

OFFICE BUILDING FOR SALE

REDMOND MAPLE BUILDING

16455 Northeast 85th Street
Redmond, WA 98052





Property Summary

Building SF:	7,095
Lease Rate:	\$28-32\$ SF/Yr
Lot Size:	0.50 Acres
Parking Ratio:	3.7
Parking:	26
Price:	Call for Offers
Year Built:	1982
Zoning:	EH
2025 Zoning Update	Downtown Edge

Property Overview

- **Prime Location:** Ideally situated near downtown Redmond, with high foot traffic and easy transit access, including proximity to the upcoming East Link Light Rail station and Redmond Transit Center. Neighboring major employers like Microsoft add to the area's economic appeal.
- **Abundant Amenities:** A short walk to a variety of retail, dining, grocery options, parks, and essential services, providing everything tenants and visitors need.
- **Ample Parking:** Generous on-site parking for tenants and clients, a rare convenience in the area.
- **Redevelopment & Investment Potential:** Currently EH Zoning, this property located at 2025 Downtown Redmond Edge Zoning update, offers strong potential for investors & Developers, making it an ideal long-term investment

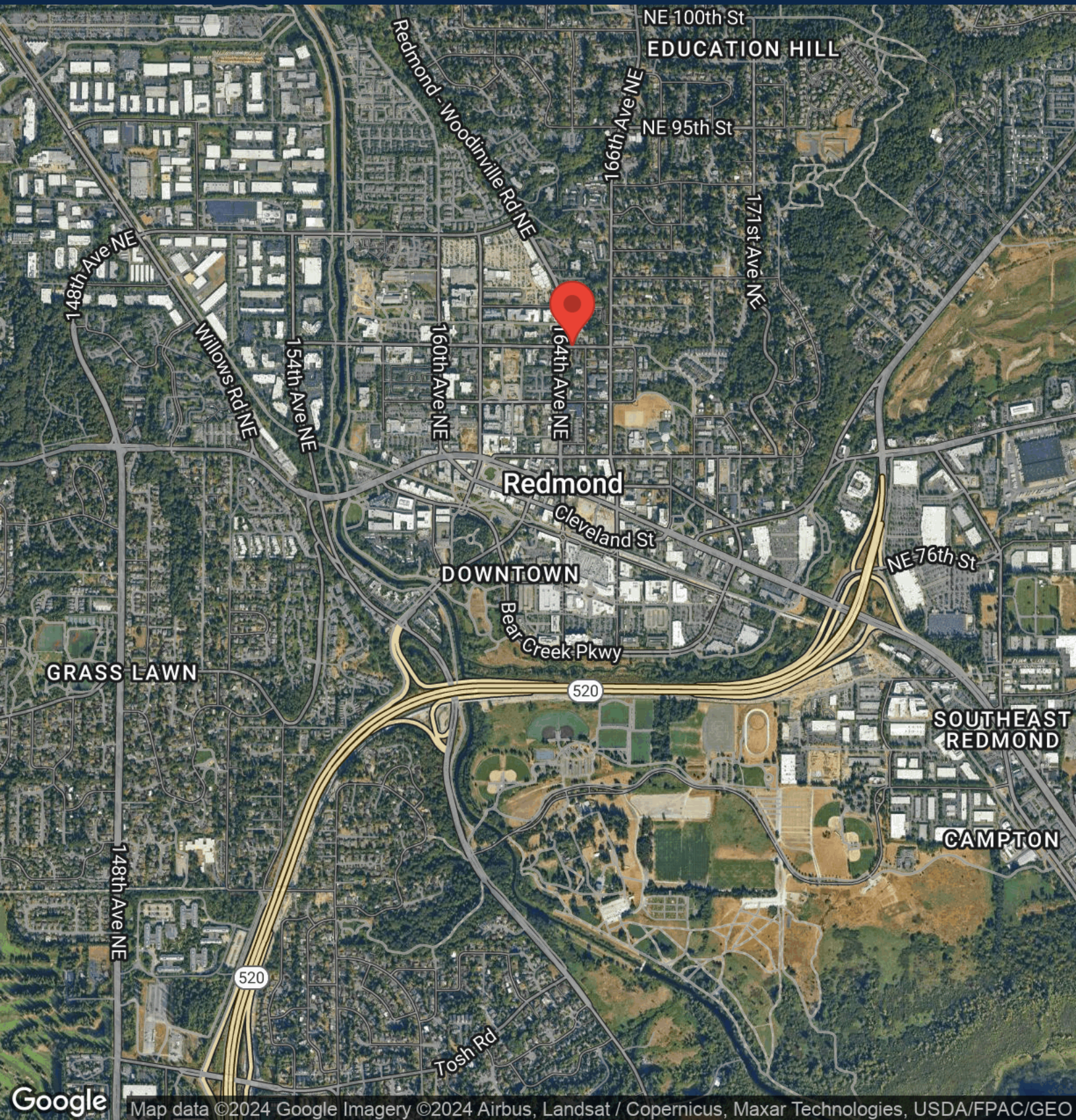
Location Overview

Located just minutes from downtown Redmond and Light Rail Station,, offering an exceptional investment in a high-demand area poised for future growth.

REGIONAL MAP

REDMOND MAPLE BUILDING

16455 Northeast 85th Street
Redmond, WA 98052



Google

Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

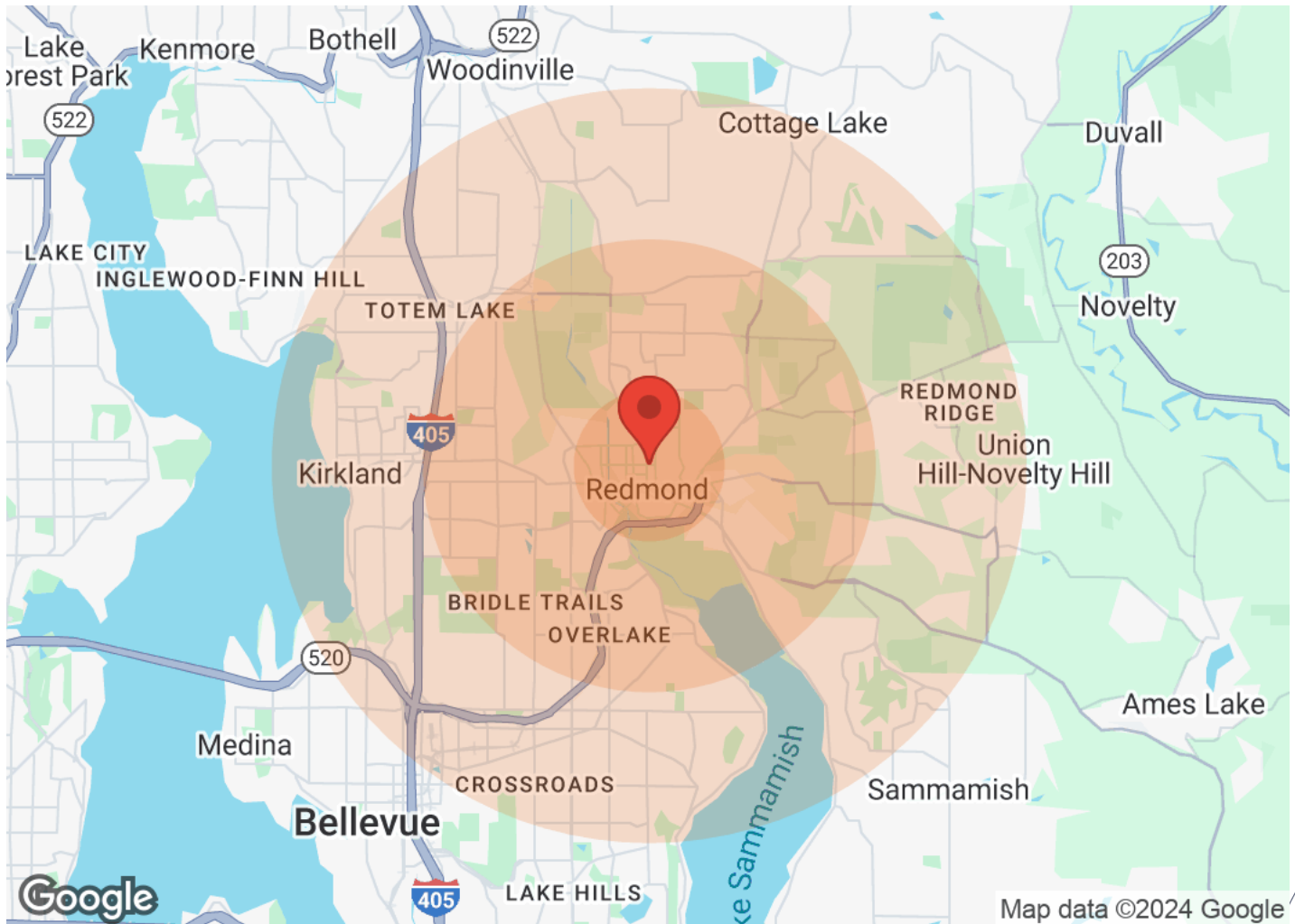


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DEMOGRAPHICS

REDMOND MAPLE BUILDING

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Population	1 Mile	3 Miles	5 Miles
Male	7,681	40,585	109,670
Female	8,259	40,762	110,728
Total Population	15,940	81,347	220,398

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,728	14,921	38,956
Ages 15-24	1,606	9,681	26,726
Ages 25-54	7,487	34,664	90,764
Ages 55-64	1,863	10,341	29,806
Ages 65+	2,256	11,740	34,146

Race	1 Mile	3 Miles	5 Miles
White	10,225	54,000	158,259
Black	170	763	2,103
Am In/AK Nat	11	40	135
Hawaiian	N/A	26	87
Hispanic	1,873	6,544	16,542
Multi-Racial	3,076	11,286	28,870

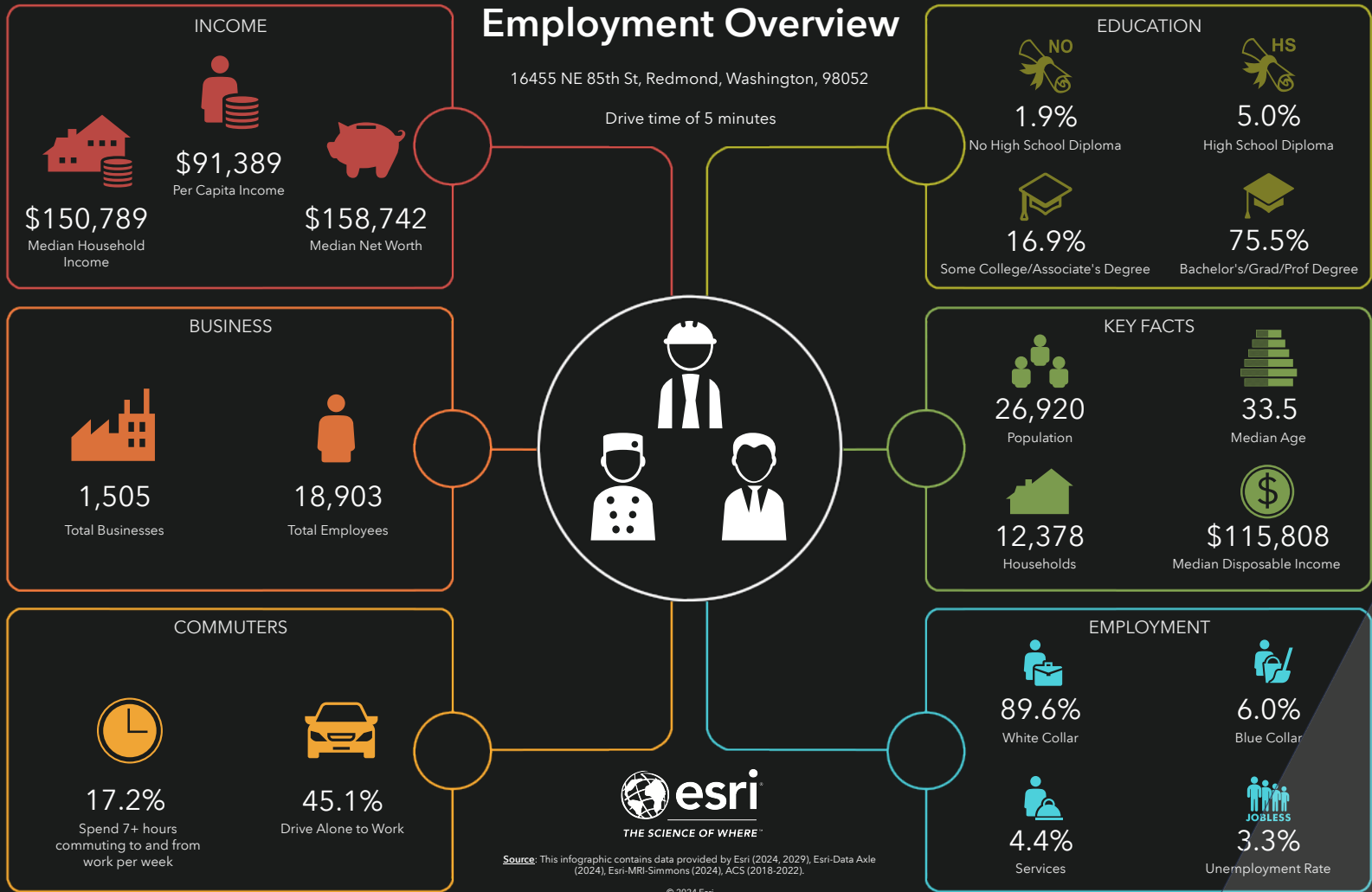
Income	1 Mile	3 Miles	5 Miles
Median	\$86,362	\$94,993	\$96,299
< \$15,000	616	1,828	5,189
\$15,000-\$24,999	387	1,709	4,361
\$25,000-\$34,999	453	1,889	5,675
\$35,000-\$49,999	692	2,938	7,975
\$50,000-\$74,999	1,119	5,280	13,989
\$75,000-\$99,999	1,384	5,439	13,530
\$100,000-\$149,999	1,974	8,024	19,693
\$150,000-\$199,999	298	3,251	9,517
> \$200,000	307	3,150	10,284

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,639	35,581	97,404
Occupied	7,010	33,320	91,406
Owner Occupied	2,596	18,612	56,289
Renter Occupied	4,414	14,708	35,117
Vacant	629	2,261	5,998

Employment Overview

16455 NE 85th St, Redmond, Washington, 98052 (5 minutes)
16455 NE 85th St, Redmond, Washington, 98052
Drive time of 5 minutes

Prepared by Esri
Latitude: 47.67824
Longitude: -122.12070



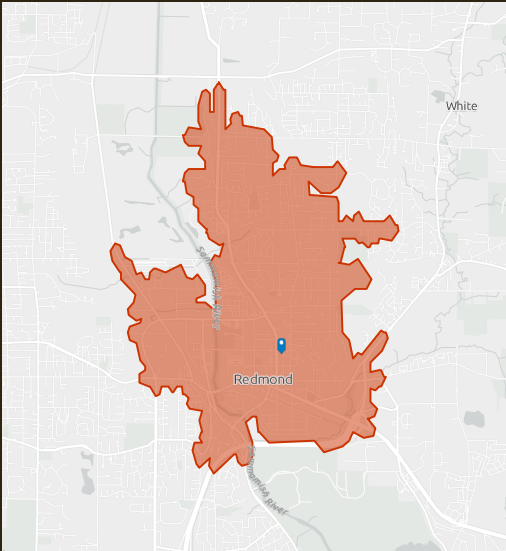
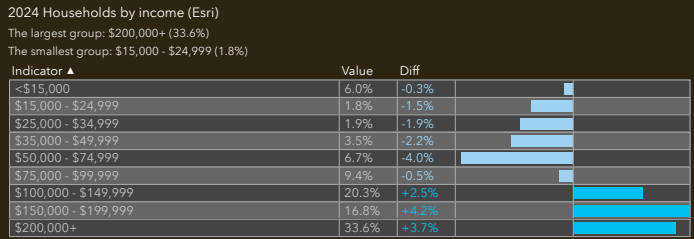
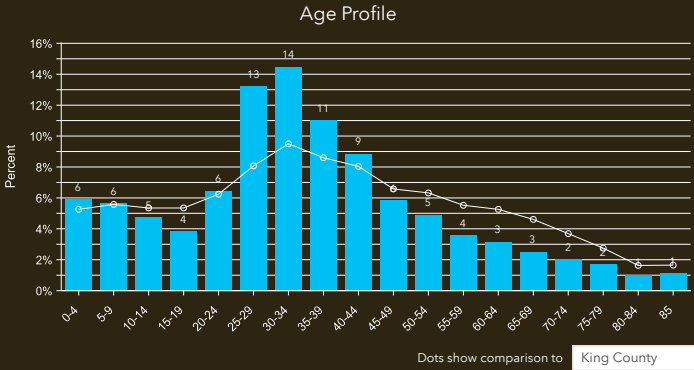
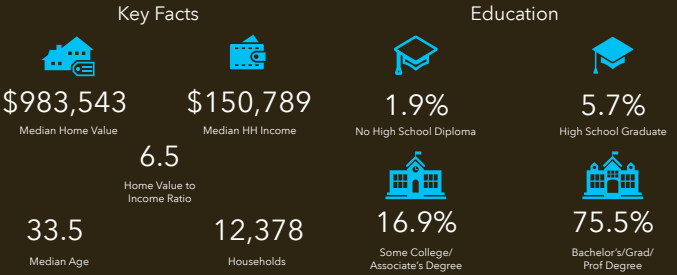
Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-MRI-Simmons (2024), ACS (2018-2022).

Tapestry Profile

16455 NE 85th St, Redmond, Washington, 98052 (5 minutes)
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Drive time of 5 minutes

TAPESTRY
SEGMENTATION
The Fabric of America's Neighborhoods

Tapestry LifeMode	Households	HHs %	% US HHs	Index
Learn more...				
Affluent Estates (L1)	1,534	12.39%	10.11%	123
Upscale Avenues (L2)	3,592	29.02%	5.50%	528
Uptown Individuals (L3)	7,123	57.55%	3.91%	1,472
Family Landscapes (L4)	0	0.00%	7.91%	0
GenXurban (L5)	0	0.00%	11.14%	0
Cozy Country Living (L6)	0	0.00%	11.81%	0
Sprouting Explorers (L7)	0	0.00%	7.53%	0
Middle Ground (L8)	0	0.00%	10.81%	0
Senior Styles (L9)	129	1.04%	5.79%	18
Rustic Outposts (L10)	0	0.00%	7.94%	0
Midtown Singles (L11)	0	0.00%	6.24%	0
Hometown (L12)	0	0.00%	5.88%	0
Next Wave (L13)	0	0.00%	3.88%	0
Scholars and Patriots (L14)	0	0.00%	1.57%	0



Tapestry segments

	Metro Renters 7,123 households	57.5% of Households
	Enterprising Professionals 3,354 households	27.1% of Households
	Savvy Suburbanites 1,462 households	11.8% of Households

Source: This infographic contains data provided by Esri (2024).

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WITHIN 5 MILES

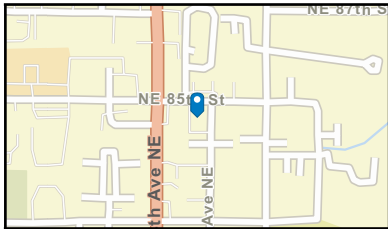
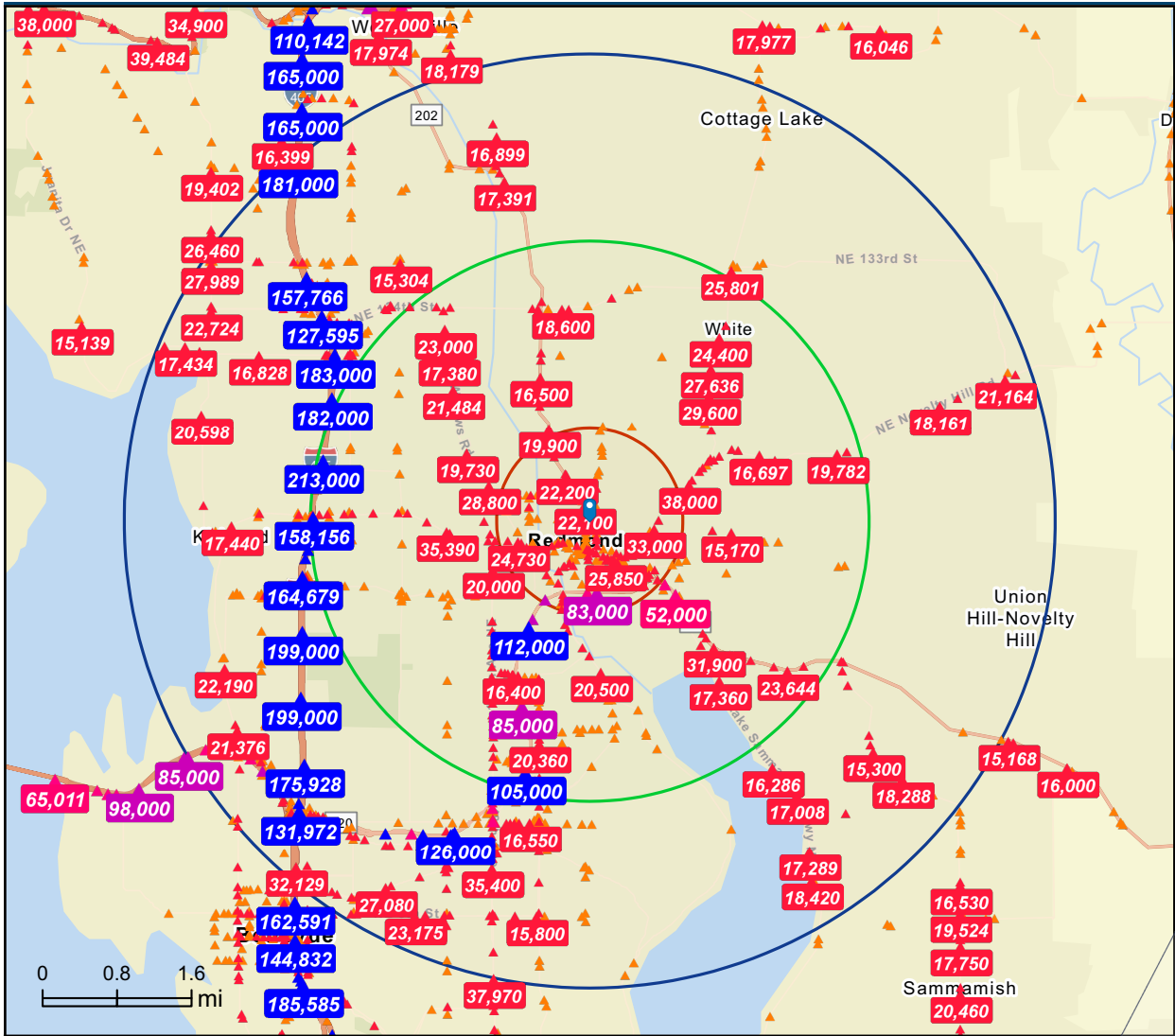
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Traffic Count Map

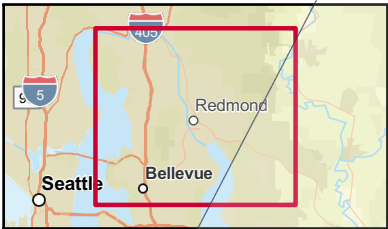
16455 NE 85th St, Redmond, Washington, 98052 2
16455 NE 85th St, Redmond, Washington, 98052
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 47.67824
Longitude: -122.12070



Source: ©2024 Kalibrate Technologies (Q3 2024).

- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



November 13, 2024

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Page 1 of 1

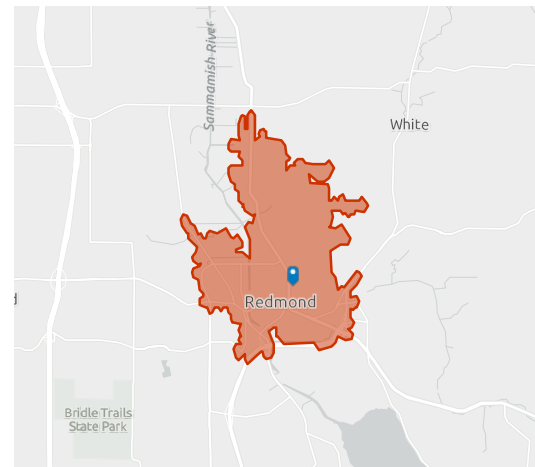


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Population Trends

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Drive time of 5 minutes

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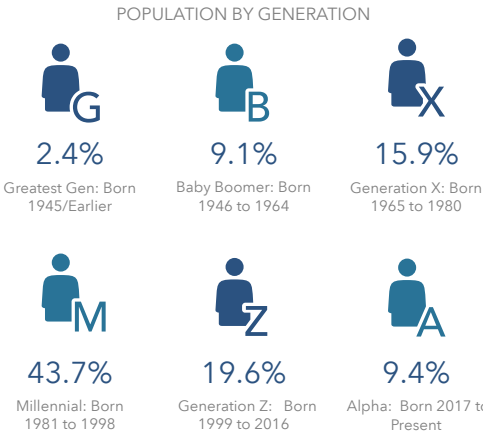
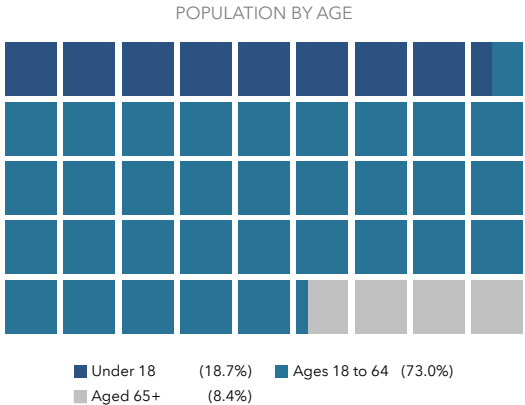
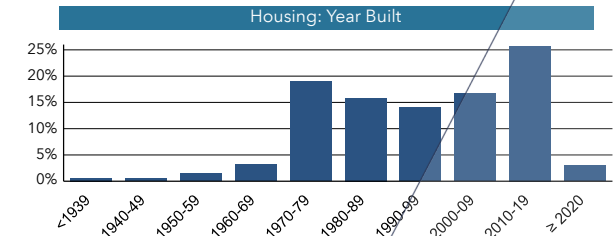
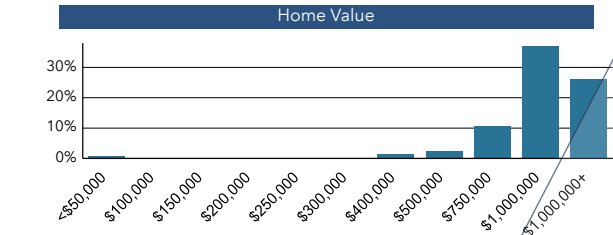
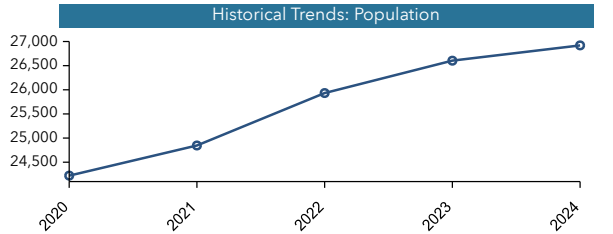


Population Trends and Key Indicators

16455 NE 85th St, Redmond, Washington, 98052
Drive time of 5 minutes

26,920	12,378	2.16	33.5	\$150,789	\$983,543	132	61	70
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



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Managing Broker -

Jenny Liu is a dedicated Commercial Real Estate Broker with over 12 years of experience, fluent in both English and Chinese. Throughout her career, Jenny has built a strong reputation among Asian investors, expertly guiding them in buying, selling, and expanding their real estate portfolios across the United States. Jenny combines deep market insights with extensive knowledge of 1031 exchanges to deliver advisory, transaction, and research services that optimize client returns. Her commitment to excellence and a results-driven approach make her a trusted partner for clients seeking to maximize their investment potential.

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