



OVERLAKE SQUARE

15171 NE 24TH STREET | REDMOND, WA 98052

CONCEPTUAL RENDERING

PACIFIC ASSET ADVISORS, INC.

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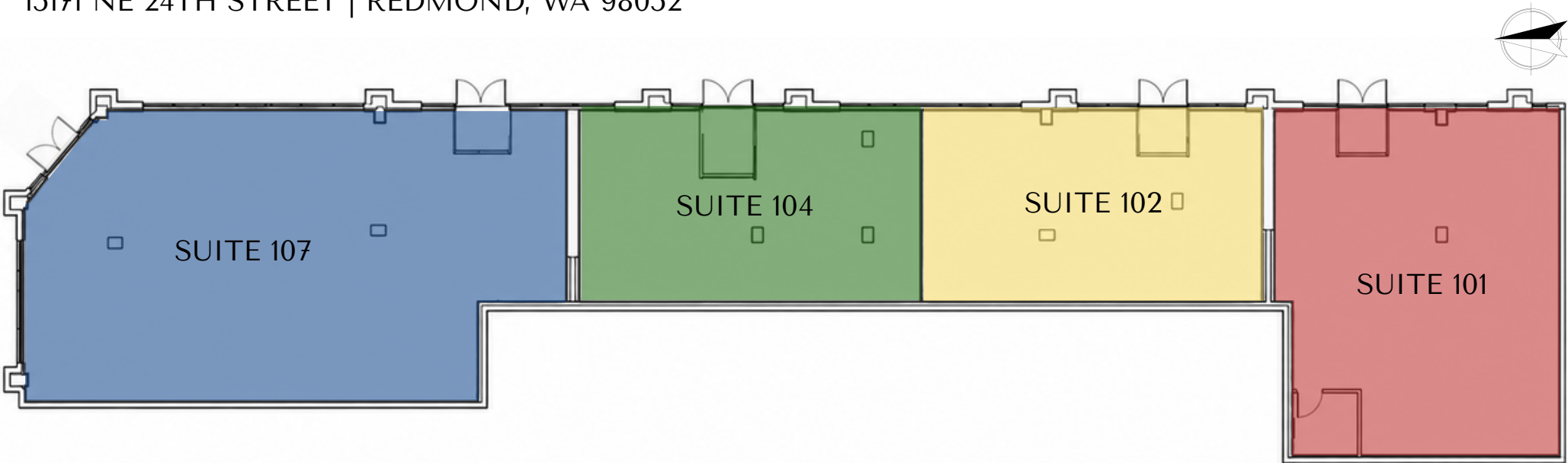
Overlake Square represents the continued evolution of Redmond's Overlake neighborhood into a vibrant, transit-oriented urban center. The redevelopment will introduce new residential density and modern retail opportunities, creating a dynamic environment designed to serve both the growing local community and the area's expanding workforce. Positioned adjacent to the Overlake Village light rail station and just minutes from Microsoft's campus, the project benefits from exceptional connectivity and access to one of the Eastside's most affluent and rapidly growing consumer markets.

As Redmond continues to experience sustained population and employment growth, Overlake Square is well-positioned to support demand for restaurants, cafés, neighborhood services, fitness concepts, and experiential retailers. The combination of new residents, nearby office users, and daily transit riders will create a diverse and consistent customer base, driving activity throughout the day. As the Overlake district continues its transformation into a dense, mixed-use neighborhood, Overlake Square is poised to become a premier retail destination within one of the region's most sought-after growth corridors.

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Overlake Square presents a unique retail opportunity within a transit-oriented mixed-use development, positioned to serve a growing residential population and commuters accessing the nearby light rail station.

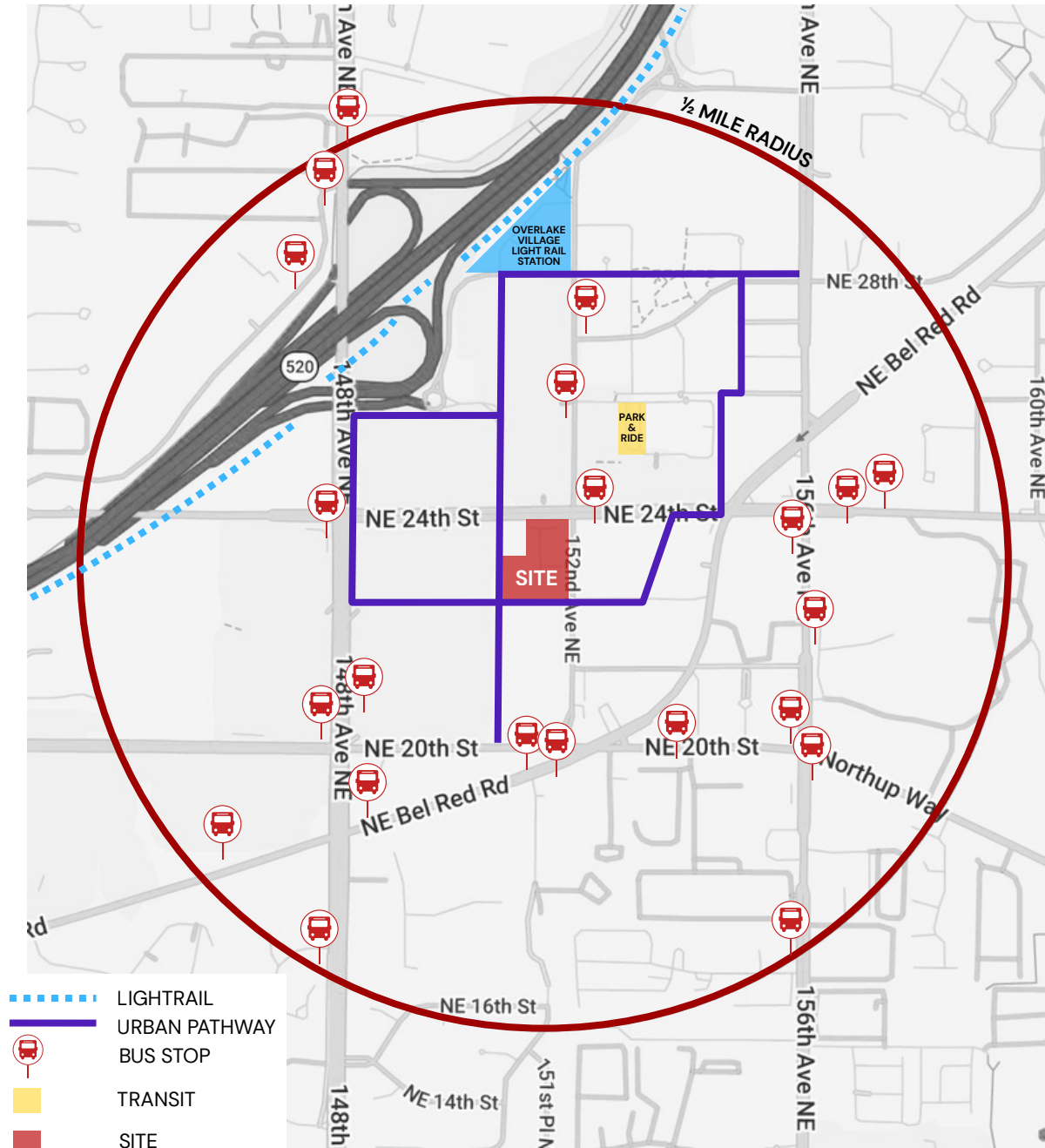
The project is best suited for service-oriented and neighborhood-serving retailers that benefit from consistent daily traffic.

Due to building constraints, spaces are not designed for restaurants requiring a Type I hood/grease exhaust system, and there is no dedicated retail parking, making pedestrian-friendly, convenience-focused uses the strongest fit.

SUITE	SIZE	PLANS
107	2,180 SF	<u>OPEN</u>
104	987 SF	<u>OPEN</u>
102	987 SF	<u>OPEN</u>
101	1,608 SF	<u>OPEN</u>

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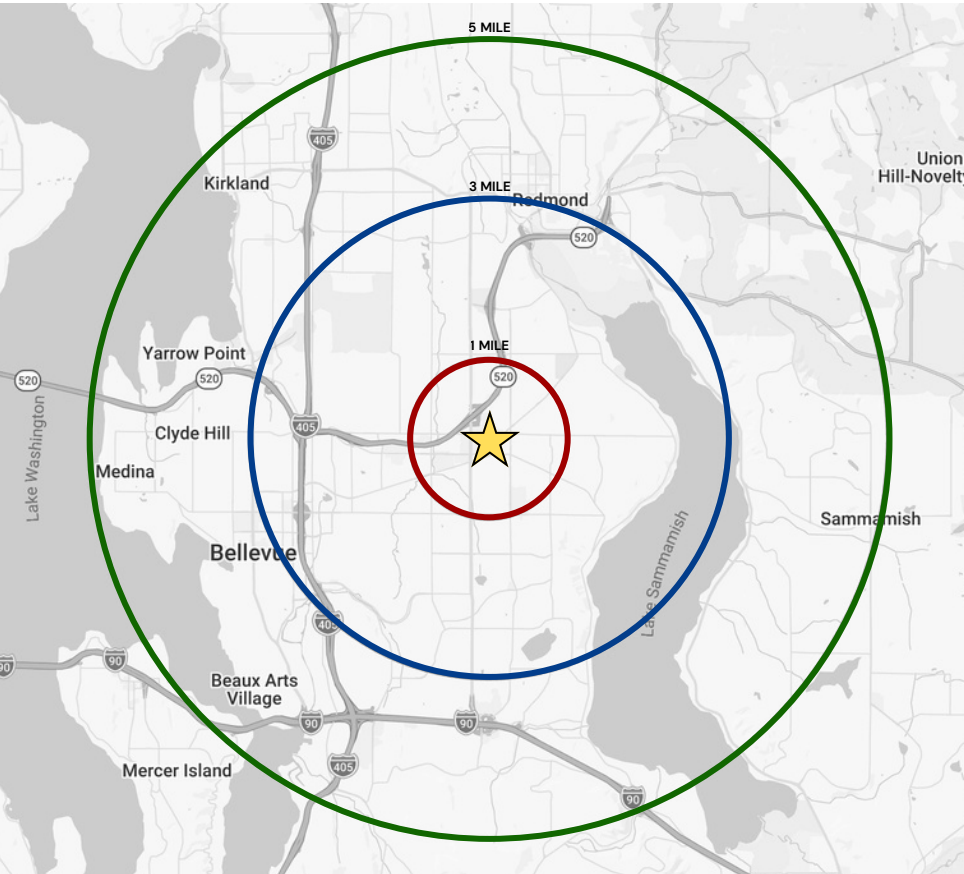
OVERLAKE SQUARE | LOCATION

Overlake Village has transformed from a suburban office and industrial area into one of the Eastside's fastest-growing transit-oriented neighborhoods. Driven by the expansion of Microsoft's nearby campus, significant residential development, and the arrival of Sound Transit's light rail service, the area has emerged as a vibrant mixed-use district designed for walkability and urban living.

The redevelopment of Overlake Square is a key part of this evolution, bringing a modern mixed-use community that will introduce new housing, public spaces, and neighborhood-serving retail. As thousands of new residents move into the area and transit connectivity continues to improve, Overlake Village is becoming a premier live-work-play destination in Redmond.

Overlake Square benefits from exceptional public transit access, located just steps from the Overlake Village Light Rail Station on Sound Transit's 2 Line. The station provides convenient connections throughout the Eastside, including Bellevue and Downtown Redmond, with future service extending to Seattle. The area is also served by multiple King County Metro bus routes, creating a highly accessible environment for residents, employees, and visitors. This strong transit connectivity supports a walkable, pedestrian-oriented neighborhood and reduces reliance on dedicated parking.

DEMOGRAPHICS



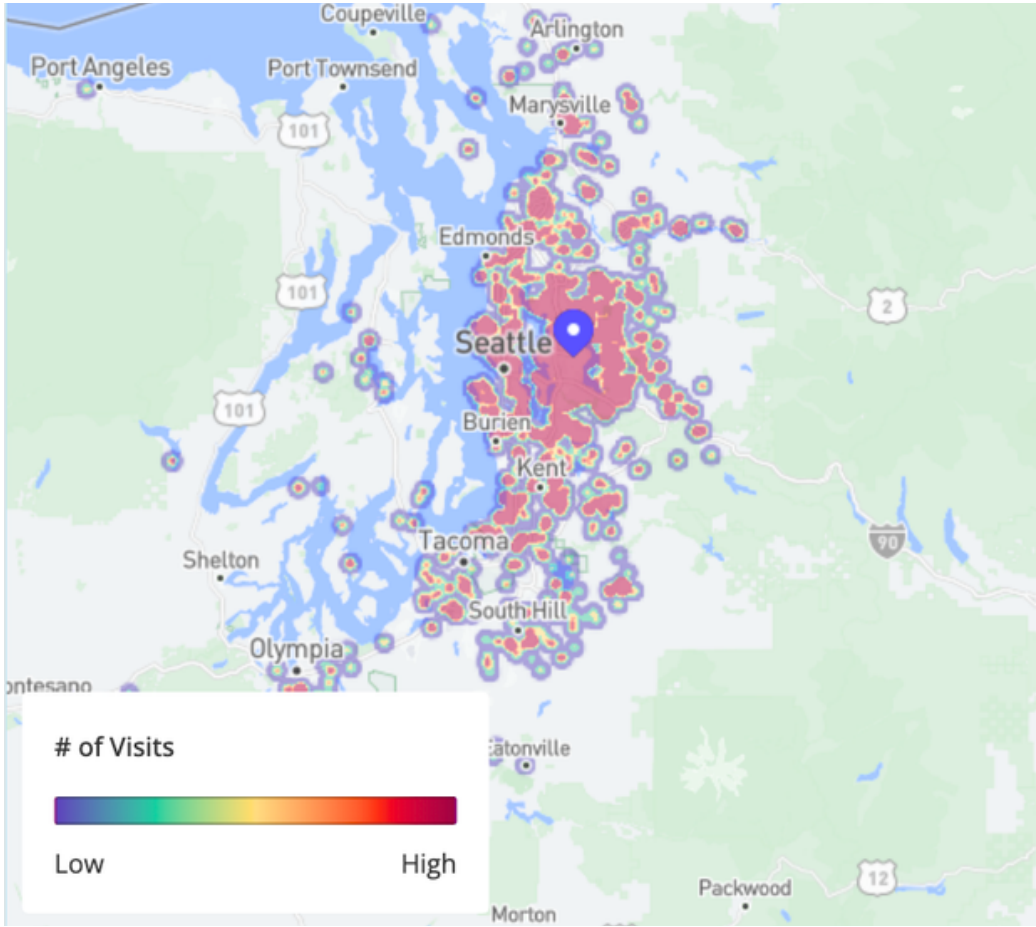
	1 MILE	3 MILE	5 MILE
POPULATION	25,630	120,804	280,032
DAYTIME POPULATION	27,298	133,361	266,207
HOUSEHOLDS	12,316	53,151	118,262
AVG. HH INCOME	\$181,853	\$233,069	\$257,083
MEDIAN AGE	33.1	35.3	36.9
BUSINESSES	2,172	10,006	21,013
EMPLOYEES	20,310	100,288	189,020

REDMOND, WA

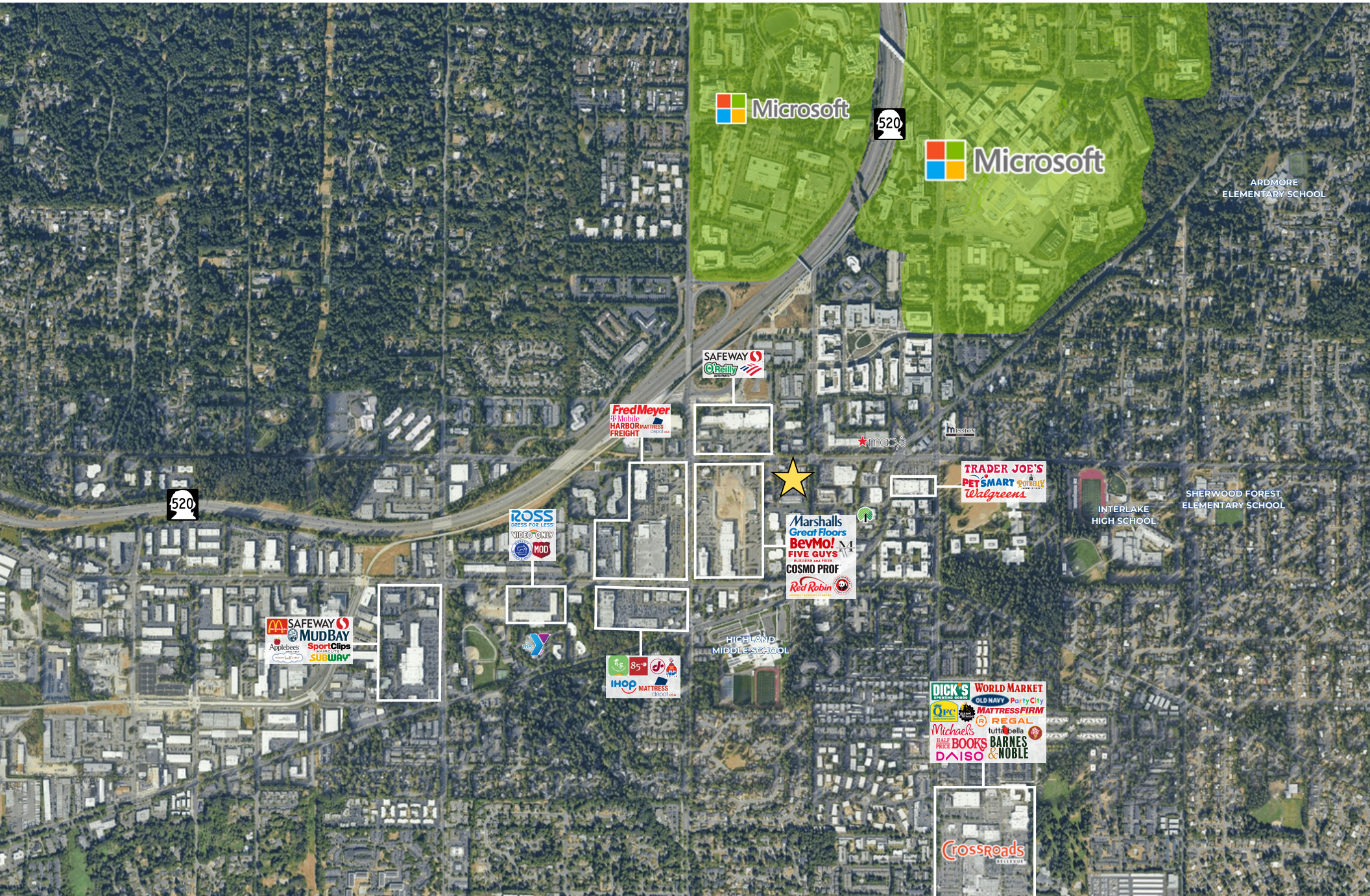
OVERLAKE

Overlake Square is located in the Overlake submarket, one of the Eastside's premier technology and mixed-use districts, immediately adjacent to Microsoft and near Bellevue. The trade area is characterized by a highly educated, affluent, and technology-oriented population, with strong daytime employment driven by major employers including Microsoft, Nintendo, Amazon, and Meta.

TRADE AREA



MARKET AERIAL





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CONTACT

Ryan Cornish

Senior Vice President | Partner

ryan@paadvisors.com

206.375.6142

Tyson Clarke

Senior Vice President | Partner

tyson@paadvisors.com

360.319.4855



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