

LEASE PENDING

22,513 SF

See site plan for details.

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OVERLAKE VILLAGE

14910 NORTHEAST 24TH STREET | REDMOND, WA 98052

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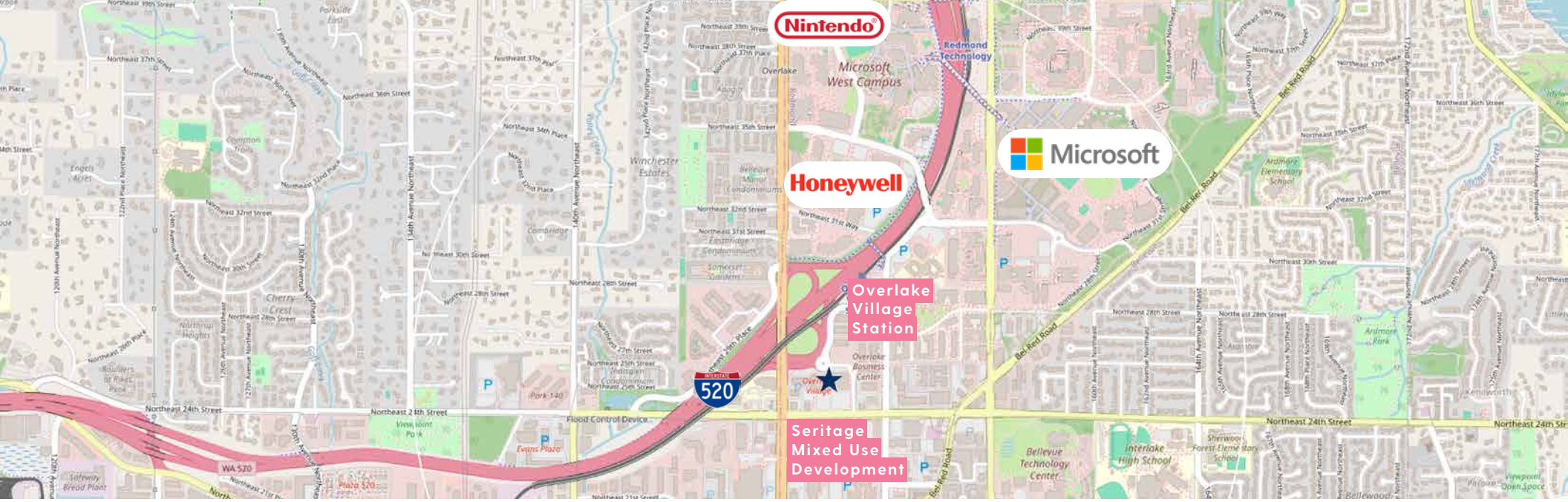
OVERLAKE VILLAGE TENANTS



TENANTS	SF
NEW TENANT OPENING SOON!	2,331
Buckingham Spa	1,554
Carpenter Chiropractic	1,600
Daman's Tavern	3,200
Discovery Shop	3,200
Honey Nail Spa	1,600
K Smoke	1,554
Mandarin Buffet & Grill	9,100
Maytag Laundry	2,000
Nine Way Restaurant	1,571
LEASE PENDING	22,513
O'Reilly Auto Parts	10,927
Safeway	51,530
Bank of America	NAP
Bai Tong	NAP

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Advantages of Overlake

PROXIMITY TO MICROSOFT HEADQUARTERS: Site is located less than a mile from Microsoft's main campus, the area benefits from the presence of approximately 40,000 employees, providing a substantial customer base.

ACCESS TO MAJOR EMPLOYERS: Overlake is home to about 46,000 jobs, including world leaders in software and digital media, including Microsoft Corporation, Nintendo of America, Honeywell International, Inc., Terex (formerly Genie Industries).

CONNECTIVITY VIA LIGHT RAIL: The Overlake Village Station, part of Sound Transit's 2 Line, is located adjacent to SR 520 within walking distance of the site serving the Overlake area, providing efficient transportation options for employees and customers.

AFFLUENT DEMOGRAPHICS: Within a three-mile radius, the average household income exceeds $213,844, indicating a prosperous local customer base.

ONGOING DEVELOPMENT: The area is experiencing significant growth, including the Overlake Village Station, which was recently completed and encompasses two light rail stations and a pedestrian bridge linking to the Microsoft Campus, enhancing accessibility and increasing foot traffic.

Just across the street from Overlake Village, a pending 13-acre mixed-use community called Seritage Place is being developed. The project will include 210 hotels rooms, 500 multi-family units, 266,800 sf of office space, 85,700 sf of retail/restaurant space, and 2.1 acres of parks/open space.

TRANSPORTATION INFRASTRUCTURE: Overlake offers convenient access to SR 520 and is served by frequent local and regional express buses.

FUTURE GROWTH PROSPECTS: The City of Redmond has approved plans to boost housing capacity around light rail stations and allow higher-density developments, indicating a commitment to sustained growth and increased business opportunities in the area.

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OVERLAKE VILLAGE AERIAL

OVERLAKE VILLAGE is strategically located between State Route 520 (85,186 vehicles per day), 148th Ave NE (51,200 vehicles per day), and NE 24th St (20,380 vehicles per day), ensuring high visibility and strong traffic flow.

Demographics	*1 MILE*	*3 MILES*	*5 MILES*
POPULATION	22,852	124,357	278,140
DAYTIME POPULATION	54,176	193,799	372,325
AVG HOUSEHOLD INCOME	$184,828	$232,148	$250,302
HOUSEHOLDS	10,679	52,500	112,762

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