

SMALL, HARD-TO-FIND OFFICE CONDO FOR SALE




# AVONDALE GATEWAY


17530 NE Union Hill Road  
Redmond, WA 98052


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# Property Information


 **Address:**  
17530 NE Union Hill Road  
Redmond, WA 98052

 **Price/RSF:**  
\$708.81/RSF








 **Size:**  
704 RSF

 **Parking Ratio:**  
3.67/1,000 RSF

 **Asking Price:**  
\$499,000

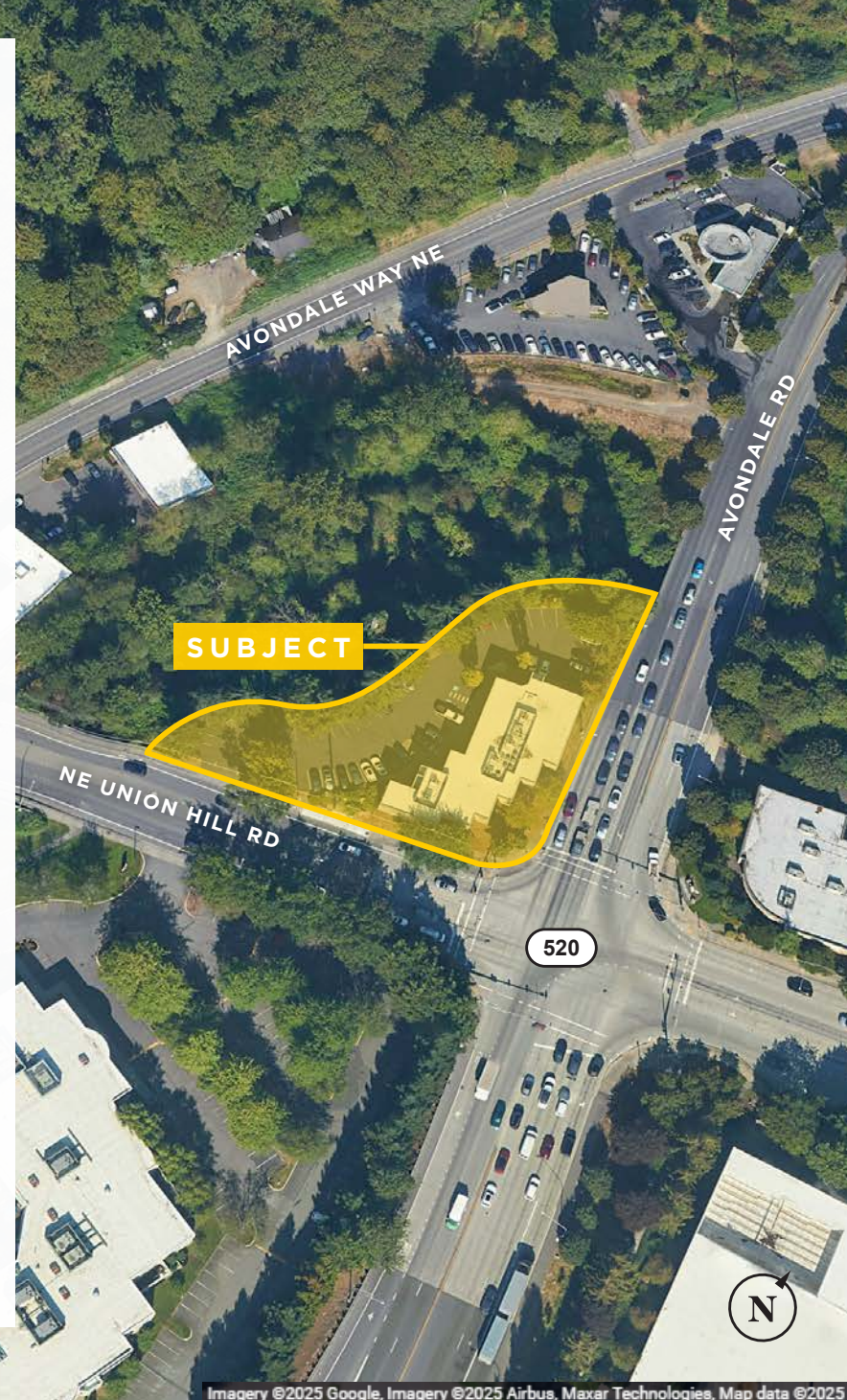
 **Zoning:**  
GC, Redmond

## Additional Highlights

-  Easy access to SR-520
-  Close to future light rail stations
-  Walking distance to Bear Creek Park & Ride
-  Comcast & Ziplify Fiber available
-  Unit currently built with sound proofing
-  Monument signage on Avondale Road
-  Perfect for: Counseling, CPA, attorney or small admin office

## Operating Expenses

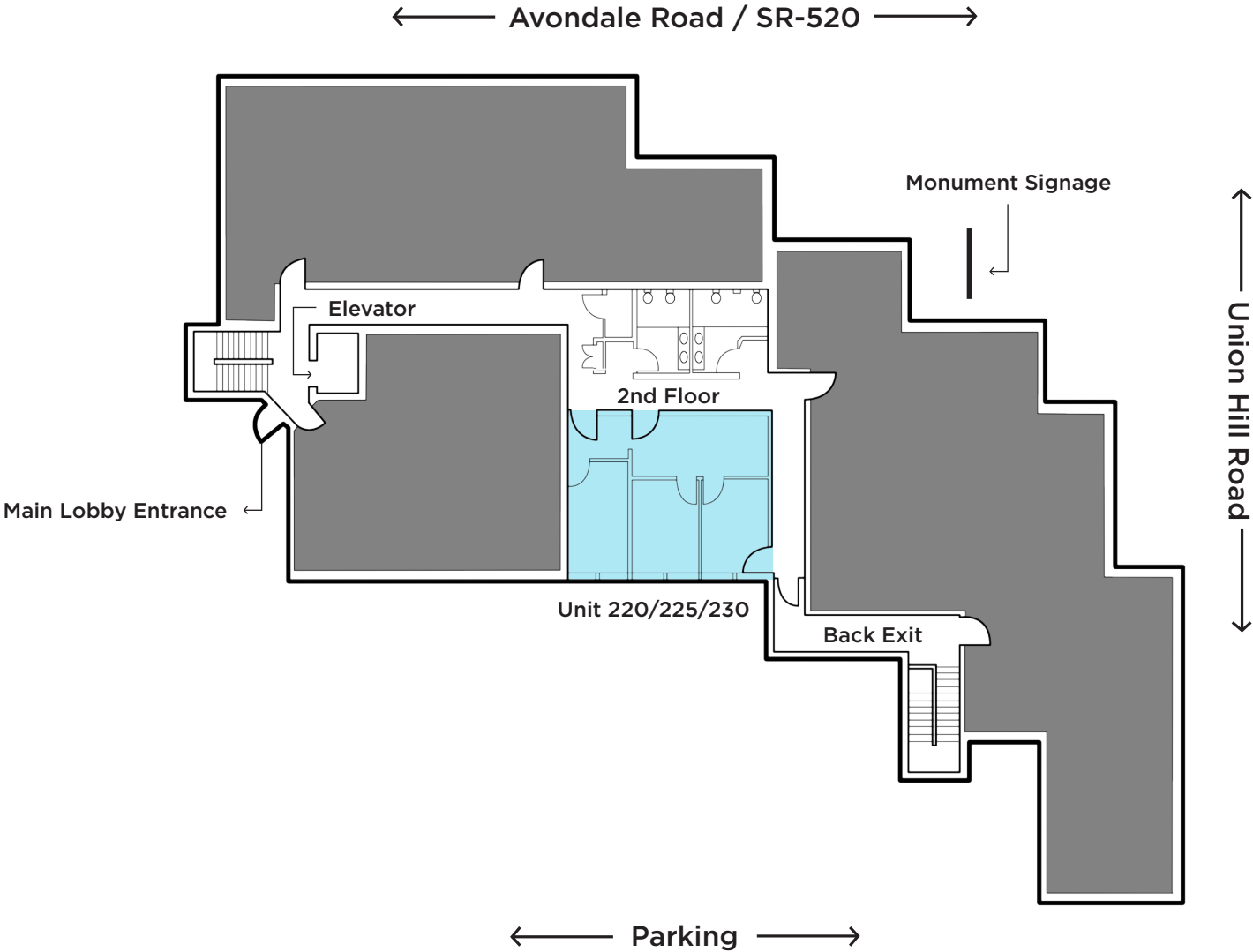
2025 Condo Dues:    \$387.31



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# Building Floor Plan

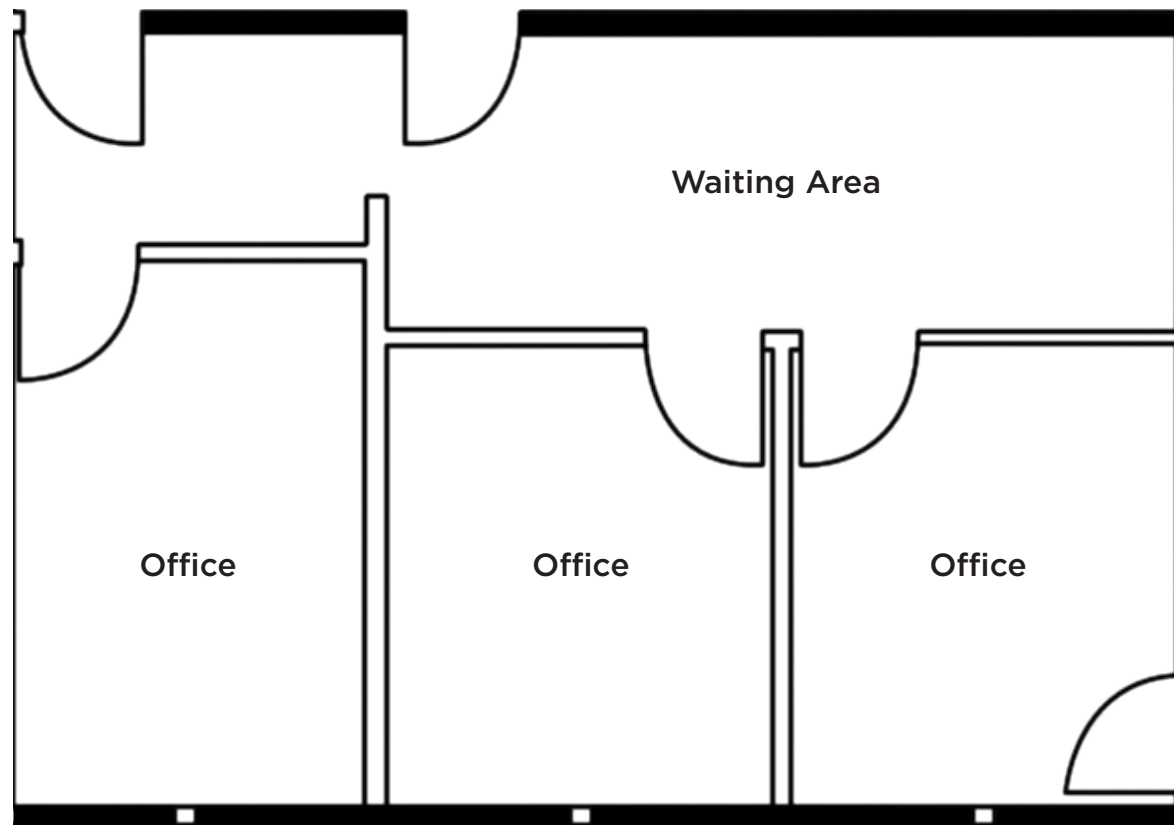
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# Floor Plan

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Second Floor - 704 RSF





# Local Amenities

## Location Details

This rare office condo, nestled at the prime corner of a bustling intersection at the end of the 520 Corridor, offers an unbeatable location for a small business owner-user.















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# 17530 NE UNION HILL ROAD

REDMOND, WA 98052

## CHRIS ROHRBACH

Senior Vice President

Broker License #117138

[chris@hughesmarino.com](mailto:chris@hughesmarino.com)

206.795.5155

## HUGHES MARINO SEATTLE

1301 Second Avenue

Suite 2500

Seattle, WA 98101

206.624.3111

[hughesmarino.com](http://hughesmarino.com)

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