

TrilandSquare

8250 165th Ave NE, Redmond, WA

1,235 RSF — 3,799 RSF Office Space Available

\$34.50/RSF, Full Service

**Leibsohn
& Company** 



DAN KREKEL CCIM
Senior Vice President
+1 425 586 4655
dkrekel@leibsohn.com



MAXTON MACLACHLAN
Associate Vice President
+1 425 586 4659
mmaclachlan@leibsohn.com



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PropertyFeatures

- » Easy access to SR-520
- » Walking Distance to Downtown Redmond
- » Near Light Rail Station
- » New LED Light Fixtures
- » **xfinity** Available
- » Parking Ratio: 3.0/1,000 RSF,
Plus Free Street Parking

165th Ave NE



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Suite	Size	Full Service Rate	Available
100	2,564 RSF	\$7,371.50/mo, FS	Immediately
110	1,235 RSF	\$3,550.63/mo, FS	Immediately
CONTIGUOUS OPTIONS			
100+110	3,799 RSF	\$10,922.13/mo, FS	Immediately

Suite 100 — Waiting Area



Triland Square

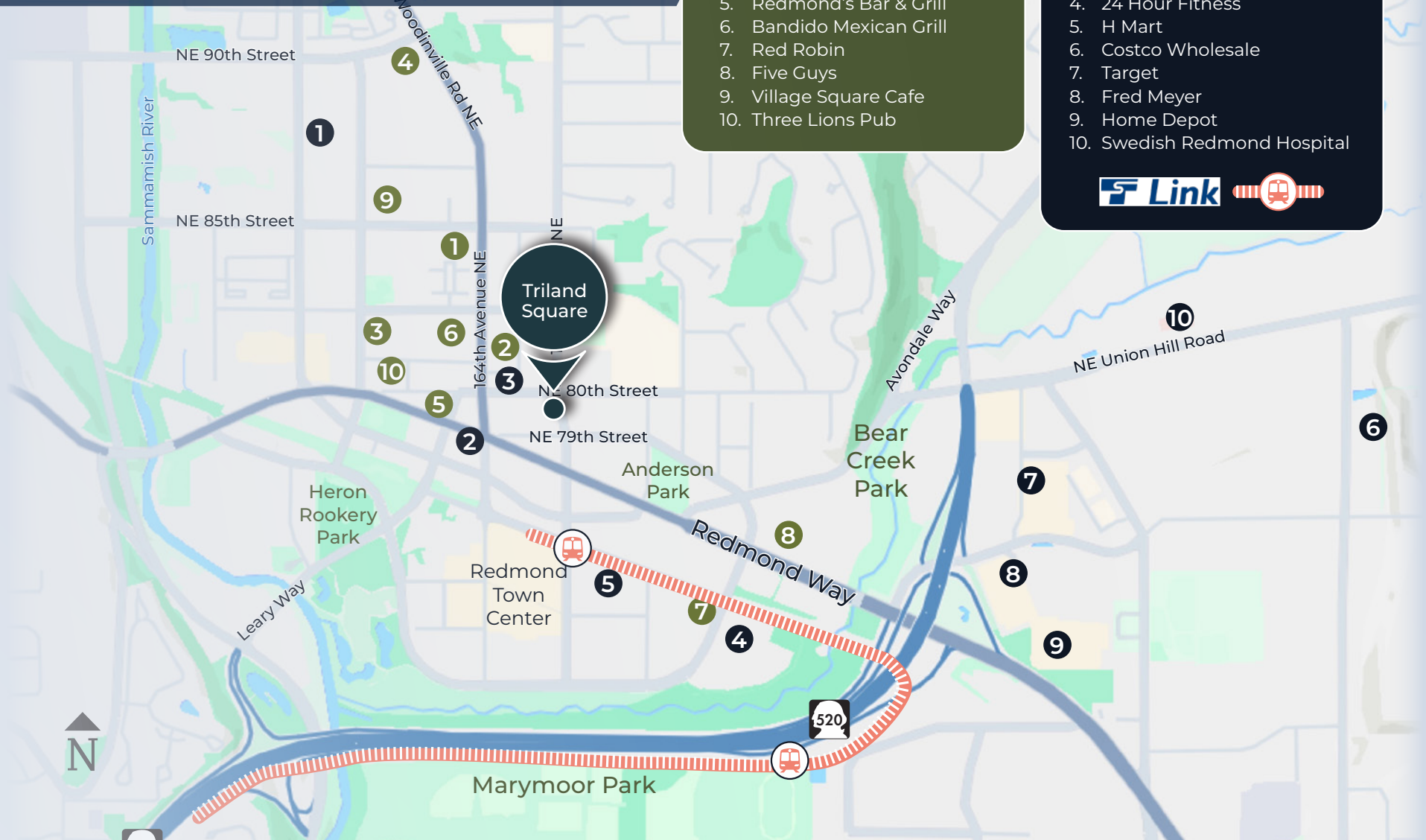
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Nearby Restaurants

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



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Building Entrance



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Suite 100 — Private Corner Office



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Suite 110 — Reception



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A two-story house with light-colored siding, a dark grey roof, and a central bay window. The house is surrounded by greenery and a brick walkway leads to the front door.

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