

# 85 REDMOND PLACE

8460 164th Avenue NE, Redmond, WA 98052



## SHOPPING CENTER ON BUSY CORNER

Suite	Size	Rate (NNN)	Available
F	1,227 SF	\$24.00/SF	12/1/2014
D	1,156 SF	\$14.00/SF	Now

### FEATURES:

- Corner Lot with Excellent Visibility
- Rare Downtown Redmond Location
- Floor to Ceiling Windows | Abundant Natural Light
- Monument & Building Signage Available
- Quick Access to Redmond Town Center & SR 520
- Surrounded by Densely Populated Neighborhoods

Demographics	1 Mile	3 Mile	5 Mile
2014 Population:	16,352	80,083	205,426
Daytime Population:	16,926	80,098	164,912
2014 Avg Income:	\$101,580	\$116,659	\$119,203

### Traffic Counts

Collection	Cross	Direction	VPD
164th Ave NE	NE 8th SE	North/South	31,458
NE 85th St	164th Ave NE	East/West	22,242

Rosen~Harbottle Commercial Real Estate | P.O. Box 5003 Bellevue, WA 98009-5003  
 phone: (425) 454-3030 fax: (425) 454-6705 | www.rosenharbottle.com

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness.



For more information, contact:

### ROSEN~HARBOTTLE COMMERCIAL REAL ESTATE

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 calebf@rosenharbottle.com

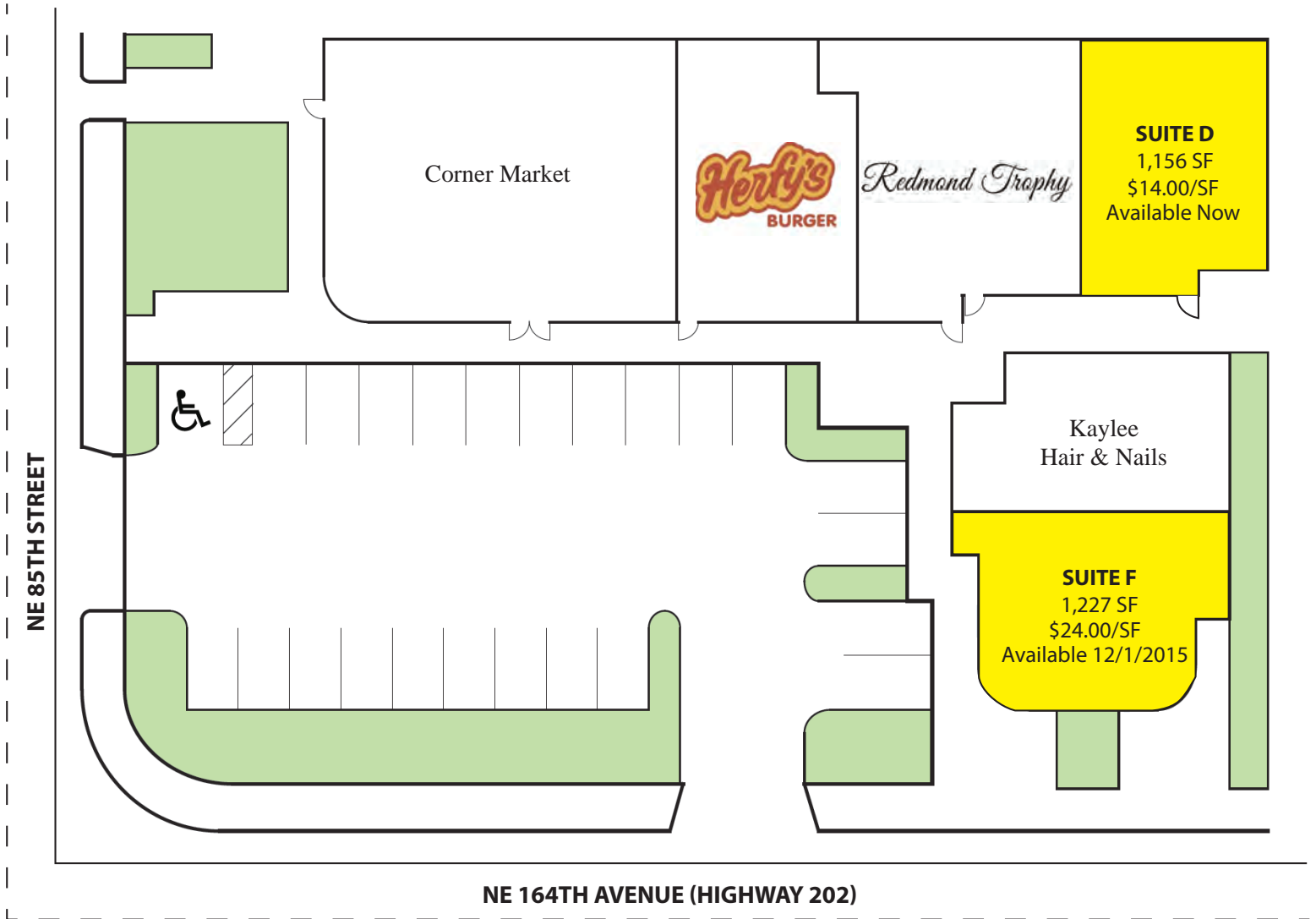
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## SITE PLAN



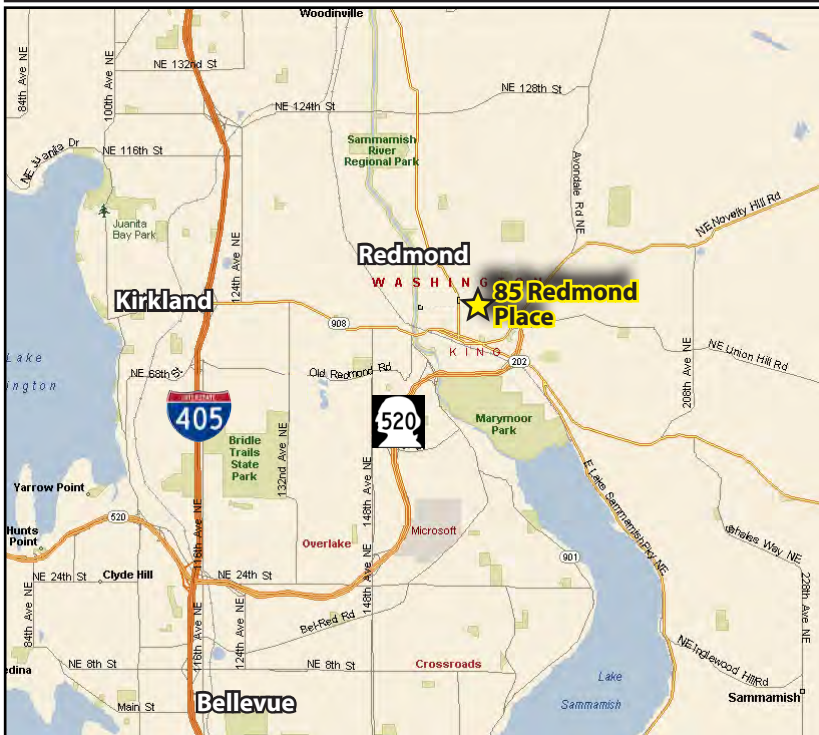
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