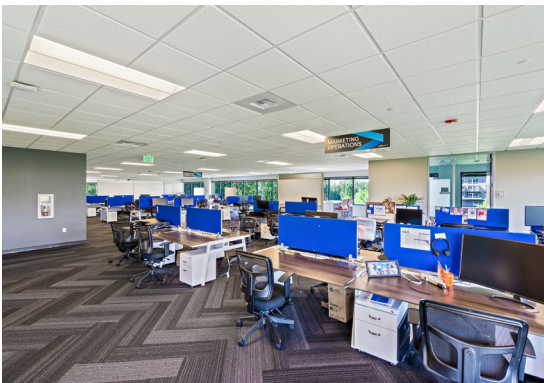


FLOOR TWO

SUITE 250

1,817 RSF

Reception area flows into an open workspace, a private office and an executive conference room.



FLOOR FOUR

SUITE 400

25,778 RSF

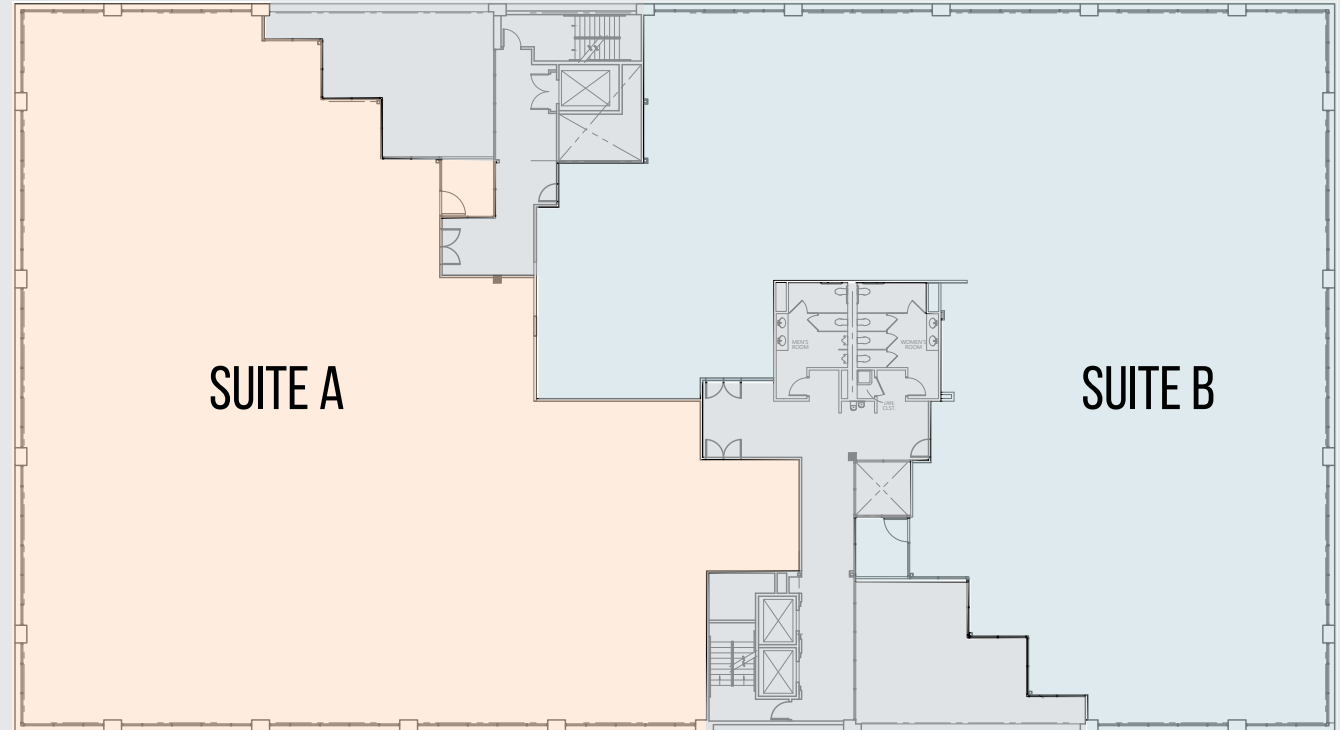
*Furniture layout shown is the previous tenant's configuration. The space does not come with furniture. High density floorplan to maximize occupancy, conference and meeting space within the middle of the floorplan and outer corners.



Virtual Tour



FLOOR **FOUR**



SUITE 400 - DEMISING PLAN

25,778 RSF

Suite A can be demised to 12,952 SF

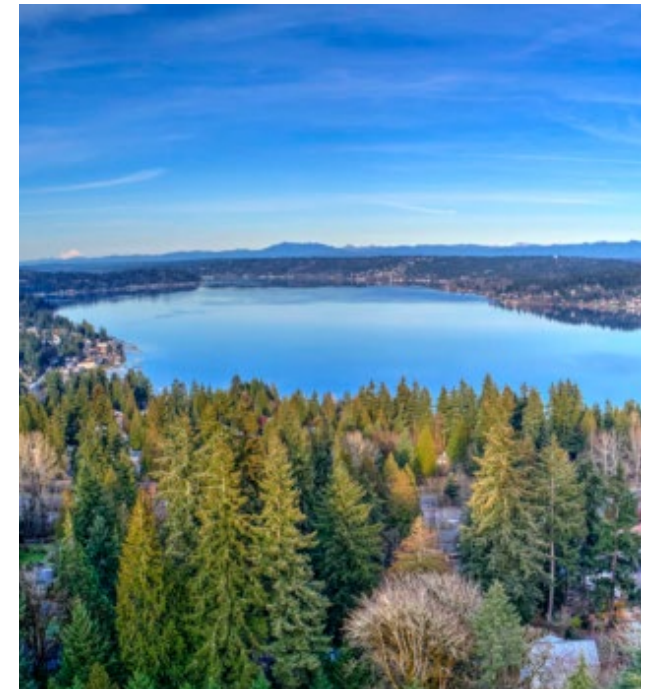
Suite B can be demised to 12,826 SF





REDMOND, WA

Redmond is a world-renowned innovation hub with a strong economy and diverse job base. Surrounded by mountains, trees, lakes, and trails, the city of Redmond shares a border with Bellevue. 640-acre Marymoor Park in downtown Redmond welcomes over 3 million visitors per year. With easy access to abundant amenities and outdoor recreation, the city attracts top talent to live, work, and play.



AREA AMENITIES



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OPPORTUNITY

BUILDING

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