

WESTPARK

BUSINESS PARK



UNMATCHED CAMPUS SETTING

782,185 SF of office, flex and industrial space
adjacent to downtown Redmond

WESTPARKREDMOND.COM



EXCLUSIVELY
REPRESENTED BY



Westpark is more than a business park, it's a destination for work and play.

Discover a vibrant campus environment perfectly integrated into its park-like setting, offering tenants collaborative meeting areas and new state-of-the-art onsite amenities.



TENANT SPACE

3

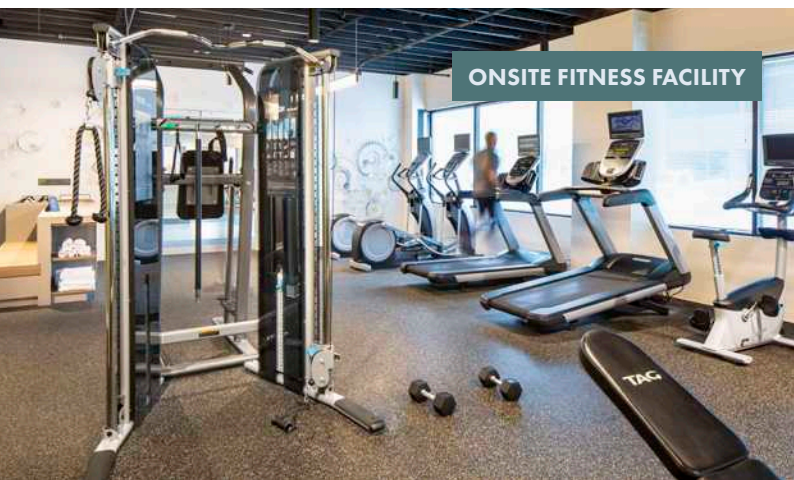
Total business parks including Westpark, Redmond Centercourt + PBTC

21

Total buildings including office, flex, and industrial, providing best-in-class versatility



OUTDOOR PAVILION



ONSITE FITNESS FACILITY

782,185

Total RSF



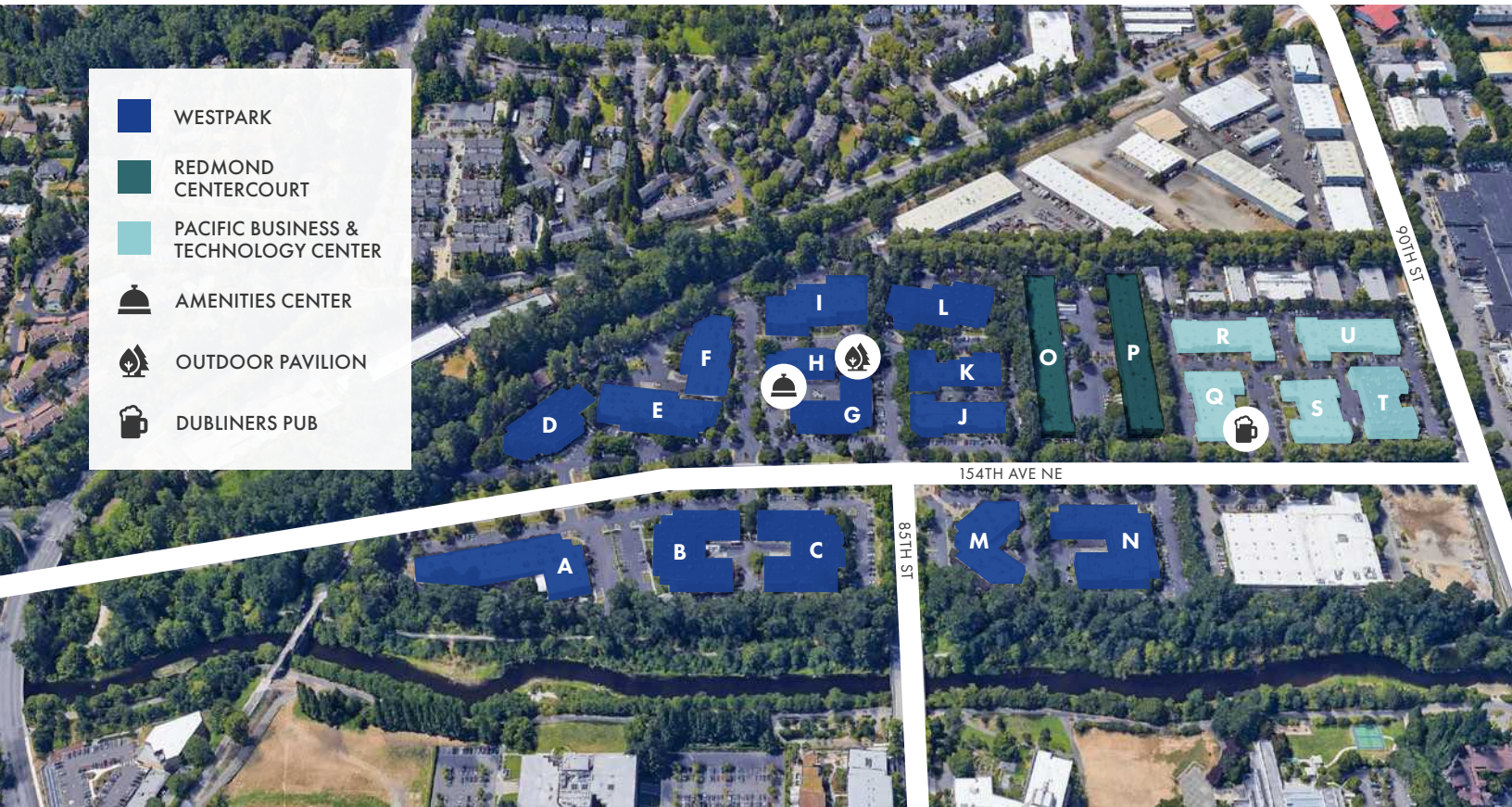
BUILDING H AMENITIES BUILDING

Building Amenities

- New Amenities Center on-site (Building H)
- Fully furnished plug & play shared executive office space, conference facility, fitness facility, cafe and shuffleboard
- Outdoor basketball area and access to the Sammamish trail
- Full service bar and restaurant (Dubliner Pub) in Building Q
- New outdoor pavillion with gas fire pit and covered seating

Location

- Easy access to SR-520 and I-405
- Located adjacent to major bus lines, with quick access to downtown Redmond, Bellevue, and Microsoft World Headquarters
- Prominently situated near numerous retail amenities and services, including Redmond Town Center and downtown Redmond



- WESTPARK
- REDMOND CENTERCOURT
- PACIFIC BUSINESS & TECHNOLOGY CENTER
- 🔔 AMENITIES CENTER
- 🔥 OUTDOOR PAVILION
- 🍺 DUBLINERS PUB

154TH AVE NE

85TH ST

90TH ST

Availabilities

PURE OFFICE SPACE

Bldg / Suite	Floor Plan	Size	Comments
J / Suite 200	View floor plan	1,772 SF	4 private offices and conference room.
S / Suite 120	View floor plan	1,806 SF	Corner space, move-in ready condition. Available 1/1/24.
S / Suite 150	View floor plan	3,377 SF	Heavy office build-out on 3 window lines, internal restrooms, conference and kitchenette.
D / Suite 200	View floor plan	7,508 SF	Extensive window line, mix of private offices, conference rooms and open area, right off second floor lobby.

FLEX SPACE

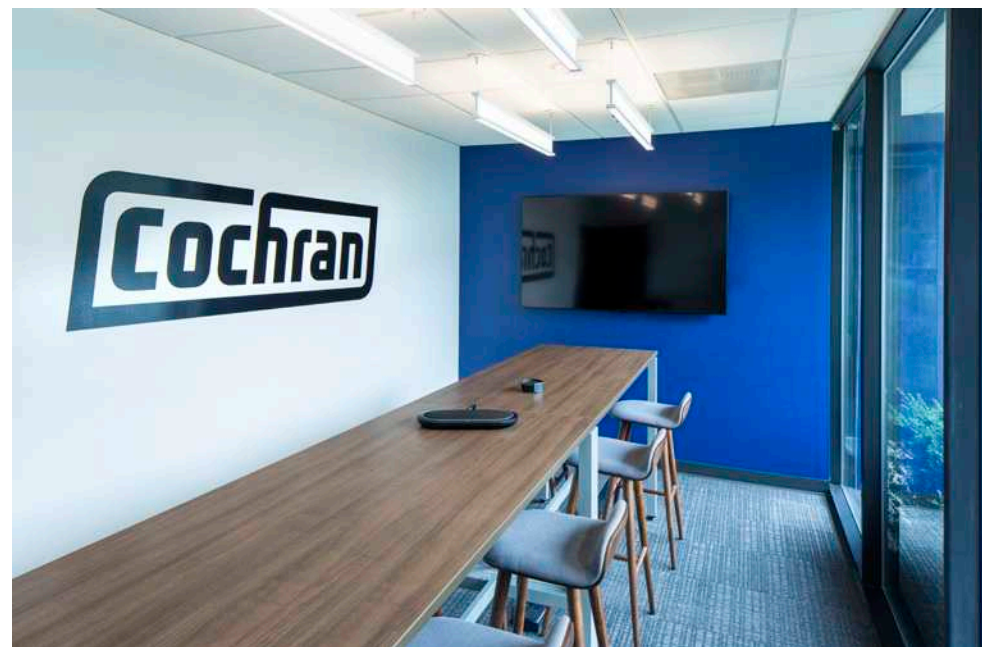
S / Suite 170	View floor plan	1,916 SF total 1,492 SF office 424 SF warehouse	Small flex space with grade level loading. Available 11/1/24.
T / Suite 120	View floor plan	2,021 SF total 1,430 SF office 591 SF warehouse	First floor space, mix of private offices, open area, conference room and small warehouse with grade level loading.
Q / Suite 120	View floor plan	2,824 SF total 2,424 SF office 400 SF warehouse	6 private offices, conference room, kitchen, and assembly storage with grade level doors.
Q / Suite 130	View floor plan	2,575 SF total 1,070 SF office 1,505 SF warehouse	Available 10/1/23, great small office/warehouse space with grade level loading.
R / Suites 110 & 120	View floor plan	5,046 SF total 1,798 SF office 3,248 SF warehouse	2 grade level doors, minimal office. Available immediately.
C / Suite 120	View floor plan	7,608 SF total 6,186 SF office 1,422 SF warehouse	Dock and grade level loading, heavy office build with 19 private offices, kitchen, conference, and reception.
P / Suite 110	View floor plan	8,784 SF total 2,462 SF office 6,322 SF warehouse	Rare 24' clear height, dock and grade level space. Available 4/1/24.

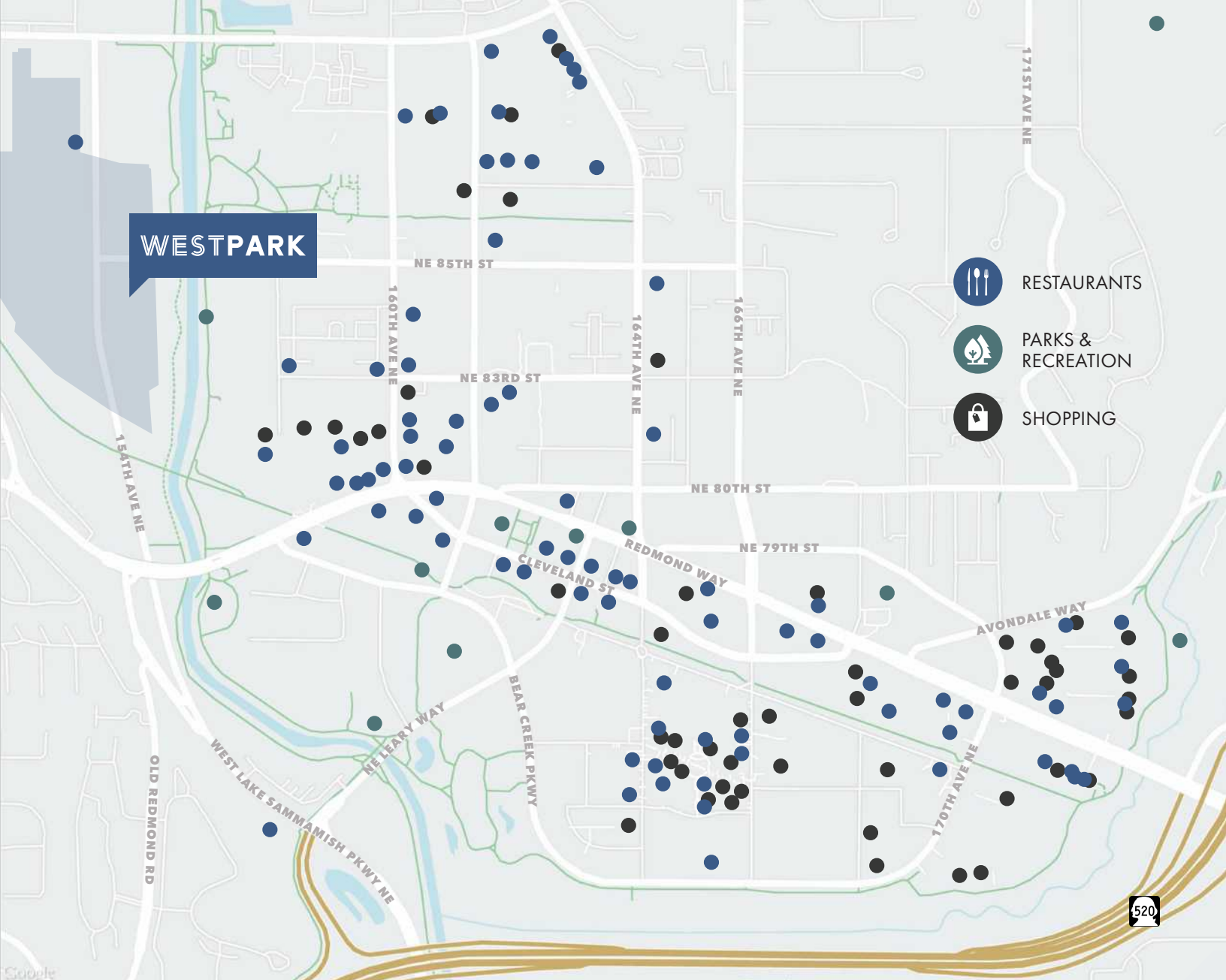
SHARED EXECUTIVE SPACE

H / Suites 203 - 209	View floor plan	2-6 person offices	Brand new, fully-furnished shared office space with flexible lease terms and fully serviced rates (including utilities). Access to small and large conference rooms, fitness facility with showers and towel service, and food service. Wi-Fi and phones hooked up allowing for immediate occupancy.
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Unique work environment with an abundance of amenities





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PACIFIC OAK



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