

# CITY CENTER MEDICAL BUILDING

BRODERICK  
GROUP

15965 NE 85<sup>TH</sup> STREET | REDMOND, WA 98052



OFFICE OR MEDICAL /  
DENTAL SPACE

APPROX. 1,505 RSF AVAILABLE NOW

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## BUILDING FACTS

<b>TOTAL BUILDING SIZE</b>	Approximately 15,300 RSF	<b>2026 EST. OPERATING EXPENSES</b>	\$18.00/RSF
<b>FLOORS</b>	Two floors	<b>PARKING</b>	3 / 1,000 SF
<b>AVAILABLE SPACE</b>	1,927 RSF, Suite 101 1,505 RSF, Suite 203	<b>ELEVATOR</b>	One Electronic Traction elevator
<b>RENTAL RATE</b>	Inquire with Broker	<b>OWNERSHIP AND MANAGEMENT</b>	KECE LLC/Kennedy Wilson



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The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

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### BUILDING FEATURES

- + Abundant walkable amenities
- + Located in the heart of Downtown Redmond
- + Great visibility right off 85th St.
- + Across the street from Redmond Regional Library and Redmond City Hall
- + Free parking - 3 stalls per 1,000 SF
- + Grade level patient drop off
- + Easy ingress/egress to 160th Ave. and 85th St.
- + Long term family owned and professional property management

 5 MINUTE DRIVE TO

REDMOND TOWN CENTER



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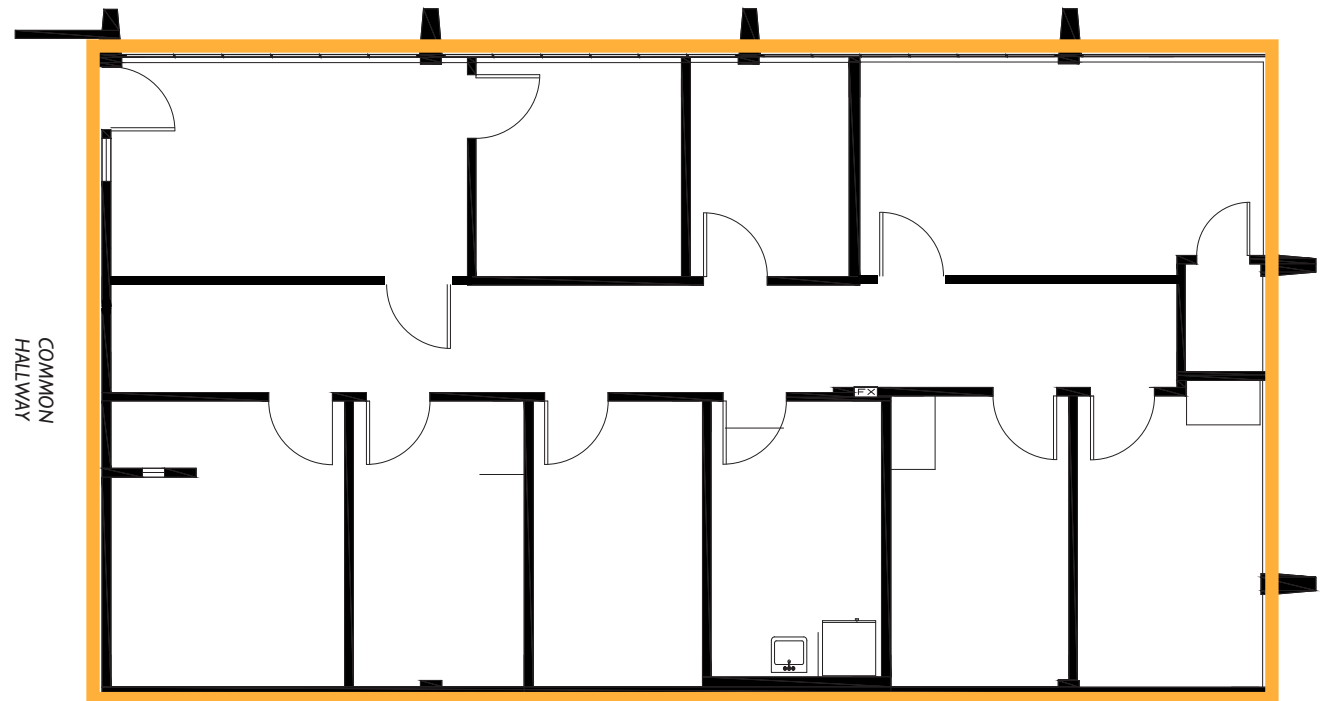
15965 NE 85<sup>TH</sup> STREET | REDMOND, WA 98052

## AVAILABLE SPACE

### SUITE 101

1,927 SF

- + Available Now
- + Heavy private office buildout
- + Great visibility corner suite on busy roads in Downtown Redmond
- + Direct access off building lobby entrance
- + Turn-key for select uses



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## AVAILABLE SPACE

### SUITE 203

1,505 SF

- + Open work space
- + Break room
- + Natural light throughout the entire space
- + Shell condition ready for TI's

