

**FOR SALE**

# Premium Redmond Office Building

2363 SW Glacier Place, Redmond, OR 97756

**10,835 SF | \$2,950,000**



## INVESTMENT/OWNER USER OPPORTUNITY



**Dan Kemp, CCIM | Emilio Tiscareno**

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**FOR SALE**

**\$2,950,000**

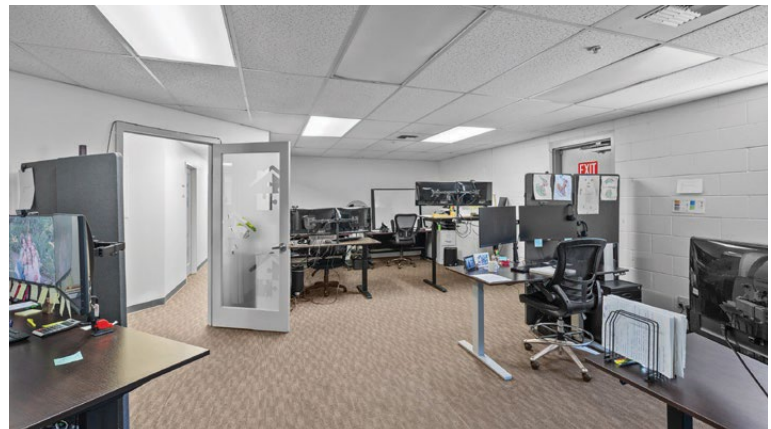
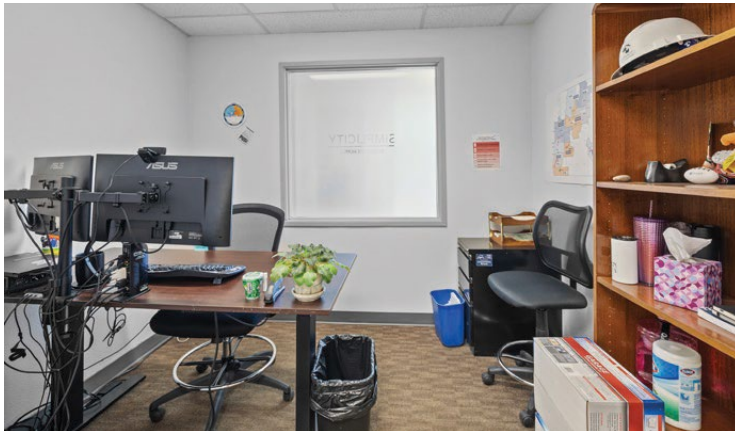
## Premium Redmond Office Building

### PROPERTY DETAILS

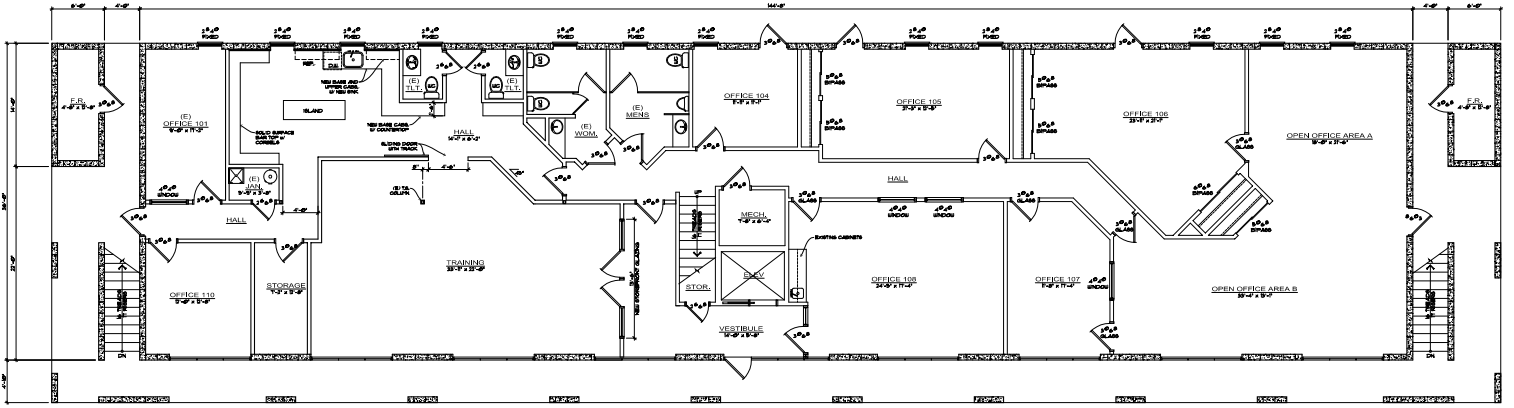
<b>Sale Price:</b>	\$2,950,000
<b>Bldg. Size:</b>	10,835 SF
<b>Price/SF:</b>	\$272.27
<b>Lot Size:</b>	0.76 Acres
<b>Year Built:</b>	1997
<b>Zoning:</b>	Limited Service Commercial (C4)
<b>Parking:</b>	31 onsite spaces

### HIGHLIGHTS

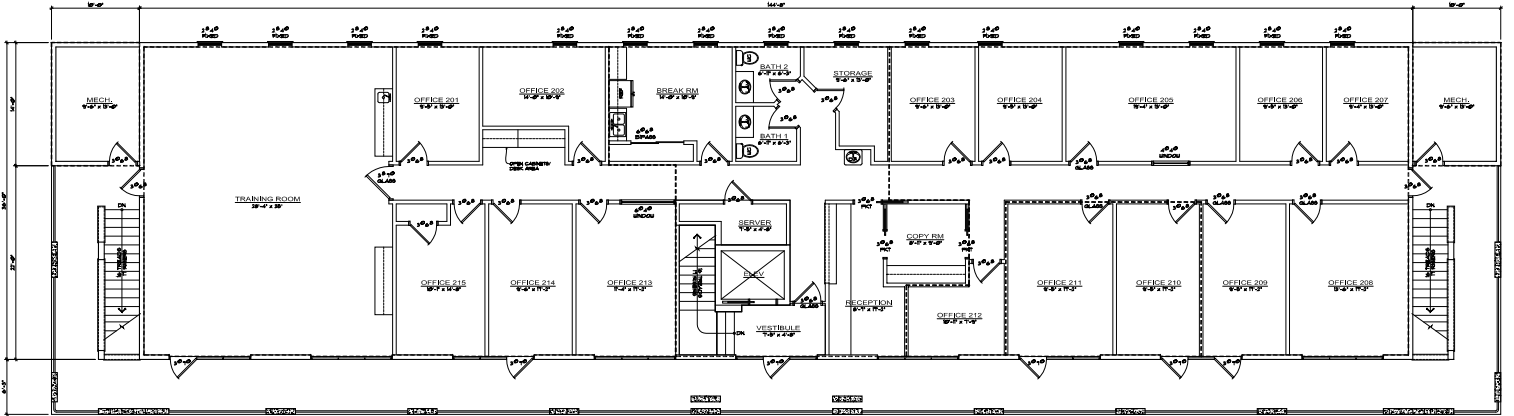
- Investment/owner user opportunity
- Spacious two story office building
- Versatile layout featuring multiple private offices and open office space, expansive conference rooms, reception area, and restrooms on both floors
- Beautifully designed break room equipped with high-end appliances
- Strategically located off of Highway 126/Highland avenue
- High traffic counts of 13,720 (AADT) along Highway 126/SW Highland Ave
- Approved uses include: general office, call center, public facilities, financial institution, child care facility, veterinarian services
- Building is also available for lease



## FIRST FLOOR PLAN

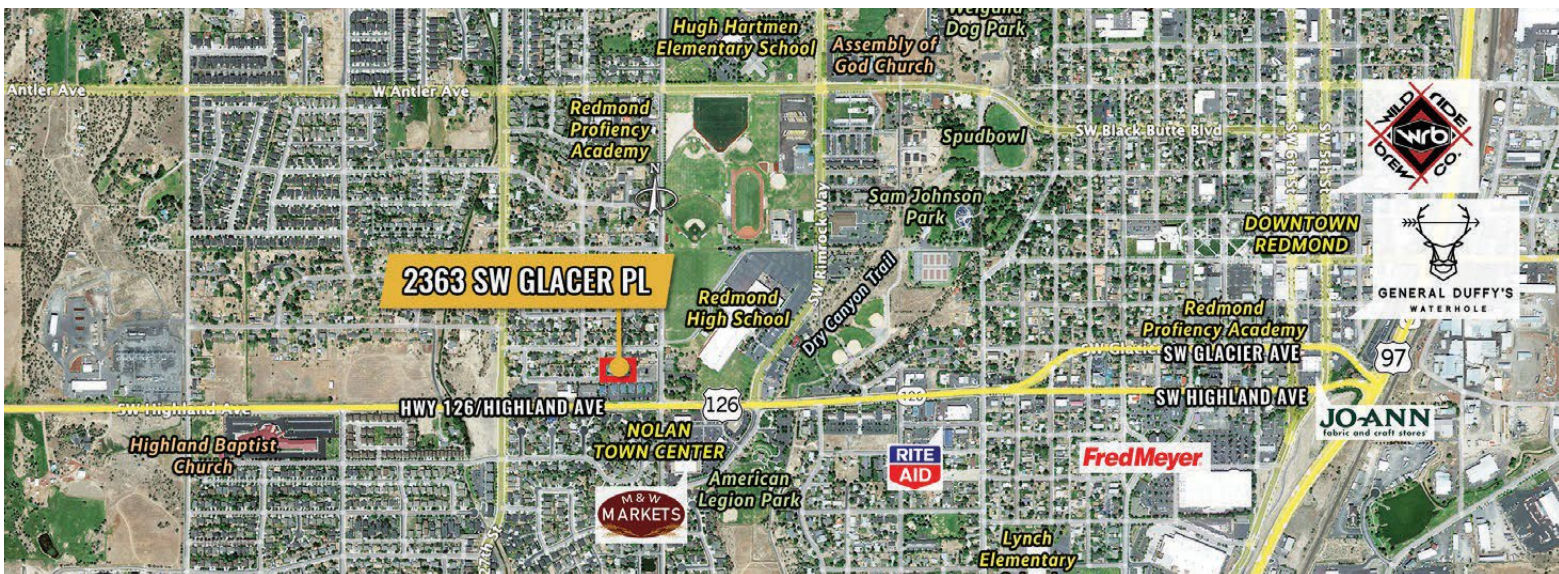


## SECOND FLOOR PLAN



**FOR SALE**

2363 SW Glacier Place, Redmond, OR 97756



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