



MAPLE BUILDING
OFFERING MEMORANDUM

FOR SALE \$5,880,000 16455 NE 85th street | Redmond | WA 98052

DOWNTOWN REDMOND
INVESTMENT & REDEVELOPMENT OPPORTUNITY

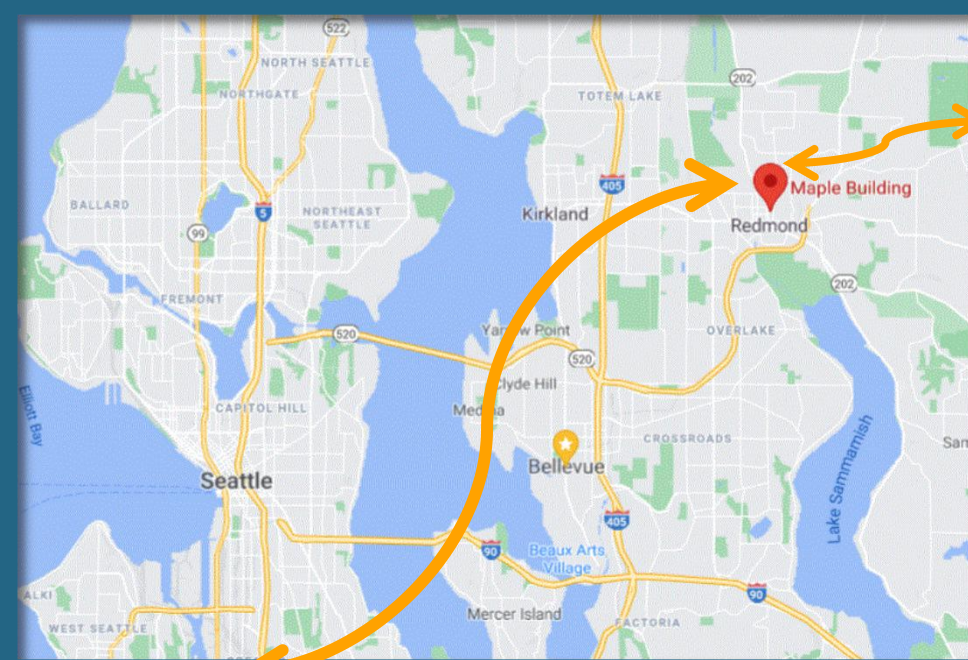


WeLakeside
REAL ESTATE

Jenny Liu | Broker 425. 230. 7538 touziseattle@gmail.com
WeLakeside | 800 Bellevue Way NE, Suite 500 Bellevue, WA 98004



City of Redmond
WASHINGTON



Walker's Paradise
Daily errands do not require a car.

Good Transit
Many nearby public transportation options.

Very Bikeable
Biking is convenient for most trips.

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 16455 NE 85th St, Redmond, WA 98052

CITY, STATE
Redmond, WA

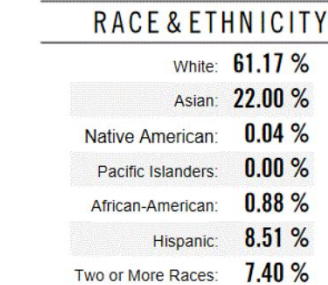
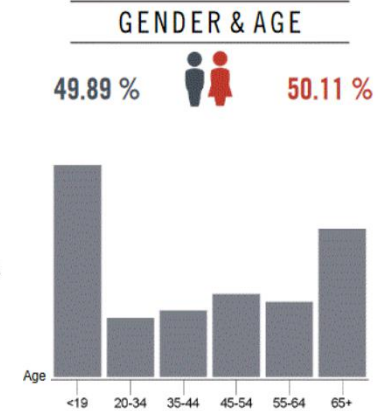
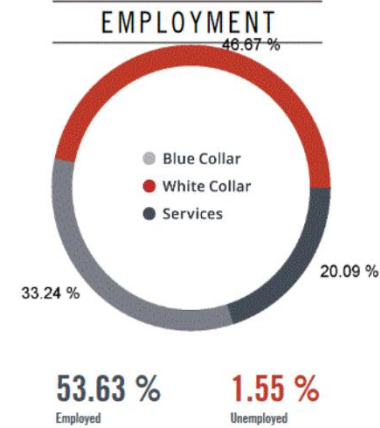
POPULATION
57,194

AVG. HH SIZE
2.54

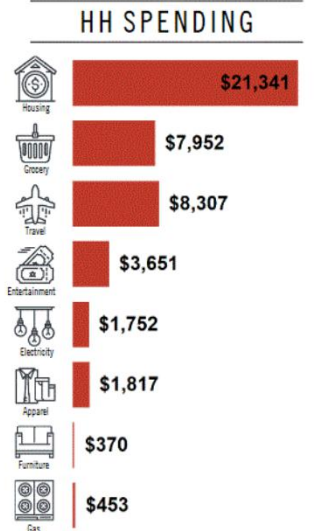
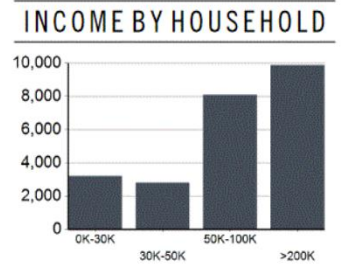
MEDIAN HH INCOME
\$104,239

HOME OWNERSHIP

Renters:	11,513
Owners:	12,465



Catylist Research



MAPLE BUILDING

Within walking distance to

- Redmond City Hall
- Redmond Transit Center
- Redmond Town Center
- Future Downtown Light Rail Station



PROPERTY DETAILS

ADDRESS: 16455 NE 85TH ST , REDMOND, WA

SALES PRICE : \$ 5,880,000

YEAR BUILT: 1982

TOTAL BUILDING SF : 7,095 SF

TOTAL LOT SF : 21,600 SF/0.5 AC

TOTAL PARKING : 26

OF UNITS : 6 UNITS

BUILDING FLOOR: 2 FLOORS

TOTAL PARKING : 26

ZONING: EH

INVESTMENT HIGHLIGHTS

MAPLE BUILDING Property is a rare investment opportunity. The offering appeals for investment or redevelopment in the HOT Downtown Redmond Neighborhood.

The premium location offers strong traffic counts and walker's paradise. Walking distance to an abundance of retail, restaurants , groceries and parks, also near the transit center and city center, especially with the coming EAST LINK LIGHT RAIL project, only about 10 mins walking to the FUTURE DOWNTOWN REDMOND LIGHT RAIL STATION.

It is truly a value-add asset with both cash flow and long term development vision.



EXCLUSIVELY LISTED BY

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PROUD MEMBERS OF:

Commercial Brokers Association (CBA)

Northwest Multiple Listing Services (NWMLS)

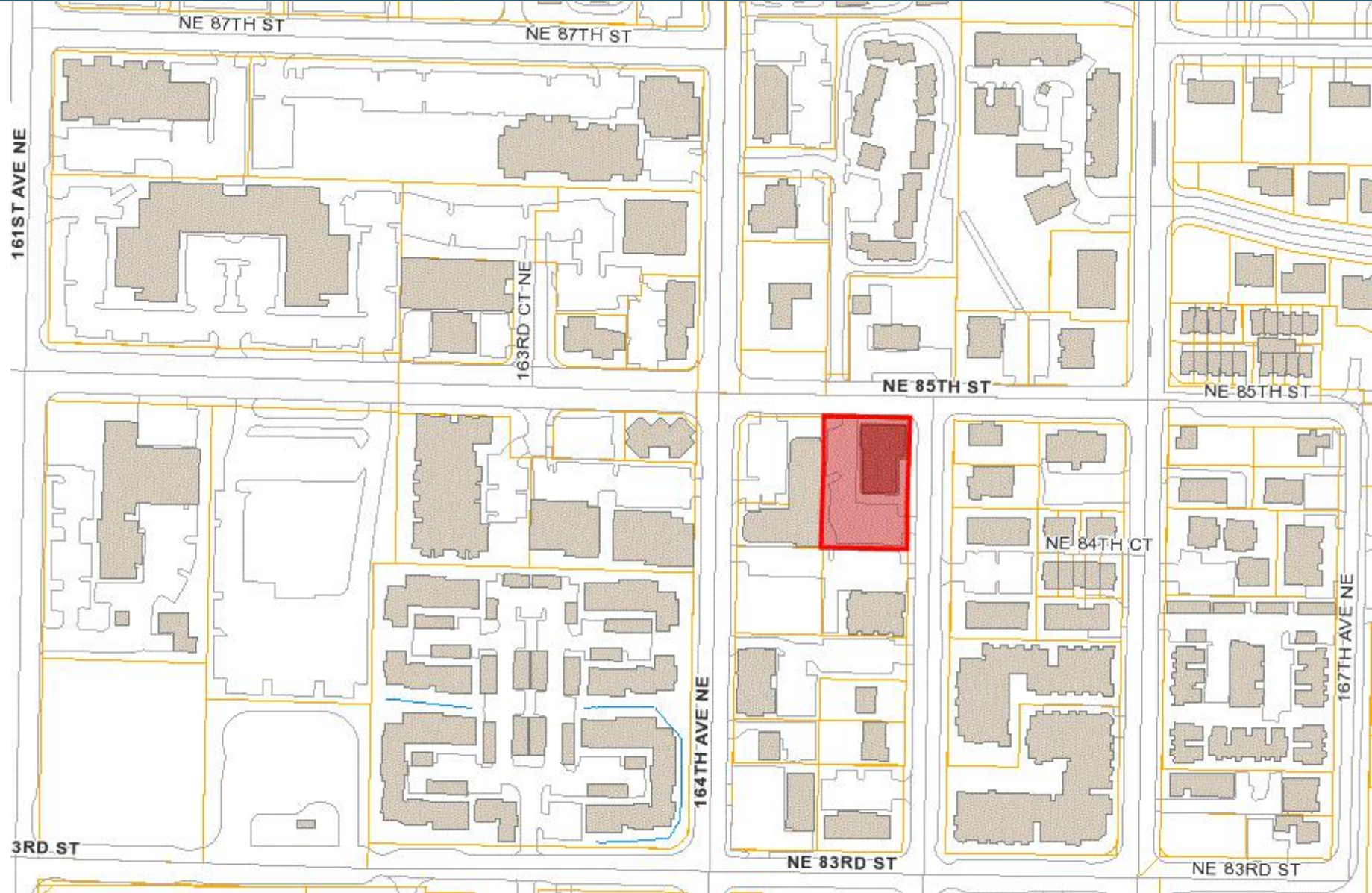
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**WELAKESIDE IS PLEASED TO PRESENT
THE MAPLE BUILDING EXCLUSIVELY FOR SALE**

PARCEL VIEW



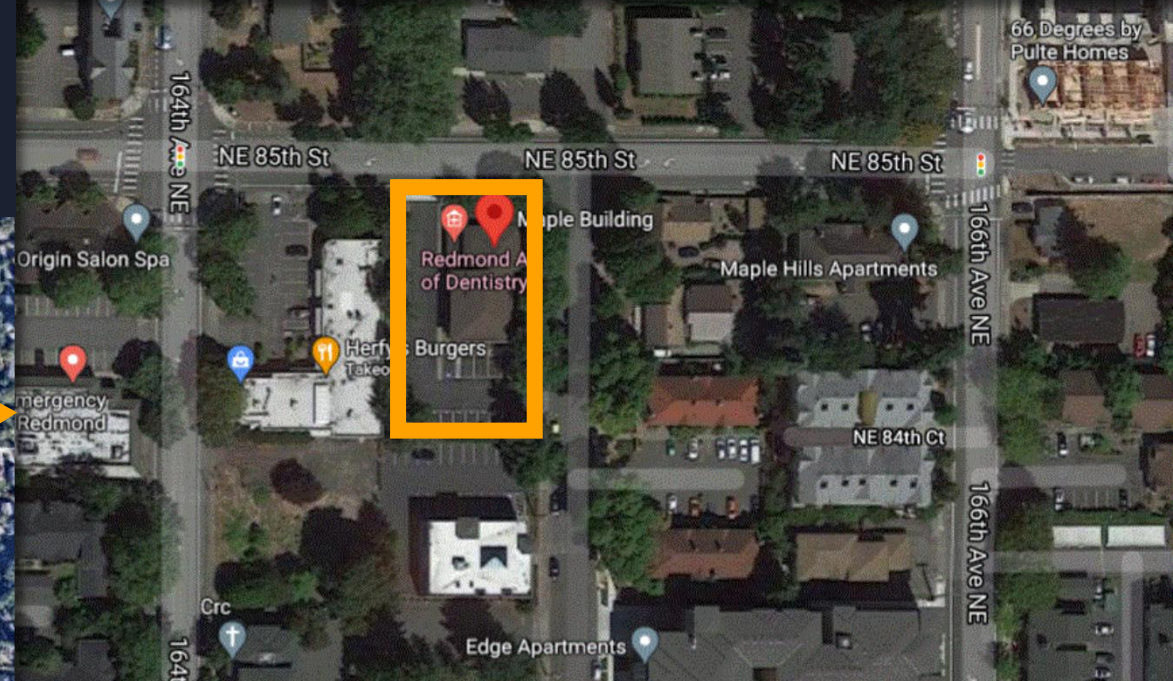
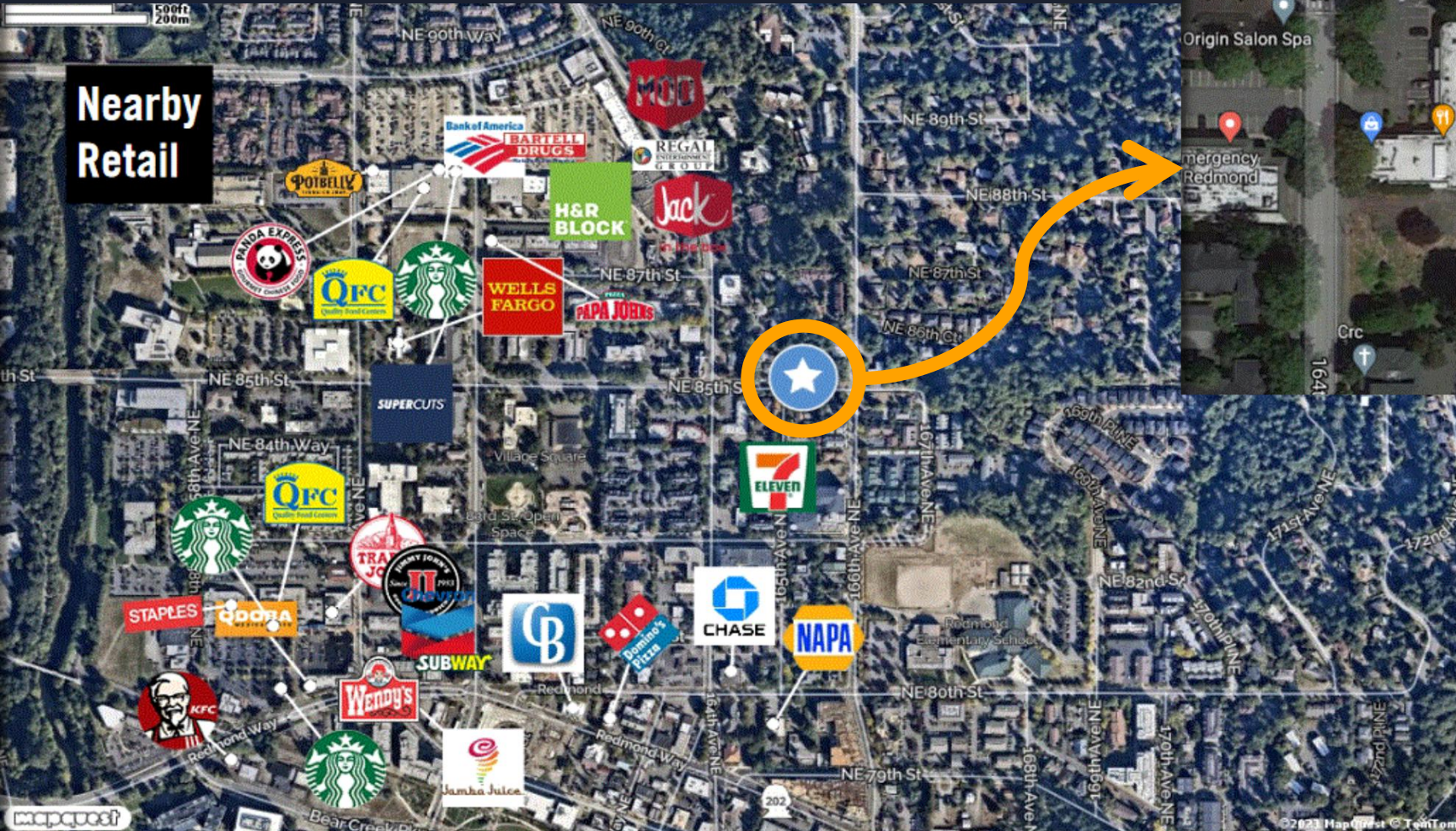
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NEARBY RETAIL



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Distance to East-Link Light Rail Redmond Downtown Station



WALKING : about 10 MINS



BIKING : about 6 MINS



DRIVING : about 3 MINS



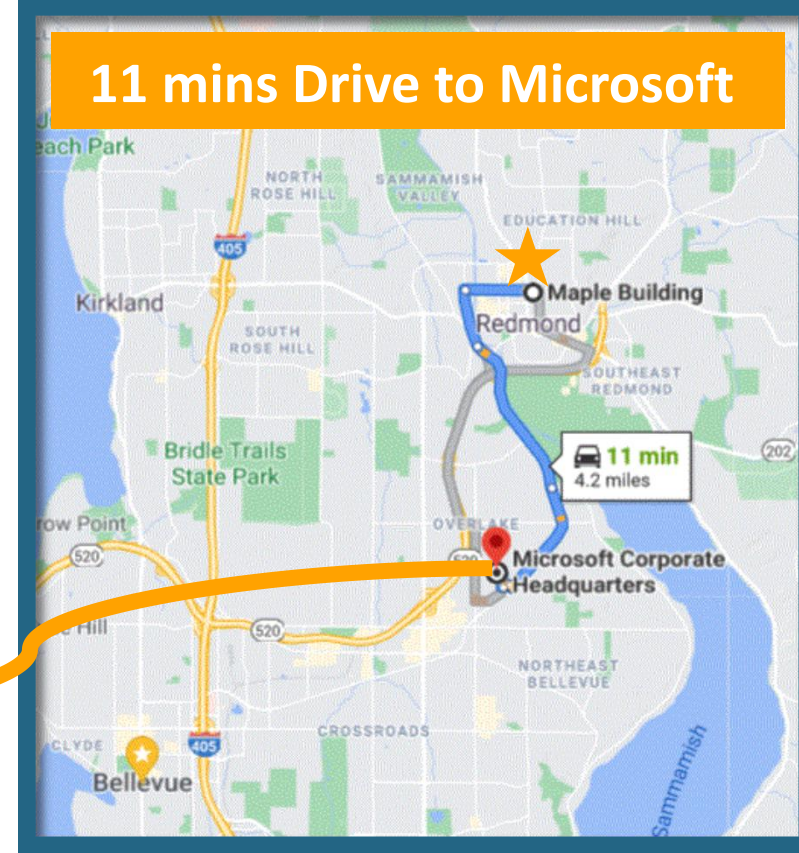
EAST-LINK LIGHT RAIL
SEATTLE-MERCER ISLAND - BELLEVUE - REDMOND





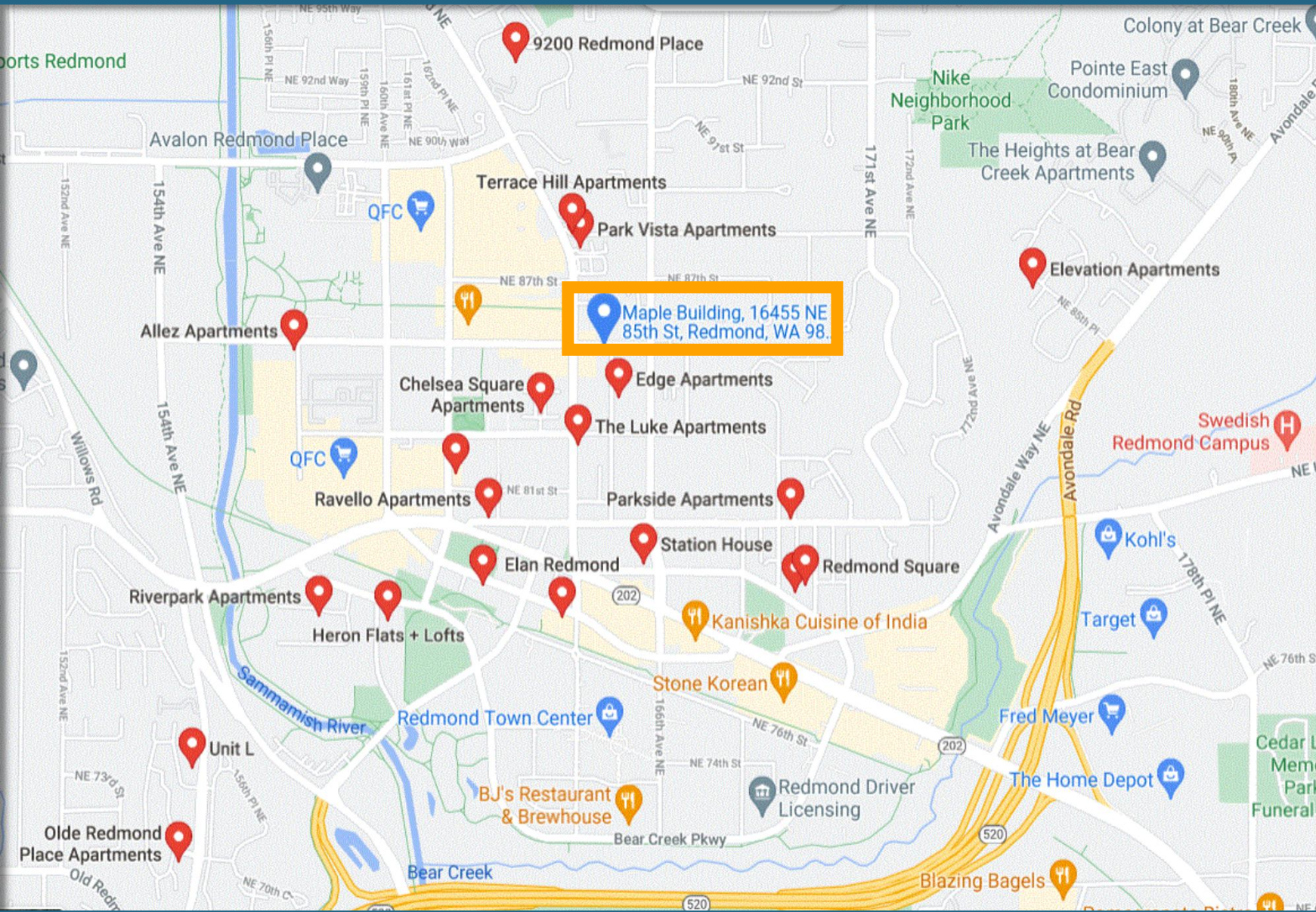
Microsoft Headquarter in Redmond , WA

Microsoft's corporate headquarters are located in Redmond, Washington. As one of Washington State's largest employers, Microsoft has for decades worked to enhance economic growth for all, create new opportunities for more individuals to participate in that growth, and protect and improve the quality of life enjoyed by Washington residents. Microsoft announced a major overhaul of its 500-acre campus in Redmond, Washington, that will add 17 new buildings, 6.7 million square feet of revamped work space, trails and sports fields in four "villages."



Interactive chart of Microsoft (MSFT) annual worldwide employee count from 2006 to 2021

Microsoft total employees in 2020 was 163,000, a 13.19% increase from 2019.
Microsoft total employees in 2019 was 144,000, a 9.92% increase from 2018.
Microsoft total employees in 2018 was 131,000, a 5.65% increase from 2017.
Microsoft total employees in 2017 was 124,000, a 8.77% increase from 2016.



NEARBY APARTMENTS

The Maple building is not only an excellent investment property with cash flow but also has great future redevelopment potential as so many apartments projects going on nearby for the last few years.



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- Redmond Transit Center
- Redmond Town Center
- Future Downtown Light Rail Station

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BUILDING PHOTOS



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TOUR INSTRUCTION

PLEASE DO NOT DISTURB TENANTS AND DO NOT CONTACT PROPERTY MANAGEMENT

TOURING SHOULD CONDUCT WITH LISTING AGENT

PLEASE FOLLOW THE COVID -19 REQUIRED RULES FOR TOURING

LEASES & FINANCIAL INFO

PLEASE EMAIL LISTING AGENT GET NDA SIGNED TO OBTAIN

OFFER INSTRUCTION

PLEASE USE STANDARD CBA PURCHASE&SALES FORMS

ALL OFFERS MUST SUBMITTED TO JENNY LIU, AND MUST INCLUDE BUT NOT LIMITED TO :

- PURCHASE PRICE • EM • TIMING OF DUE DILIGENCE • APPROVAL OF FUNDS



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