OFFICE BUILDING FOR LEASE

Redmond Office Center - Building 4

7981 168th Avenue NE, Redmond, WA 98052

OFFERING SUMMARY

Available SF:	237 - 284 RSF
Lease Rate:	$650 - $750 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

AARON MATHIEU
206.210.5207
aaron@agmrealestate.com

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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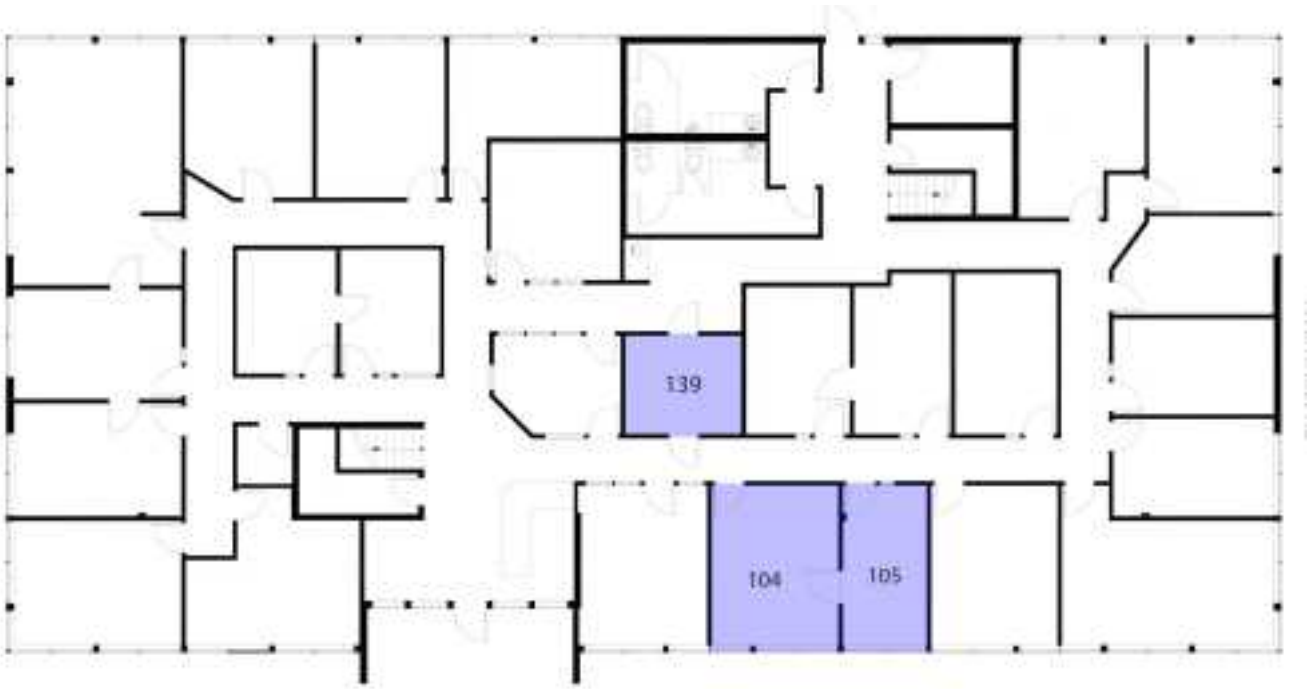
AGM COMMERCIAL REAL ESTATE
asset growth management

LEASE TYPE | Full Service **TOTAL SPACE** | 145 - 267 SF **LEASE TERM** | Negotiable **LEASE RATE** | $500 - $650 per month



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 104	267 SF	Full Service	$650 per month	-
Suite 105	181 SF	Full Service	$500 per month	-
Suite 139	145 SF	Full Service	$500 per month	-

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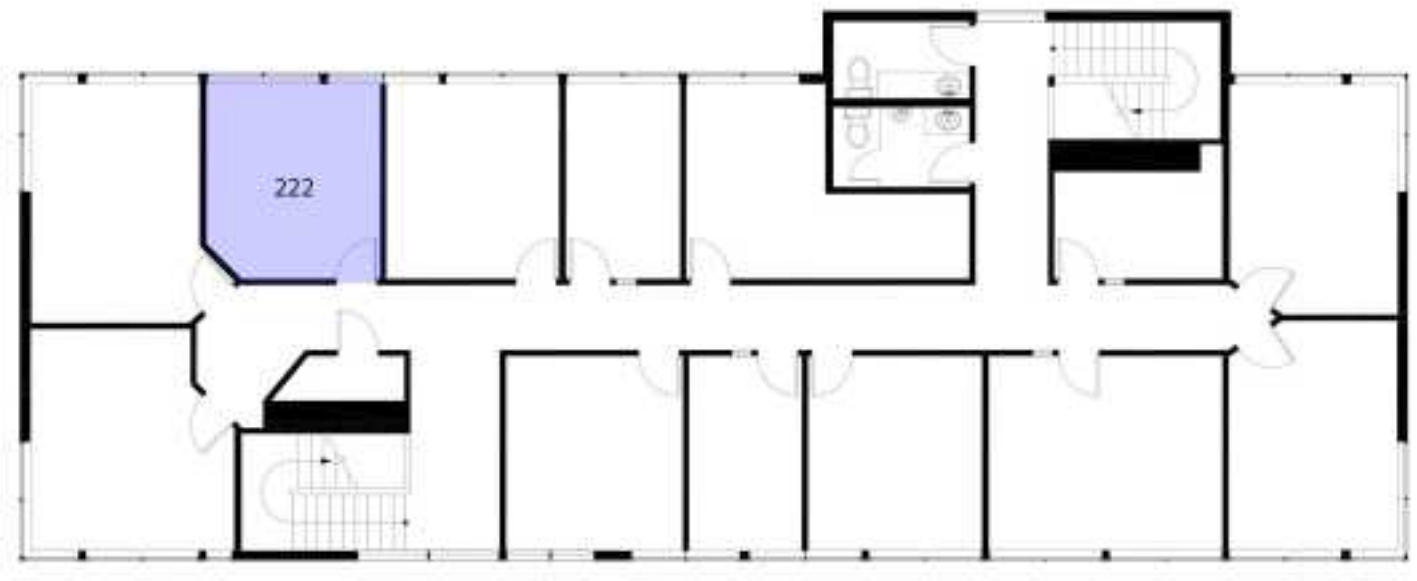

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 222	234 SF	Full Service	$650 per month	-

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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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