



REDMOND TOWN CENTER

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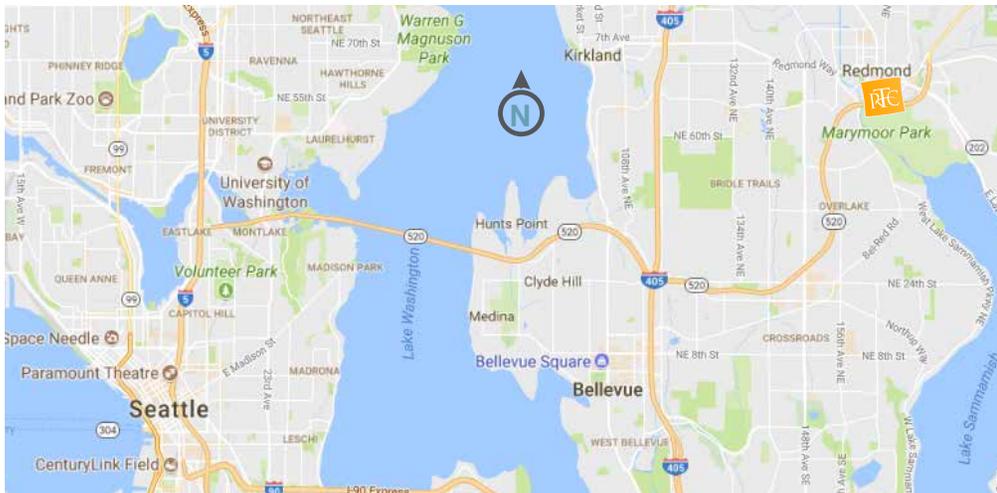
Redmond, Washington offers all of the natural beauty and eclectic activity you seek in the Pacific Northwest. From serene and meandering bike paths to competitive cycling events; from lively outdoor concerts to diverse family activities; from an upscale outdoor shopping center to local boutique stores, 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





REDMOND TOWN-CENTER

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.

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 just over 2 miles from Microsoft's World Headquarters Campus and Facebook's Oculus. Strong daytime employment base, including onsite Microsoft and Amazon (opening soon) office buildings.

TENTANTS INCLUDE EVEREVE, Gene Juarez Salon, Guitar Center, Francesca's, Orangetheory Fitness, TITLE Boxing Club, iPic Theaters, Gap, Petco, Cost Plus World Market, ShareTea, White House | Black Market, Zumiez, and more...

DEMOGRAPHICS

POPULATION

| | |
|--------|---------|
| 1 Mile | 14,290 |
| 3 Mile | 96,860 |
| 5 Mile | 235,541 |

90%
Age 25+
Population
Attended College

* Population within 1 Mile Radius, 2018
ESRI Demographics

DAYTIME POPULATION

| | |
|--------|---------|
| 1 Mile | 21,315 |
| 3 Mile | 119,562 |
| 5 Mile | 275,788 |

20%
Employed in
Management
Role

* Population within 1 Mile Radius, 2018
ESRI Demographics

AVG HOUSEHOLD INCOME

| | |
|--------|-----------|
| 1 Mile | \$139,714 |
| 3 Mile | \$164,146 |
| 5 Mile | \$170,759 |

47%
Employed in
Professional Role

* Population within 1 Mile Radius, 2018
ESRI Demographics

SHOPPER PROFILE

MEDIAN AGE: 34.8

MARRIED: 60%

LARGEST EMPLOYER: Microsoft

UNEMPLOYMENT RATE: 3.1% (Nov 2020)

LARGEST POPULATION: 25-54

Strong migration rate

Families average 2 Children

\$116,978,594
Consumer Spending
Apparel & Services

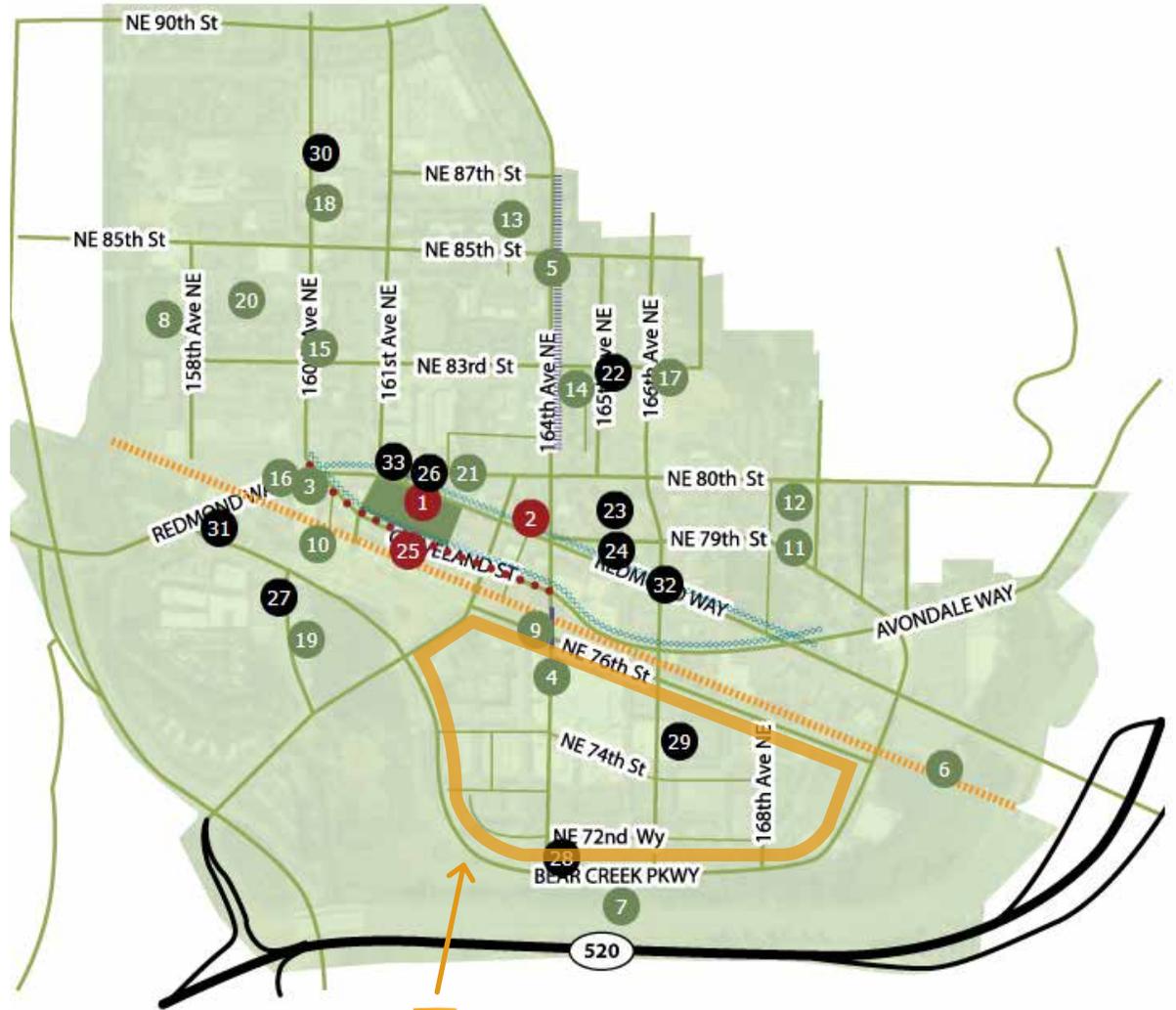
* 2018 Consumer Spending
within 3 Mile Radius, ESRI Demographics

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 2024!), 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 Website www.redmond.gov/cms/One.aspx?portalId=169&pageId=82496



RTC
REDMOND
TOWN-CENTER

● Public ● Private ● Complete



Redmond Town Center is the closest shopping center to affluent residents and workers in Redmond and Sammamish.

Sammamish, WA was named #14 on the Top Cities to Live in the U.S. by Money Magazine.

This year, **Seattle** was named the nation's fastest-growing big city; population exceeds 700,000. *Seattle Times

REDMOND TOWN CENTER AERIAL



BEAR CREEK PLAZA

ROSS
ULTRA BEAUTY

DSW
DESIGNER SHOE WAREHOUSE

Panera
BREAD

SAFeway

BEAR CREEK PLAZA (continued)

BARTELL DRUGS
Washington's Own Drugstore

24 FITNESS

WORLD MARKET
WORLD MARKET

BIG 5
SPORTING GOODS

CREEKSIDE CROSSING

BR
bakkin tobblin'

FATBURGER

Jersey Mike's
SUBS

Papa Murphy's
TAKE 'N BAKE PIZZA

OVERLAKE
MEDICAL CENTER

TO WOODINVILLE

Leary Way

REDMOND TOWN CENTER

NE 76TH

TO BELLEVUE & SEATTLE

Bear Creek Pkwy

INTERSTATE
520

MARYMOOR PARK



REDMOND TOWN CENTER DIRECTORY



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APPAREL | SHOES

Asher Goods
Chico's
Colors of Redmond
Evereve
francesca's
GAP
Lani's Tailor & Atelier
Market Street Shoes
Rebels & Lovers
Soma Intimates
Town Center Shoe Repair
White House|Black Market
Zumiez

ATTRACTIONS | ENTERTAINMENT

Flatstick
Goldfish Swim School
Gripwerx Simulation Racing
Guitar Center
iPic Theaters/Salt Lounge
Paint Away!
PLAYlive Nation
SecondStory Repertory
Uncle's Games

AUTOMOTIVE

Ducati
Department of Licensing
Metropolitan Detail Express

BEAUTY | SPA

Asante Salon - Aveda
Bath & Body Works
Gabriel Natural Beauty Lounge
Gene Juarez Salon & Spa
Hand & Stone Massage and Facial
The Lash Lounge
Seattle Sun Tan
skinluxe
Studio Nails

BOOKS | CARDS | GIFTS

Brick & Mortar Books
Fuego
Paint Away!
Uncle's Games
Utopia

CHILDREN'S

Brightmont Academy
GAPkids
Goldfish Swim School
Kumon of Redmond
Uncle's Games

CUSTOMER SERVICE | HEADQUARTERS

24 Hour Security, Lost & Found
Guest Services & Gift Cards
Onsite Management Office - JSH Properties

EDUCATION | PROFESSIONAL OFFICES

Brightmont Academy
Department of Licensing
Driveshop
Fidelity Investments
Financial Consulting Services Group
JSH Properties
John L. Scott
Kumon
O'Brian & Associates
Pony Express Redmond
Quinn & Associates
Versium Analytics
Windermere

ELECTRONICS/ MUSICAL INSTRUMENTS

AT&T
Guitar Center
T-Mobile

EYEWEAR

LensCrafters
Optix Eyewear - Dr. Collins
Sunglass Hut

HEALTH | DENTAL | FITNESS

24 Hour Fitness
Advantage Physical Therapy
AKT
Allegro Pediatrics
Bel-Red Best Smiles
Better U Today Redmond
Confident Smiles Family Dentistry
CycleBar
Eastside Dental - Dr. Singh
FIT4MOM
Hot Yoga Experience
Orangetheory Fitness
Overlake Medical Clinics Primary Care
Overlake Clinics Urgent Care
Premier Periodontics
Redmond Chiropractic
Redmond Orthodontics - Dr. Davis
Redmond Signature Dentistry
Smiles By Design - Dr. Keller
StretchLab
TITLE Boxing Club
United Studios of Self Defense

HOME FURNISHINGS

Cost Plus World Market
Mac & Mabel

HOTELS

Archer Hotel
Seattle Marriott Redmond
Residence Inn by Marriott

JEWELRY | ACCESSORIES

Claire's
Fuego
Getty Jewellers
Utopia

PET FOOD | SUPPLIES

Eastside Dog
Petco
Pickle's Playland

RESTAURANTS

BJ's Restaurant & Brewhouse
Bloom Juice
Cold Stone Creamery
Cow Chip Cookies
Creperie de Paris
Dong Ting Chun
Fat Burger
The French Bakery
Fuji Steakhouse
iPic Theaters/Salt Lounge
Jersey Mike's Subs
Just Poké
Kazuki Ramen
Kitanda Espresso & Acai
Locust Cider & Brewing Co
LunchBox Lab
Matt's Rotisserie & Oyster Lounge
Mayuri Foods
Papa Murphy's
Pinkabella Cupcakes
Red Robin
Redmond Baskin Robbins
Sharetea
Starbucks
Thai Ginger
The Original Pancake House
Urban Homestead
Zio Sal
New 11,000 SF Restaurant - Coming Soon!

SPORTING GOODS

Big 5
Golftec



REDMOND TOWN CENTER MAIN LEVEL TENANTS BY BUILDING

BUILDING A

| SUITE | SQ.FT. | TENANT |
|-------|--------|-----------------------------|
| A108 | 11,381 | Flatstick |
| 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 |
|-------|--------|-------------------------|
| B101 | 1,757 | Available |
| B103 | 4,573 | Leased |
| B105 | 4,145 | Brick & Mortar Books |
| B115 | 9,043 | Gap/Gap Kids |
| B125 | 3,927 | Evereve |
| B135 | 1,080 | The Lash Lounge |
| B140 | 575 | Town Center Shoe Repair |

BUILDING C

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

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 | Leased |

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 | Leased |
| E120 | 2,813 | Bath and Body Works |
| E122 | 2,880 | White House Black Market |
| E130 | 1,211 | Mac & Mabel |
| 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 | Leased |
| 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 | Market Street Shoes |
| F122 | 929 | Claire's Boutique |
| F126 | 2,201 | Kizuki Ramen |
| F130 | 1,264 | Leased |
| 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 | Bloom Juice |

BUILDING I

| SUITE | SQ.FT. | TENANT |
|-------|--------|---|
| I105 | 8,167 | Evergreen Health |
| I115 | 1,282 | Available |
| I120 | 1,573 | Kitanda |
| I123 | 1,209 | Cold Stone Creamery |
| I125 | 1,654 | United Studios of Self Defense Redmond |

| SUITE | SQ.FT. | TENANT |
|-------|--------|----------------------|
| I130 | 1,637 | Paint Away! |
| I135 | 8,174 | Brightmont Academy |
| I145 | 1,022 | Pony Express Redmond |
| I147 | 2,074 | Just Poké |



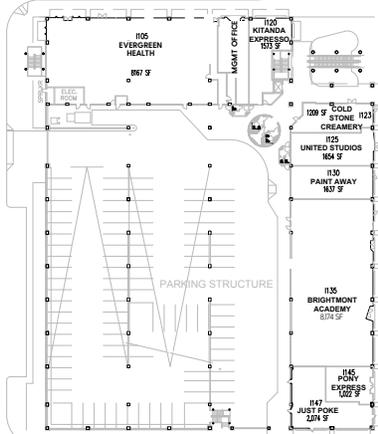
A108
LEASED
11,381 SF



DOWNTOWN REDMOND
LIGHT RAIL STATION
OPENING 2024



N.E. 74TH



N.E. 73rd WAY



164TH AVE. N.E.

N.E. 76TH STREET

166TH AVE. NE

A108
FLAT STICK
11,381 SF

B101
Available
1,757 SF

B103 - LEASED
4,573 SF

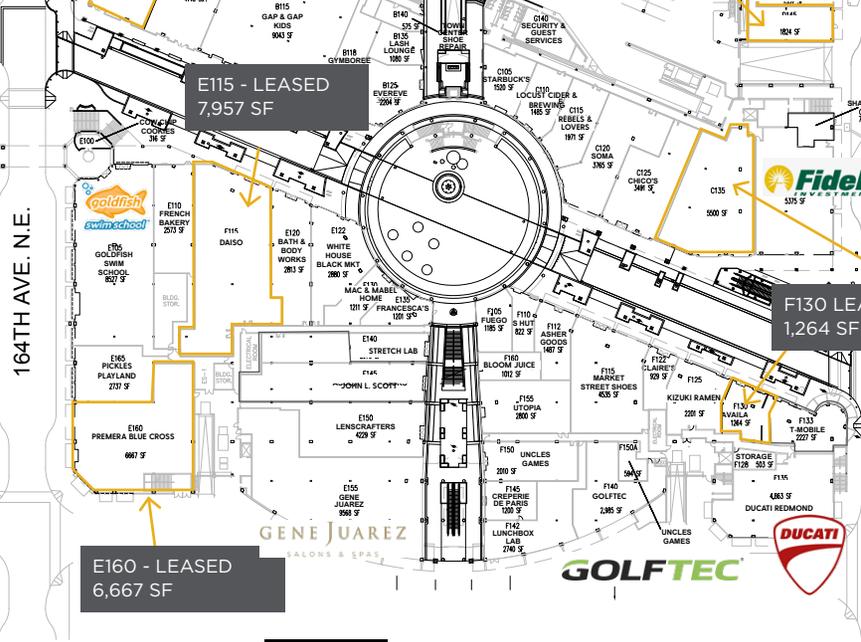
D145 -
LEASED
1,824 SF

E115 - LEASED
7,957 SF

F130 LEASED
1,264 SF

C135
Available
5,517 SF

E160 - LEASED
6,667 SF



The Talisman
Apartments



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 | Leased |

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 | Lease Pending |
| 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 | 2,472 | O'Brian & Associates |
| D240 | 3,351 | LOI Pending |

BUILDING E

| SUITE | SQ.FT. | TENANT |
|-------|--------|-----------------------------|
| E200 | 38,858 | iPic Theaters & Salt Lounge |
| E220 | 1,423 | GripWerx |
| E225 | 1,456 | skinluxe Med Spa |
| E230 | 2,246 | Pinkabella Cupcakes |
| E245 | 1,059 | Getty Jewellers |
| E252 | 3,002 | PLAYlive Nation |
| 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 PEDESTRIAN PAVILION & COMMON AREA UPGRADES

Redmond Town Center transformed the street down the middle of the center from the previous condition of a vehicular use street with sidewalks to a pedestrian-only European style pavilion. The walkway uses bollards and planters to clearly define the change of use from vehicular traffic, yet still maintains ingress for emergency and event vehicles.

With the increase in pedestrian and bicycle density, the use of a pedestrian walkway created an environment that is more inviting and encourages gathering and large community events.

The improvements included such things as additional benches, tables, chairs, umbrellas, an outdoor fireplace, wood decked seating areas, enlarging the center court fountain, shuffleboard and bocce ball courts, location for holiday skating rink, remodeled restrooms and more.

Redmond Town Center is striving to partner with more new and dynamic tenants that continue to grow the economy of Redmond by attracting the longwithstanding Redmond resident, the new Redmond transplant, the temporary stay workers and people from outside the community. This fresh look of 74th Street is a big step to show the changes that Redmond Town Center is making to be able to attract not only these guests but new dynamic tenants to Redmond.





REDMOND TOWN CENTER DEVELOPMENT



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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 outside.

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



The Talisman mixed-use multifamily 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.



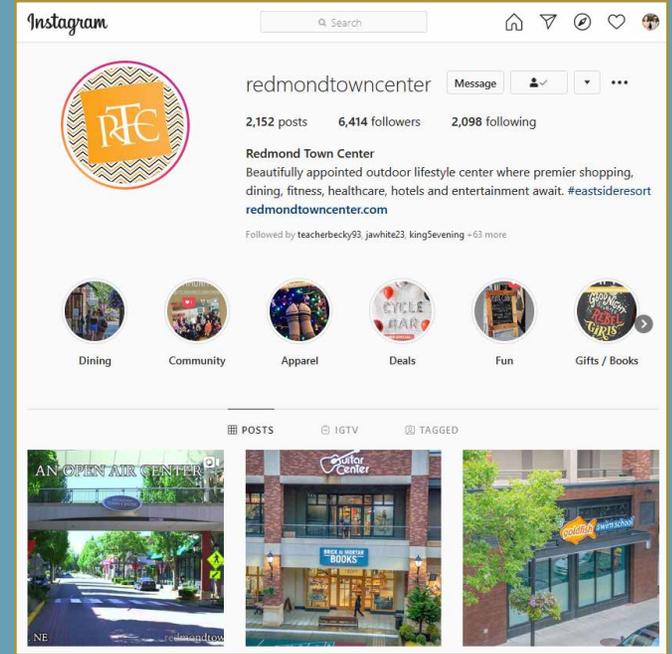


REDMOND TOWN CENTER MARKETING & EVENTS



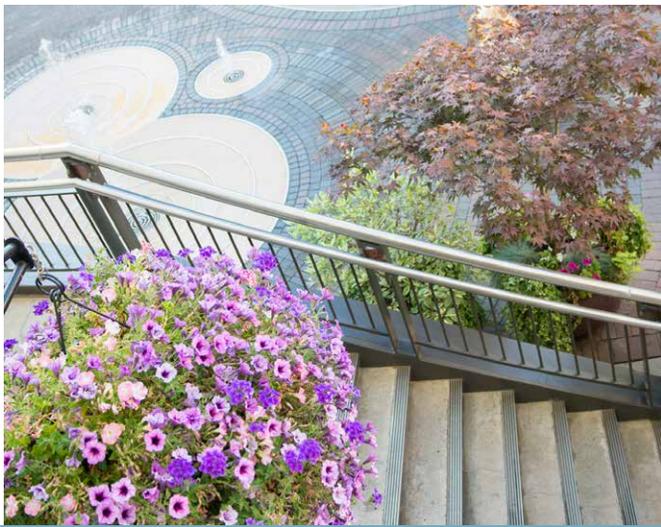
Redmond Town Center boasts a comprehensive marketing plan, engaging shoppers through an array of media channels, including social, mobile, an interactive website, email marketing, RTC gift cards, and community events that draw thousands of visitors every season.

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.

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