

NOW LEASING PHASE 3



THE MARKETPLACE AT REDMOND RIDGE 22320 AND 22330 NE MARKET PLACE DRIVE, REDMOND

PHASES 1 AND 2 FULLY LEASED
ONLY 13,800 SF RETAIL/COMMERCIAL REMAINING

**“URBAN VILLAGE” FEEL, CONVENIENTLY LOCATED IN THE
“HEART” OF THE REDMOND RIDGE COMMUNITY**

- * **LIMITED AVAILABILITY - ONE OF ONLY 2 COMMERCIAL CENTERS IN COMMUNITY**
- * **MASTER PLANNED COMMUNITY - PLANNED DEVELOPMENT OF 2,800 HOMES VISIT [HTTP://WWW.REDMONDRIDGE.COM/RETAIL.ASP](http://www.redmondridge.com/retail.asp)**
- * **TRAFFIC COUNTS - OVER 21,000 CPD**
- * **DELIVERY NOVEMBER 2006 * LEASE RATES \$28 - \$32 NNN**

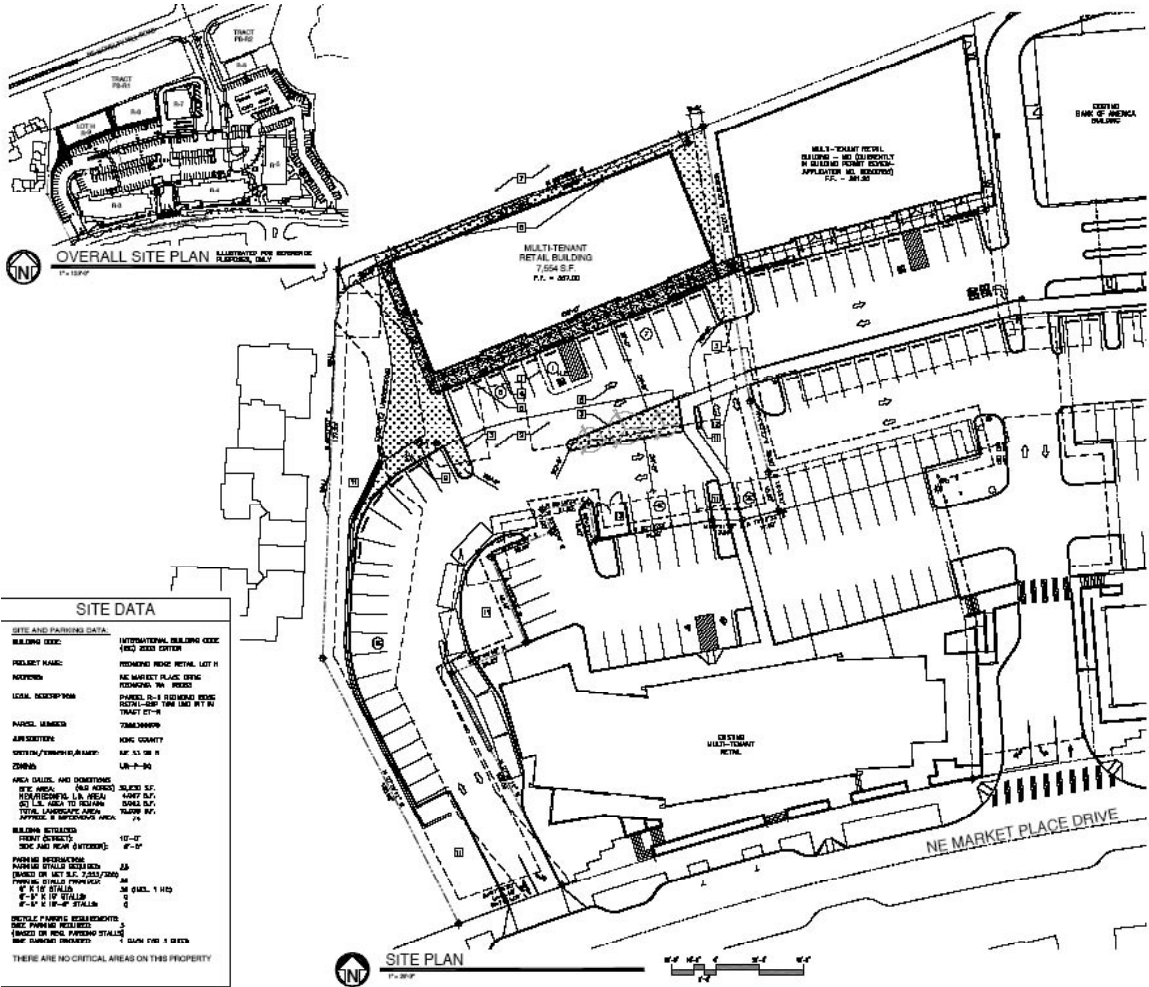
**2005 ESTIMATED (5 MILE)
DEMOGRAPHIC DATA:**
- POPULATION 71,238
- HOUSEHOLDS 25,166
- AVERAGE INCOME \$118,589



FOR MORE INFORMATION PLEASE CONTACT:
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DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.

MARKETPLACE AT REDMOND RIDGE – SITE PLAN



SITE DATA

SITE AND PARTNERSHIP DATA	
BUILDING CODE:	INTERNATIONAL BUILDING CODE
BUILDING NAME:	1992 CODE BOOK
PROJECT NAME:	REDMOND RIDGE RETAIL, LOT 11
ADDRESS:	NE MARKET PLACE DRIVE, REDMOND, WA 98073
LEGAL DESCRIPTION:	PARCELS 20-8 REDMOND RIDGE, SECTION 20, T19N 04N R11W, TRACT 2078
PARCEL NUMBER:	206000000
APPLICATOR:	BOG COUNTY
OWNER/DEVELOPER/AGENT:	111-111-111
ZONING:	LR-1-20
AREA CALCULATIONS AND DIMENSIONS	
NET AREA (AS SHOWN):	5,000 S.F.
CONCRETE PAVEMENT AREA:	4,000 S.F.
ASPH. PAVEMENT AREA:	1,000 S.F.
TOTAL PAVED AREA:	5,000 S.F.
LANDSCAPE AREA:	1,000 S.F.
TOTAL AREA:	6,000 S.F.
BUILDING DIMENSIONS	
FRONT SETBACK:	10'-0"
REAR SETBACK:	10'-0"
SIDE AND REAR SETBACK:	5'-0"
PARKING INFORMATION	
MINIMUM STALLS REQUIRED:	25
PROVIDED BY THIS PLAN:	30
TYPE OF STALLS:	30 (25x10) 5 (10x10)
TYPE OF STALLS:	5 (10x10)
TYPE OF STALLS:	5 (10x10)
UTILITIES AND REQUIREMENTS	
SEWER REQUIRED:	5
WATER REQUIRED:	5
STORM WATER REQUIRED:	5

THERE ARE NO CRITICAL AREAS ON THIS PROPERTY