

OFFICE FOR LEASE

# WEST WILLOWS TECH CENTER

ALCO INVESTMENT  
*Company*

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

8700-8730 148TH AVE NE | REDMOND, WA



**OFFICE, FLEX, WAREHOUSE BUSINESS PARK | EXCELLENT LOCATION WITH FLEXIBLE OPTIONS**

West Willows Technology Center is a very well established 5-building, multi-tenant technology/business park located in Redmond, WA. This 9.40-acre corporate campus environment includes 5 two-story, attractive brick buildings, grade level docks and notable glass entrances. Recent upgrades throughout the park include landscaping, painting, parking, windows and upgraded signage. Tenants benefit from high visibility, excellent exposure, and easy freeway access via Highway 520, and I-405, providing convenient commuting options a variety of nearby retail amenities in downtown Redmond.

## CAMPUS HIGHLIGHTS:

- f 5-building, multi-tenant technology/business park
- f Complex Total 164,000 RSF
- f Located just off of Willows Road and 148th Ave NE in Redmond
- f Nearby downtown Redmond retail includes QFC, Walgreens, Rite-Aid and Starbucks
- f Easy access to I-405, Highway 520, Bellevue and Redmond
- f Close proximity to outdoor recreation and the Sammamish River Trail System
- f Generous parking at 3 stalls / 1,000 SF
- f Extensive upgrades including HVAC, landscaping, paint and signage
- f Beautiful corporate campus surrounded by lush landscaping



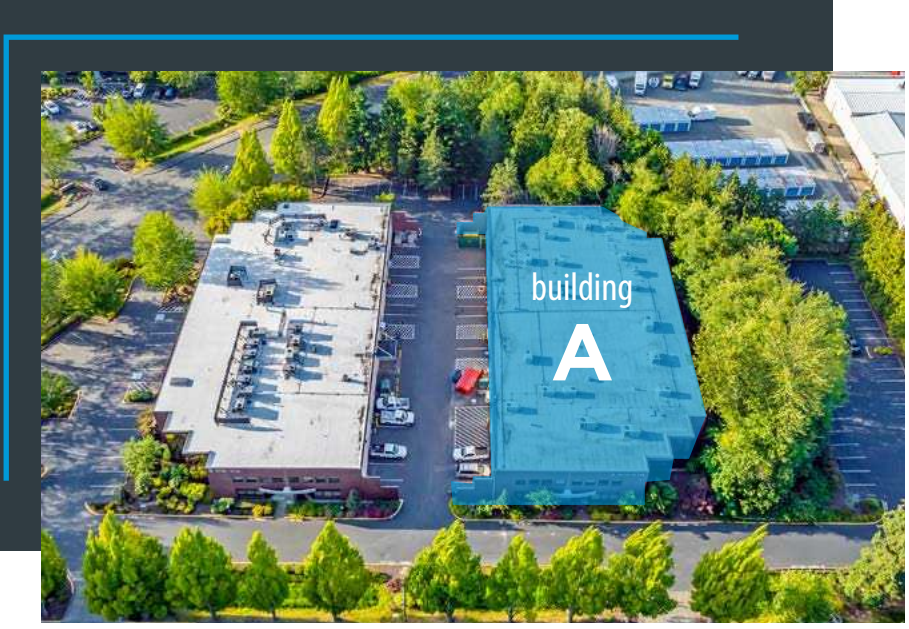
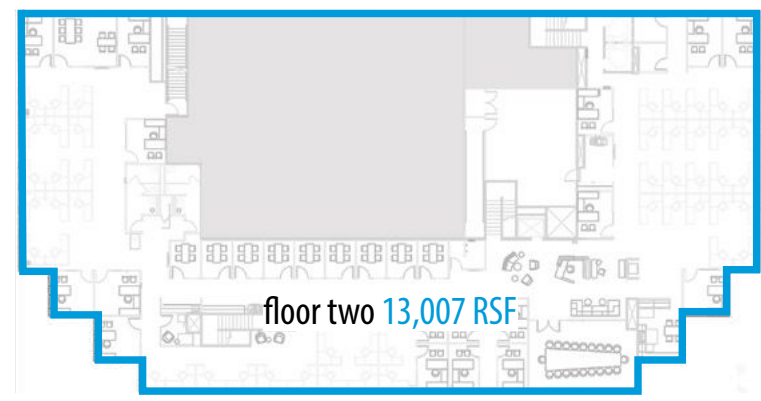
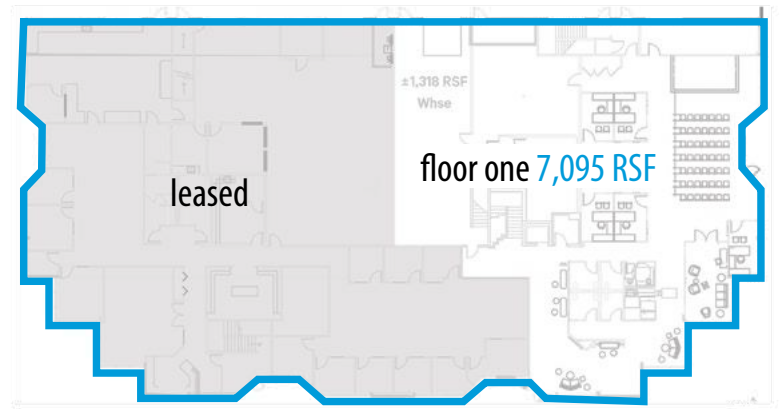
## BUILDING A

## 14720 NE 87TH STREET

LEASE TYPE:	NNN			LEASE TERM:	Negotiable
AVAILABLE SPACE	OFFICE SF	WAREHOUSE SF	TOTAL SF	BASE RENT / MO.	
Floor 1	7,095	-	7,095	Negotiable	
Floor 2	13,007	-	13,007	Negotiable	

### FEATURES:

- ƒ 20,102 RSF available within 30 days
- ƒ Office, flex ,warehouse space on two floors
- ƒ Grade level warehouse loading
- ƒ Furniture available
- ƒ Parking ration 3.0/1,000 SF



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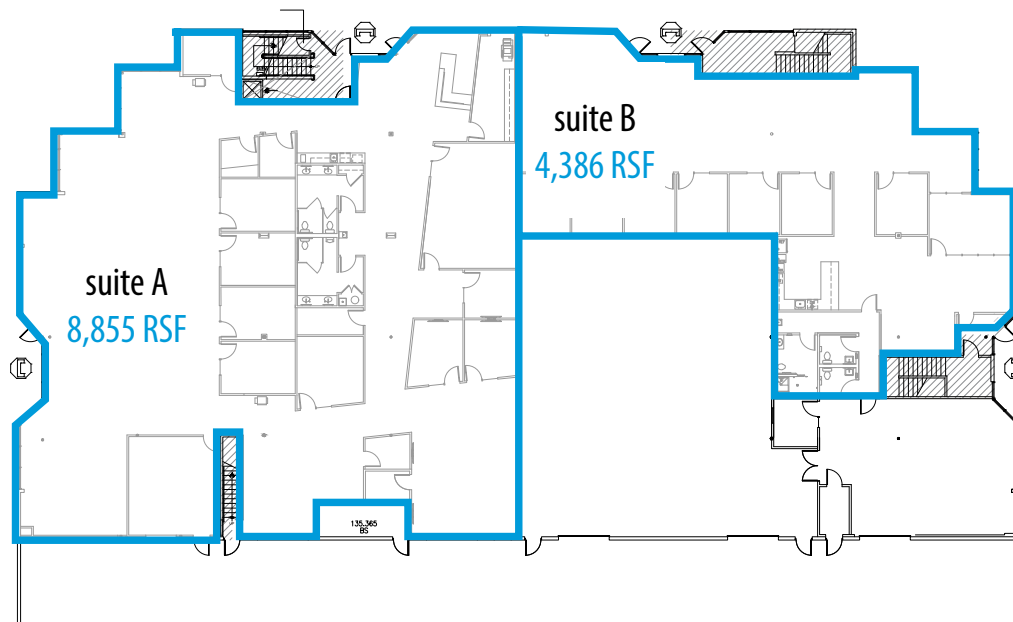
## BUILDING B

8700 148TH AVE NE

LEASE TYPE:	NNN		LEASE TERM:	Negotiable
AVAILABLE SPACE	OFFICE SF	WAREHOUSE SF	TOTAL SF	BASE RENT / MO.
Suite A	8,855		8,855	Negotiable
Suite B	4,386		4,386	Negotiable

### FEATURES:

- ƒ Total 13,230 SF of space available now
- ƒ Frontage on 148th Ave NE
- ƒ 4,386 - 13,230 SF available
- ƒ Immediate freeway access
- ƒ Convenient access to public transportation
- ƒ Close proximity to retail amenities



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## RESTAURANTS

- 1 Firecreek Grill
- 2 Pomegranate Bistro
- 3 Family Pancake House
- 4 Agave Cantina
- 5 BJ's Brewhouse
- 6 ZioSal Ristorante
- 7 Tippy Cow Redmond
- 8 Matador Redmond
- 9 El Topreador
- 10 Woodblock
- 11 Garlic Crush
- 12 Sage's Restaurant
- 13 Doba Tooba
- 14 Jack in the Box
- 15 Fatburger & Buffalo Express
- 16 Taco Time
- 17 Five Guys
- 18 KFC
- 19 Wendy's
- 20 Kanishka Cuisine

## FITNESS

- 1 Pure Barre
- 2 Acuo Cross Fit
- 3 M2 Fitness
- 4 Serious About Fitness
- 5 Eastside Gym
- 6 Kutting Edge Fitness

## LODGING

- 1 Hilton Garden Inn
- 2 Seattle Marriott
- 3 Residence Inn
- 4 Hyatt House

## RECREATION

- 1 Anderson Park
- 2 Dudley Carter Park
- 3 Rotary Picnic Area
- 4 The Rise
- 5 Reservoir Park

## GROCERY

- 1 Whole Foods
- 2 Fred Meyer
- 3 Target
- 4 Safeway
- 5 QFC

## HEALTH

- 1 Bartell Drugs
- 2 Rite Aid
- 3 CVS Pharmacy
- 4 Bartell
- 5 Consonus WA Pharmacy

## BANKS

- 1 Chase
- 2 Banner
- 3 HomeStreet
- 4 Wells Fargo
- 5 First Tech Federal

## TRANSIT

- 1 Redmond Park & Ride
- 2 Redmond Transit Center



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