

OFFICE BUILDING FOR LEASE

Redmond Office Center - Building 4



asset
growth
management

7981 168th Avenue NE, Redmond, WA 98052



OFFERING SUMMARY

Available SF: 197 - 488 RSF

Lease Rate: \$550 - 650 per month
(Full Service)

Year Built: 1986

Building Size: 9,472 SF

PROPERTY OVERVIEW

Perfect for entrepreneurs upgrading from a home office, the Redmond Office Center features small suites designed for one to two people, but with the convenience and prestige of a downtown Redmond address.

PROPERTY HIGHLIGHTS

- Great location near Redmond Town Center and SR-520
- Variety of office spaces available
- Nearby amenities include Starbucks, Panera Bread, The UPS Store, and Emerald City Smoothie
- Ample free parking at 4/1,000 SF
- 12-month leases available

AGM, INC.

2100 124th Avenue NE, Suite 100, Bellevue, WA 98005
425.576.8700 | agmrealestate.com

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The information contained herein, while not guaranteed, has been secured from sources AGM Incorporated, a commercial real estate company, believes to be reliable and is considered the most current and correct data available. Prospective purchaser (or lessee) should verify all such information on their own behalf or have information verified by their attorney, accountant or business advisor.

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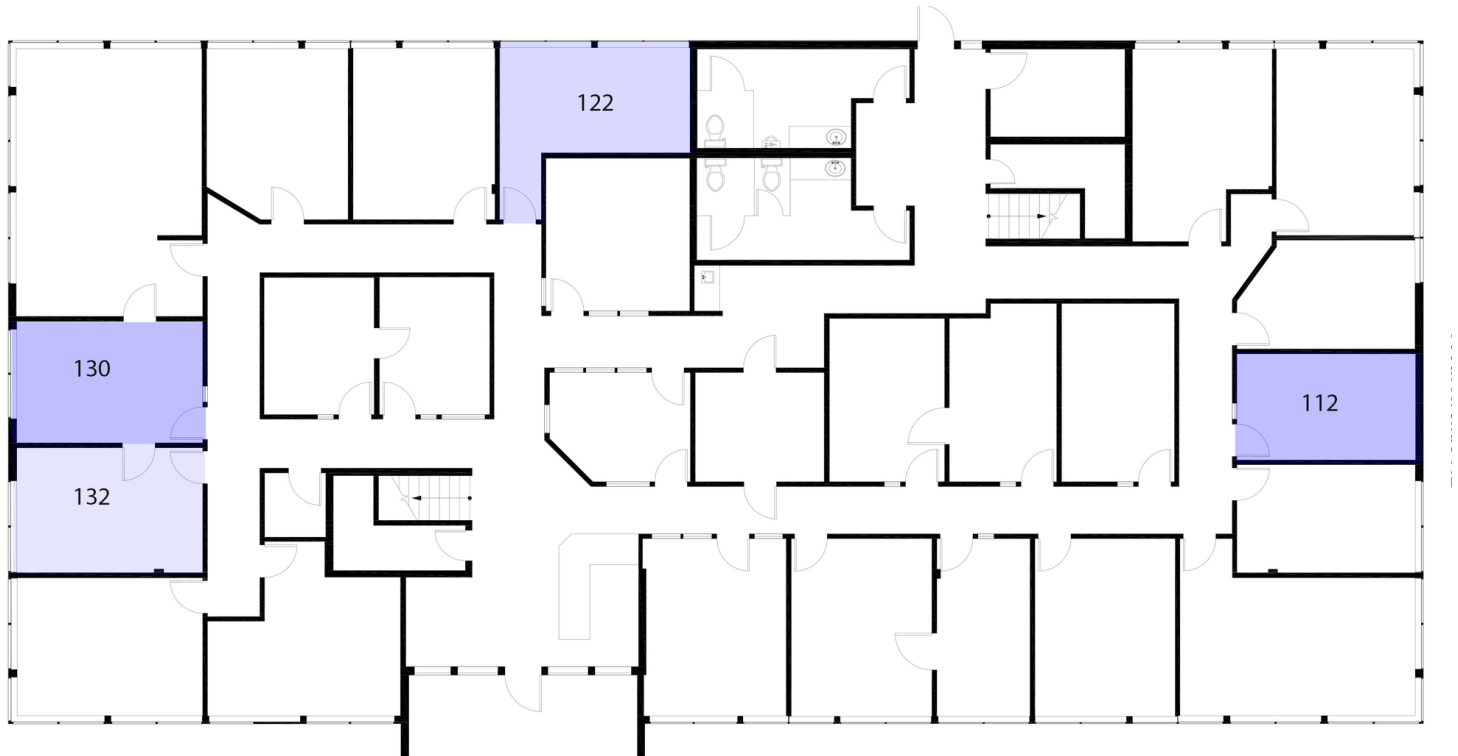
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LEASE TYPE | Full Service **TOTAL SPACE** | 197 - 250 SF **LEASE TERM** | 12 months **CAM & TAX** | \$550 - \$650 per month



SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 112	Available	197 SF	Full Service	\$550 per month
Suite 122	Available 9/1/2018	250 SF	Full Service	\$650 per month
Suite 130	Available	241 SF	Full Service	\$650 per month
Suite 132	Available	247 SF	Full Service	\$650 per month

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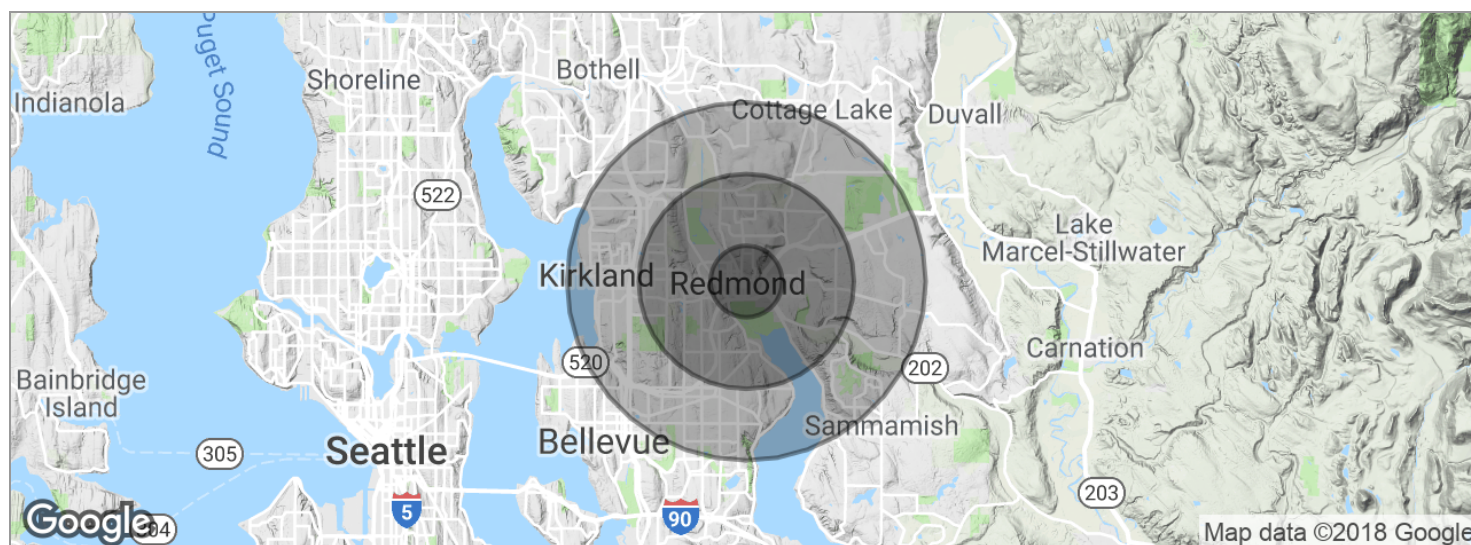
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POPULATION

1 MILE

3 MILES

5 MILES

Total population	10,224	78,347	200,705
Median age	31.6	34.7	35.8
Median age (Male)	31.2	33.3	34.7
Median age (Female)	32.2	36.3	37.3

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	4,635	33,304	81,884
# of persons per HH	2.2	2.4	2.5
Average HH income	\$89,528	\$106,909	\$109,130
Average house value	\$439,725	\$494,994	\$540,721

* Demographic data derived from 2010 US Census

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