

INDUSTRIAL / FLEX FOR LEASE

DIRECT ACCESS TO LIGHT RAIL STATION



PARK 520

6825, 6855, 6975 176TH AVE NE
REDMOND, WA 98052

AVAILABLE SPACE

Building C Full Building	1,839 SF - 26,163 SF
Building B Suite 255	1,463 SF
Adjacent Yard	16,852 SF of yard with 31 additional stalls available at 17445 NE 70th Street
Zoning	MC (Marymoor Core)

FEATURES

- Grade-level loading
- Direct access to Marymoor Village Light Rail Station
- Easy access to WA-520 and Downtown Redmond
- In close proximity to numerous amenities including WholeFoods, coffee shops, and more
- 10 minutes from the East Lake Sammamish Trail

PROPERTY PHOTOS



RETAIL AMENITIES

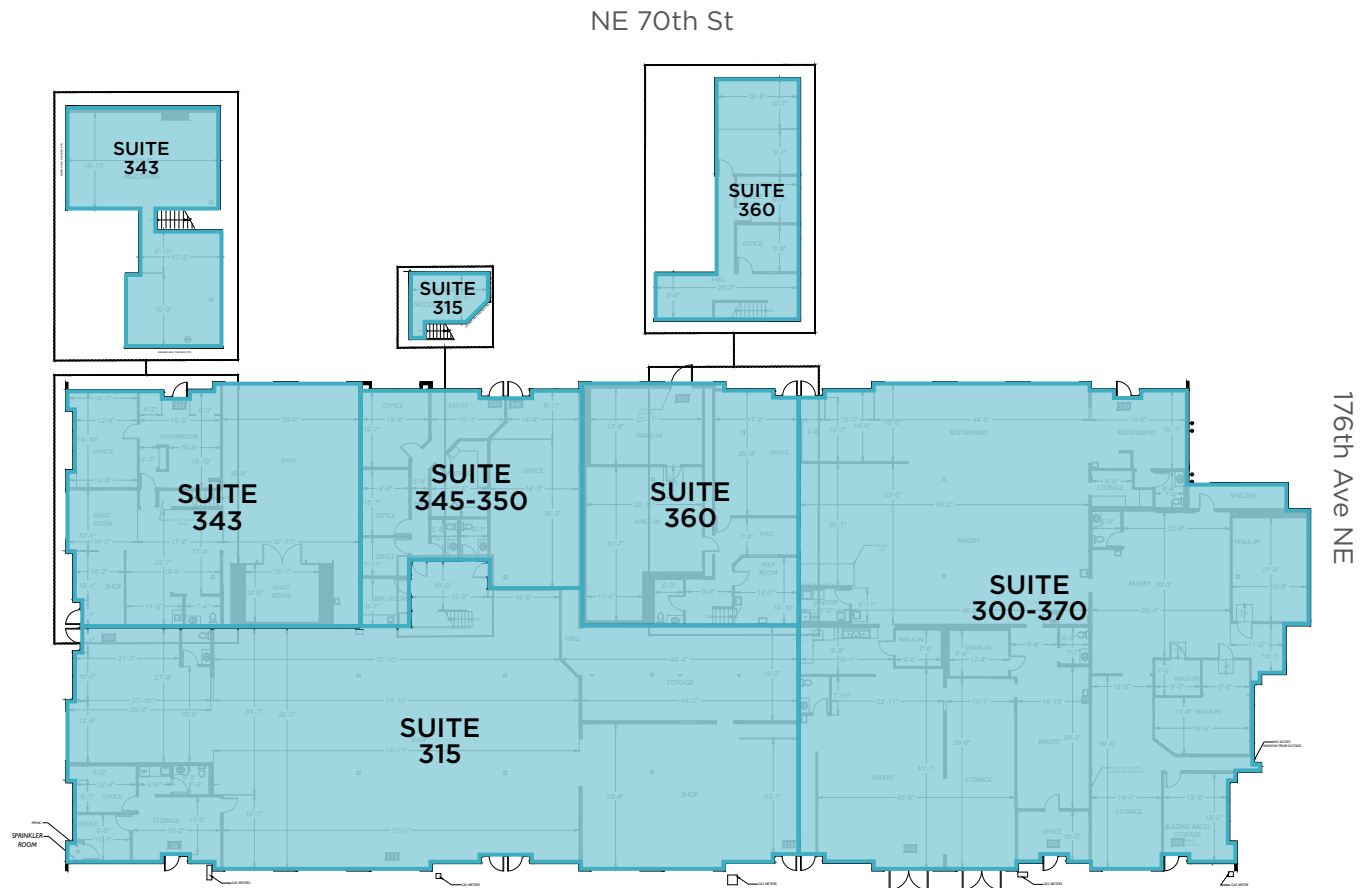


FLOOR PLAN

BUILDING C | 1,839 SF - 26,163 SF

SUITE 343 OFFICE/WAREHOUSE/MEZZANINE	4,096 SF
SUITE 345 & 350 OFFICE	1,839 SF
SUITE 360 OFFICE/MEZZANINE	3,149 SF
SUITE 315 WAREHOUSE/MEZZANINE	7,869 SF
SUITE 300-370 WAREHOUSE	9,210 SF
TOTAL	26,163 SF

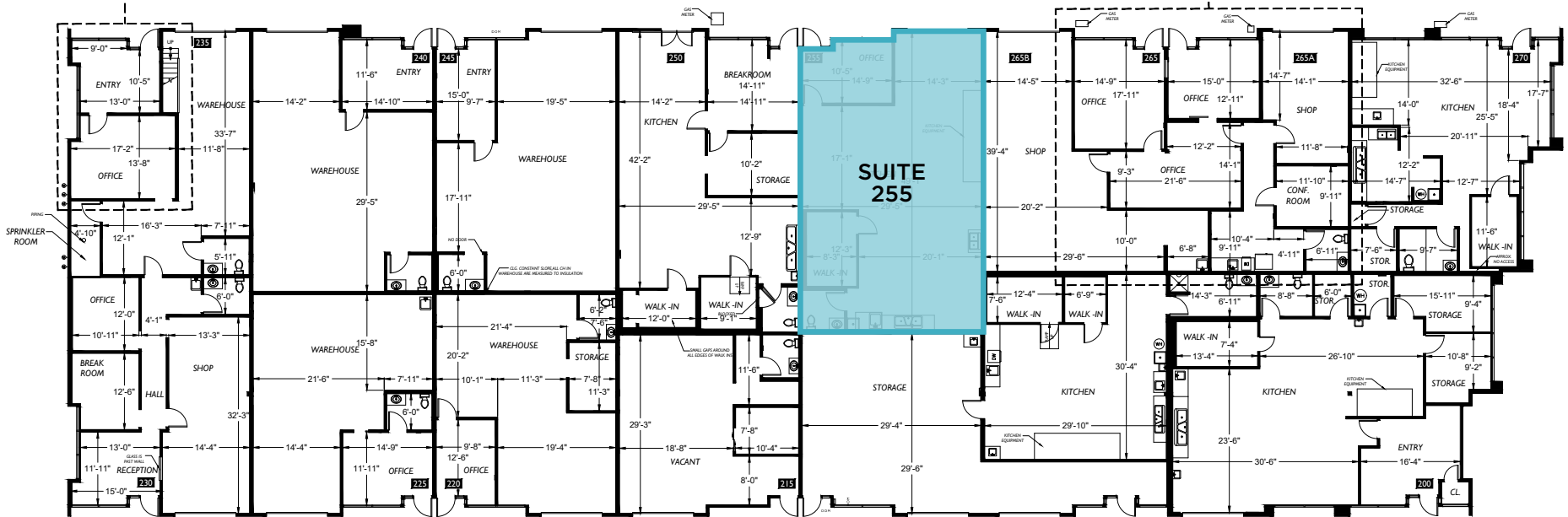
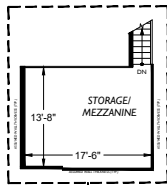
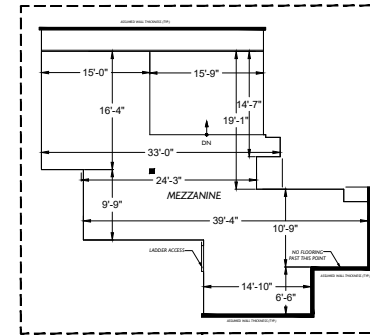
- Optional 16,872 SF Lot with additional 25 parking spaces available



FLOOR PLAN

BUILDING B | SUITE 255

OFFICE	161 SF
WAREHOUSE	1,302 SF
TOTAL	1,463 SF





CONTACT

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