

THE  
**SPOKE**

# RETAIL OPPORTUNITY

NEAR LIGHTRAIL REDMOND MIXED-USE





# THE SPOKE REDMOND

The Spoke is a new mixed-use experience in the heart of Redmond's fast-evolving Marymoor Village neighborhood and just a moment's walk to connecting trails to Marymoor Park, two blocks from the upcoming SE Redmond Light Rail Station, and central to both downtown Redmond and Microsoft Headquarters.

An integral part of the property itself is the Public Urban Forest, which will bring nature into the surrounding public spaces and building facade. This public space, enhanced by public art, will be an outdoor hub and feature gateway for those living at The Spoke and visitors passing through from the new Light Rail Station to Marymoor Park.

Only one final commercial space remains available for lease! Seeking tenants who will benefit this thriving community servicing Redmond, Issaquah, the plateau and beyond.



## OVERVIEW

Address	17565 NE 67th Ct - Redmond, WA
Overall Site	258,409 SF
Retail 1	Qamaria Vemeni Coffee Co.
Retail 2	Birch Tree Academy
Retail 3	1,796 SF
Retail Delivery	Construction Complete!
Residential Units	211
Retail Parking	61 Stalls + Street Parking



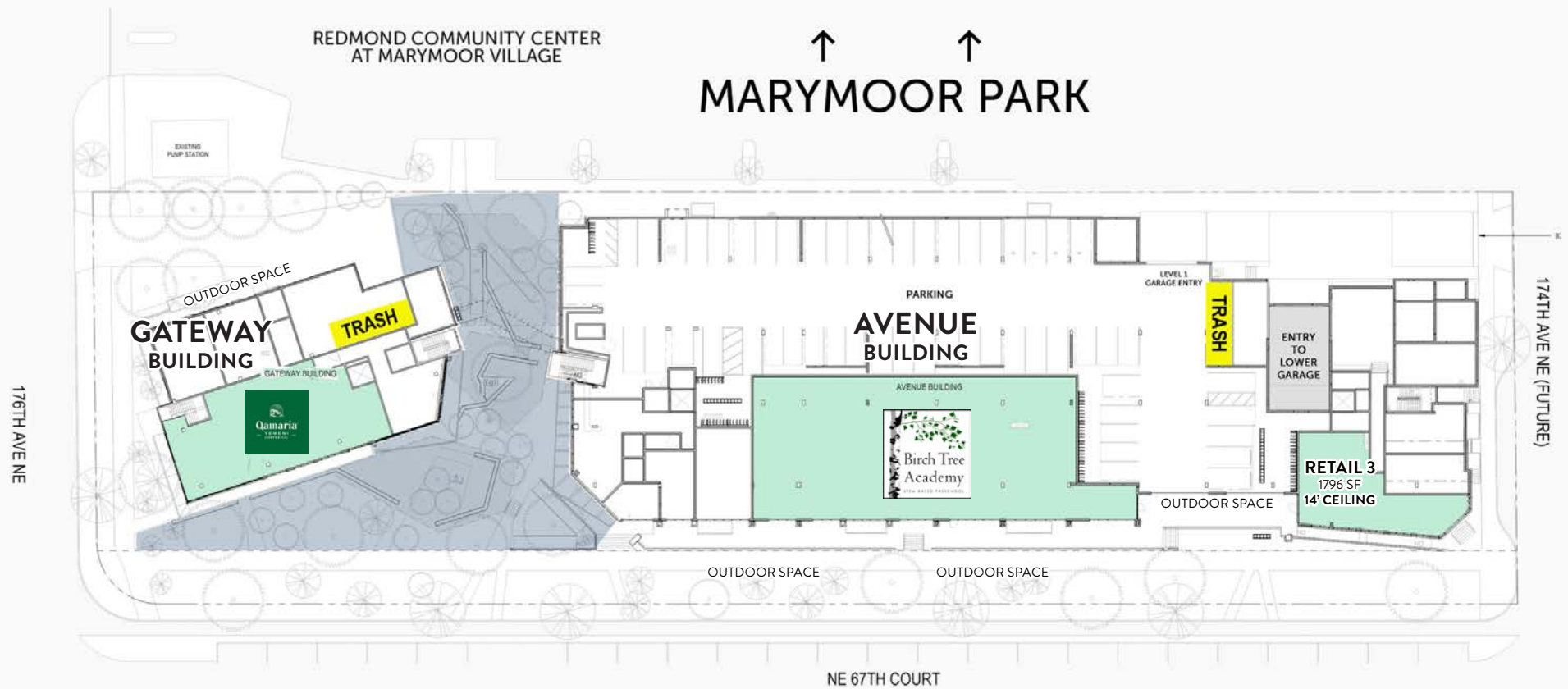
# SITE MAP

## CONSTRUCTION DETAILS

- Construction Complete
- HVAC will be 1 Ton/325 SF
- Electrical 400 amp, 208Y/120V, 3-phase, 4-Wire Panel  
*Upgrade to 600 amp may be available for restaurant tenant if required*

## ADDITIONAL DETAILS

- Dedicated Outdoor Space for Retail 1 & 2
- Floor to Ceiling Glass at Frontage Locations





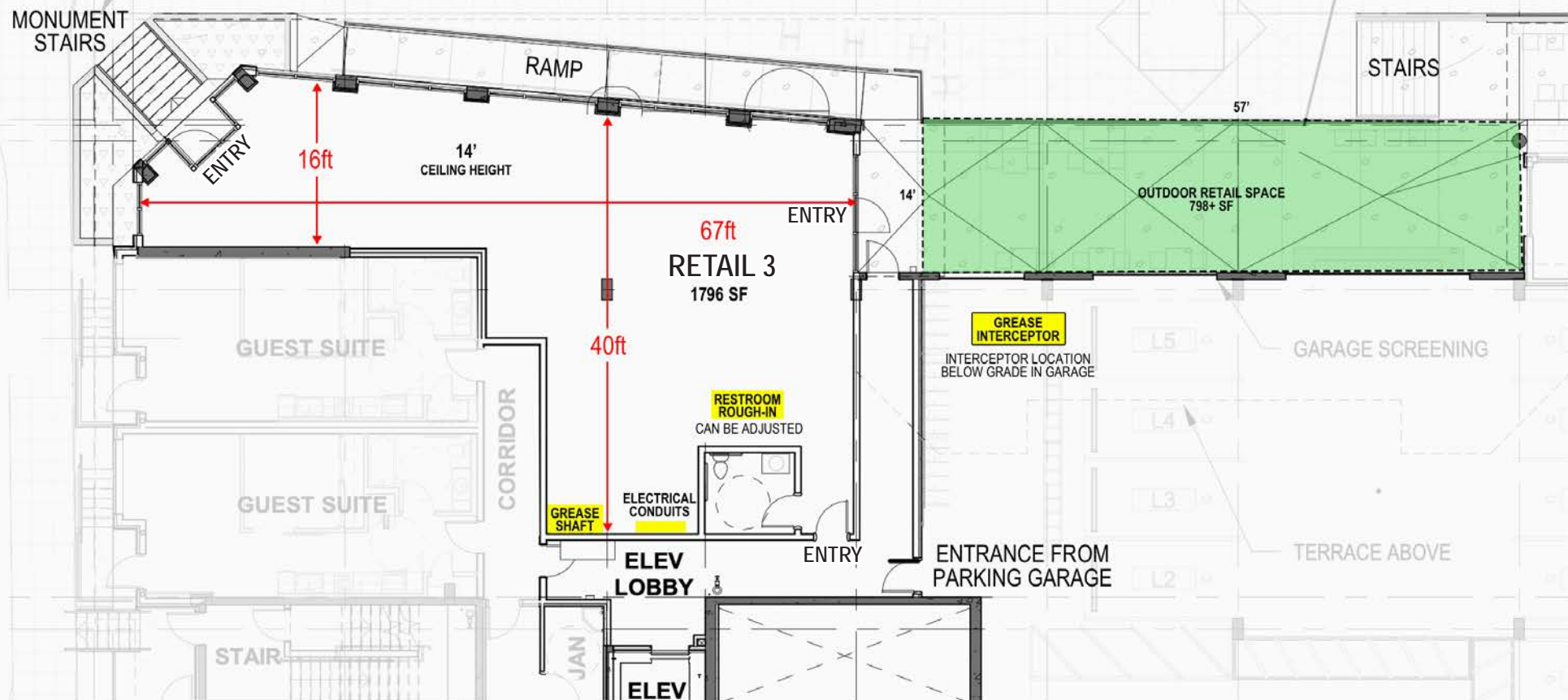
# RETAIL 3

1,796 SF



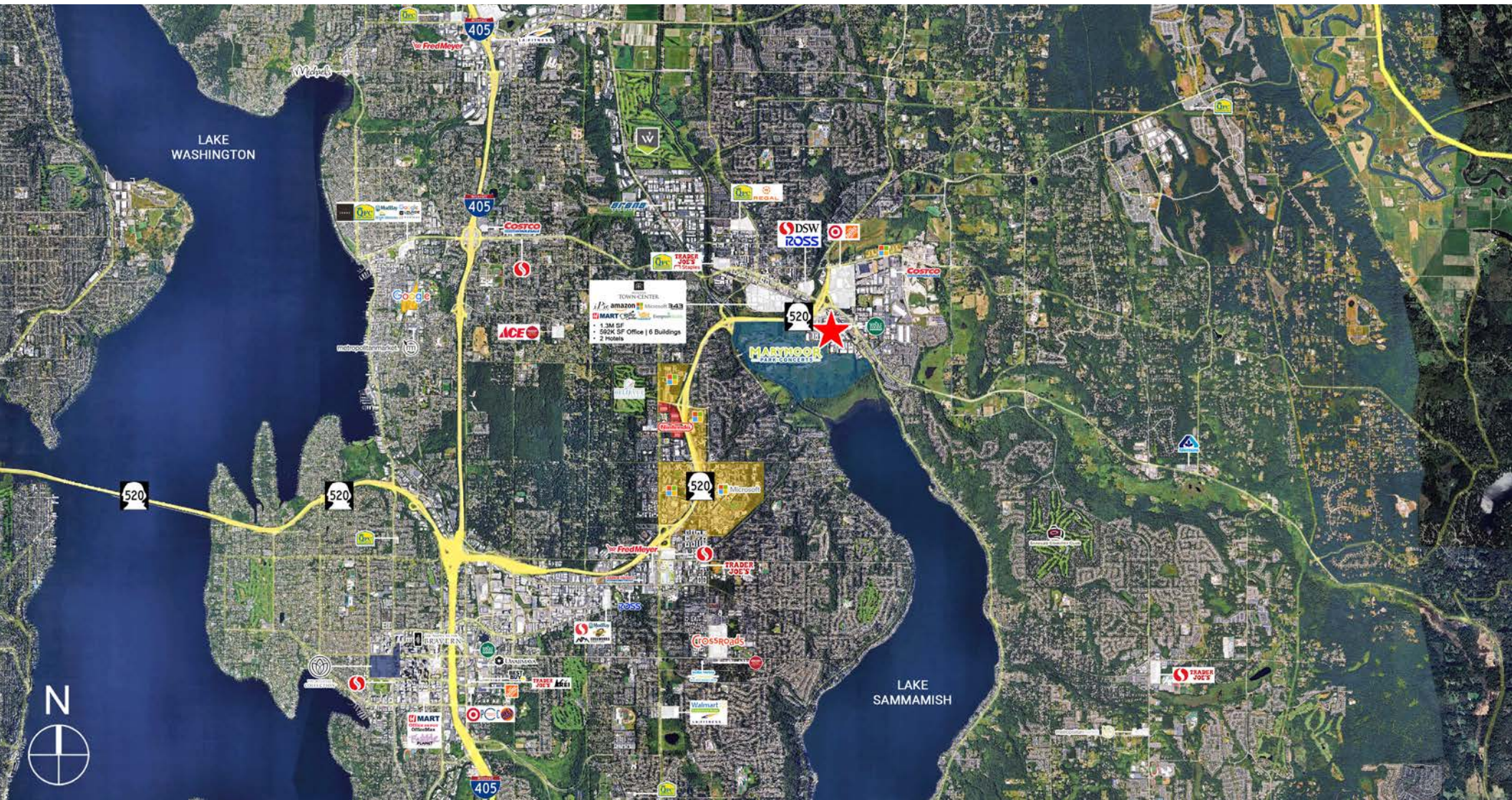
174TH AVE NE (FUTURE)

NE 67 COURT





# REDMOND OVERVIEW





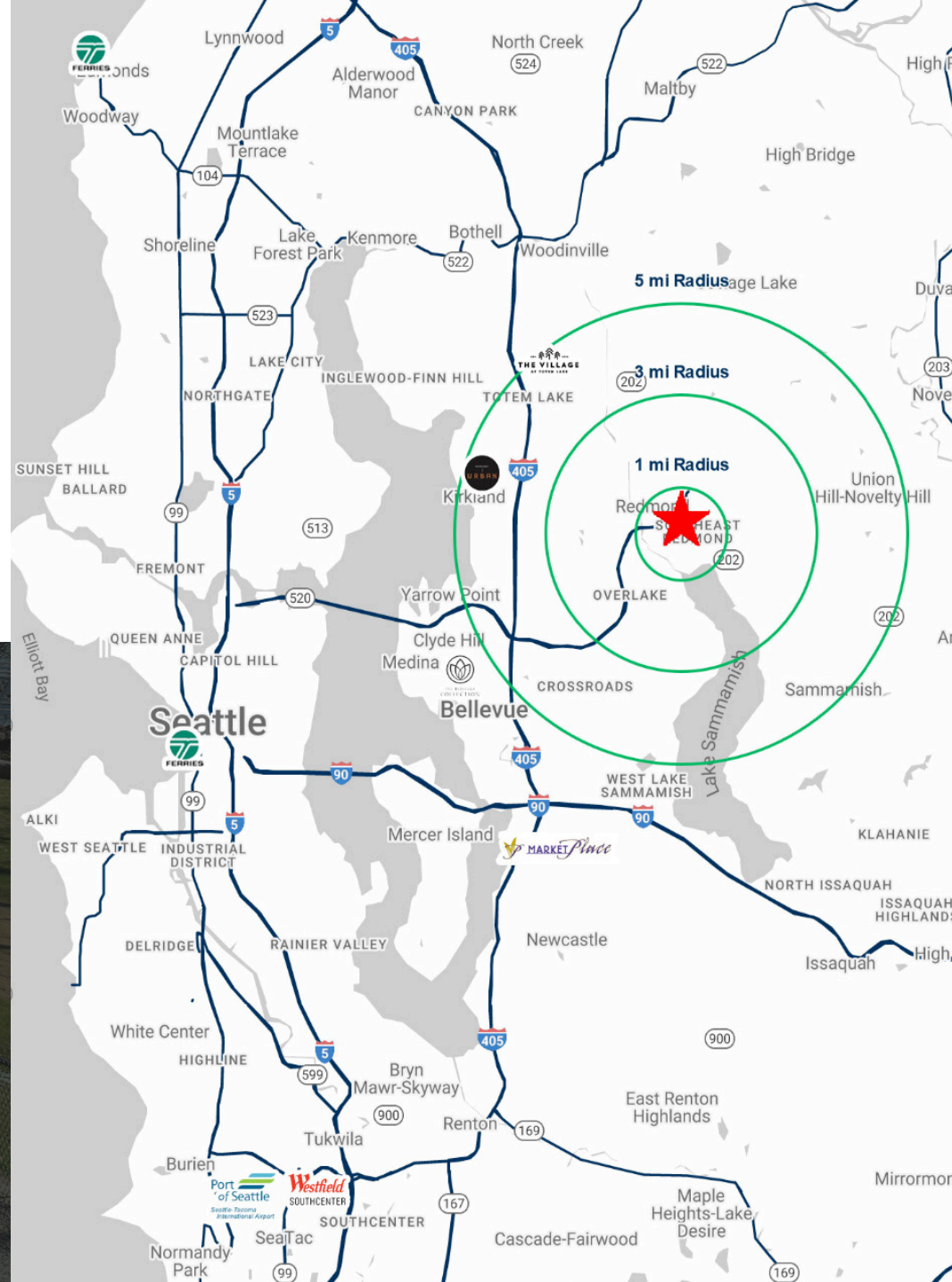
# REDMOND OVERVIEW

Redmond, WA is centrally located on the Eastside of King County, abutting Bellevue, and only 20 miles from Downtown Seattle and SeaTac International Airport. The city is recognized as a center of technology and is home to a number of well-known high-tech and biomedical companies. Redmond prides itself on its high quality of life, with good schools, a healthy economic base, a vibrant parks system, sprawling bike trails, diverse shopping and dining, and safe neighborhoods. Redmond also places a premium on quality commercial/residential development and protecting the natural environment.

## DEMOGRAPHIC

Data	1 Mile	3 Mile	5 Mile
2025 Population	13,107	104,929	245,113
2030 Population	14,781	108,398	247,796
2025 Households	6,364	44,451	99,323
Median HH Income	\$156,144	\$174,915	\$180,542
Avg. HH Size	2.1	2.3	2.4
Median Age	31.4	35.2	36.9
Adj. Daytime Pop.	16,892	76,11	197,928

Demographic Data Source: REGIS





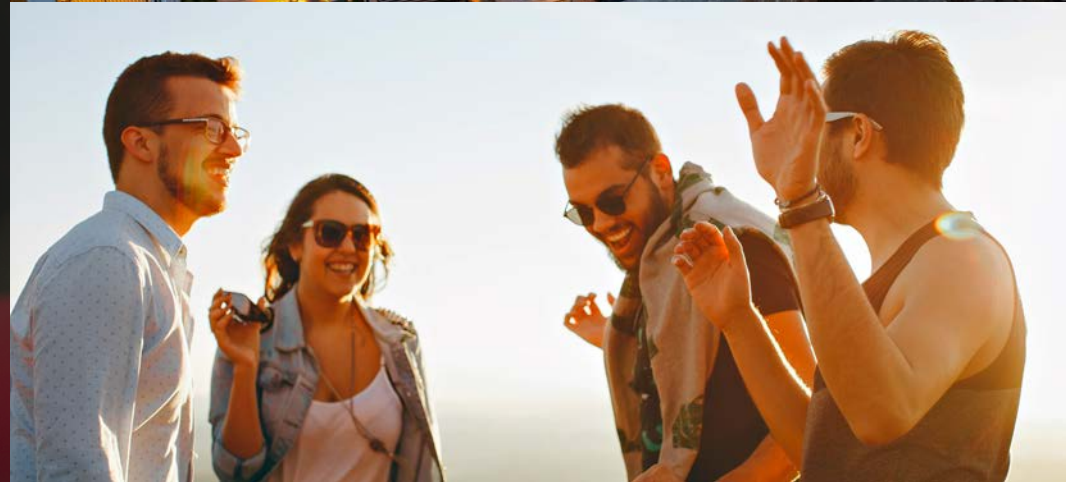
# BRAND STORY

## WHERE EVERY COLOR SPARKS A NEW STORY

Every color of life's moments sparks a new experience and story at The Spoke: the rush of an outdoor concert at Marymoor Park in your backyard, the thrill of spontaneous connections at the brewery down the street, or the possibility of creating & celebrating life-long friendships - these moments, big and small, are what define an experiential lifestyle like no other.

Whether you venture outward toward the glow of the city or kindle gatherings at your place - make new connections and speak your story here.

A collection of experiences await you.



# INQUIRE

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Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.