

For **sublease**



Flex sublease space – Below market rate

14700 NE 95th St., Redmond, WA 98052

SPACE PROFILE

24,415 SF

Total SF

\$15.00 NNN

Rental rate

30 days

Availability

1.80/1,000 SF

Parking ratio

10/31/2027

Term

savills



SPACE PROFILE

24'

Clear height

2

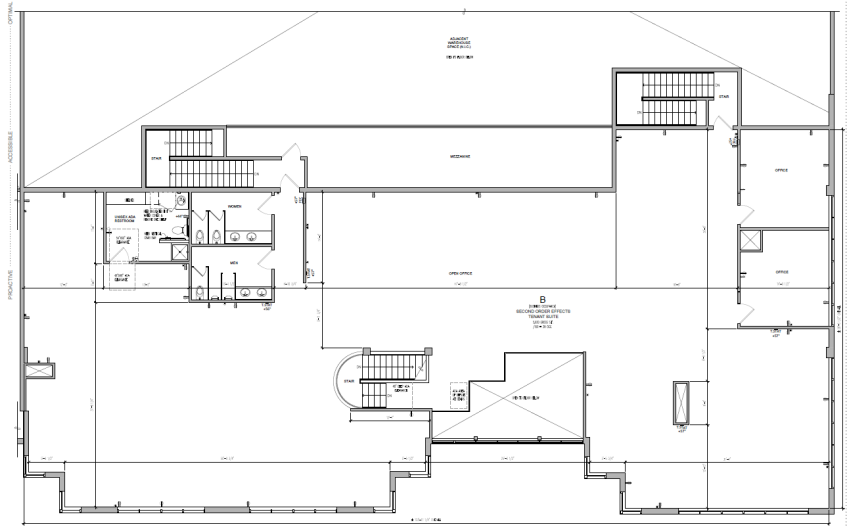
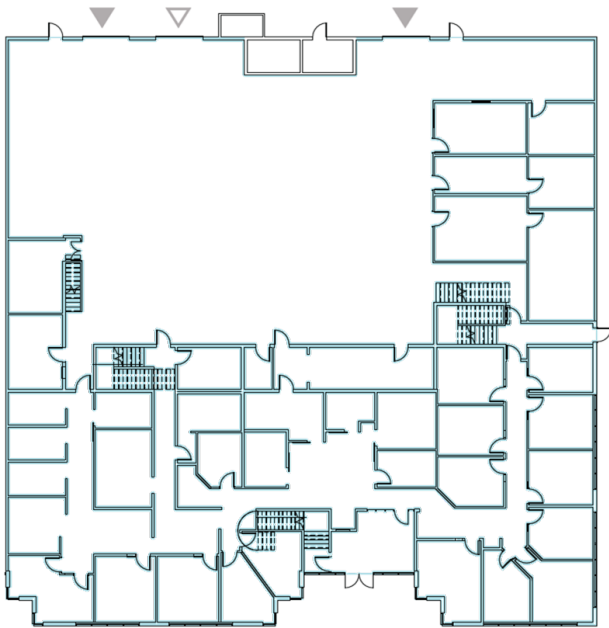
Dock high

1

Grade level

KEY HIGHLIGHTS

- **OPTION 1: Suite 100+201 (24,415 SF)**
 - First Floor (Suite 100): 17,765 SF total; Includes approximately 7,765 SF office and 10,000 SF warehouse; Yard area available
 - Second Floor (Suite 201): ~6,650 SF (office)
- **OPTION 2: Suite 201 (Divisible to 6,650-16,650 SF)**
 - 6,650 SF of office on the second floor, plus 10,000 SF of warehouse on the first floor
- Modern office and warehouse combination
- Dock and grade-level loading
- Excellent Redmond location near SR-520 and I-405
- Sublease term through **October 2027**
- Abundant parking
- Close to Redmond Town Center with many dining and retail options



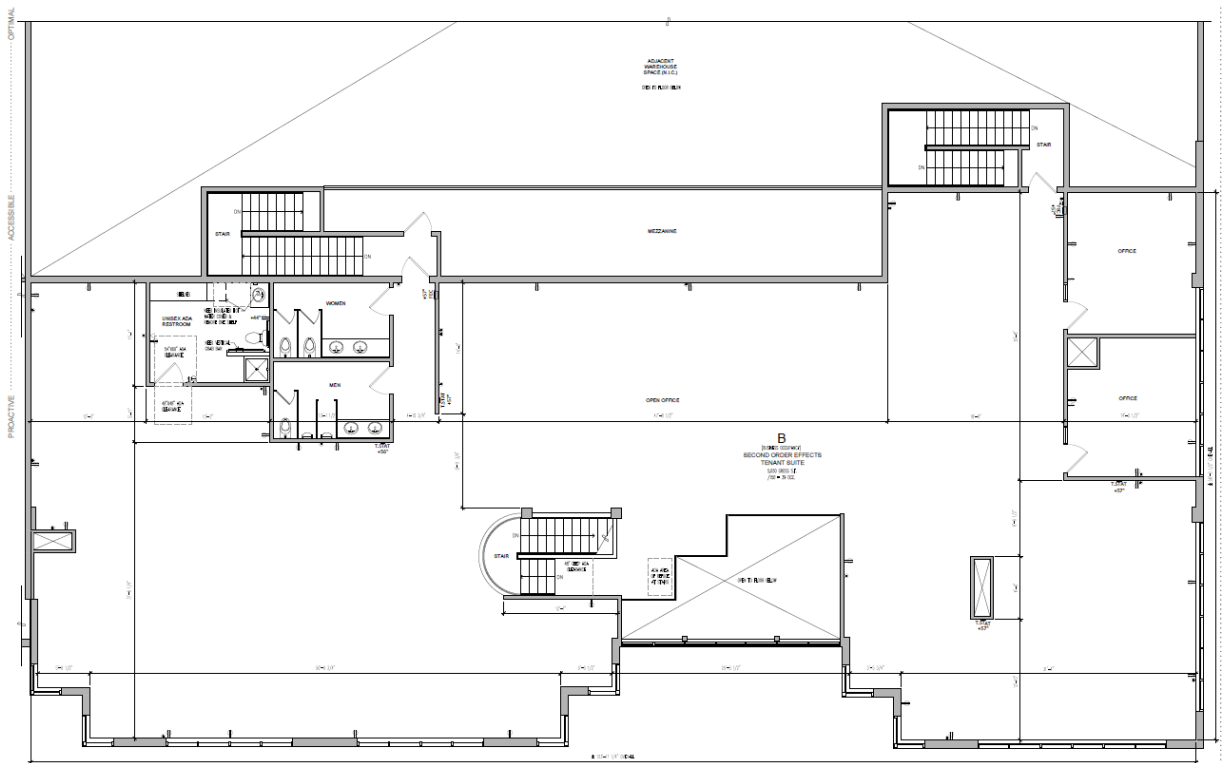
■ MEZZANINE

▲ DOCK-HIGH DOOR

▲ GRADE-LEVEL DOOR

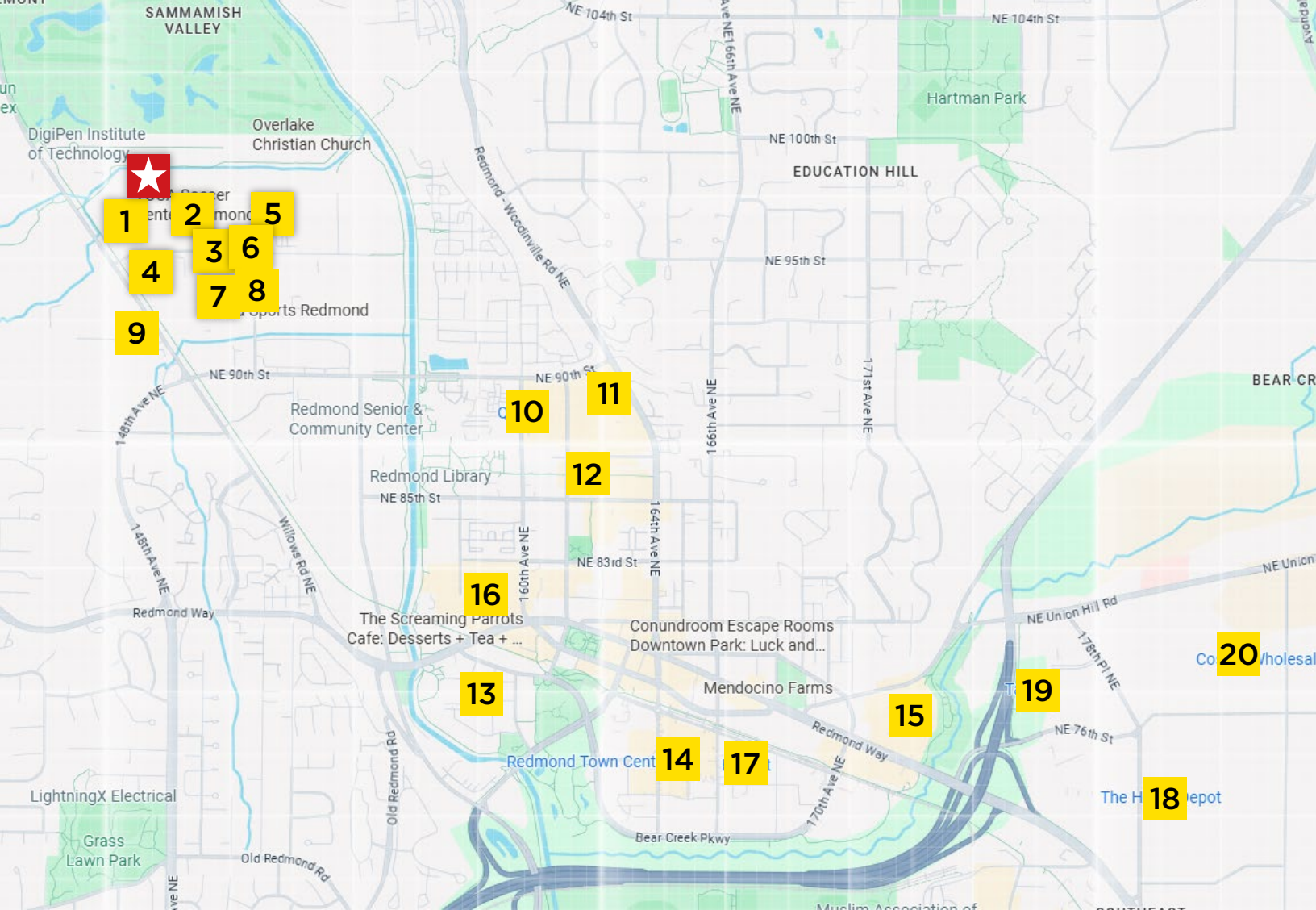
OPTION 1: SUITE 100+201

24,415 SF



OPTION 2: SUITE 201

6,650-16,650 SF



- | | |
|------------------------|----------------------------------|
| 1. La Cherie Bakery | 11. JJ Mahoney's Irish Pub |
| 2. PASTA ya GOTCHA | 12. Village Square Café |
| 3. Willows Deli | 13. Frederick's Appliance Center |
| 4. Black Raven Brewing | 14. Redmond Town Center |
| 5. Eastside Gym | 15. Safeway |
| 6. Big Block Brewing | 16. Trader Joe's |
| 7. Pizza Rasoi | 17. H Mart |
| 8. Oseyo | 18. The Home Depot |
| 9. Zaucer Pizza | 19. Target |
| 10. QFC | 20. Costco |



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