

RCC

REDMOND
CITY
CENTER

16135 NE 85th Street, Redmond, WA

265,160 RSF
OF OFFICE AVAILABLE
FOR LEASE



PROJECT HIGHLIGHTS



IN THE HEART OF
DOWNTOWN REDMOND



SCHEDULED CONSTRUCTION
Q1 2021
Q1 2022 DELIVERY



265,160 RSF



13' CEILINGS



ROOFTOP DECKS



9 FLOORS



2/1,000 PARKING



RCC REDMOND
CITY
CENTER

PROPERTY DETAILS



Tower A

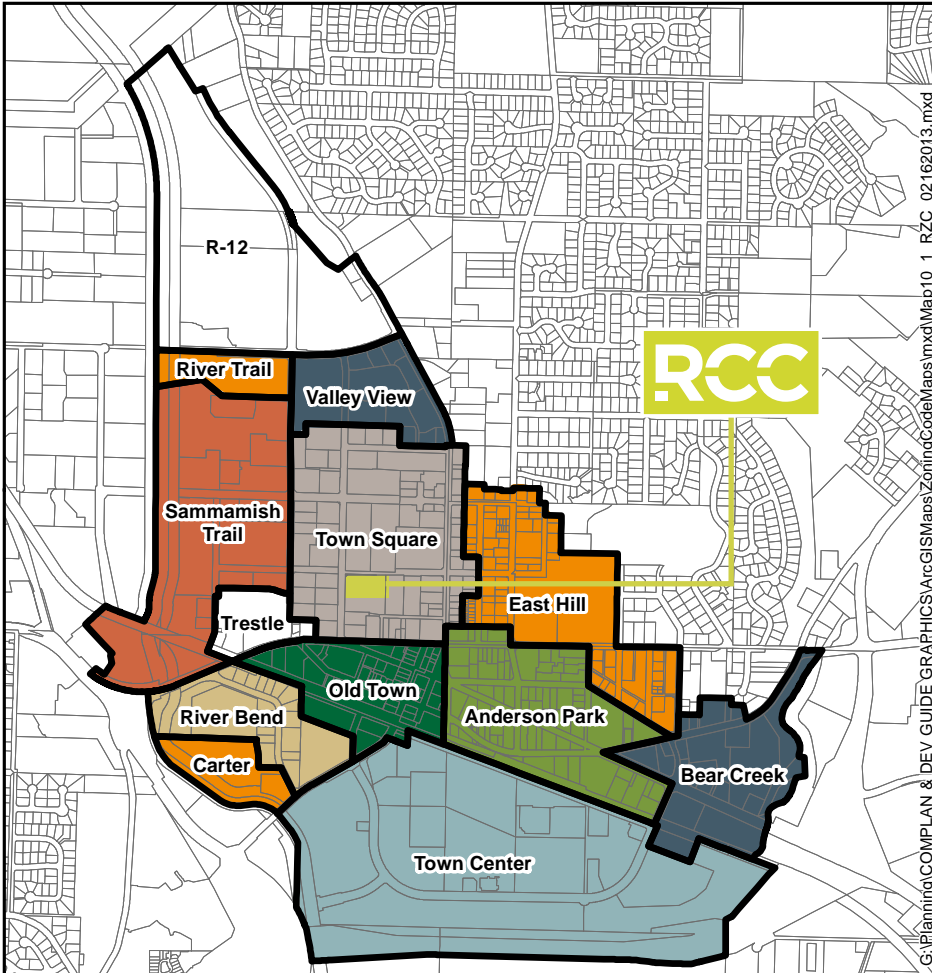
Tower B

RCC

16135 NE 85th Street, Redmond, WA 98152

SIZE AREA	99,682 SF (2.3 Acres)
ZONING	Downtown / Town Square District
PARCEL NUMBER	022505-9142
ACHIEVED FAR	+/- 470,000 SF (+/- 4.71 to 1) using TDRs and other allowed code bonuses
HEIGHT	160' vs 75' (current height of adjacent properties)
SUMMARY OF PHASES	Phase I - Parking: 605 spaces Phase II - Office: 266,290 SF Phase III - Apartments: 208 units

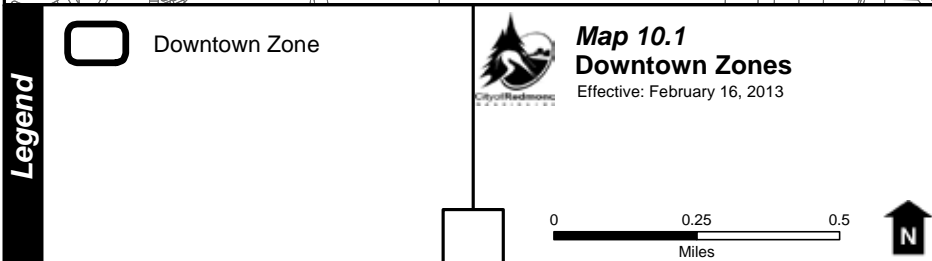
ZONING DETAILS & HEIGHT LIMIT OVERLAYS



UNIQUE BUILDING HEIGHT

Redmond City Center is achieving a 160' height at ±16 floors (equivalent), which is more than double the height of new buildings in the Town Square and surrounding areas.

- TSQ - 8 STORIES
- RVBD - 5 STORIES
- RVT/CTR/EH - 5 STORIES
- SMT - 6 STORIES
- BC/VV/TR - 4 STORIES
- TWNC - 6 STORIES
- AP - 6 STORIES
- OT - 6 STORIES



CONCEPTUAL SITE PLAN



ELEVATION WEST



ELEVATION SOUTH



OFFICE TOWER



3 PARKING LEVELS

265,160 TOTAL RSF

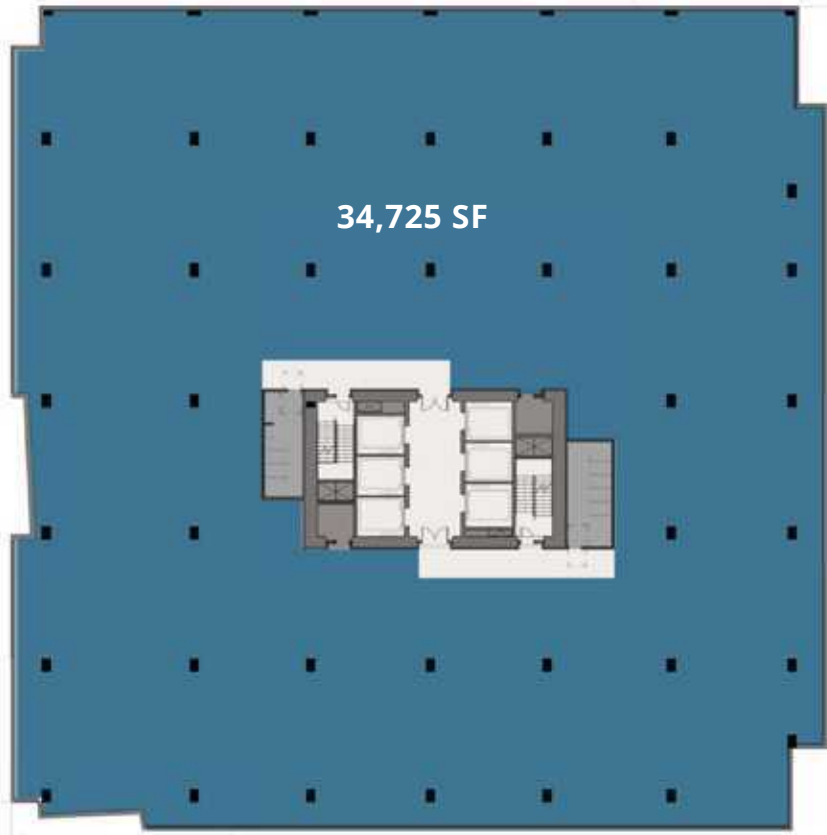
GROUND FLOOR PLAN

OFFICE LOBBY

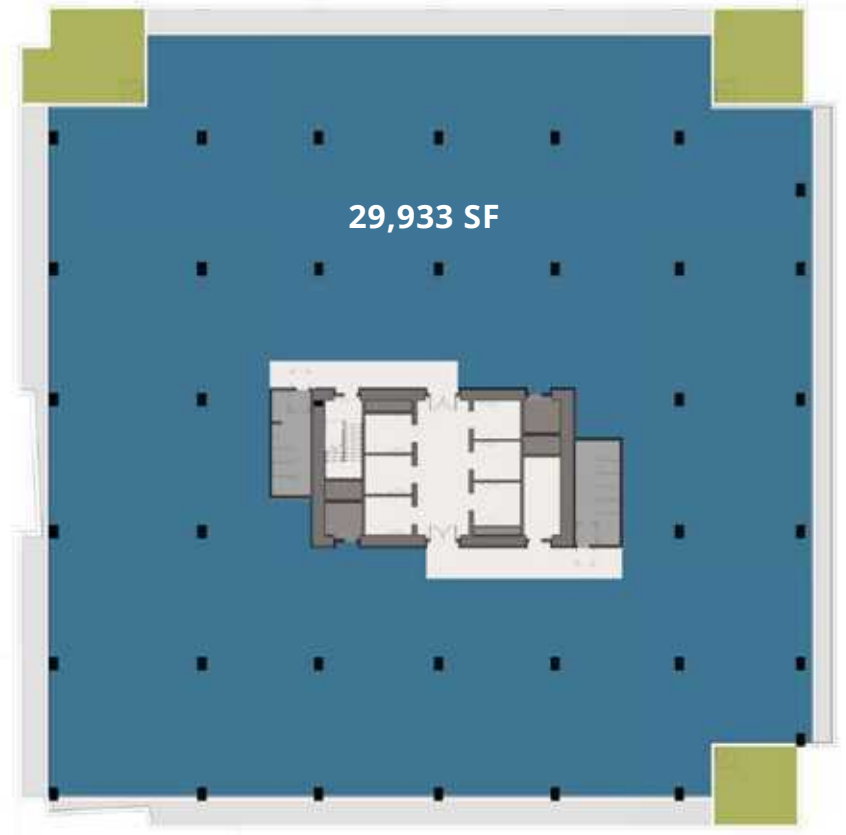


TYPICAL FLOORPLATE

Floors 3-8



Floor 9



- Circulation
- Office
- Support/Utility
- Office Roof Deck

AERIAL MAP



Mercer Island

Seattle Central
Business District

Bellevue Central
Business District



Microsoft
World Headquarters



Marymoor Park

520



Redmond Central
Business District

PHYSIO CONTROL | Honeywell | AEROJET ROCKETDYNE
oculus | ALSTOM | Crane
ASTRONICS | UNIVERSAL AVIONICS SYSTEMS CORPORATION



Light Rail Station
Coming 2023



Downtown
Park

City
Park

Redmond
Transit Center

Redmond Way

151st Ave NE



Bella Bottega
Shopping Center

AERIAL MAP



Microsoft

SWEDISH

ups

COSTCO
WHOLESALE

FedEx

Genie.

amazon

Microsoft

RCC

oculus

Google

Redmond
Transit Center

City
Park

DENALI
ADVANCED
PROPANE

amazon
Microsoft

TOWN-CENTER

Downtown
Park

520

AT&T

Marymoor
Park

T-Mobile
Nintendo
Honeywell
intel
Microsoft
facebook

KAISER PERMANENTE

Redmond Central
Connector


PHENOMENAL LOCATION

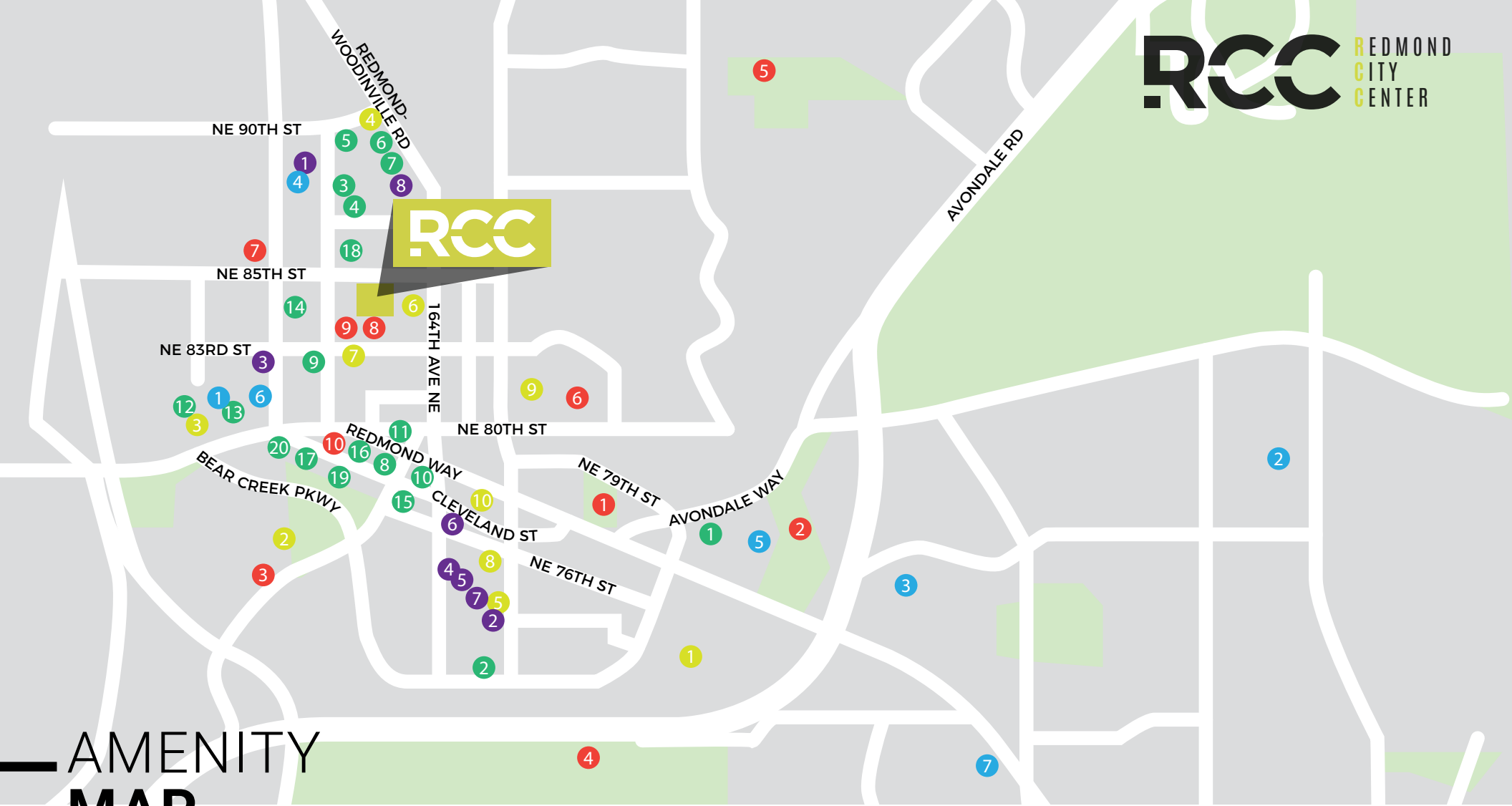


City
Park



Parking
Garage

 Redmond
Transit Center



AMENITY MAP

GROCERIES

- 1 QFC
- 2 Costco Wholesale
- 3 Fred Meyer
- 4 QFC
- 5 Safeway
- 6 Trader Joe's
- 7 Whole Foods Market

RESTAURANTS & BARS*

- 1 Agave Cocina & Cantina
- 2 BJ's Restaurant & Brewhouse
- 3 Blu Sardinia

- 4 Boiling Point
- 5 Coho Café
- 6 JJ Mahoney's Irish Pub
- 7 MOD Pizza
- 8 Molly Moon's Ice Cream
- 9 Oto Sushi
- 10 Prime Steakhouse - Redmond
- 11 Redmond's Bar & Grill
- 12 SoulFood CoffeeHouse
- 13 Starbucks
- 14 The Guilt Trip
- 15 The Matador

- 16 The Stone House
- 17 Top Pot Doughnuts
- 18 Village Square Café
- 19 Woodblock
- 20 Zeeks Pizza

SHOPPING & ENTERTAINMENT*

- 1 Bella Bottega
- 2 Claire's
- 3 Element Cycles
- 4 Gap
- 5 Gymboree
- 6 HobbyTown USA

- 7 Redmond Town Center
- 8 Regal Cinemas

PUBLIC AMENITIES

- 1 Anderson Park
- 2 Bear Creek Park
- 3 Dudley Carter Park
- 4 Marymoor Park
- 5 Nike Neighborhood Park
- 6 Redmond Elementary School
- 7 Redmond Regional Library
- 8 Redmond Transit Center
- 9 City Park
- 10 Downtown Park

HEALTH & FITNESS*

- 1 24 Hour Fitness
- 2 Crossfit Redmond
- 3 Discover Yoga
- 4 Evergreen Health Urgent Care
- 5 Hot Yoga Experience
- 6 Iron Tribe Fitness Redmond
- 7 M2 Fitness
- 8 Orangetheory Fitness
- 9 Redmond Jazzercise
- 10 Sattva Yoga Studios

*As of Spring 2020

RCC

REDMOND CITY CENTER

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