

FOR LEASE

CASCADE UTILITIES BUILDING

3,500 SF - 16,796 SF
Office Space Available for Lease

7554 185TH AVE NE | REDMOND, WA



KIDDER.COM

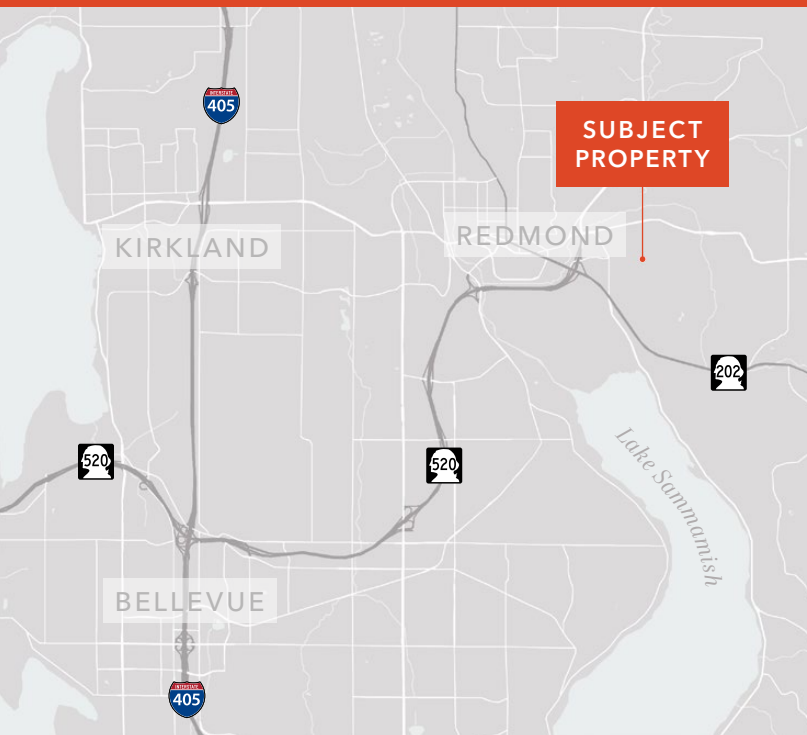
km Kidder
Mathews

Property Highlights

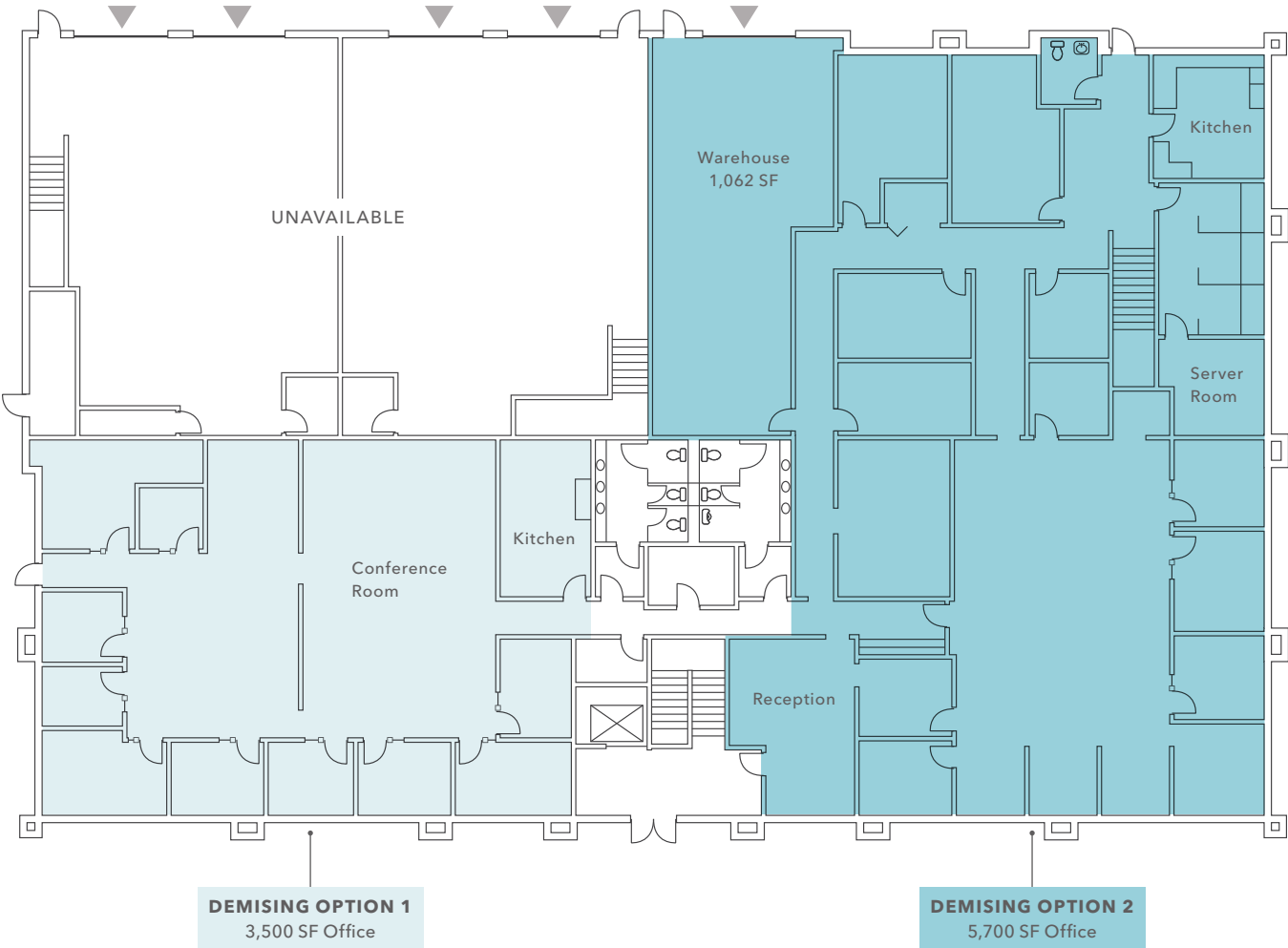
Office space for lease: 3,500 SF - 16,796 SF

Sprinklered

Available now



FIRST FLOOR



3,500 SF

DEMISING OPTION 1

6,762 SF

DEMISING OPTION 2
WITH WAREHOUSE

\$24.00/SF

LEASE RATE, NNN

NOW

AVAILABLE

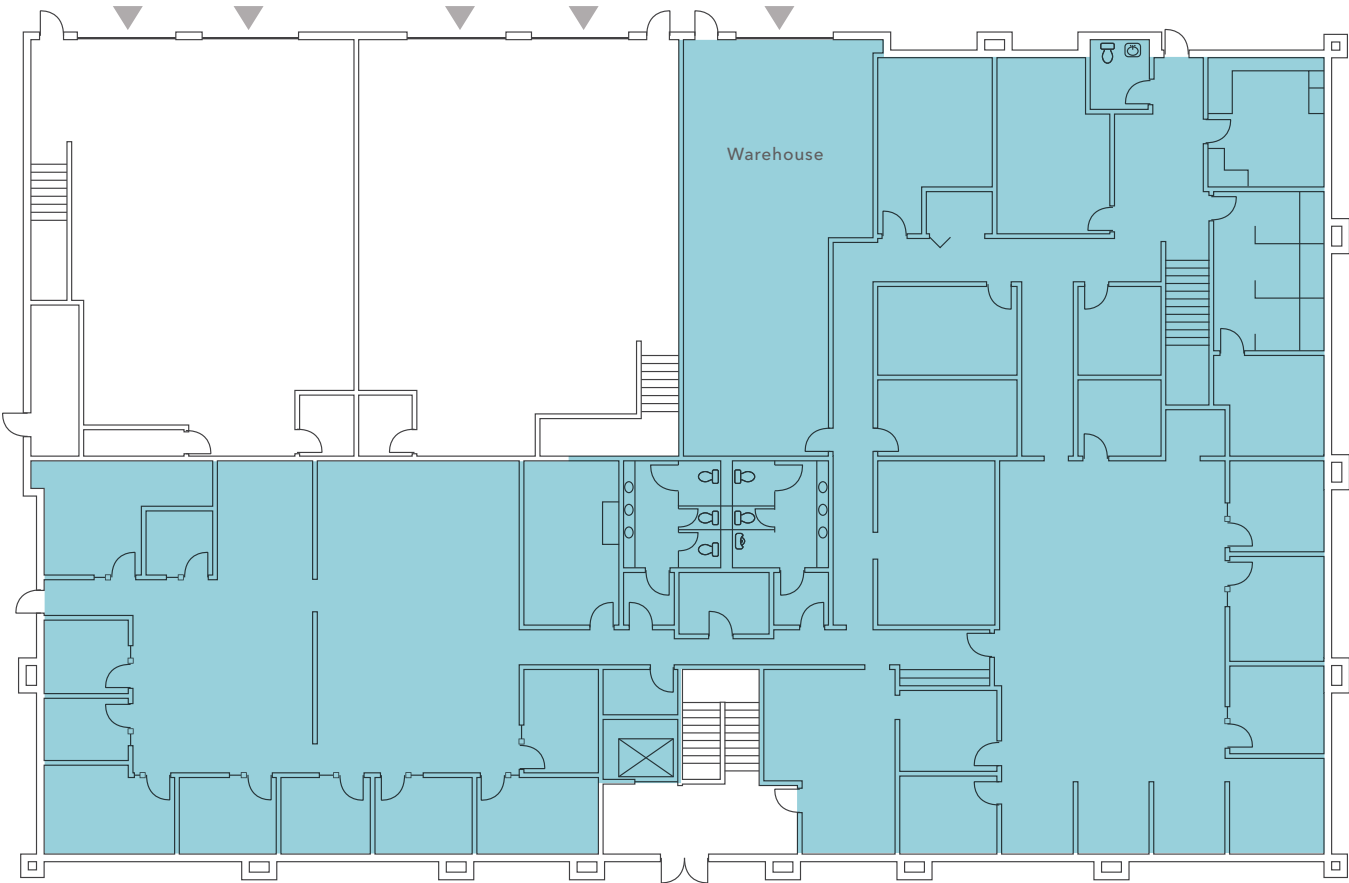
NOTE: Suites can be leased
individually or combined for a
larger space.



*Plan not to scale and subject to tenant field verification.

▲ Grade-level loading

FIRST FLOOR COMBINED



11,096 SF

TOTAL AVAILABILITY

\$24.00/SF

LEASE RATE, NNN

NOW

AVAILABLE

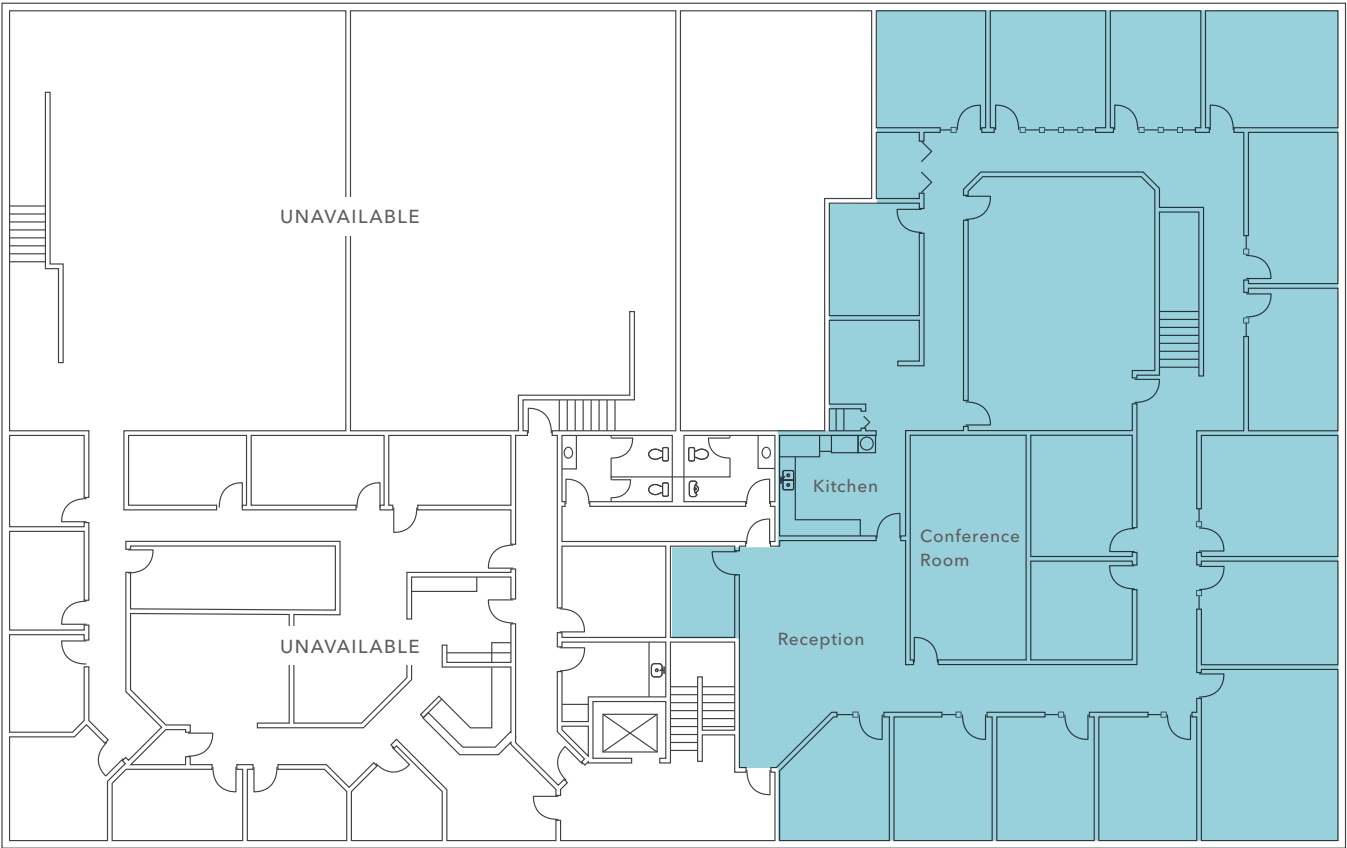
NOTE: Suites can be leased individually or combined for a larger space.



*Plan not to scale and subject to tenant field verification.

▲ Grade-level loading

SECOND FLOOR



DEMISING OPTION 3
5,700 SF Office



*Plan not to scale and subject to tenant field verification.

5,700 SF

DEMISING OPTION 3

\$24.00/SF

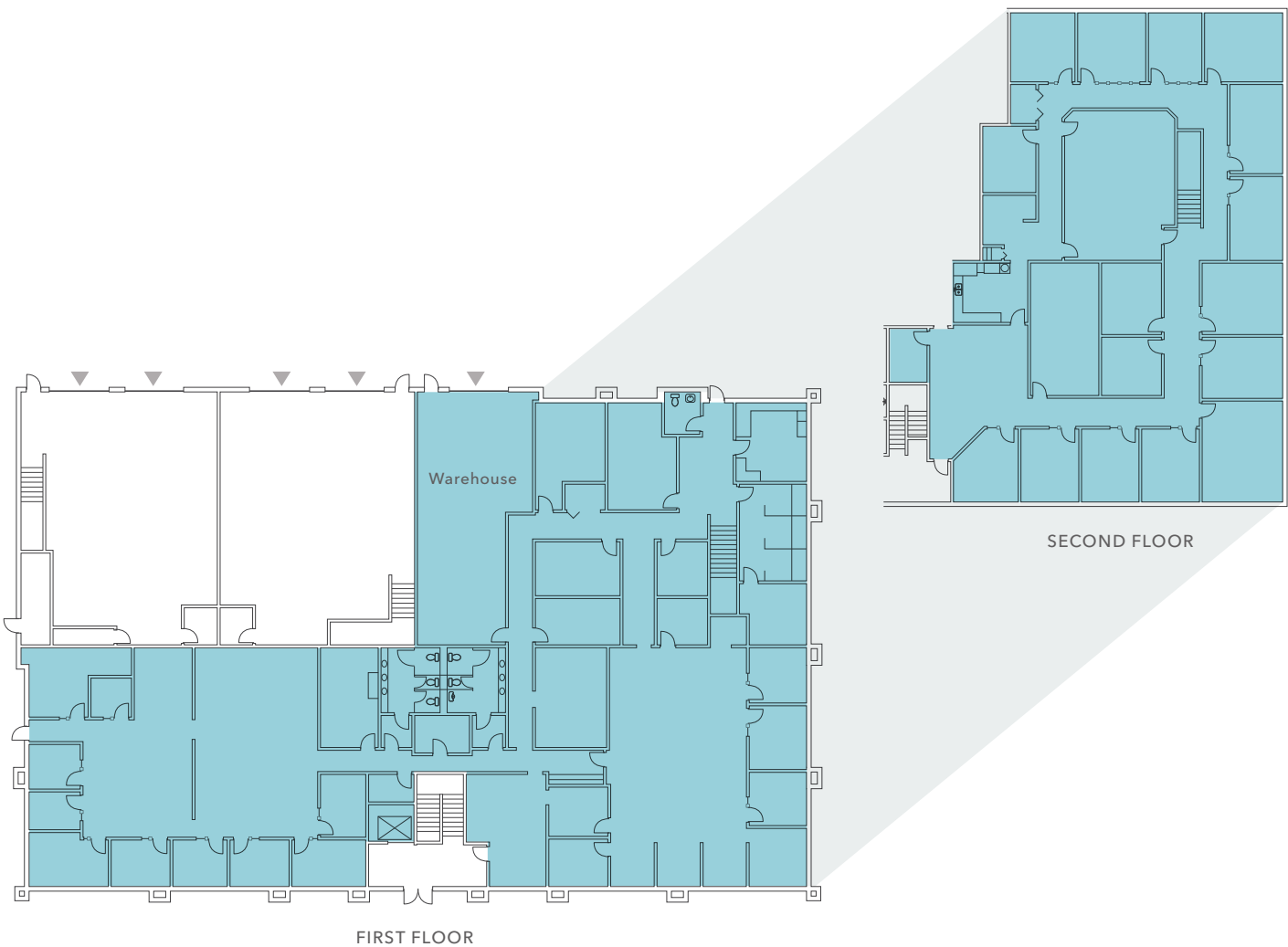
LEASE RATE, NNN

NOW

AVAILABLE

NOTE: Suites can be leased individually or combined for a larger space.

COMBINED FLOORS



16,796 SF

TOTAL AVAILABILITY

\$24.00/SF

LEASE RATE, NNN

NOW

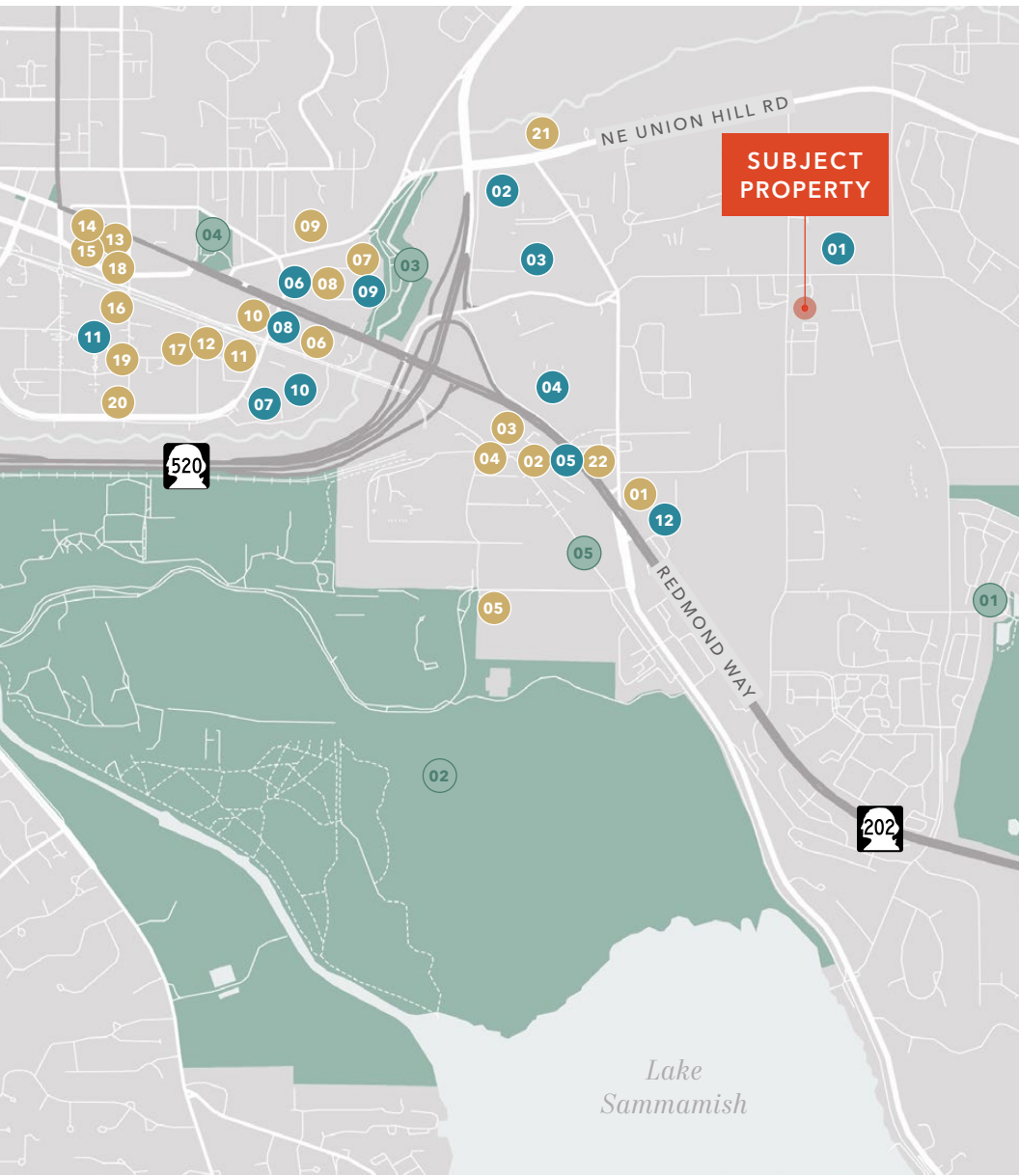
AVAILABLE

NOTE: Suites can be leased individually or combined for a larger space.



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Grade-level loading



NEARBY AMENITIES

RESTAURANTS & BARS

- 01 Pomegranate Bistro
- 02 Sahara Mediterranean Kitchen
- 03 Family Pancake House
- 04 Izakaya Supa Banana
- 05 Postdoc Brewing
- 06 Seoul Bowl
- 07 Yummy Teriyaki
- 08 Agave Cocina & Cantina
- 09 Kobuta & Ookami Katsu & Sake
- 10 Dough Zone Dumpling House
- 11 Red Robin
- 12 BON Korean Cuisine
- 13 Due' Cucina Italian
- 14 Dave's Hot Chicken
- 15 Mendocino Farms
- 16 Zio Sal Ristorante
- 17 UNA Sushi
- 18 Momiji
- 19 Jashn
- 20 BJ's Restaurant & Brewhouse
- 21 Mercurys Coffee Co.
- 22 Mercurys Coffee Co.

SHOPPING & LIFESTYLE

- 01 Costco
- 02 Kohl's
- 03 Target
- 04 Home Depot
- 05 All The Best Pet Care
- 06 DSW Designer Shoe Warehouse
- 07 World Market
- 08 H Mart
- 09 Safeway
- 10 24 Hour Fitness
- 11 Redmond Town Center
- 12 Cloud 9 Foot Spa

RECREATION & PARKS

- 01 Woodbridge Park
- 02 Marymoor Park
- 03 Bear Creek Park
- 04 Anderson Park
- 05 Eastlake Sammamish Trail



CASCADE UTILITIES BUILDING

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