

AMLI | REDMOND WAY

1,500 to 11,000 sf of new
Class A retail available
in the heart of Redmond

Estimated Delivery Summer 2026



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 **JSH** | PROPERTIES, INC.



Prime Retail/Restaurant Space Below 374 Luxury Apartments in Redmond

This unrivaled location provides close proximity to Redmond Town Center, Downtown Redmond Rail Station, Microsoft HQ and Marymoor Park. More than 6,500 residential units, over 415,000 square feet of commercial space, and over 7,500 parking stalls were completed in Redmond prior to the opening of the Downtown Light Rail Station with approximately 2,300 additional units in planning stages.

**Microsoft, Amazon and
CrowdStrike corporate
offices within walking
distance**

**Located near intersection of
Highway 520 and Redmond
Way with 25k vehicles per day**



Steps from
Downtown
Light Rail
Station



Connects to
Sammamish
River Trail
via Central
Connector



374
Residential
Units Onsite



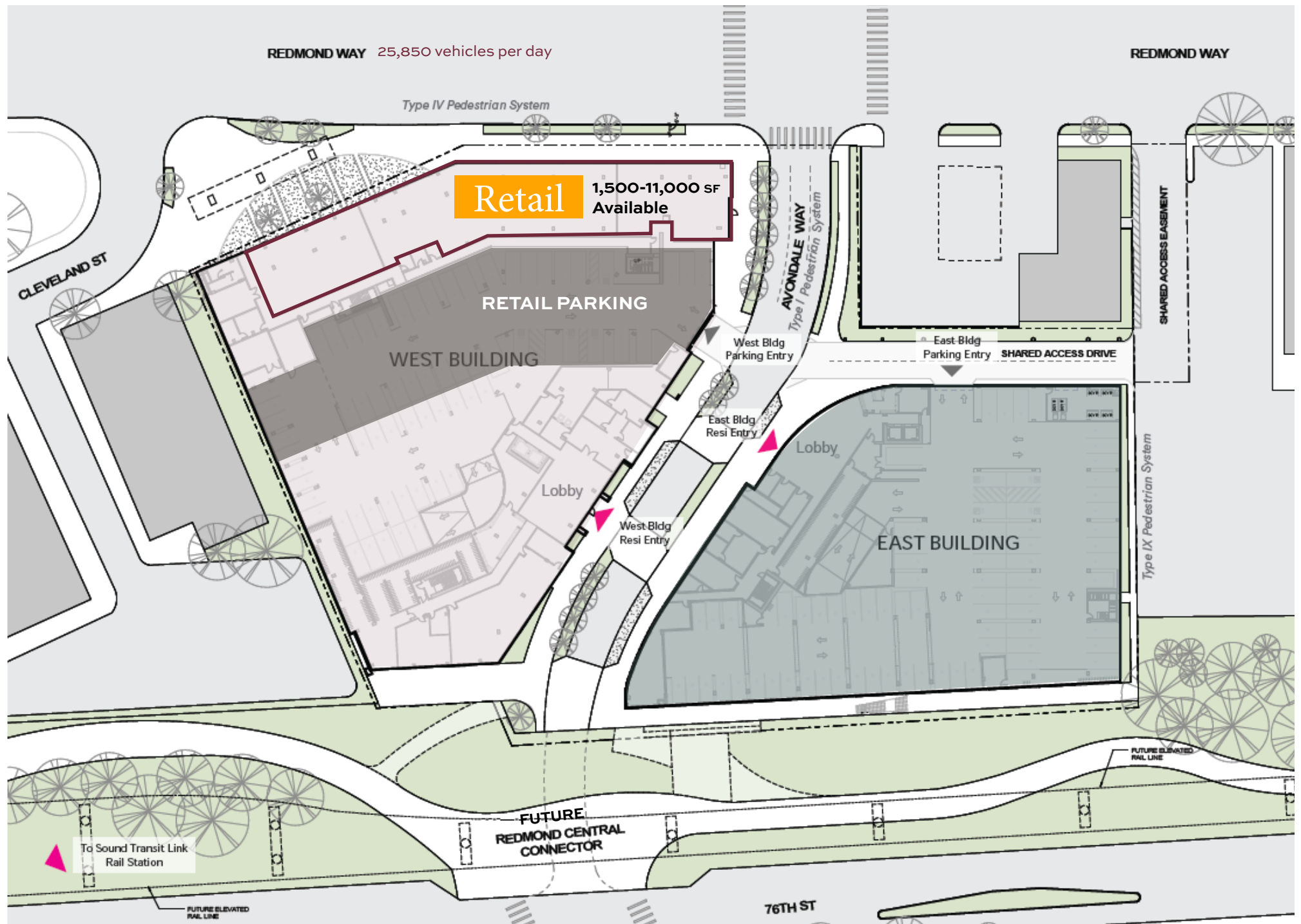
Dedicated
Visitor
Parking



Built-in
Grease Shafts
Available

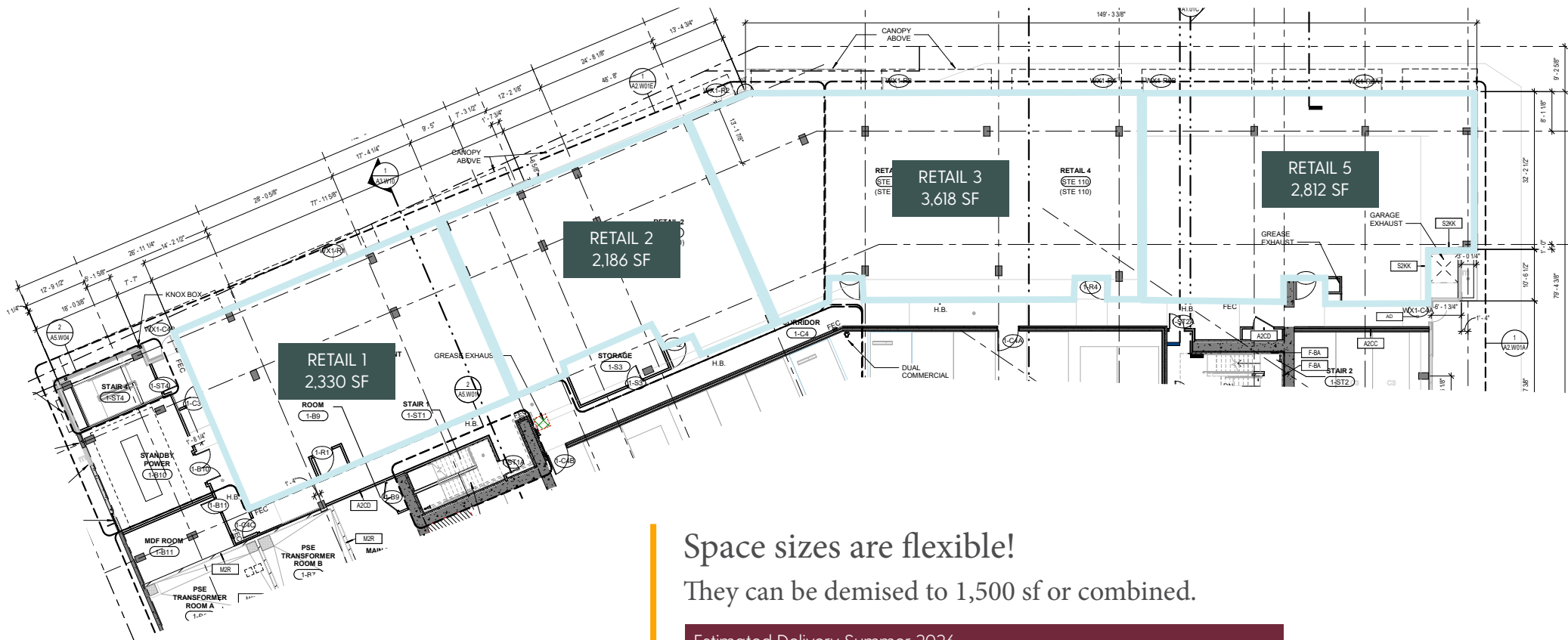


Patio
Seating
Available



Proposed Demising Plan (Subject to Change)

Redmond Way 25,850 vehicles per day



Space sizes are flexible!

They can be demised to 1,500 sf or combined.

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AVAILABLE RETAIL	RSF	RATE	NOTES
RETAIL 1	2,330	Call for rates	Restaurant - Type I venting available
RETAIL 2	2,186	Call for rates	Open to most retail use types, demisable
RETAIL 3	3,618	Call for rates	Open to most retail use types, demisable
RETAIL 5	2,812	Call for rates	Restaurant - Type I venting available

Area Employers & Retail

86 VERY WALKABLE 90 BIKER'S PARADISE

Redmond's Largest Employers

Microsoft Corporation
Lake Washington School District
Amazon.com Services
Eurest Dining Services
Meta
Nintendo of America, Inc.
City of Redmond
CBRE, Inc.
Terex Washington & USA
Honeywell International, Inc.

DOWNTOWN
REDMOND LIGHT
RAIL STATION
NOW OPEN!

CENTRAL CONNECTOR

LAKE WASHINGTON
SCHOOL DISTRICT
OFFICES

DOWNTOWN REDMOND STATION

REDMOND
TOWN CENTER

REDMOND WAY 25,850 VPD

AML
REDMOND WAY
FUTURE CENTRAL CONNECTOR

BEAR CREEK PLAZA

ROSS DSW
ULTA SAFEWAY

CREEKSIDE CROSSING

BR BURGER KING JERSEY Mike's
Papa Murphy's
OVERLAKE MEDICAL CENTER

MARYMOOR
VILLAGE STATION

← TO BELLEVUE & SEATTLE

520

CORPORATE OFFICES

amazon Microsoft
CROWDSTRIKE

AREA RETAIL & HOTELS

iPic ENTERTAINMENT* GAP goldfish swim school DUCATI Orangetheory FITNESS Residence Inn Marriott ARCHER HOTEL MART WORLD MARKET Red Robin
BJ's RESTAURANT BREWHOUSE Guitar Center T-Mobile GENE JUAREZ MADDIOTT petco BIG 5 BARTLETT DRUGS 24 FITNESS

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE. SITE PLANS AND MAPS ARE NOT TO SCALE.

AML REDMOND WAY RETAIL FOR LEASE |

JSHPROPERTIES.COM

THE CHARLES
246 UNITS
COMPLETED

BROADSTONE VEGA
362 UNITS
UNDER CONSTRUCTION

646 CASCADE VIEW EAST
270 UNITS
COMPLETED

CHELSEA SQUARE II
733 UNITS
IN PLANNING/DEVELOPMENT

REDMOND 87
132 UNITS
IN PLANNING/DEVELOPMENT

80TH & 164TH
217 UNITS
UNDER CONSTRUCTION

AMLI REDMOND WAY
374 UNITS
UNDER CONSTRUCTION

Microsoft HQ

Nintendo

MARYMOOR PARK

Microsoft

ARCHER HOTEL

Microsoft

amazon

TOWN-CENTER

CROWDSTRIKE

MARriott RESIDENCE INN

**LAKE WASHINGTON SCHOOL DISTRICT OFFICES
RATED #4 DISTRICT IN WASHINGTON**

MARriott HOTEL

**CLEVELAND
121 UNITS**

DOWNTOWN REDMOND LIGHT RAIL STATION OPEN!

**EASTLINE GRAND MIXED USE DEVELOPMENT
613 UNITS**

HILTON GARDEN INN REDMOND

**AMLI REDMOND WAY
374 RESIDENTIAL UNITS**

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	18,904	105,088	253,810
Daytime Population	27,308	131,236	304,983
Households	9,703	42,286	100,358
Avg. HH Income	\$186,551	\$216,367	\$219,187