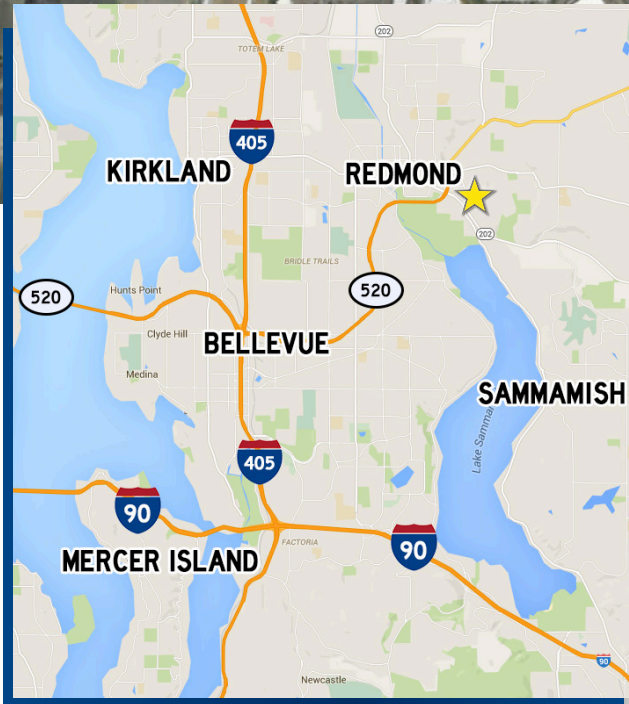
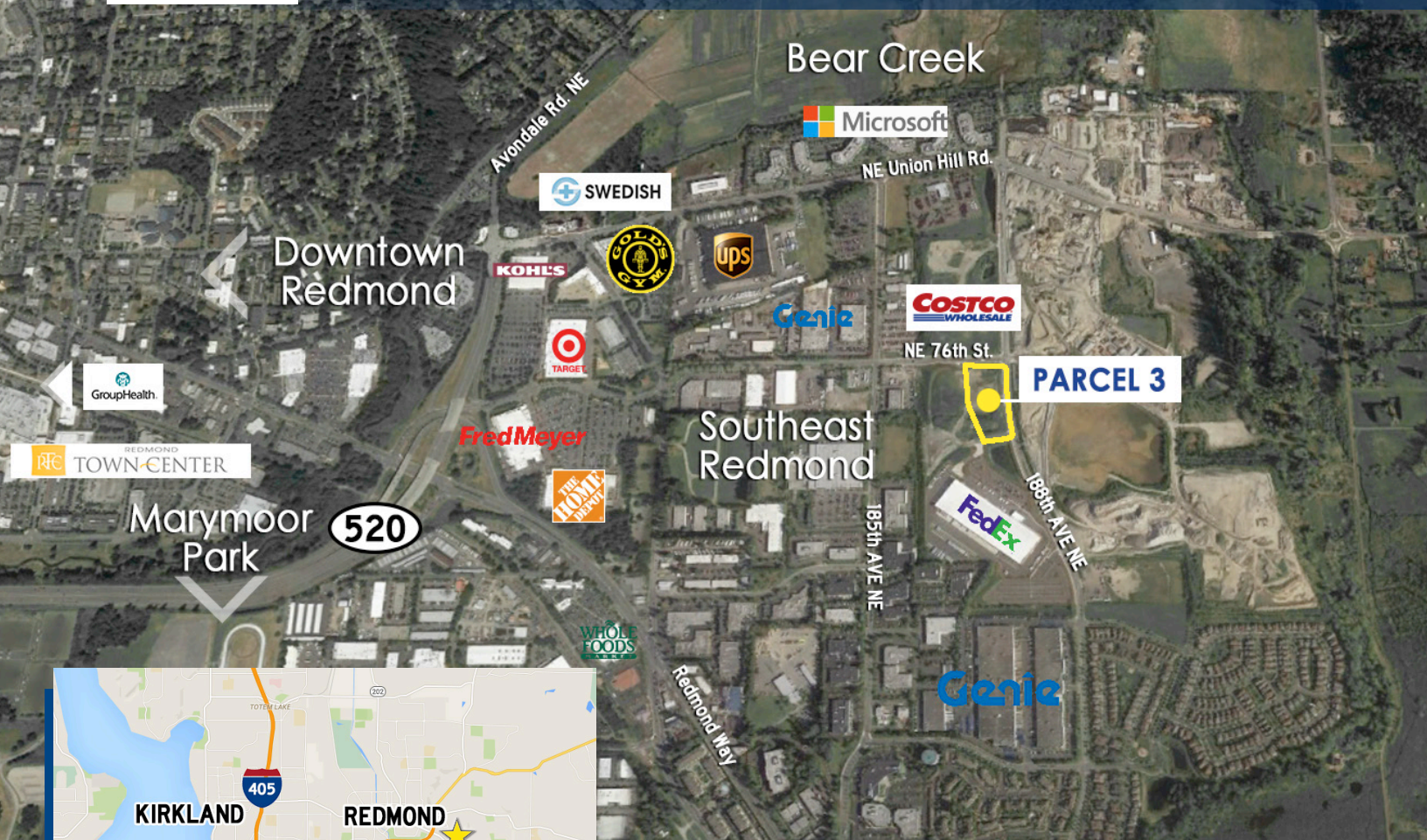


## UNION HILL CORPORATE CAMPUS | PARCEL 3



## LAND FOR SALE | REDMOND, WA 4.13 ACRES

- Zoned MP (Lot 3 of the Union Hill Corporate Campus)
- MP zone allows for a variety of uses to include Corporate or Regional Offices, Personal and Professional Services, Automotive Uses, Business Park, and limited Healthcare and Institutional Services
- Parcel has partial entitlements through the Union Hill Corporate Campus Development Agreement
- Great regional location in Redmond, WA – Home of Microsoft World Headquarters. Neighboring parcels on UHCC include, Microsoft Vanpool (Connector), Costco Wholesale & FedEx Distribution

### FOR MORE INFORMATION CONTACT

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### DEVELOPMENT AND PARCEL INFO

- As part of the development agreement the entire Union Hill Corporate Campus properties are approved for up to 1,153,788 SF of corporate campus development
- Development Potential of a Floor Area Ratio (FAR) of 1.5 for this parcel.
- Traffic Impact Fees have been credited to the property as part of the Development Agreement
- Additional City Impacts Fees such as Park, Fire, and reimbursement stormwater fees to be paid by buyer
- Utilities are provided to the property to include, sewer, water, stormwater system and private utilities
- Full street improvements are constructed and fully functional for this corner lot



