



DOWNTOWN REDMOND | MARKET SNAPSHOT

Pairing new residential and commercial buildings with classic historic spaces, Downtown Redmond offers a mixed-use urban core with a unique and vibrant character. And in 2024, the area will be connected to downtown Bellevue and Seattle with fast, frequent, reliable light rail.

TALENT

10,000

Current
Downtown Redmond Jobs

11,000

Forecast Jobs
By 2035

7,500

Current
Downtown Redmond Residents

11,000

Forecast Residents
By 2035

Share of Population With at Least a Bachelor's Degree

- 77.2%** | Downtown Redmond
- 64.7%** | Redmond
- 62%** | Seattle
- 15%** | King County

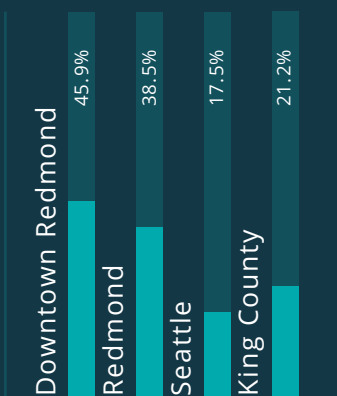
Population Median Age Range

- 32.5** | Downtown Redmond
- 34.3** | Redmond
- 35.5** | Seattle
- 37.2** | King County

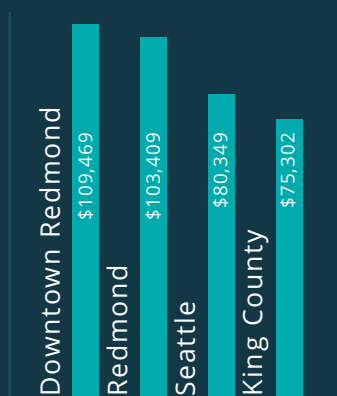
IN DEVELOPMENT

- ▶ **Over 1,300** housing units and 28,500 square feet of associated commercial space recently completed.
- ▶ **Over 800** housing units and 14,700 square feet of associated commercial space in development.
- ▶ **Tens of Millions** of dollars in new public investment, primarily in upgrading utilities and completing the street grid including restoring two-way vehicular traffic to downtown, pedestrian enhancements, new public parkland, and the East Link extension.

Foreign-Born Population



Median Household Income



(Based on U.S. Census Bureau American Community Survey 2011-2015 5-Year Estimates)

Real Estate (Redmond-wide)

Class A avg asking rate (\$/SF/yr): **\$28-34**

Class B avg asking rate (\$/SF/yr): **\$26-30**

Class C avg asking rate (\$/SF/yr): **\$25-28**

Total vacancy rate: **7.5%**

Net rentable area: **4.2 Million Square Feet**

A designated urban center, Downtown Redmond features sites zoned for high-density, mixed-use development, including residential, office, and retail space.

-Maximum building height of up to 8 stories

Transportation in Downtown Redmond

Redmond Transit Center is a major transit hub on the Eastside, providing over a dozen major transit routes across the Eastside and the broader region.

Currently in planning and set to open in 2024, Sound Transit 3 will **Extend East Link Light Rail to Downtown Redmond**, providing service to downtown Seattle in under 40 minutes.

Redmond Central Connector provides a grade-separated, non-motorized pedestrian and bicycle trail through Downtown Redmond and connecting to the ultimate Eastside Rail Corridor.

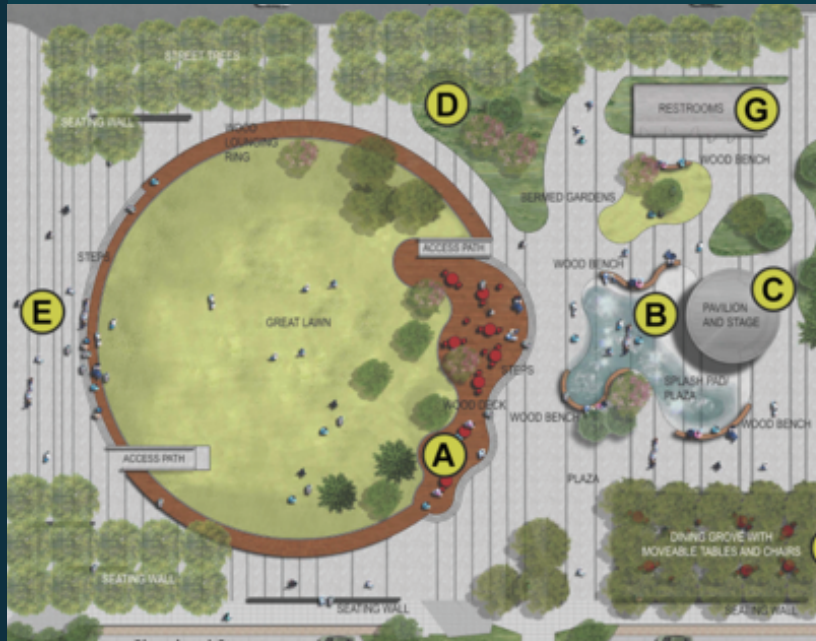
In order to provide a more walkable and easy-to-navigate environment, **Downtown Redmond has returned its street grid to two-way traffic**, constructing eleven new and improved intersections and improving quality of life.

Clusters in professional services, telecommunications, and software engineering



DOWNTOWN PARK

- ▶ **A central gathering place and icon for the city**, the \$41.2 million Downtown Park is currently under construction and set to open by 2018.
 - ▶ **Designed for Both Passive and Active Uses**, the park will feature a large grassy lawn area with significant green space, a dining patio, gardens and trees.
 - ▶ **Includes Abundant Plaza and Programmable Space**, including space for special events, such as farmers' markets, live music, and the arts.
 - ▶ **Water Play Feature for kids and families.**



Contact Us

Is your company looking for a location with the talent and commercial space ecosystem to grow your company? Find it in the Innovation Triangle of Redmond, Bellevue and Kirkland Washington.

INNOVATIONTRIANGLE.US



Special thanks to the Port of Seattle for supporting the Innovation Triangle.