



The Redmond Technology Building

For Lease or Sale



OFFERING
MEMORANDUM

8405 165TH AVENUE NE | REDMOND, WA 98052



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THE OFFERING



Investment Highlights

- Offered **For Sale: \$ 4,960,000** (\$636.88/SF)
- Offered **For Lease: \$36.00/SF, Full Service**
- 7,788 SF, 2-story office building on a 14,400 SF lot
- Renovated in 2016 with modern, high-end finishes
- Abundant surface parking of 21 parking Stalls - rare in downtown Redmond (plus street parking)
- Prime downtown location, minutes to Redmond Town Center & Downtown Redmond light rail station
- Modern interiors with open layouts, glass-walled offices & sleek common areas
- Zoned Downtown Edge (DTE) – flexible commercial use within Redmond’s thriving tech corridor

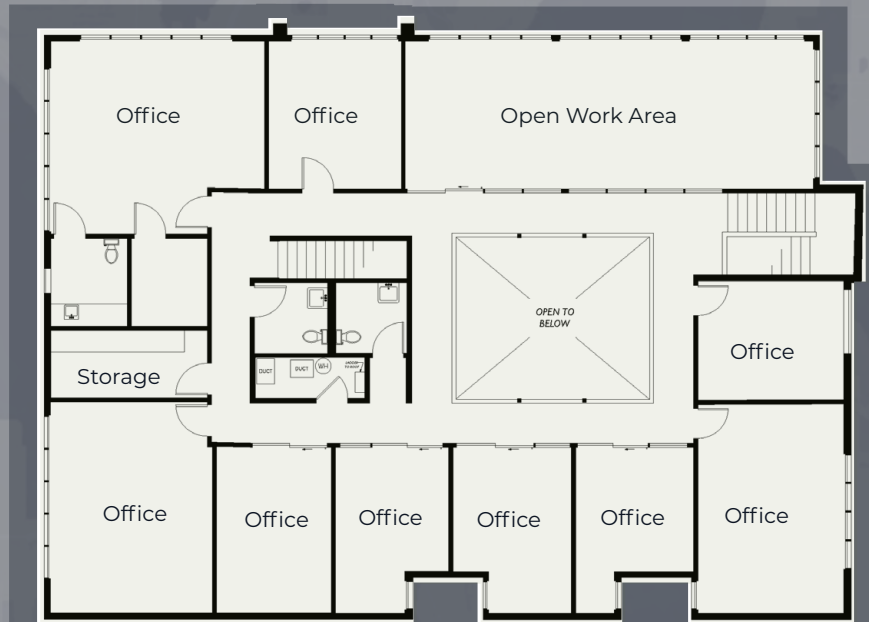
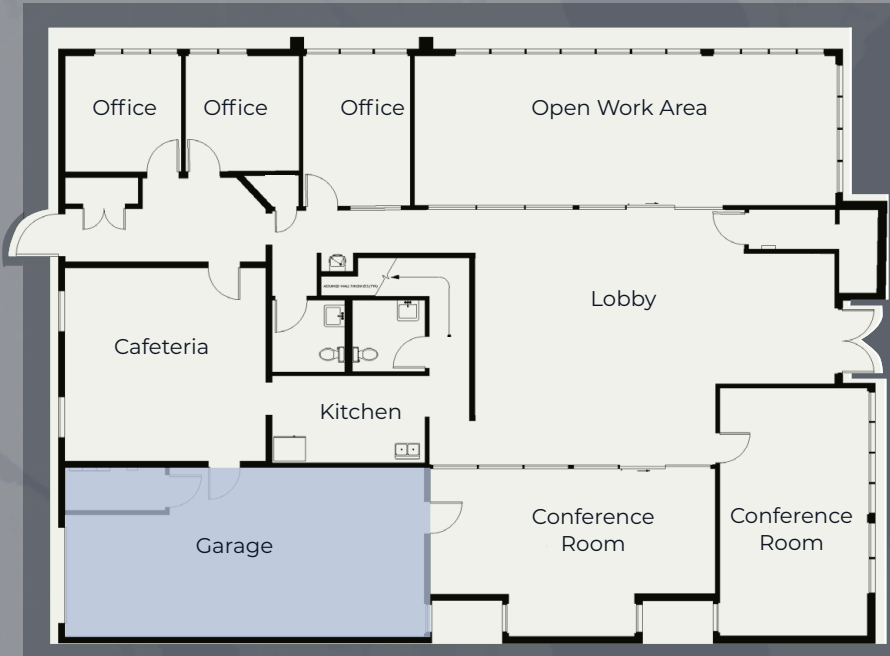
Property Summary

Sale Price	\$ 4,960,000.00
Lease Rate	\$36.00/SF, Full Service
Address	8405 165th Ave NE
Year Built	1986
Year Renovated	2016
Zoning	Downtown Edge (DTE)
Building Class	Class B
Parcel #	671970-0170
Building Size	7,788 SF
Lot Size	14,400 SF
Number of Floors	2 Stories
Parking	21 Parking Stalls Plus Street Parking
Sprinkler System	Wet Pipe Sprinklers

KEY **BUILDING UPGRADES** FROM 2020 RENOVATION



- 🌐 *Signature Waterfall Feature Creating a Striking First Impression*
- 🌐 *Expansive Floor-to-Ceiling Windows, Filling Interior Spaces with Natural Light*
- 🌐 *Elegant Marble Reception Desk Anchoring the Lobby Experience*
- 🌐 *Premium Marble Flooring Throughout Common Areas*
- 🌐 *Remodeled Restrooms with Designer Fixtures & Finishes*
- 🌐 *Curated Designer Furniture Package Available*
- 🌐 *Dramatic Open Atrium with Skylight*
- 🌐 *Modern Secure Access System for Tenants & Guests*



Building **Size & Specs**

- Floor 1 **3,618 SF**
- Garage **495 SF**
- Floor 2 **3,675 SF**
- **Total Size** **7,788 SF**

Offering **Details**

- Sale Price **\$4,960,000.00**
- Lease Rate **\$36.00/SF, Full Service**

Property **Highlights**

- Available for **Immediate Occupancy**
- **Designer Furniture** Package Available
- Prominent **Building Signage** Opportunity
- **High-Speed Connectivity:** Xfinity & Fiber
- **Outdoor** Space with **Playground** Potential
- **Standalone Building** with Private Entrances

● ● ● THE OFFERING



• • • THE LOCATION



NEARBY AMENITIES



Nearby Restaurants

1. Tropea Ristorante Italiano
2. Spark Pizza
3. 5 Stones Coffee
4. JJ Mahoney's Irish Pub
5. Redmond's Bar & Grill
6. Bandido Mexican Grill
7. Red Robin
8. Five Guys
9. Village Square Cafe
10. Three Lions Pub

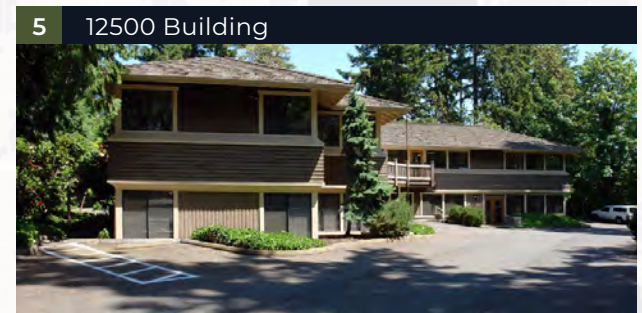
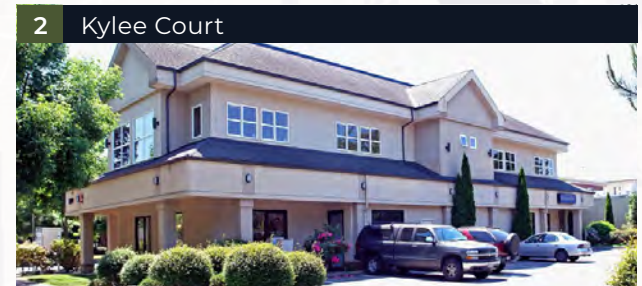
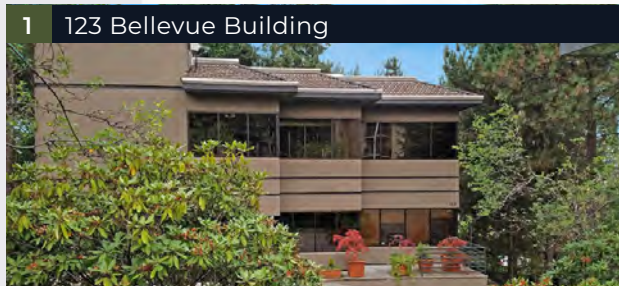
Nearby Amenities

1. QFC
Starbucks
2. BECU Credit Union
3. Chase Bank
4. 24 Hour Fitness
5. H Mart
6. Costco Wholesale
7. Target
8. Fred Meyer
9. Home Depot
10. Swedish Redmond Hospital



● ● ● SALE COMPARABLES

	Name	City	Year Built	Sale Date	Size	Price/SF (Building)	Sale Price
1	123 Bellevue Building 123 105th Avenue SE	Bellevue	1988	4/30/2024	6,490 SF	\$739.60	\$4,800,000
2	Kylee Court 8309 165th Avenue NE	Redmond	1996	6/12/2024	6,328 SF	\$632.11	\$4,000,000
3	Linbrook Office Park 10422 NE 37th Street	Kirkland	1982	7/31/2024	6,064 SF	\$742.08	\$4,500,000
4	Pacific Office Park, Bldg 3 1416 112th Avenue NE	Bellevue	1985	5/12/2025	8,456 SF	\$579.47	\$4,900,000
5	12500 Building 12500 10th Place	Bellevue	1982	6/30/2025	8,976 SF	\$557.04	\$5,000,000
AVERAGES					7,182 SF	\$628.30/SF	\$4,893,183
	The Redmond Tech Building 8405 165th Avenue NE	Redmond	1986/2020	-	7,788 SF	\$635.59/SF	\$4,960,000





THE EASTSIDE INNOVATION CORRIDOR

The Eastside—anchored by Bellevue, Redmond, and Kirkland — has become one of the country’s most dynamic technology corridors. Home to Microsoft’s world headquarters, along with expanding footprints for Amazon, Meta, and Google, the Eastside has transformed into a dense, transit-oriented, and globally competitive innovation hub.

At the center of this growth is Downtown Redmond, where billions of dollars in public and private investment are reshaping the urban core into a walkable, connected, mixed-use destination. With the opening of the Downtown Redmond Link Light Rail Station in 2025, the city is positioned to be one of the most accessible and desirable submarkets on the Eastside.

Downtown Redmond offers both investors and tenants a compelling opportunity within the Eastside’s most dynamic growth market. Companies are drawn to the area’s unparalleled access to transit, highly educated workforce, and vibrant lifestyle amenities, while investors benefit from sustained demand driven by Fortune 500 employers, limited Class A/B supply, and rising market fundamentals. This rare combination positions Downtown Redmond as one of the most desirable and resilient submarkets in the Puget Sound region.



750,000+

Residents across Bellevue, Redmond & Kirkland



20M+ SF

Corporate campuses within 5 miles of Downtown Redmond



42,000+

Monthly riders at Downtown Redmond Station



55,000

Employees at Microsoft HQ in Redmond

● ● ● MARKET SUMMARY



REDMOND GROWTH, DEMOGRAPHICS & EMPLOYMENT

POPULATION & DEMOGRAPHICS

Redmond has experienced 25%+ population growth since 2010, far outpacing King County and national averages. Today, the city is home to 85,000 residents (2024) and continues to expand as new urban housing, mixed-use projects, and transit-oriented developments deliver. Forecasts project double-digit growth over the next decade, supported by strong job creation and an influx of skilled workers.

Redmond's resident base is exceptionally well-educated and affluent, with 70%+ holding a bachelor's degree or higher and a median household income of \$160K+—among the very highest in Washington State. This demographic strength translates into robust consumer spending, strong housing demand, and one of the nation's most competitive labor pools.

TECH & EMPLOYMENT HUB

As the global headquarters of Microsoft (55,000 employees), Redmond anchors the Eastside's identity as a world-class technology cluster. The city also hosts Meta Reality Labs (7,000+ employees) and Nintendo of America, along with a growing network of biotech, gaming, and cloud-computing firms.

This concentration of corporate anchors has fostered a deep ecosystem of startups, suppliers, and professional services, making Redmond one of the most innovation-rich cities in the Puget Sound region. With billions invested in Microsoft's multi-year campus modernization and Meta's continued expansion, Redmond is well-positioned for long-term employment growth and rising office demand.

**70,000
RESIDENTS**

WITH BACHELOR'S DEGREES

**#2 MARKET
NATIONALLY**

NATIONALLY IN STEM JOB
CONCENTRATION

**\$160K+
MEDIAN**

HOUSEHOLD INCOME



The Redmond Technology Building

THE INFORMATION CONTAINED HEREIN HAS BEEN RECEIVED FROM SOURCES WE DEEM RELIABLE. WHILE WE HAVE NO REASON TO DOUBT ITS ACCURACY, WE DO NOT GUARANTEE IT. YOU ARE ADVISED TO INDEPENDENTLY VERIFY ALL INFORMATION.



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