

# FOR SALE

LAND PARCEL | 8412 164TH AVE NE, REDMOND, WA 98052



## REDMOND CENTRAL

LAND SIZE: 14,400 SF  
\$2.58M (\$179.17/SF)



**Dan Krekel, CCIM**  
Senior Vice President  
(425) 586-4655  
[dkrekel@leibsohn.com](mailto:dkrekel@leibsohn.com)

**Maxton MacLachlan**  
Associate Vice President  
(425) 586-4659  
[mmaclachlan@leibsohn.com](mailto:mmaclachlan@leibsohn.com)



# THE OFFERING

FOR SALE \$2.58M (\$179.17/SF)

## LAND PARCEL

Lot Area | 14,400 SF

Zone | DTC (Downtown Core)

Program | Mixed-Use

**Redmond Central** presents a rare opportunity to acquire a 14,400-square-foot development site in the heart of Downtown Redmond, one of the Puget Sound region's fastest-growing urban centers. The property is zoned Downtown Core (DTC), the city's highest-intensity zoning designation, allowing for a Floor Area Ratio (FAR) of up to 6.5 and a maximum buildable area of approximately 93,600 square feet.

Positioned within walking distance of the Downtown Redmond Light Rail Station, major employers, retail amenities, and a rapidly expanding residential population, the site offers an exceptional opportunity to develop a high-density mixed-use project in a supply-constrained market. Permitted uses include a combination of multifamily residential, office, retail, hospitality, and other complementary commercial uses, providing flexibility to capitalize on evolving market demand.

With continued investment in Downtown Redmond, strong employment growth, and increasing demand for urban mixed-use developments, Redmond Central offers investors and developers the opportunity to create a landmark project in one of the Eastside's most dynamic and desirable submarkets.

## PROJECT FEATURES

**DOWNTOWN REDMOND LOCATION**

**MIXED-USE ZONING**

**UP TO 6.5 FAR**

**UP TO 85' HEIGHT**

**100% LOT COVERAGE**

**LIGHT RAIL CONNECTIVITY**

**NEAR MAJOR TECH EMPLOYERS**

**NO MINIMUM PARKING**

The **Redmond Central** land parcel is a DTC-zoned mixed-use site at 8412 164th Ave NE offers a baseline FAR of 4.5 (64,800 SF) with incentive potential up to 6.5 FAR (93,600 SF) and a height range of 60–85 ft. With 100% lot coverage allowed, no side or rear setbacks, and robust incentive pathways through affordable housing, green building, and inclusive design, this is a compelling development opportunity for a builder ready to maximize density in one of Redmond's most active urban corridors.

## NEARBY AMENITIES



### Surrounding Restaurant Amenities

Royal Biryani House, Due' Cucina Italian Restaurant, Hakka House Chinese Cuisine, Dave's Hot Chicken, Tipsy Cow



### Nearby Attractions

Marymoor Park, Dudley Carter Park, Downtown Redmond



### Prominent Location

Convenient access to SR-520 and nearby East Link Light Rail (Overlake Village & SE Redmond stations), with transit routes serving the greater Eastside corridor

## PROJECT FEATURES

<b>Zone</b>	DTC (Downtown Core)
<b>Lot Coverage</b>	100% Allowed
<b>Height Limit</b>	Up to 85' (w/ incentives)
<b>Building Type</b>	Mixed-Use
<b>Max FAR</b>	6.5 (w/ incentives)
<b>Max Buildable SF</b>	93,600 Sf
<b>County Parcel Number</b>	6719700130

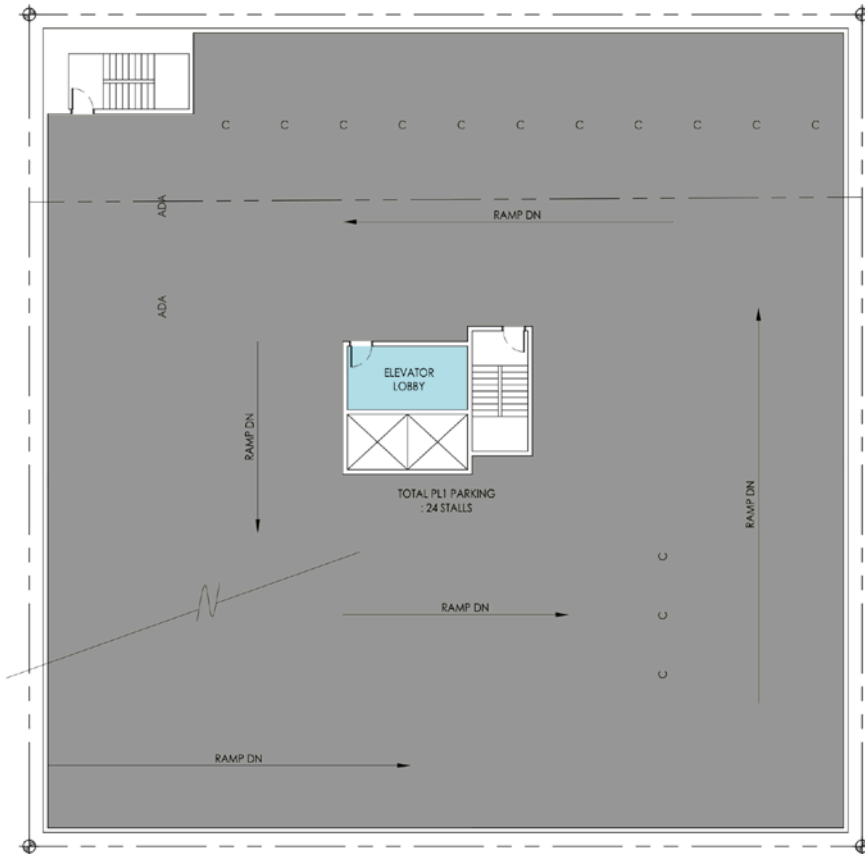
## DEVELOPMENT INCENTIVES

<b>Affordable Housing</b>	+130 Points
<b>Inclusive Design</b>	+25 Points
<b>Green Building</b>	+24 Points
<b>Catalyst Projects</b>	+30 Points
<b>Points for Max Heights</b>	118 Points
<b>Points for Max FAR</b>	212 Points

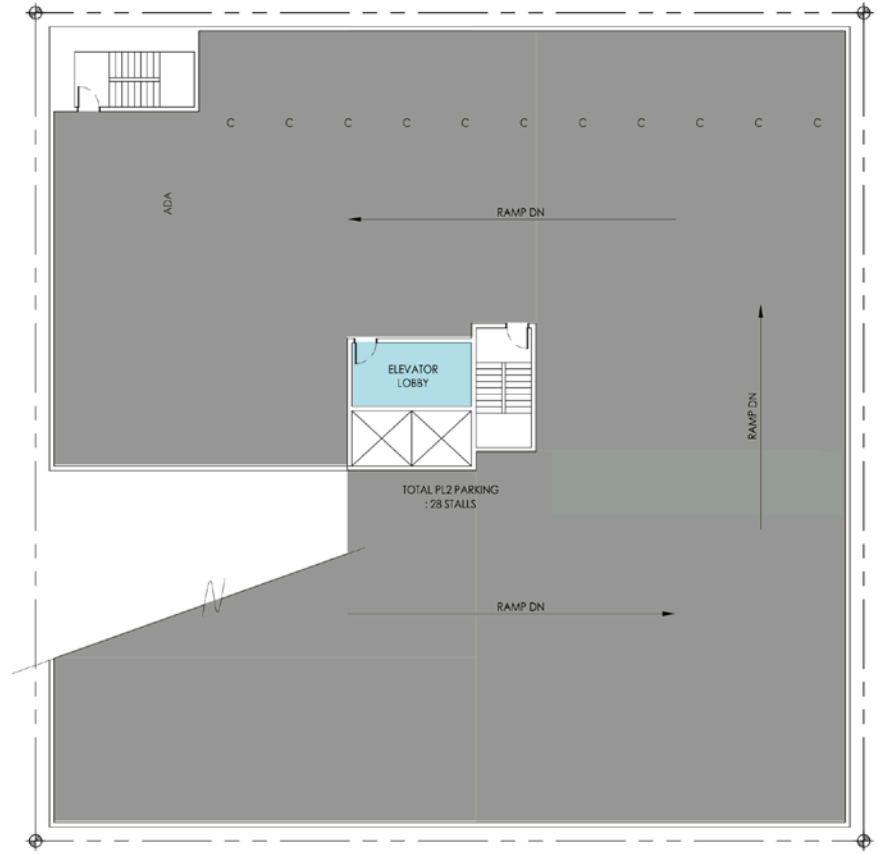


# REDMOND CENTRAL | PARKING

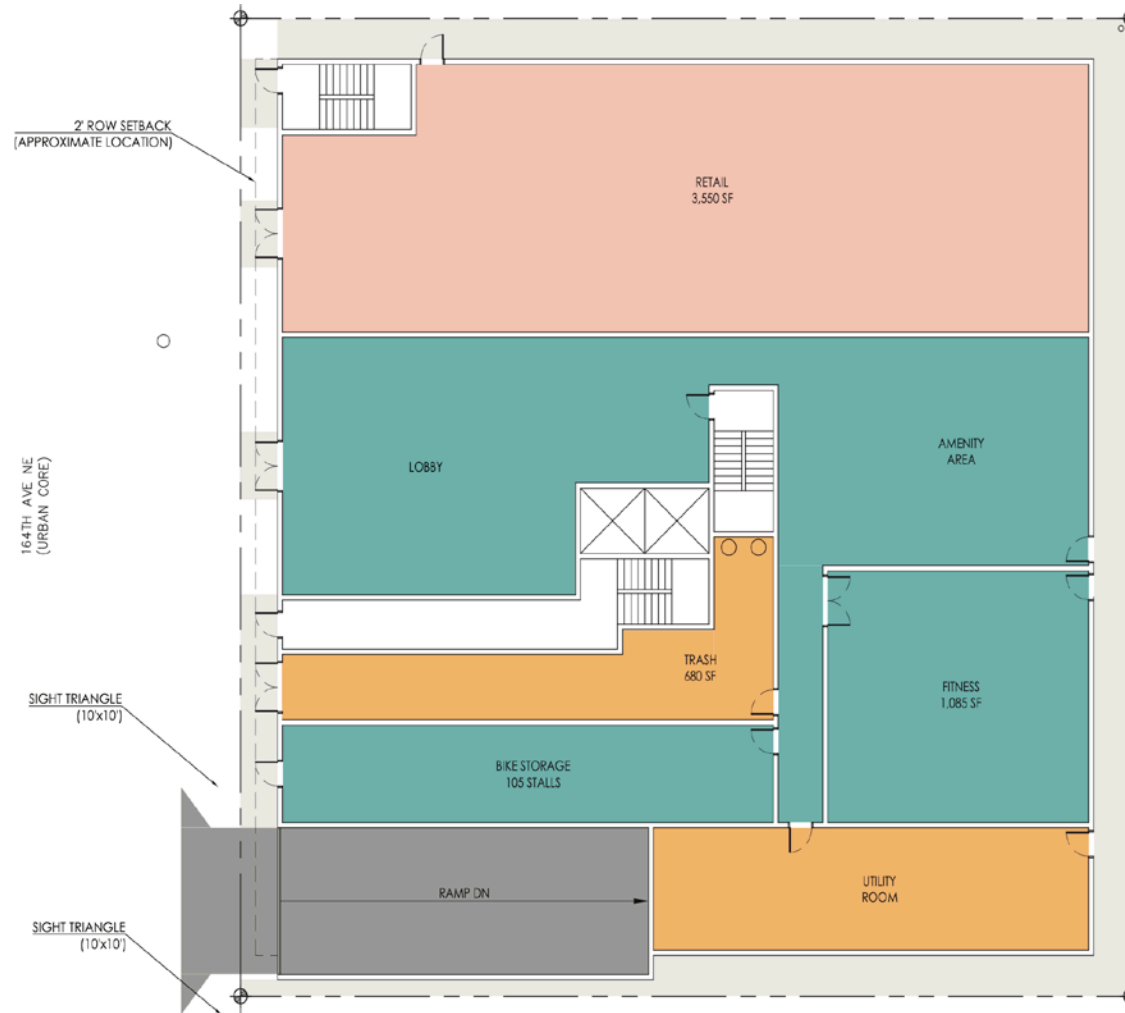
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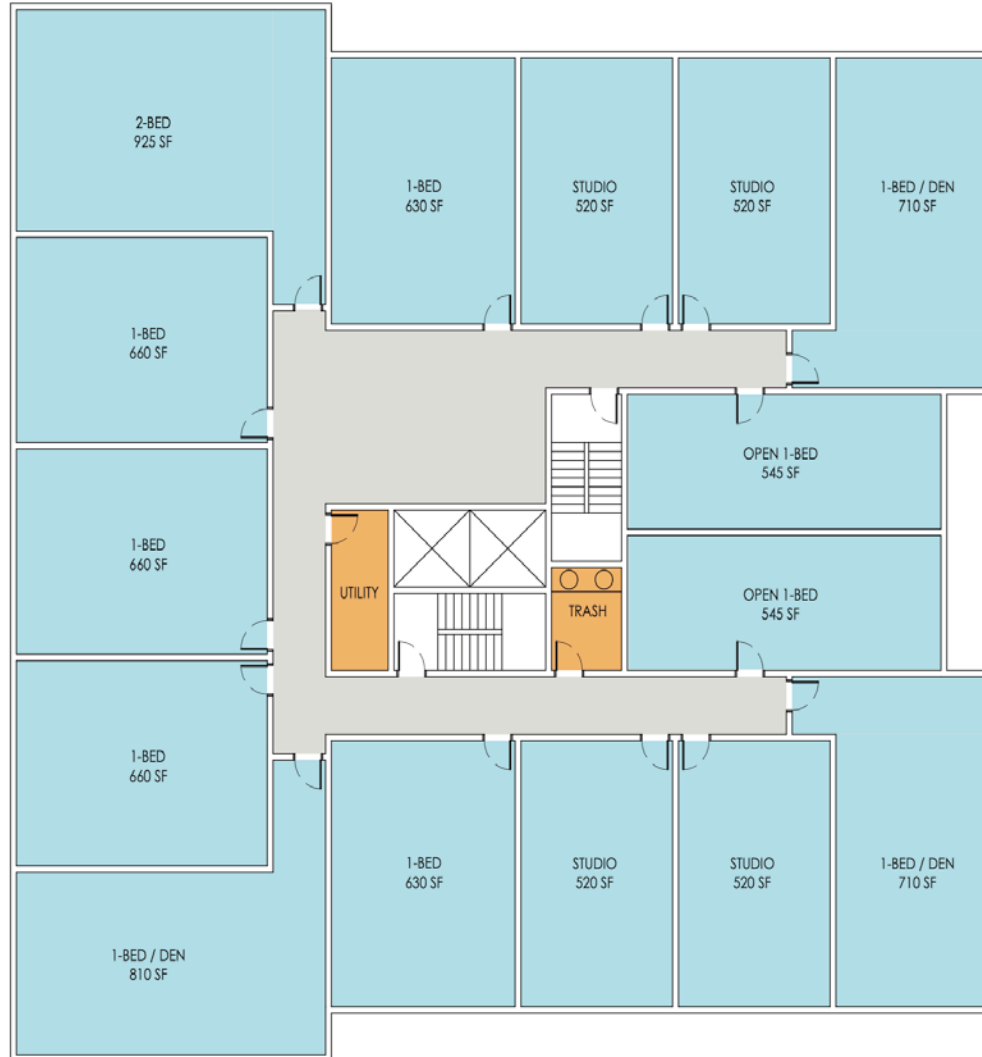
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REDMOND CENTRAL | LEVEL 1



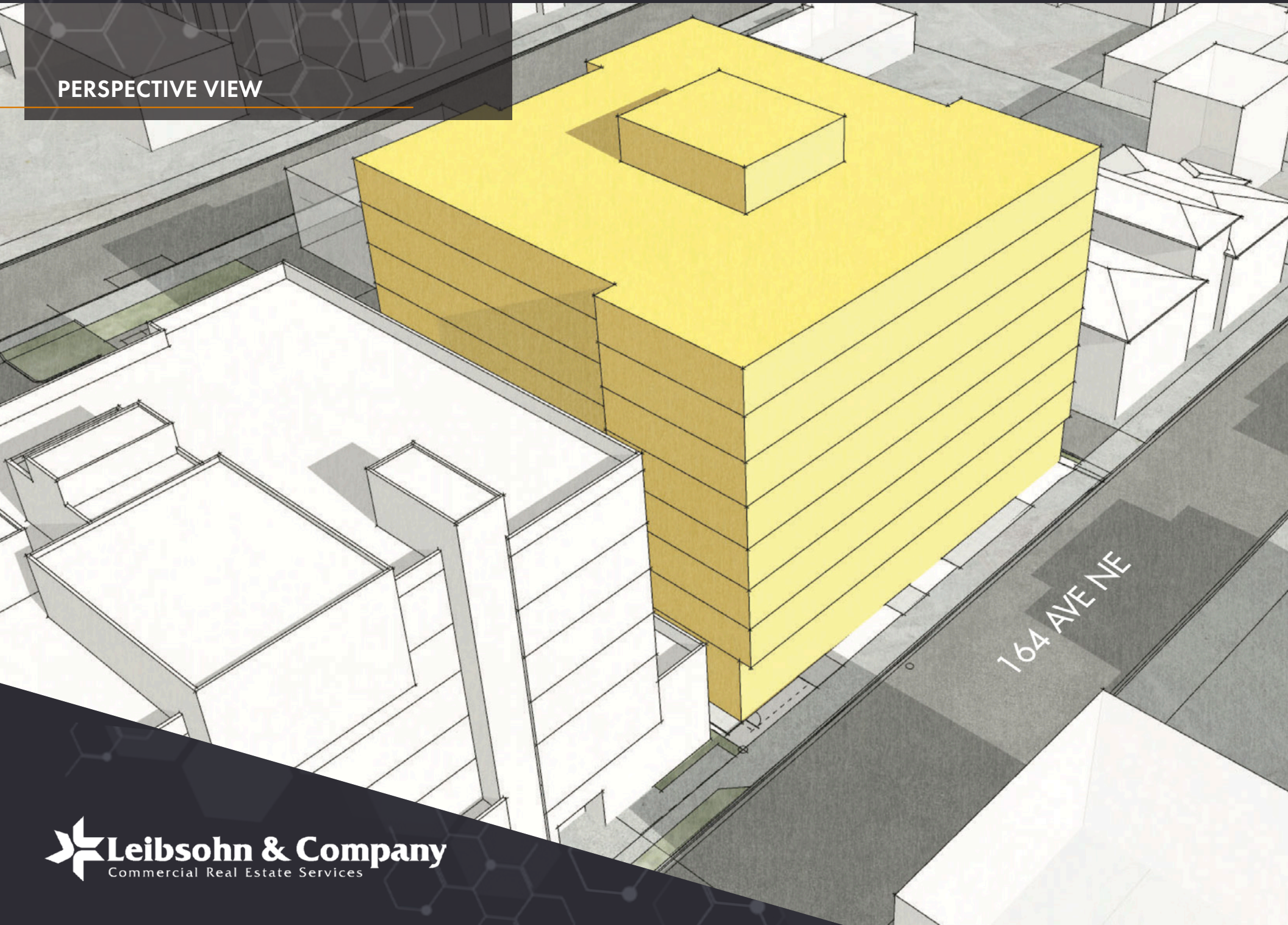
REDMOND CENTRAL | LEVELS 2-8



# REDMOND CENTRAL | ROOFTOP



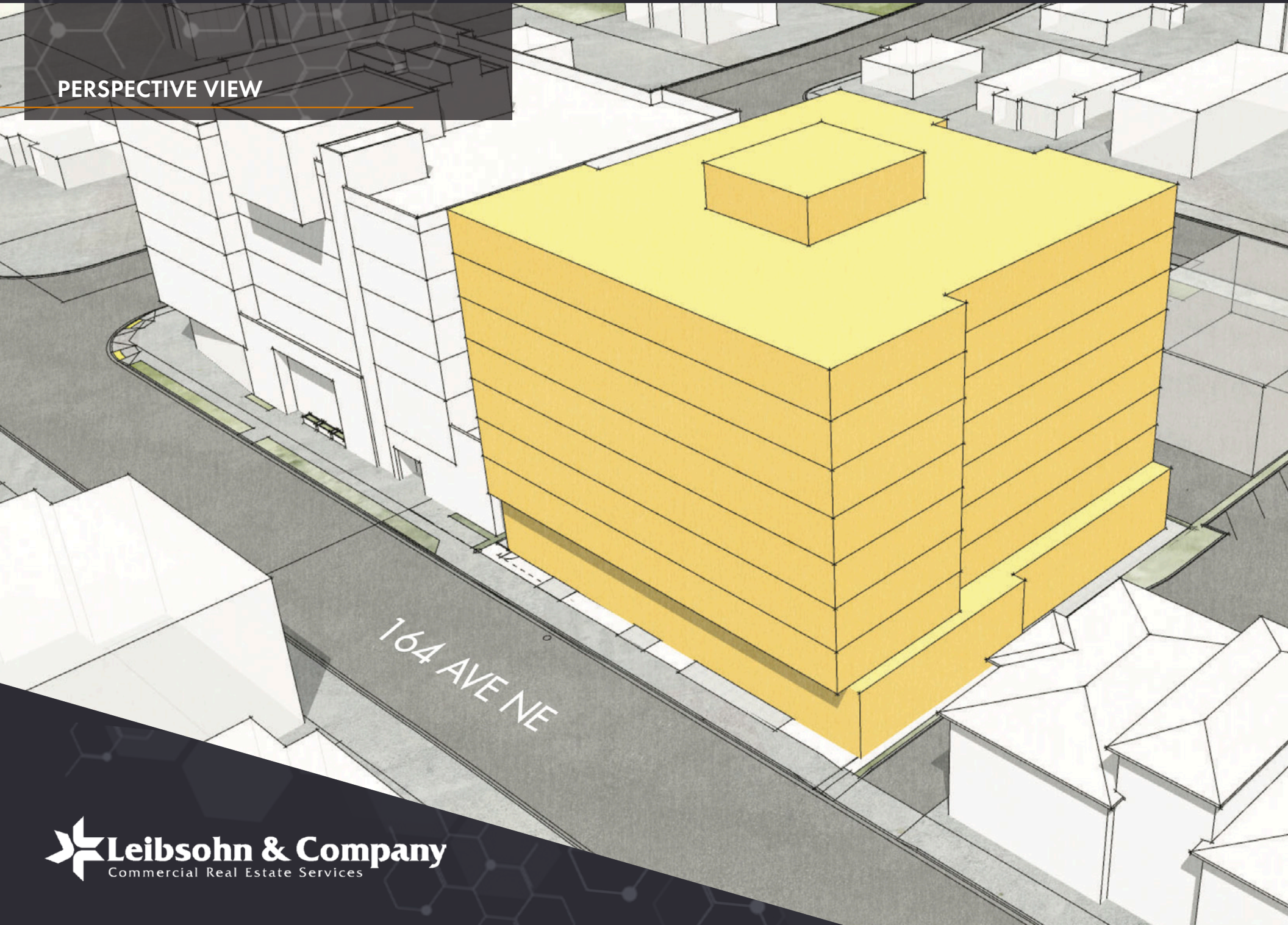
**PERSPECTIVE VIEW**



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PERSPECTIVE VIEW



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## Nearby Restaurants

1. Tropea Ristorante Italiano
2. Spark Pizza
3. 5 Stones Coffee
4. JJ Mahoney's Irish Pub
5. Redmond's Bar & Grill
6. Bandido Mexican Grill
7. Red Robin
8. Five Guys
9. Village Square Cafe
10. Three Lions Pub

## Nearby Amenities

1. QFC  
Starbucks
2. BECU Credit Union
3. Chase Bank
4. 24 Hour Fitness
5. H Mart
6. Costco Wholesale
7. Target
8. Fred Meyer
9. Home Depot
10. Swedish Redmond Hospital



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