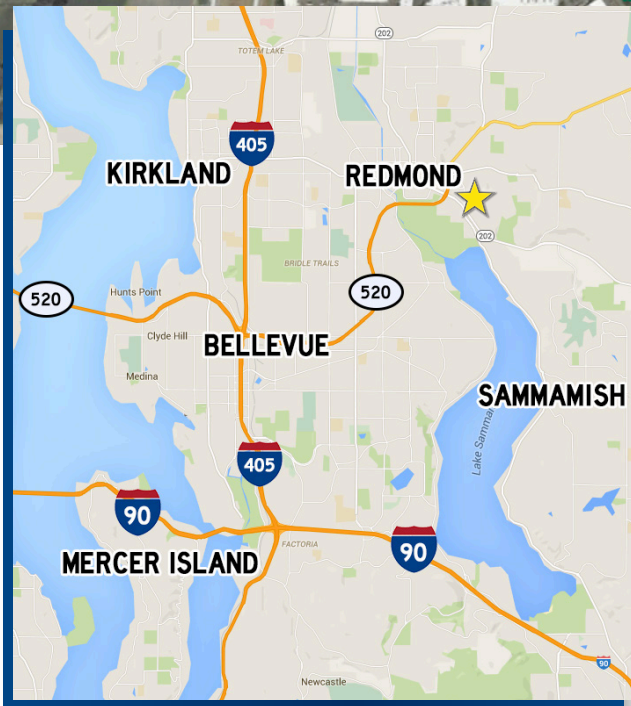
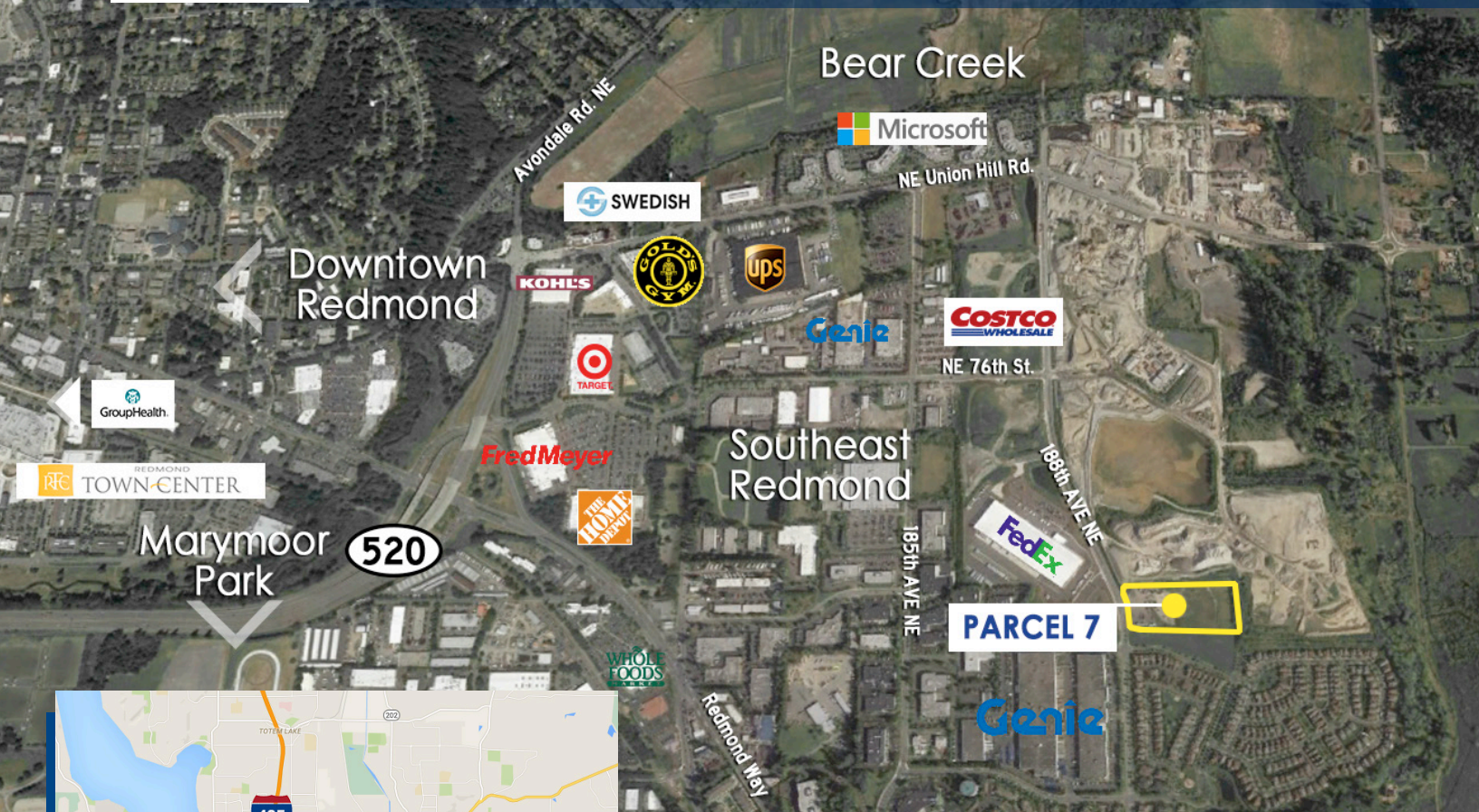


**UNION HILL CORPORATE CAMPUS | PARCEL 7**



**LAND FOR SALE | REDMOND, WA**  
**5.85 ACRES**

- Zoned NC1 & NDD2
- NC1 zone allows for small scale neighborhood shopping, professional, and personal services
- NDD2 zone allows for general sales and service, manufacturing, construction and wholesale trade uses
- 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

- Split Zoned Neighborhood Commercial 1(NC1) west one quarter and Northeast Design District 2 (NDD2) east three quarters
- NC1 Maximum Floor Area Ratio (FAR) of 0.6
- NC1 Maximum Building Height of 35 Feet
- NDD2 zone is intended to provide a transition between residential and industrial properties
- NDD2 does not have a minimum or maximum FAR
- NDD2 Base Height of 2 stories with potential for 5 stories
- Master Plan approval through the City of Redmond is required





