

PCP REDMOND

DAYCARE SPACE FOR LEASE

16300 NE 80TH STREET
REDMOND, WA 98052



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**CUSHMAN &
WAKEFIELD**



THE OFFERING - A PREMIUM RETAIL LOCATION

PCP introduces a unique opportunity in the heart of Downtown Redmond. Situated at street level beneath 270 modern residential units, this under-construction Class-A retail space (2027) offers exceptional visibility and frontage in a rapidly growing community and provides great opportunity for a daycare provider to establish a strong presence in a high-demand market.

Conveniently located within walking distance of Redmond Town Center and near Marymoor Park, the site offers excellent connectivity to Redmond, Bellevue, Kirkland, Seattle, and the greater Puget Sound region. High foot traffic, strong demographics, and proximity to Downtown Redmond Light-Rail Station, retail, dining, and entertainment create an environment where businesses can thrive in one of the Eastside's most dynamic neighborhoods.



DELIVERY EXPECTED
Q3 OF 2027



CLASS - A
DAYCARE SPACE



TOTAL OF
11,637 SF



9,020 RSF WITH
2,617 SF OUTDOOR SPACE



DROP OFF LANE
AND SHORT TERM
PARKING ADJACENT
TO SPACE



// AMENITIES MAP

RESTAURANTS

1. Kanishka Cuisine of India
2. Spark Pizza
3. Topsy Cow Burger Bar
4. Matts' Rotisserie & Oyster Lounge
5. Palmers East
6. Fuji Steak House
7. Momiji
8. Woodblock
9. K-Street KBBQ
10. Stone Korean Restaurant
11. The Matador
12. BJ's Brewhouse
13. Pomegranate Bistro & Bar
14. Sages Restaurant
15. Kobuta & Ookami
16. Izakaya Supa Banana
17. JJ Mahoney's Irish Pub
18. Postdoc Brewing
19. Mac & Jack's Brewery

PARKS & RECREATION

1. Marymoor Park
2. Downtown Park
3. Grass Lawn Park
4. Flagpole Plaza
5. Anderson Park
6. Dudley Carter Park

TRANSIT

1. Redmond Transit Center
2. Downtown Redmond Station (Light Rail)
3. Marymoor Village Station (Light Rail)

LODGING

1. Seattle Marriott Redmond
2. Hyatt House Seattle/Redmond
3. Hampton Inn & Suites Seattle/Redmond
4. Archer Hotel Redmond
5. Hilton Garden Inn Redmond

GROCERIES

1. H Mart
2. Shalimar Grocery
3. Whole Foods Market
4. Trader Joe's
5. Fred Meyer
6. Costco

HEALTH

1. HealthPoint Redmond Clinic
2. EvergreenHealth Primary Care
3. Redmond Acupuncture
4. Kinwell Primary Care
5. Swedish Redmond Primary Care
6. Overlake Clinics - Redmond Primary Care

FITNESS

1. 24 Hour Fitness (Super-Sport)
2. M2 Fitness
3. Eastside Gym
4. HOTWORX Redmond
5. 425 Fitness (Bay Club)
6. ZenRock Fitness
7. Orangetheory Fitness
8. bStrong Personal Training
9. Kutting Edge Fitness



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// SITE PLAN

COVERED OUTDOOR SPACE

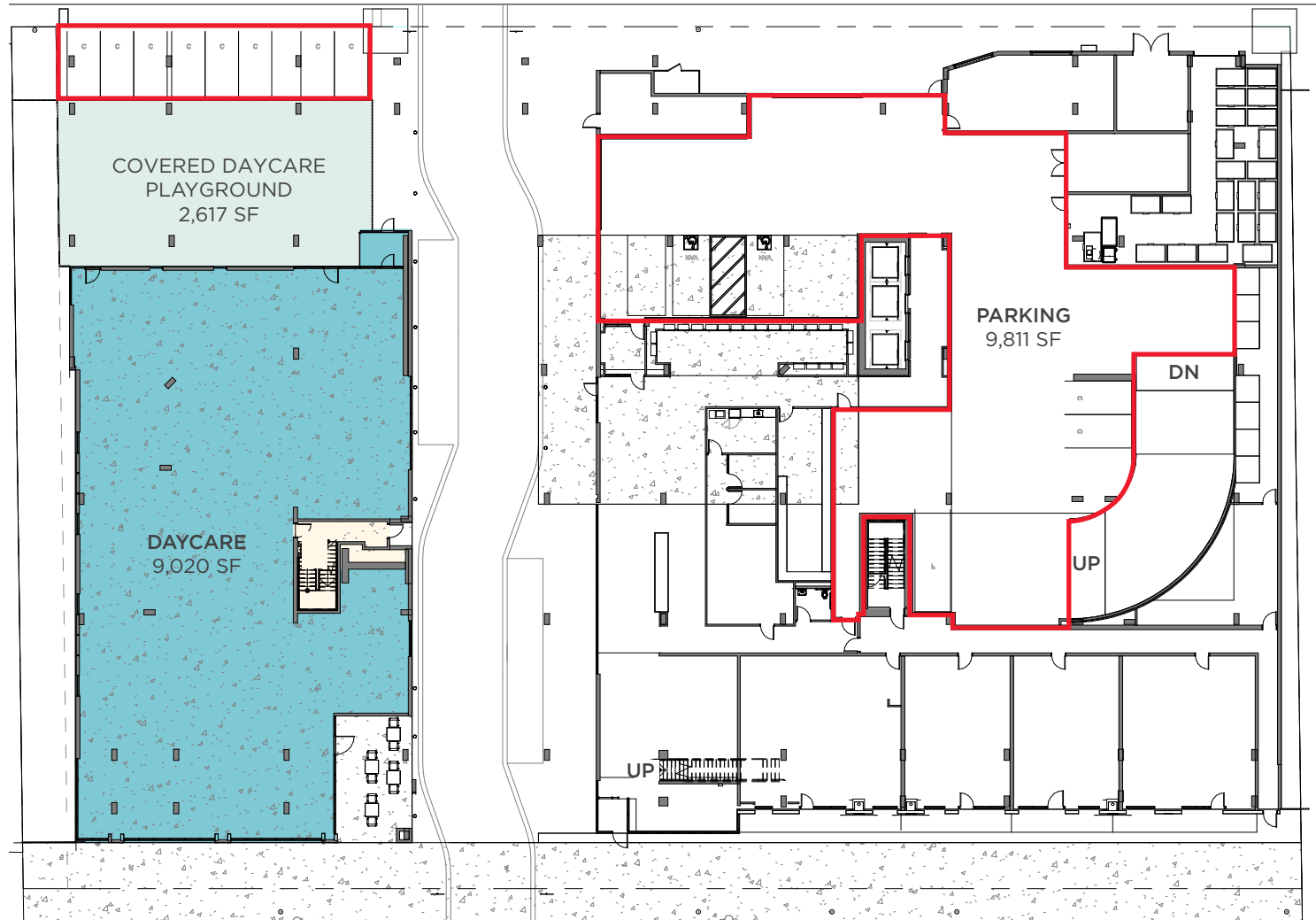
2,617 SF

RATE: CALL BROKERS

INTERIOR SPACE

9,020 SF

RATE: CALL BROKERS



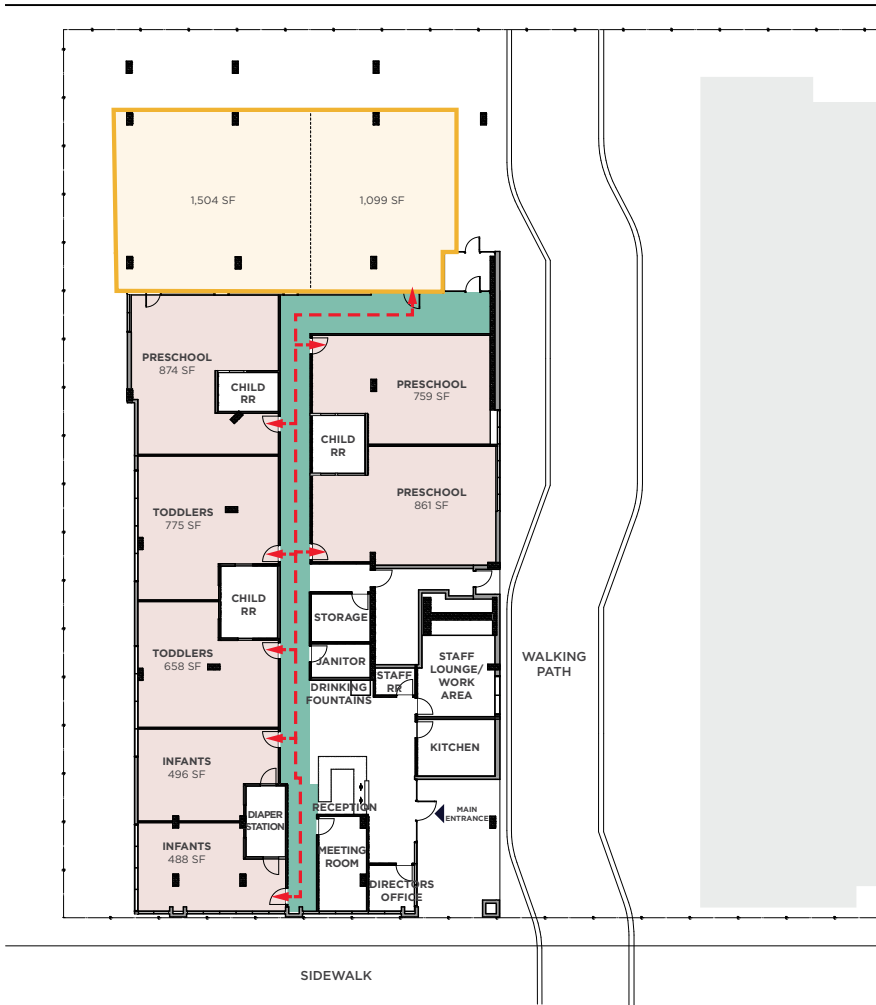
NE 80TH STREET

// CONCEPTUAL DAYCARE TEST FITS



OPTION A

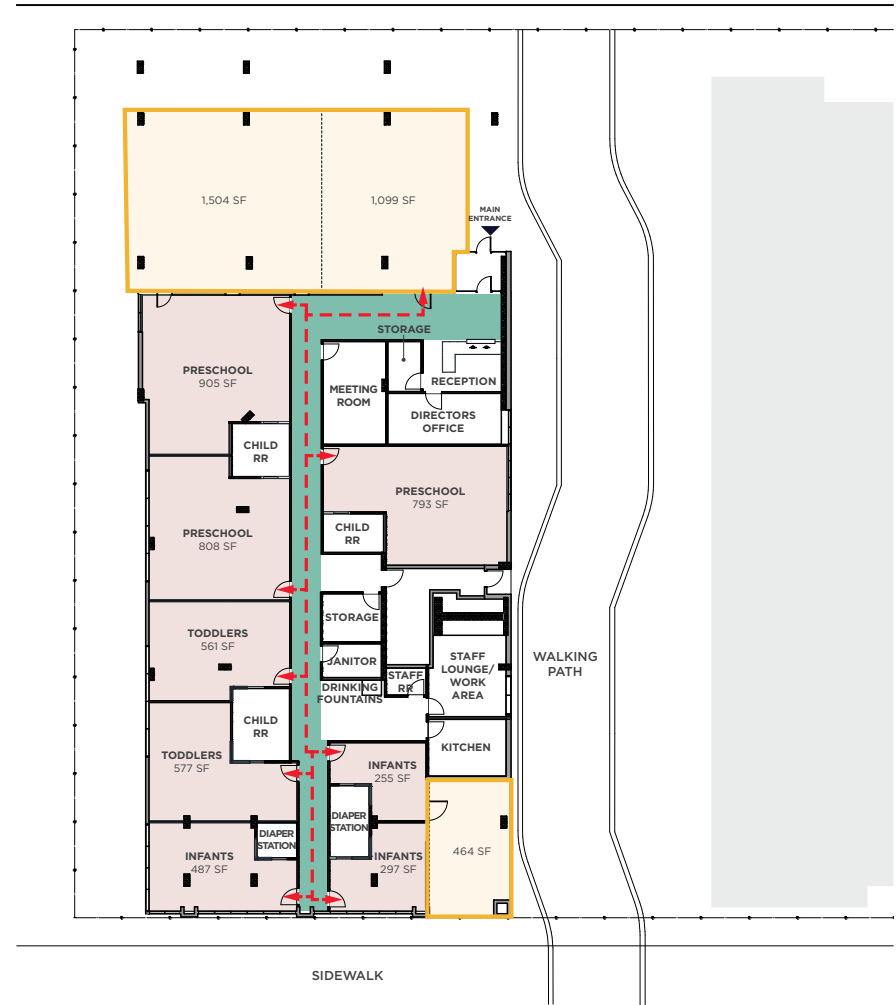
NE 81ST STREET



NE 80TH STREET

OPTION B

NE 81ST STREET



NE 80TH STREET



// RENDERING PHOTOS



PCPREDMOND

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