









REDMOND TOWN CENTER

7525 166th Avenue NE | Redmond, WA 98052

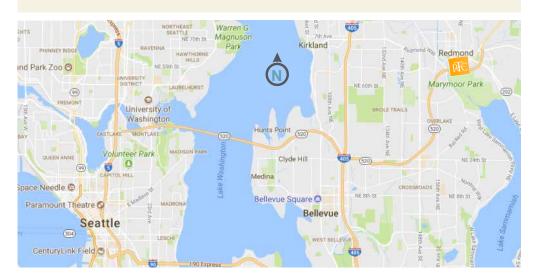
Redmond, Washington offers all of the natural beauty and eclectic activity you seek in the Pacific Northwest. From serene and meandering bike paths to competitive cycling events; from lively outdoor concerts to diverse family activities; from an upscale outdoor shopping center to local boutique stores, Redmond is an unforgettable experience. You can also experience nearby wineries, dining for every taste, and luxury accommodations in Redmond's world-class hotels.

Redmond based companies are global technology leaders that are changing the world in which we live including software, aerospace, interactive media and electronics. From Microsoft, Amazon, Nintendo, Oculus and Aerojet Rocketdyne to Physio-Control and Alstom Grid, these firms are developing the next technologies to advance the global economy from cloud computing, virtual reality, and smart grid to manned missions to Mars. These firms have proved the region can recruit and retain the technologically skilled talent pool for those companies interested in making Redmond home.

Fun and exciting events take place all year long in Redmond. Regional and neighborhood parks, outdoor movies and concerts, sports tournaments, theater performances, annual festivals, a Saturday Farmers' Market, and local arts highlight the long list of Redmond activities and events.

Redmond is centrally located between Seattle/Bellevue and the Sammamish River Valley.

Provided by experienceredmond.com and oneredmond.com









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REDMOND TOWN CENTER HIGHLIGHTS





PROJECT

Redmond Town Center is an open air lifestyle center and urban village featuring two levels of retail with 118 merchants, including 28 food service operators, 20 health and fitness providers and over 10 professional services, Two hotels are located on campus along with Microsoft and Amazon offices

LOCATION

7525 166th Ave NE Redmond, WA 98052

Located just off of SR-520 approximately 12 miles from Seattle, 8 miles NE of Bellevue and two miles from Microsoft's World Headquarters Campus and Facebook's Oculus. Strong daytime employment base, including onsite Microsoft and Amazon office buildings.

TENTANTS INCLUDE EVEREVE, Gene Juarez Salon, Guitar Center, Francesca's, Orangtheory
Fitness, TITLE Boxing Club, iPic Theaters, Gap, ShareTea, Evereve, Froglegs
Culinary, Asher Goods, White House | Black Market, Zumiez, and more...

DEMOGRAPHICS

POPULATION

1 Mile 19,637 3 Mile 108,216 5 Mile 255,493

DAYTIME POPULATION

1 Mile 26,250 3 Mile 136,012 5 Mile 314,060

AVG HOUSEHOLD INCOME

1 Mile \$175,402 3 Mile \$197,181 5 Mile \$205,809

SHOPPER PROFILE

MEDIAN AGE: 34.8

MARRIED: 60%

LARGEST EMPLOYER: Microsoft

UNEMPLOYMENT RATE: 3.1% (Nov 2020)

LARGEST POPULATION: 25-54

(3-mile radius): \$1,253,989 Strong migration rate

Families average 2 Children

92.8% Age 25+ Population Attended College

89.9% Employed in White Collar Role

* Population within 1 Mile Radius, 20 ESRI Demographics

\$437,605,647 Consumer Spending Apparel & Services

within 5 Mile Radius, ESRI Demographics

1. Downtown Park

2. Two-way Street Conversion

3. Cleveland St Streetscape

4. 164th Ave NE Extension

5. 164th Ave NE Rechannelization

6. Redmond Central Connector

7. Bear Creek Rehabilitation

8. Allez Apartments

9. Elan Apartments

10. Old Town Lofts

11. Penny Lane Townhomes

12. Redmond Square Apartments

13. Vision 5

14. The Luke

15. Mile House

16. Redmond Way Stormwater Treatment Facility

17. Core 83

18. Providence Senior Housing

19. The Carter

20. Public Safety Building Renovation

21. 162TEN

22. The Village

23. Station House Lofts

24. Redmond Triangle

25. Light Rail Extension

26. Ravello Apartments

27. Heron Flats and Lofts

28. Archer Hotel

29. Redmond Town Center Apartments

30. Modera

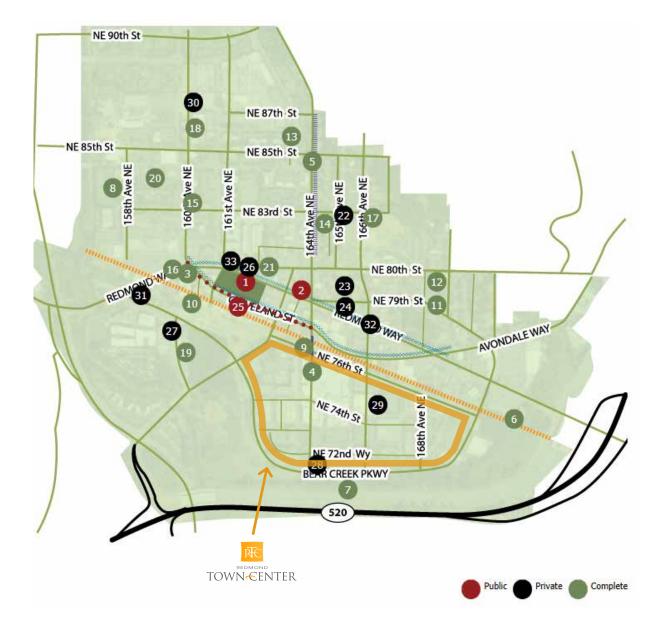
31. Bear Creek Mixed Use

32. Anderson Park Hotel

33. Alexan Central Park

Downtown Redmond Map & Projects

The Excitement is Building as the Downtown Redmond neighborhood transforms into a vibrant urban center. Downtown Redmond is located in the heart of the City and is one of two designated regional growth centers in Redmond; today home to nearly 6,000 residents and more than 10,000 jobs. With wide sidewalks, an urban trail, and frequent bus service (and light rail coming in 2025!), thousands of people enjoy the lively, connected neighborhood by foot, bike and bus. Downtown offers a variety of shopping, dining, services, events, employment, mixed-use residences, hotels and parks. Source: City of Redmond www.redmond.gov



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REDMOND TOWN CENTER DIRECTORY



REDMOND TOWN CENTER MAIN LEVEL TENANTS BY BUILDING

BUILDING A

SUITE	SQ.FT.	TENANT
A108	11,381	Flatstick Pub
A112	3,054	Pike Street Labs
A116	1,339	Quinn & Associates
A120	2,060	Premier Periodontics
A135	5,587	Redmond Signature Dentistry

BUILDING B

SUITE	SQ.FT.	TENANT
3101	1,867	VIO Med Spa
3103	4,573	K-Street KBBQ
3105	4,145	Brick & Mortar Books
3115	9,043	Gap/Gap Kids
3125	3,927	Evereve
3135	1,080	The Lash Lounge
3140	575	Town Center Shoe Repai

BUILDING C

SUITE	SQ.FT.	TENANT
C105	1,520	Starbucks
C110	1,485	Locust Cider & Brewing Co
C115	1,971	Available
C120	3,765	Soma Intimates
C125	3,491	Chico's
C135	5,517	Hobby Town
C137	5,375	Fidelity Investments
C140	723	Shawarma Time

BUILDING D

SUITE	SQ.FT.	TENANT
D105	3,677	Orangetheory Fitness
D110	2,912	Zio Sal
D120	3,167	AT&T
D130	2,727	Eastside Dog
D135	1,124	Colors of Redmond
D140	3,496	Hand & Stone
		Massage & Facial Spa
D142	1,337	Lani's Tailor & Atelier
D145	1,824	Hotworx

BUILDING E

SUITE	SQ.FT.	TENANT
E100	316	Cow Chip Cookies
E105	8,500	Goldfish Swim School
E110	2,573	The French Bakery
E115	7,957	Daiso
E120	2,813	Bath and Body Works
E122	2,880	White House Black Market
E130	1,211	Available
E135	1,201	francesca's
E140	1,391	StretchLab
E145	4,149	John L. Scott
E150	4,229	Lenscrafters
E155	9,568	Gene Juarez
E160	6,687	Kinwell
E165	2,737	Pickles Playland

BUILDING F

SUITE	SQ.FT.	TENANT
F105	1,185	Fuego
F110	822	Sunglass Hut
F112	1,487	Asher Goods
F115	4,535	Available
F122	929	Claire's Boutique
F126	2,201	Kizuki Ramen
F130	1,264	ShareTea
F133	2,230	T-Mobile
F135	4,863	Ducati Redmond
F140	2,985	Golftec
F142	2,740	Lunchbox Lab
F145	699	Creperie de Paris
F150	2,010	Uncle's Games
F155	2,800	Utopia
F160	1,012	Available

BUILDING I

SUITE	SQ.FT.	TENANT
1105	8,167	Evergreen Health
1115	1,282	Management Office
1120	1,573	Kitanda
1123	1,209	Cold Stone Creamery
1125	1,654	United Studios of
		Self Defense Redmond

SUITE	SQ.FT.	TENANT
1130	1,637	Paint Away!
1135	8,174	Brightmont Academy
1145	1,022	Pony Express Redmond
1147	2,074	Just Poké





REDMOND TOWN CENTER UPPER LEVEL TENANTS BY BUILDING



BUILDING B

SUITE	SQ.FT.	TENANT
B205	15,393	Guitar Center
B220	1,870	Kumon of Redmond
B225	2,082	Thai Ginger
B230	740	FIT4MOM
B233	807	Gabriel Natural Beauty Lounge
B240	2,022	FrogLegs Culinary

BUILDING C

SUITE	SQ.FT.	TENANT
C205	3,706	The Original Pancake House
C220	1,813	Optix Eyewear
C225	2,937	Zumiez
C230	2,730	Dong Ting Chun
C235	3,203	Seattle Sun Tan
C237	2,394	Asante Salon - Aveda
C245	3,051	YogaSix
C250	3,016	CycleBar

BUILDING D

SUITE	SQ.FT.	TENANT
D210	5,257	Windermere
D215	6,612	FCS Group
D220	1,924	Advantage Physical Therapy
D230	3,269	AVAILABLE
D240	3.351	Trammell Crow Residential

BUILDING E

SUITE	SQ.FT.	TENANT
E200	38,858	iPic Theaters & Salt Lounge
E220	1,423	GripWerx
E225	1,456	SkinLuxe
E230	2,246	Pinkabella Cupcakes
E245	1,059	Getty Jewellers
E252	3,002	AVAILABLE
E255	6,800	Fuji Steakhouse

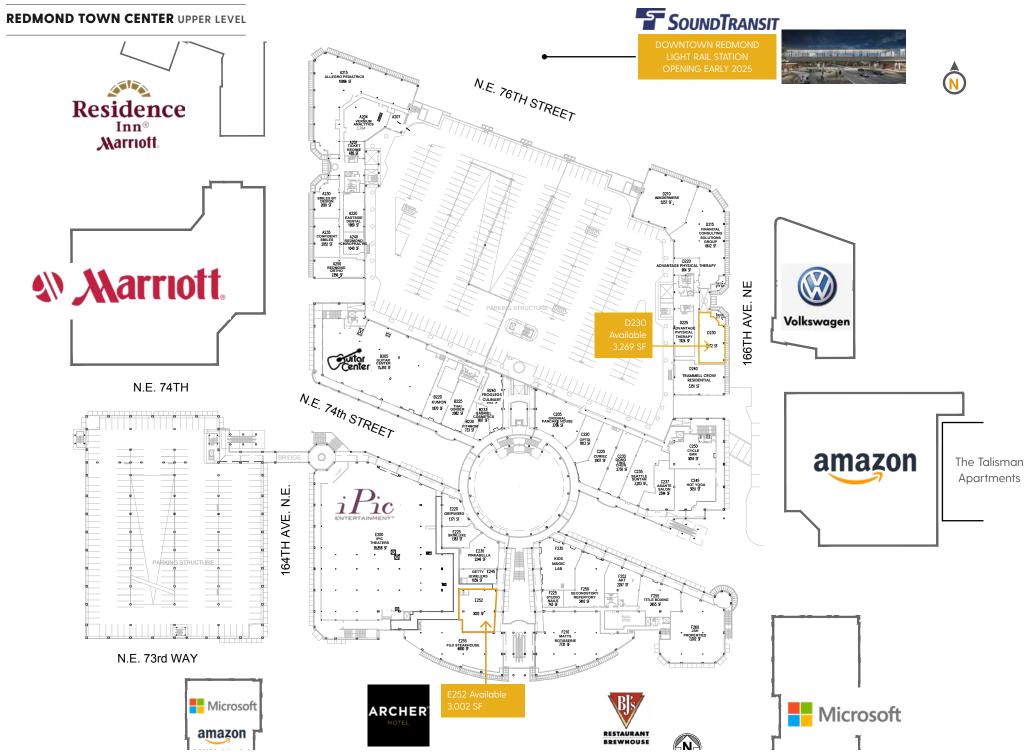
BUILDING F

SUITE	SQ.FT.	TENANT
F210	7,731	Matts' Rotisserie
F225	743	Studio Nails
F235	3,551	AVAILABLE
F250	3,410	SecondStory Repertory
F252	2,297	AKT
F255	2,655	TITLE Boxing Club
F260	7,002	JSH Properties















REDMOND TOWN CENTER DEVELOPMENT



The Archer Hotel Redmond is a new seven story hotel with two levels of internal parking over the hotel lobby and below the four levels of rooms. Guests can enjoy 160 luxe guest rooms and suites, a lively cocktail bar and patio, and signature amenities.

The hotel ground floor is designed to be very transparent with a great amount of floor to ceiling glass. The use of a large glass "garage door" allow the hotel to open the lobby and bar areas up to the

The hotel features meeting rooms, event rooms, an interior pool and an exercise room.





The Talisman mixed-use multifamly project includes 286 units and 9,000 SF of retail space in a luxury mixed-use multifamily project in the Redmond Town Center mixed use lifestyle center. The project brings the first residences to the center, located near Microsoft 's world headquarters. Lowe worked with ownership to develop project elements that enhance the retail center and appeal to the high tech workforce.









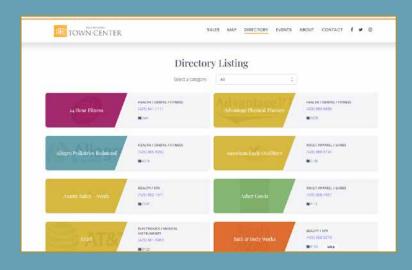
REDMOND TOWN CENTER MARKETING & EVENTS



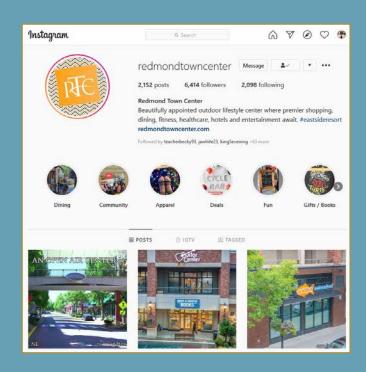
Redmond Town Center boasts a comprehensive marketing plan, engaging shoppers through an array of media channels, including social, mobile, an interactive website, email marketing, RTC gift cards, and community events that draw thousands of visitors every season.

SOCIAL MEDIA content and targeted email campaigns have been a strong tool for increasing event attendance, building engagement, familiarity with the Center, gathering feedback, and more importantly enticing return visits. Merchant events and promotions are shared on social media, published in monthly email newsletters, and listed on the RTC website.

NEW WEBSITE 2020















REDMOND TOWN CENTER RETAIL LEASING

For more information or a tour of available space, call 425.455.0500.

Alex Vlaski alexv@jshproperties.com

Jacob Morgan jacobm@jshproperties.com

Aaron Bennett aaronb@jshproperties.com