FOR LEASE

OFFICE/RETAIL

PURE REDMOND

17634 NE Union Hill Road, Redmond, WA 98052

For more information please contact:

LAURA MILLER
laura@gibraltarusa.com
206.351.3573
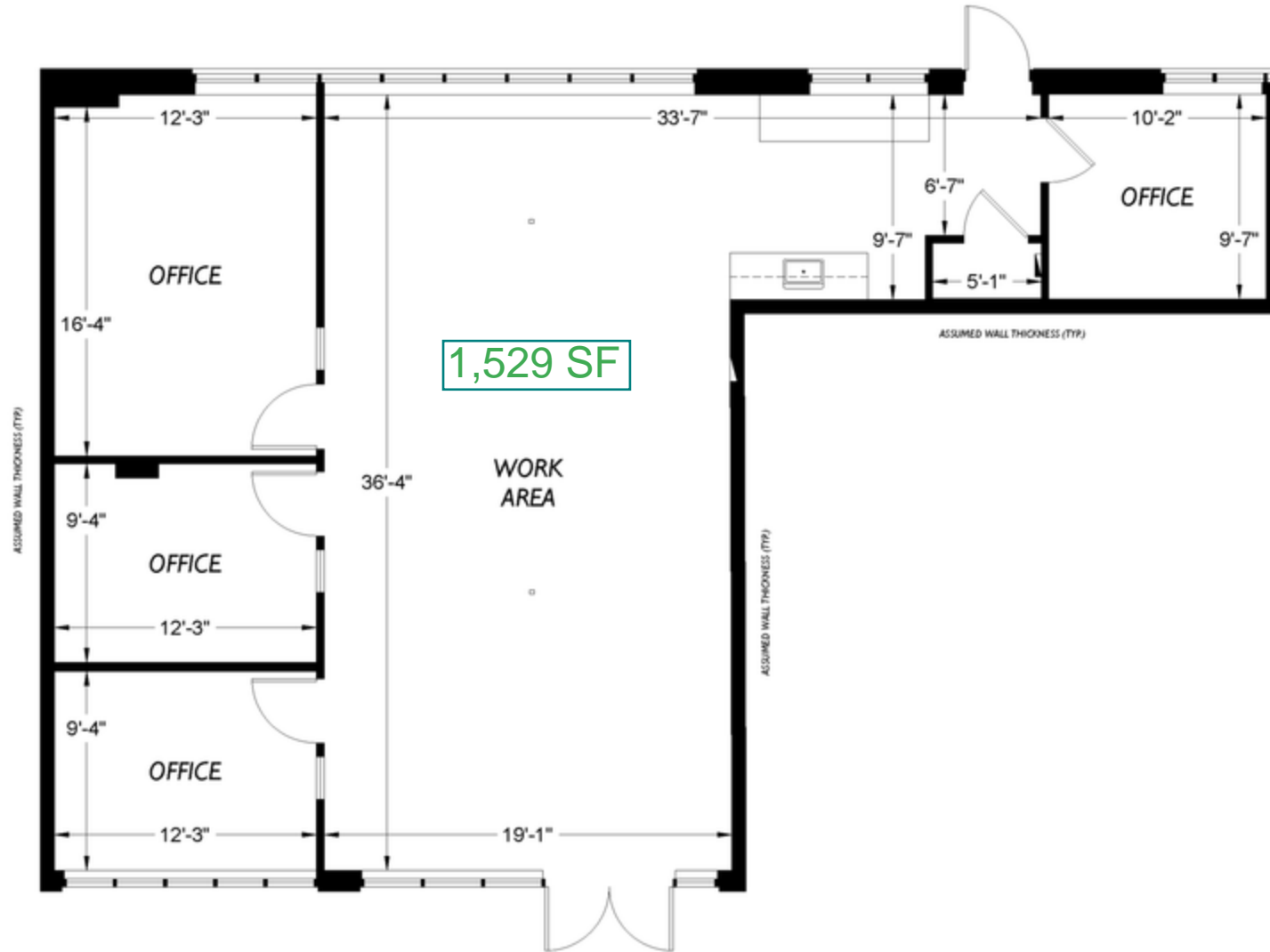
GIBRALTAR
INVESTMENT PROPERTY SOLUTIONS

PURE REDMOND

PROPERTY HIGHLIGHTS

- Placed perfectly at the edge of Bear Creek in Redmond, Pure Apartments, a 105 unit mixed-use property, offers a unique urban lifestyle in a tranquil, serene natural setting

- Ideal for service office, spa, medical use (former use was property management office)

- Light filled space features large windows, fresh paint and new carpet, data wiring, alarm system

- HVAC

- Features double door entry, 4 private offices, large open area, kitchenette, and rear door access to parking lot

- 3 designated parking stalls ($100/month/stall) and 18 shared retail customer stalls (1 hour limit)

- Common area bathrooms located in secure Building lobby

- Commercial co-tenants are Mercurys Coffee Co., Redmond Vision Clinic, and Farmer's Insurance

- Within close proximity to Swedish Redmond Campus, Microsoft Millennium Campus, Marymoor Park and downtown Redmond

- 1,529 SF

- Available Now

- Rental Rate $28/SF/YR plus NNN ($7.57) = $4,532 per month. NNN includes water, sewer, gas.

12'-3"
33'-7"
10'-2"

6'-7"

OFFICE

9'-7"

9'-7"

16'-4"

OFFICE

5'-1"

ASSUMED WALL THICKNESS (TYP.)

1,529 SF

ASSUMED WALL THICKNESS (TYP.)

WORK AREA

36'-4"

9'-4"

OFFICE

12'-3"

ASSUMED WALL THICKNESS (TYP.)

9'-4"

OFFICE

12'-3"
19'-1"

Northeast Union Hill Road

0   5   10   15

Scale: 3/16" = 1'-0"

PURE REDMOND

44	**59**	**86**	**13,778**	**6,279**	**$124,906**
TRANSIT SCORE	WALK SCORE	BIKE SCORE	POPULATION	HOUSEHOLDS	HOUSEHOLD INCOME

* Demographic data derived from 2022, 1 mile radius

PURE APARTMENTS
17634 NE Union Hill Rd

BEAR CREEK

Swedish Redmond Campus

Mercurys Coffee Co.

Hampton Inn & Suites

target

Redmond Town Center

Redmond

DOWNTOWN

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