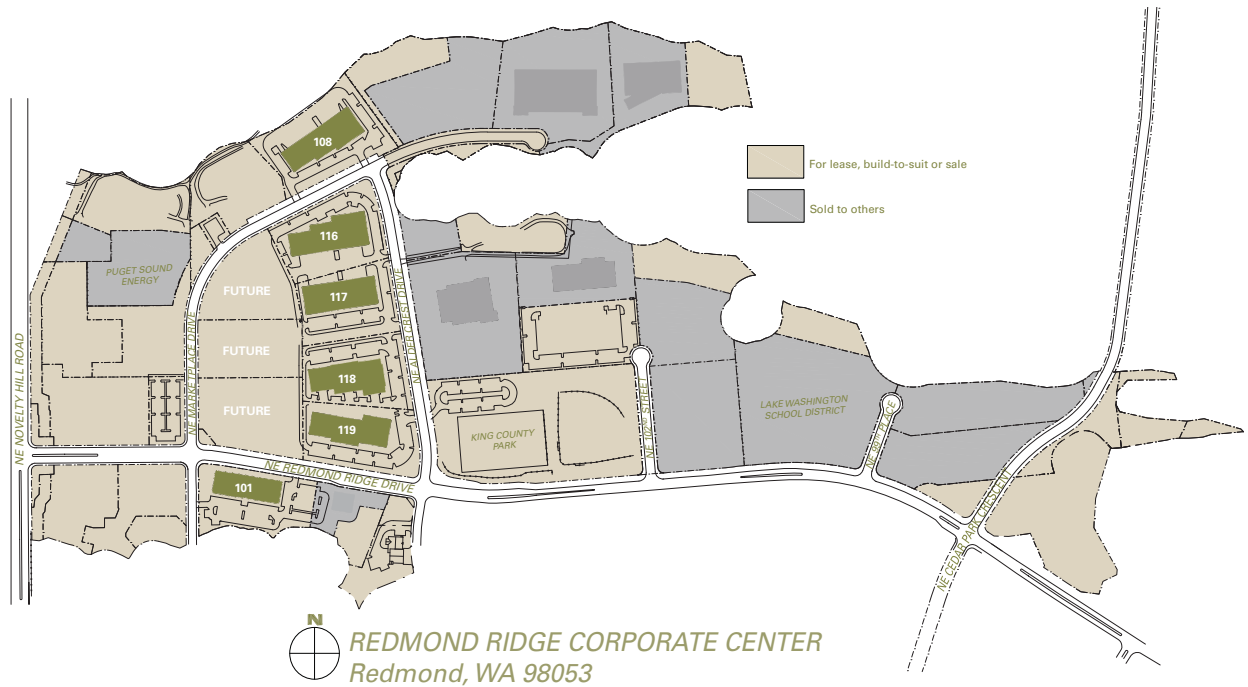


REDMOND RIDGE CORPORATE CENTER



REDMOND RIDGE CORPORATE CENTER



BUILDING KEY	
101	22635 NE Market Place Drive
108	22922 NE Market Place Drive
116	23040 NE Alder Creek Drive
117	23020 NE Alder Creek Drive
118	22922 NE Alder Creek Drive
119	22908 NE Alder Creek Drive

All addresses are Redmond WA 98053

OWNERSHIP & MANAGEMENT

PacTrust is headquartered in Portland, Oregon. We have a strong capital base, conservative leverage and experienced, stable, long-term partners. With over 40 years of proven success in commercial real estate, we are in the unique position of having a team that is dedicated to site selection, design, construction, leasing and property management.

DEVELOPMENT

We have the internal resources to guide a development project from the design phase through construction. This ensures the quality, durability and flexibility of all buildings.

PROPERTY HIGHLIGHTS

Situated on 108.59 acres, Redmond Ridge Corporate Center is in the mixed-use master-planned Redmond Ridge community. The Center is entitled for 1,200,000 square feet of space and PacTrust has built 6 buildings that total 243,211 square feet; an additional 206,209 square feet has been developed by other owner/users. Almost 27 acres remain available for development.

- Campus setting surrounded by 600 acres of preserved forest
- 4/1,000 park - no jurisdictional limitation on parking ratios
- 26.61 acres remain available for lease, build-to-suit or sale
- Located on the east side of the Seattle metropolitan area
- Excellent location close to downtown Redmond

