

# INDUSTRIAL / FLEX FOR LEASE

DIRECT ACCESS TO LIGHT RAIL STATION

## PARK 520

6825, 6855, 6975 176TH AVE NE  
REDMOND, WA 98052

### AVAILABLE SPACE

<b>Suite 125A</b>	3,654 SF (includes dock loading)
<b>Suite 135A</b>	1,750 SF (includes dock loading)
<b>Suite 125A + 135A</b>	5,404 SF (Includes dock loading)
<b>Suite 343</b>	4,094 SF (includes grade-level loading)
<b>Adjacent Yard</b>	16,852 SF of yard with 31 additional stalls available at 17445 NE 70th Street
<b>Zoning</b>	MC (Marymoor Core)

### FEATURES

- Rare Light Industrial space in Redmond Business Park
- Direct access to Marymoor Village Light Rail Station
- Easy access to WA-520 and Downtown Redmond
- In close proximity to numerous amenities including Whole Foods, coffee shops, and more
- 10 minutes from the East Lake Sammamish Trail.

# PROPERTY PHOTOS



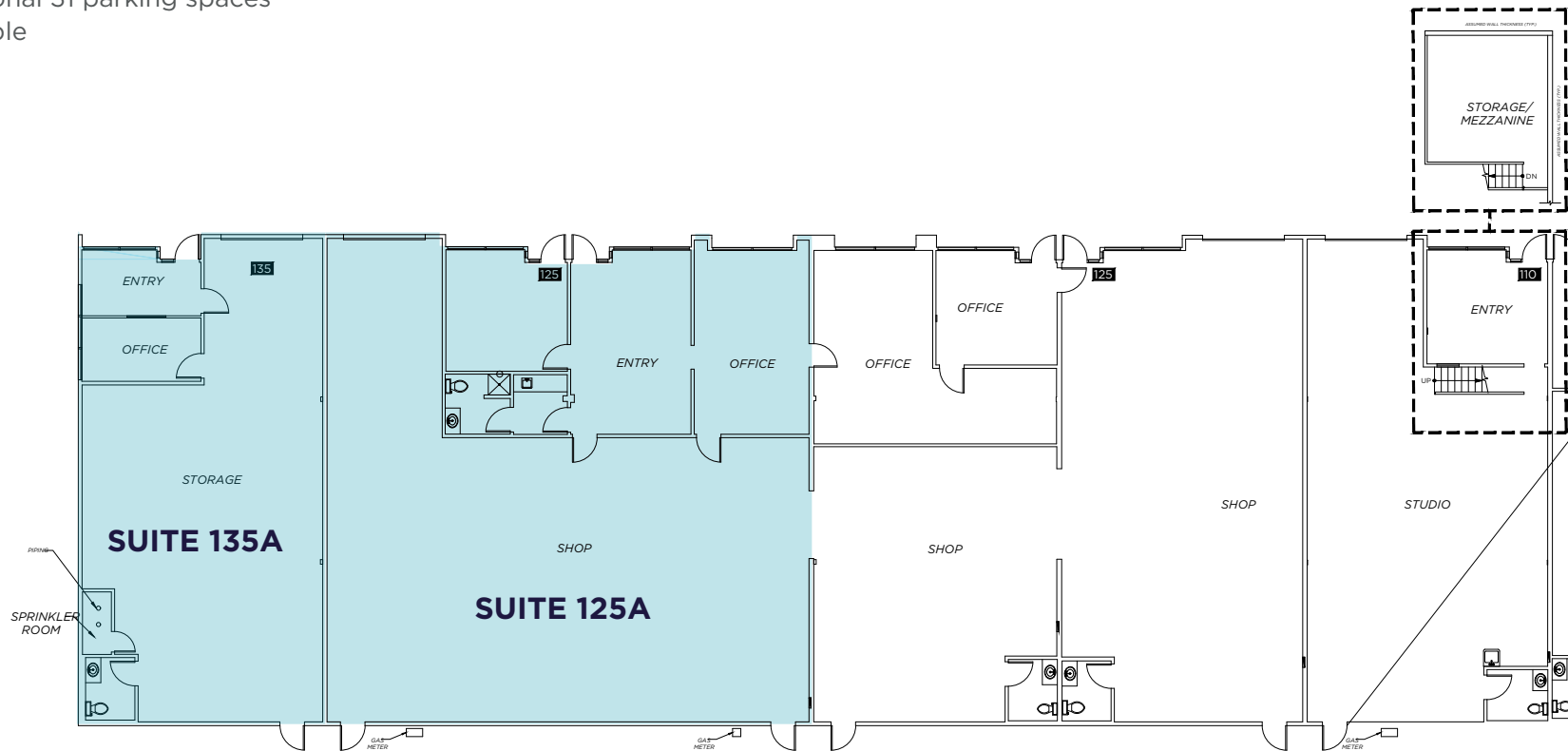
# RETAIL AMENITIES



# FLOOR PLAN

## SUITE 125A | 3,654 SF & SUITE 135A | 1,750 SF

- Optional 16,872 SF Lot with additional 31 parking spaces available

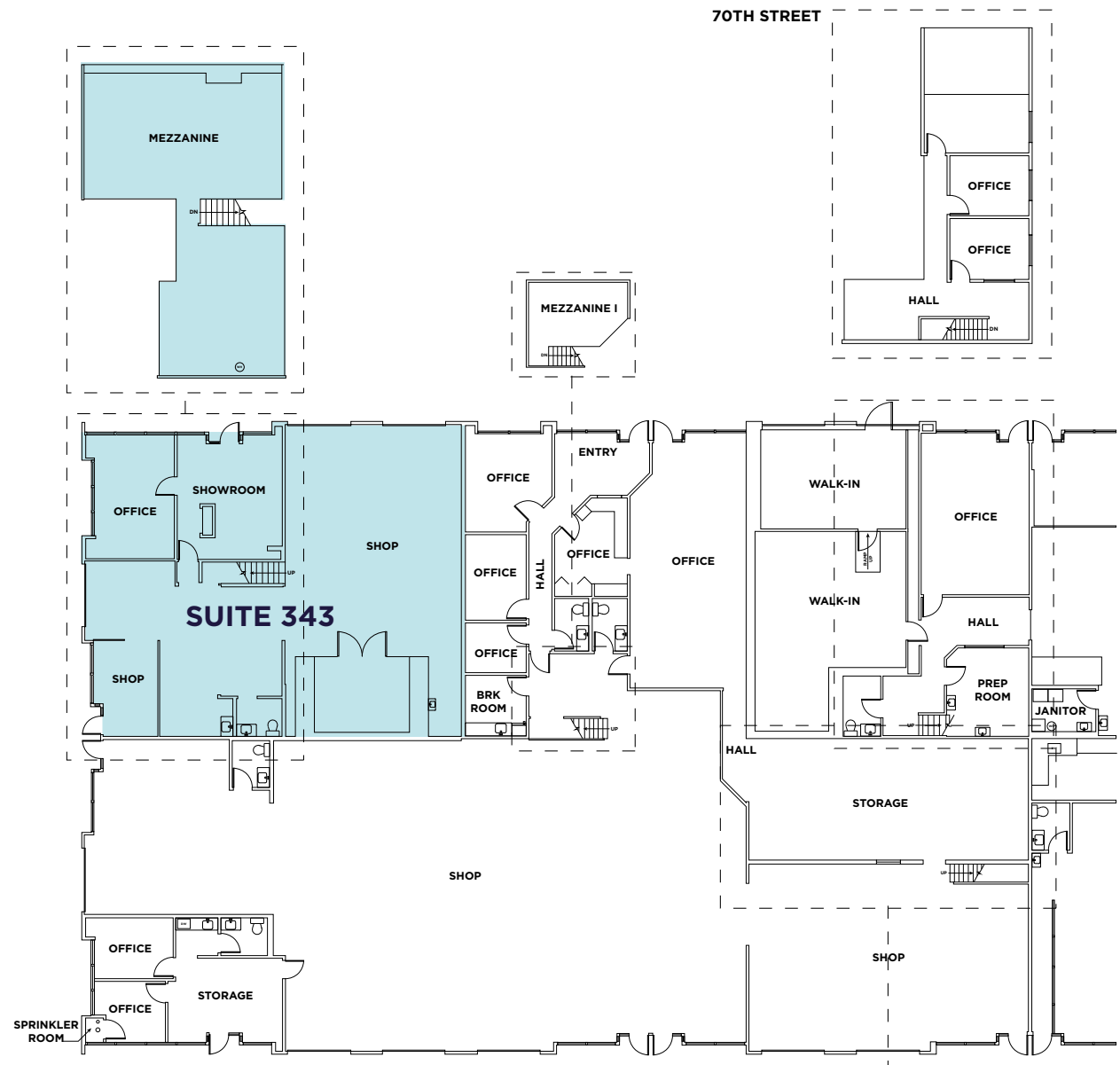


# FLOOR PLAN

## SUITE 343 | 4,094 SF

OFFICE	626 SF
WAREHOUSE	2,295 SF
MEZZANINE	1,173 SF
<b>TOTAL</b>	<b>4,094</b>

- Optional 16,872 SF Lot with additional 31 parking spaces available





## CONTACT

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