

For **sublease**



Flex sublease space with yard area available

14700 NE 95th St., Redmond, WA 98052

SPACE PROFILE

24,415 SF

Total SF

Negotiable

Rental rate

30 days

Availability

1.80/1,000 SF

Parking ratio

10/31/2027

Term

savills



SPACE PROFILE

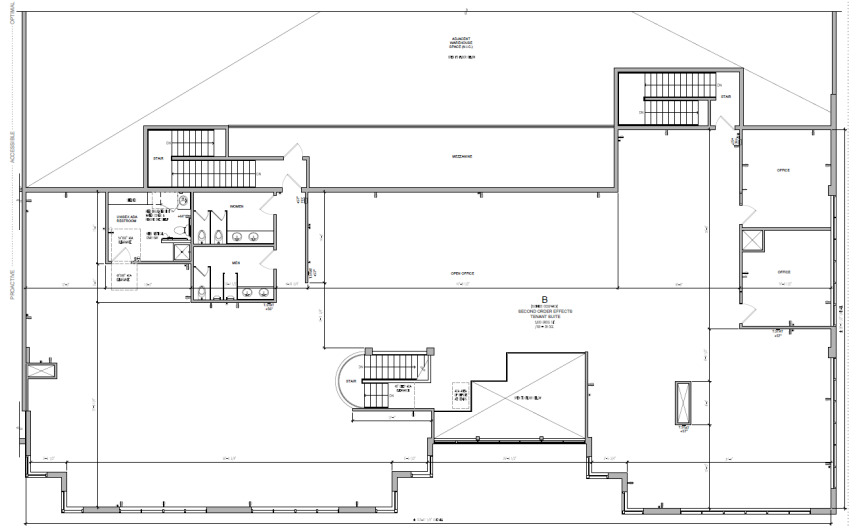
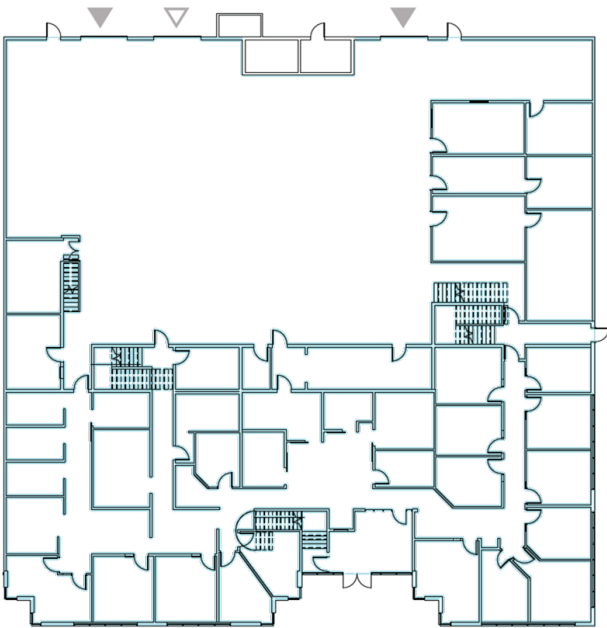
24'
Clear height

2
Dock high

1
Grade level

KEY HIGHLIGHTS

- **OPTION 1: Suite 100+201 (24,415 SF)**
 - First Floor (Suite 100): 17,765 SF total; Includes approximately 12,000 SF office and 5,765 SF warehouse; Yard area available
 - Second Floor (Suite 201): ~6,650 SF (office)
- **OPTION 2: Suite 201 (Divisible to 9,500-11,000 SF)**
 - 6,650 SF of office on the second floor, plus 3,000-5,000 SF of warehouse on the first floor
- Modern office and warehouse combination
- Dock and grade-level loading
- Excellent Redmond location near SR-520 and I-405
- Sublease term through **October 2027**
- Abundant parking
- Close to Redmond Town Center with many dining and retail options



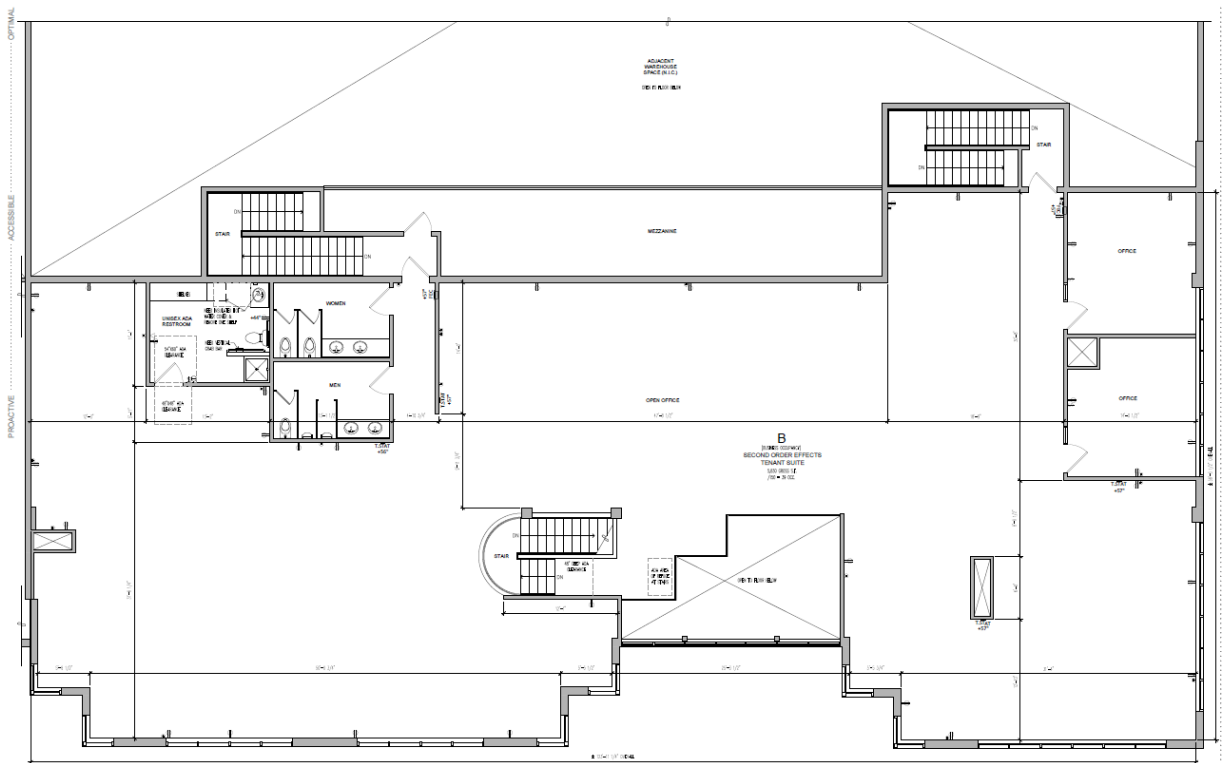
MEZZANINE

DOCK-HIGH DOOR

GRADE-LEVEL DOOR

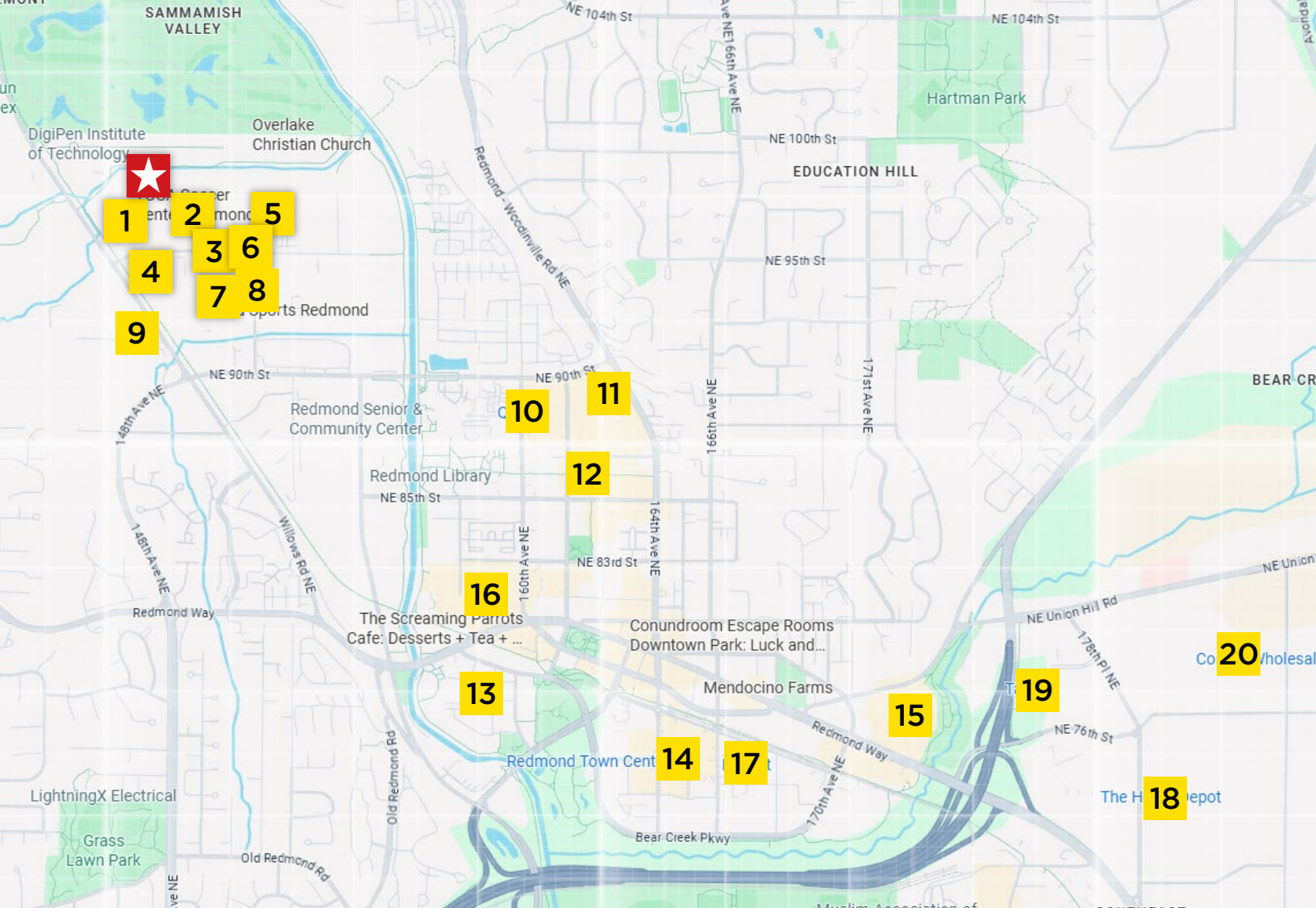
OPTION 1: SUITE 100+201

24,415 SF



OPTION 2: SUITE 201

9,500-11,000 SF



1. La Cherie Bakery
2. PASTA ya GOTCHA
3. Willows Deli
4. Black Raven Brewing
5. Eastside Gym
6. Big Block Brewing
7. Pizza Rasoi
8. Oseyo
9. Zaucer Pizza
10. QFC
11. JJ Mahoney's Irish Pub
12. Village Square Café
13. Frederick's Appliance Center
14. Redmond Town Center
15. Safeway
16. Trader Joe's
17. H Mart
18. The Home Depot
19. Target
20. Costco



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