

AMLI | REDMOND WAY

1,500 to 8,616 sf of new
Class A retail available
in the heart of Redmond

Estimated Delivery Summer 2026



16771 Redmond Way Redmond, WA 98052

ALEX VLASKI
425.505.2700
alexv@jshproperties.com

AARON BENNETT
786.877.8473
aaronb@jshproperties.com

 JSH | PROPERTIES, INC.



Prime Retail/Restaurant Space Below 374 Luxury Apartments in Redmond

This unrivaled location provides close proximity to Redmond Town Center, Downtown Redmond Rail Station, Microsoft HQ and Marymoor Park. More than 6,500 residential units, over 415,000 square feet of commercial space, and over 7,500 parking stalls were completed in Redmond prior to the opening of the Downtown Light Rail Station with approximately 2,300 additional units in planning stages.

Microsoft, Amazon and CrowdStrike corporate offices within walking distance

Located near intersection of Highway 520 and Redmond Way with 25k vehicles per day



Steps from
Downtown
Light Rail
Station



Connects to
Sammammish
River Trail
via Central
Connector



374
Residential
Units Onsite



Dedicated
Visitor
Parking



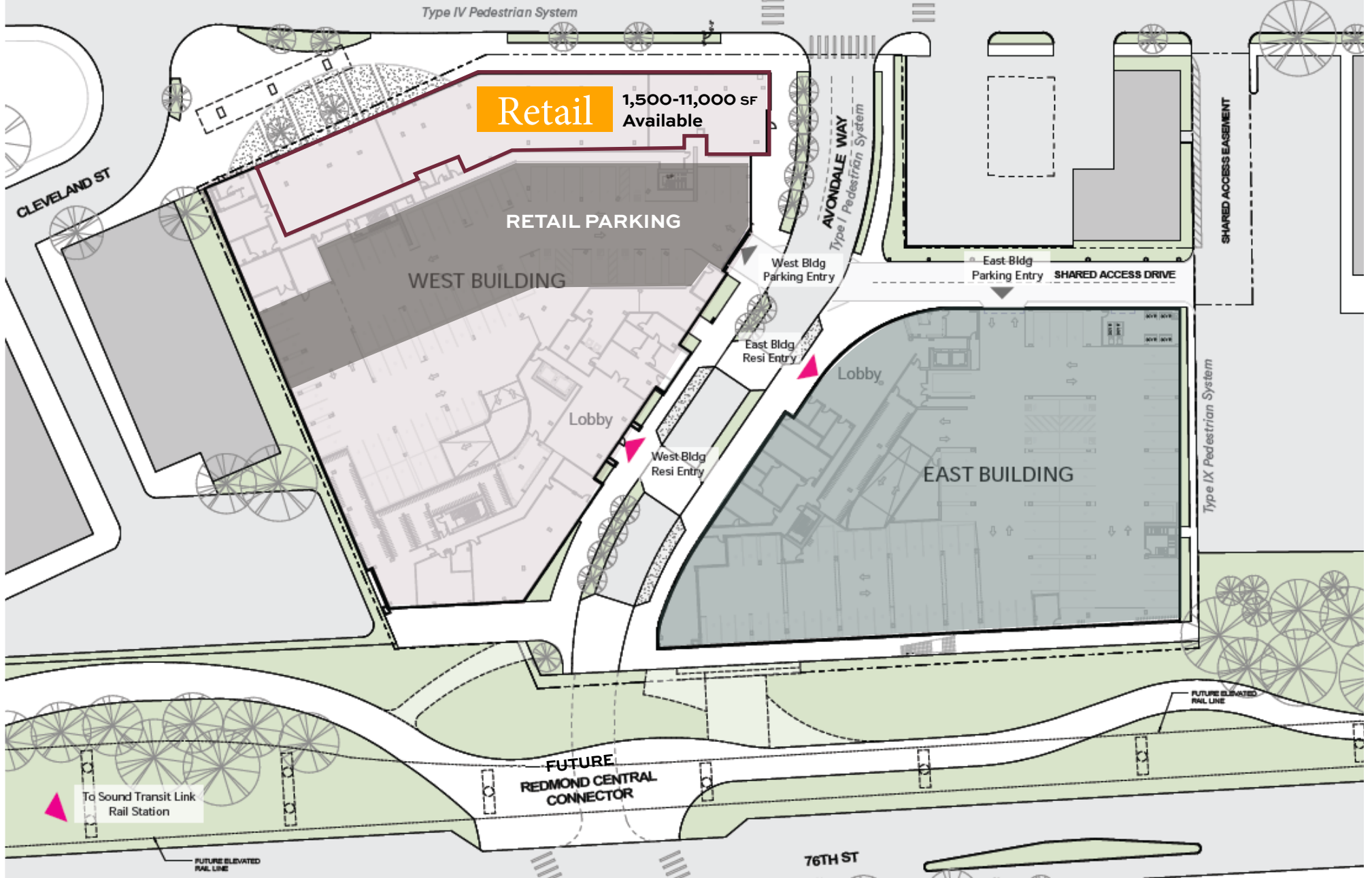
Built-in
Grease Shafts
Available



Patio
Seating
Available

REDMOND WAY 25,850 vehicles per day

REDMOND WAY



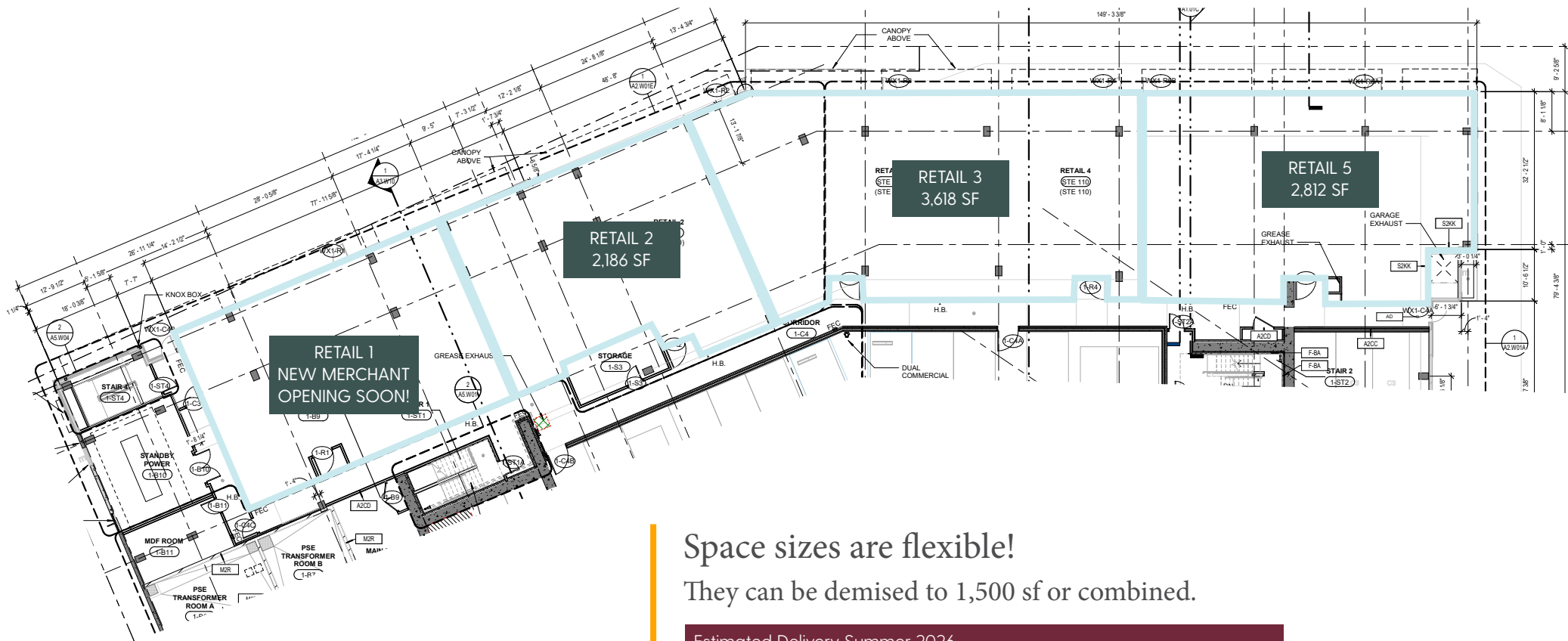
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AMLI REDMOND WAY RETAIL FOR LEASE |

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Proposed Demising Plan (Subject to Change)

Redmond Way 25,850 vehicles per day



Space sizes are flexible!

They can be demised to 1,500 sf or combined.

Estimated Delivery Summer 2026

AVAILABLE RETAIL	RSF	RATE	NOTES
RETAIL 1	2,330		NEW MERCHANT OPENING SOON!
RETAIL 2	2,186	Call for rates	Open to most retail use types, demisable
RETAIL 3	3,618	Call for rates	Open to most retail use types, demisable
RETAIL 5	2,812	Call for rates	Restaurant - Type I venting available

Area Employers & Retail

86 VERY WALKABLE 90 BIKER'S PARADISE

Redmond's Largest Employers

- Microsoft Corporation
- Lake Washington School District
- Amazon.com Services
- Eurest Dining Services
- Meta
- Nintendo of America, Inc.
- City of Redmond
- CBRE, Inc.
- Terex Washington & USA
- Honeywell International, Inc.



BEAR CREEK PLAZA

ROSS DSW Panera
 ULTA SAFEWAY

CREEKSIDE CROSSING

BR Boykin's Toppings FATBURGER Jersey Mike's
 Papa Murphy's
 OVERLAKE MEDICAL CENTER

CORPORATE OFFICES



AREA RETAIL & HOTELS



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THE CHARLES
246 UNITS
COMPLETED

BROADSTONE VEGA
362 UNITS
UNDER CONSTRUCTION

646 CASCADE VIEW EAST
270 UNITS
COMPLETED

CHELSEA SQUARE II
733 UNITS
IN PLANNING/DEVELOPMENT

REDMOND 87
132 UNITS
IN PLANNING/DEVELOPMENT

80TH & 164TH
217 UNITS
UNDER CONSTRUCTION

AMLI REDMOND WAY
374 UNITS
UNDER CONSTRUCTION

Microsoft HQ

Nintendo

MARYMOOR PARK

520

Microsoft

TOWN-CENTER

MARRIOTT RESIDENCE INN

LAKE WASHINGTON
SCHOOL DISTRICT OFFICES
RATED #4 DISTRICT IN WASHINGTON

MARRIOTT HOTEL

EASTLINE GRAND
MIXED USE DEVELOPMENT
613 UNITS

Microsoft

ARCHER HOTEL

amazon

CROWDSTRIKE

CLEVELAND
121 UNITS

DOWNTOWN
REDMOND LIGHT
RAIL STATION
OPEN!

HILTON GARDEN INN
REDMOND

AMLI
REDMOND WAY

374 RESIDENTIAL UNITS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	18,904	105,088	253,810
Daytime Population	27,308	131,236	304,983
Households	9,703	42,286	100,358
Avg. HH Income	\$186,551	\$216,367	\$219,187

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