

# WESTPARK

BUSINESS PARK



## UNMATCHED CAMPUS SETTING

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

[WESTPARKREDMOND.COM](http://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

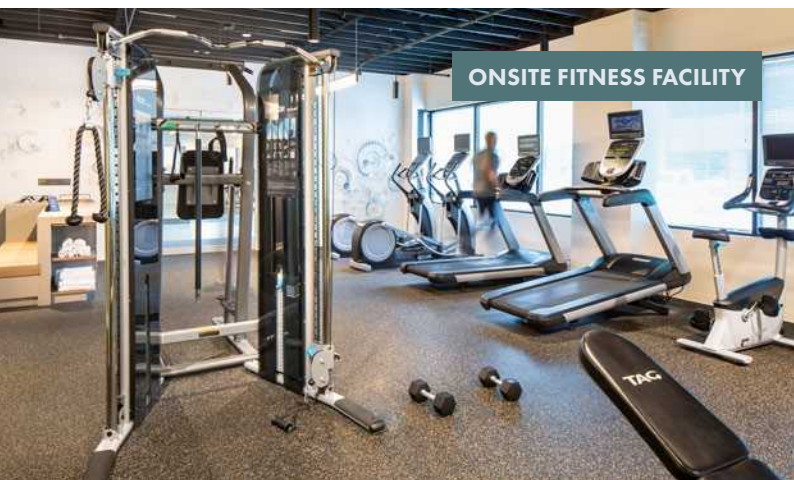
Total business parks including Westpark, Redmond Centercourt + PBTC

21

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



OUTDOOR PAVILION



ONSITE FITNESS FACILITY

782,185

Total RSF





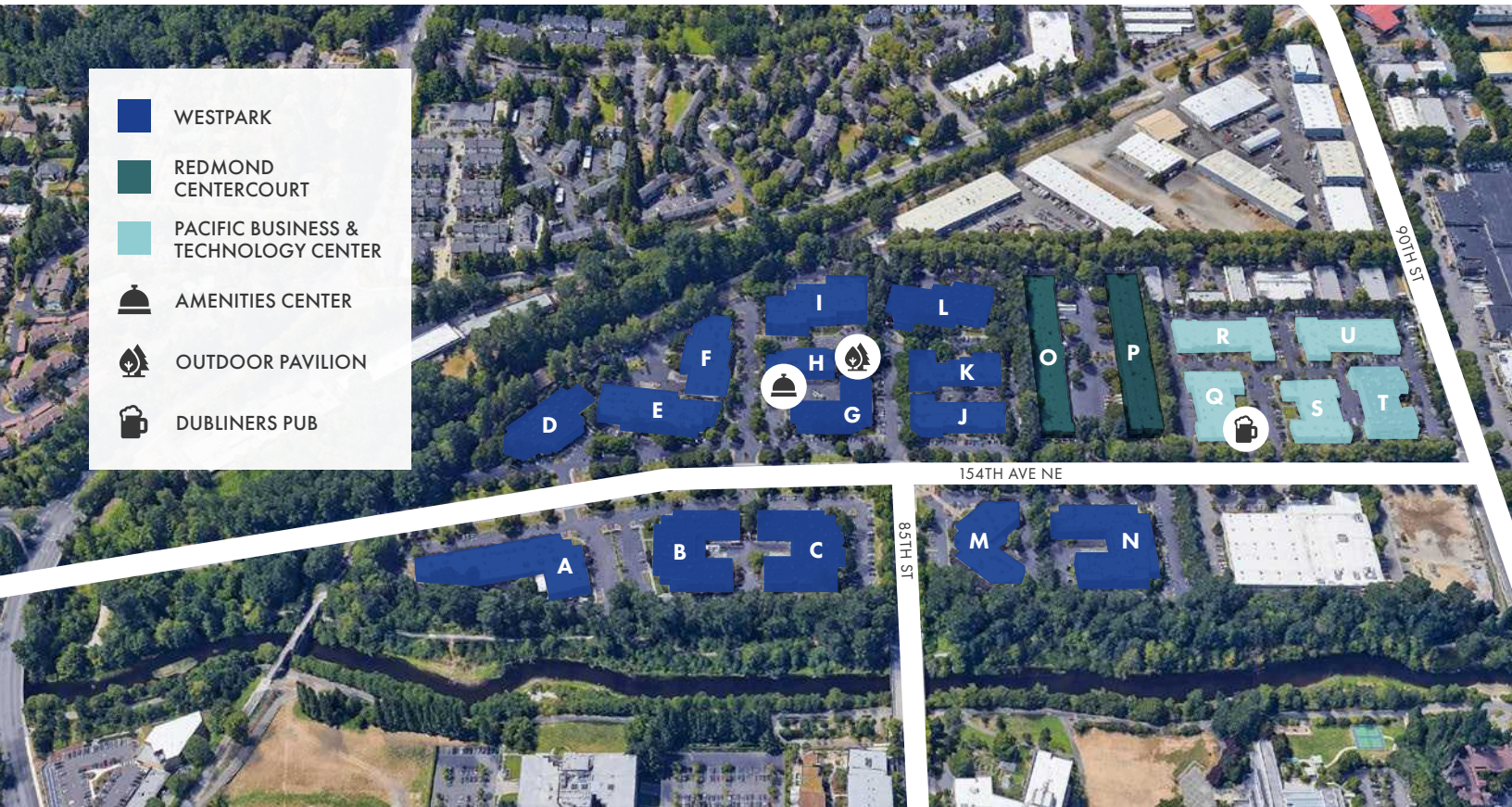
BUILDING H AMENITIES BUILDING

## 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 PAVILLION
- 🍺 DUBLINERS PUB

154TH AVE NE

85TH ST

90TH ST

# Availabilities

## PURE OFFICE SPACE

Bldg / Suite	Floor Plan	Size	Comments
Q / Suite 110	<a href="#">View floor plan</a>	1,320 SF	Small office space with 2 private offices, conference room and kitchen.
J / Suite 250	<a href="#">View floor plan</a>	1,519 SF	5 private offices and conference room.
S / Suite 120	<a href="#">View floor plan</a>	1,806 SF	Corner space, move-in ready condition.
D / Suite 200	<a href="#">View floor plan</a>	7,508 SF	Extensive window line, mix of private offices, conference rooms and open area, right off second floor lobby.

## FLEX SPACE

R / Suites 110 & 120	<a href="#">View floor plan</a>	5,046 SF total 1,798 SF office 3,248 SF warehouse	2 grade-level doors, minimal office. Available immediately.
C / Suite 120	<a href="#">View floor plan</a>	7,608 SF total 6,186 SF office 1,422 SF warehouse	Landlord completing market-ready work to include 6 perimeter private offices, kitchen, conference room and open area. Small flex/assembly area with grade- and dock-level loading.
P / Suite 110	<a href="#">View floor plan</a>	8,784 SF total 2,462 SF office 6,322 SF warehouse	24' clear height, dock- and grade-level space. Available 4/1/24.
A / Suites 100 + 230	<a href="#">View floor plan</a>	31,372 SF total 16,072 SF office 15,300 SF warehouse	Rare production, R&D and warehousing space. Dock- and grade-level loading, 24' clear height, heavy power, flexible layout. Available 8/1/24.

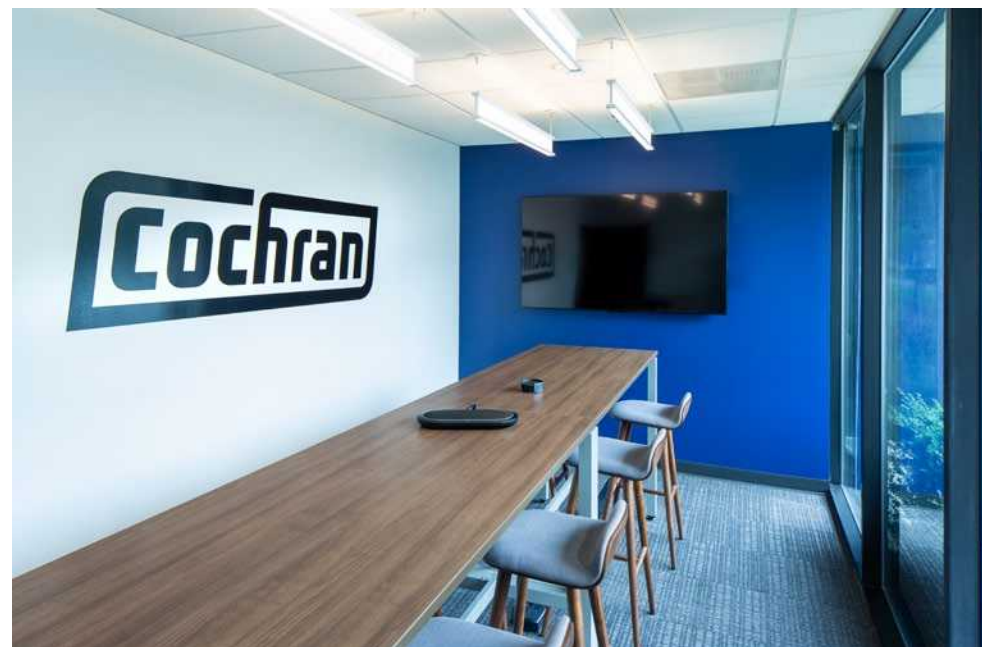
## SHARED EXECUTIVE SPACE

H / Suites 203 - 209	<a href="#">View floor plan</a>	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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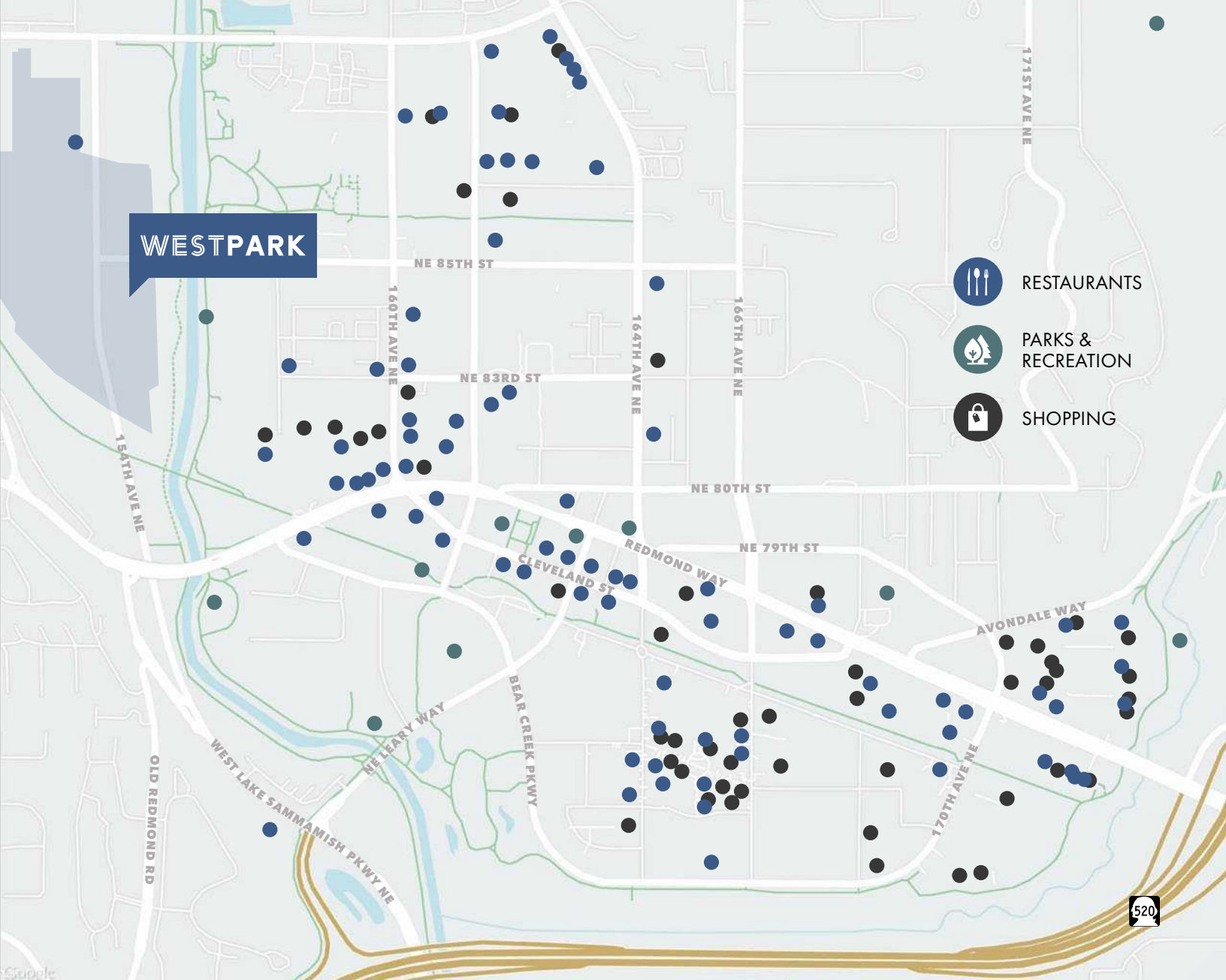




**Unique work environment with an abundance of amenities**







# WESTPARK

BUSINESS PARK

8410 154TH AVE NE | REDMOND, WA

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**FOR LEASING INFORMATION, CONTACT**

**MARK FLIPPO**  
 JLL  
 425.974.4007  
[mark.flippo@am.jll.com](mailto:mark.flippo@am.jll.com)

**JASON BLOOM**  
 Kidder Mathews  
 425.450.1102  
[jason.bloom@kidder.com](mailto:jason.bloom@kidder.com)



PACIFIC OAK



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