

WAREHOUSE / FLEX / HEAVY POWER | FOR LEASE

# WILLOWS COMMERCE PARK

9911 WILLOWS RD NE, REDMOND, WA | BUILDING D

ALCO INVESTMENT  
*Company*

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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

Willows Commerce Park is a best-in-class multi-tenant office/warehouse/flex building park situated in the Willows/Rose Hill submarket of Redmond. The park consists of four buildings, totaling 428,328 SF of space, situated on 31.59 acres. The park is home to a variety of tenants, including several high-tech tenants who enjoy this ideal location surrounded by lush, mature trees, beautiful Pacific Northwest landscape, and expansive views of the Sammamish River Valley. The park offers easy access to I-405, Highway 520 and is adjacent to public pedestrian, bike and equestrian trails.



## CAMPUS HIGHLIGHTS:

- f 4-building, multi-tenant park
- f Complex total 428,328 SF
- f Located just off of Willows Road, 2 miles from Downtown Redmond
- f Easy access to I-405, Highway 520, Bellevue and Redmond
- f Close proximity to outdoor recreation and the Sammamish River Trail System
- f Ample shared parking throughout the park
- f Beautiful corporate campus surrounded by lush landscaping
- f Heavy power throughout the buildings and adjacent PSE substation
- f Good mix of grade-level and dock-high loading

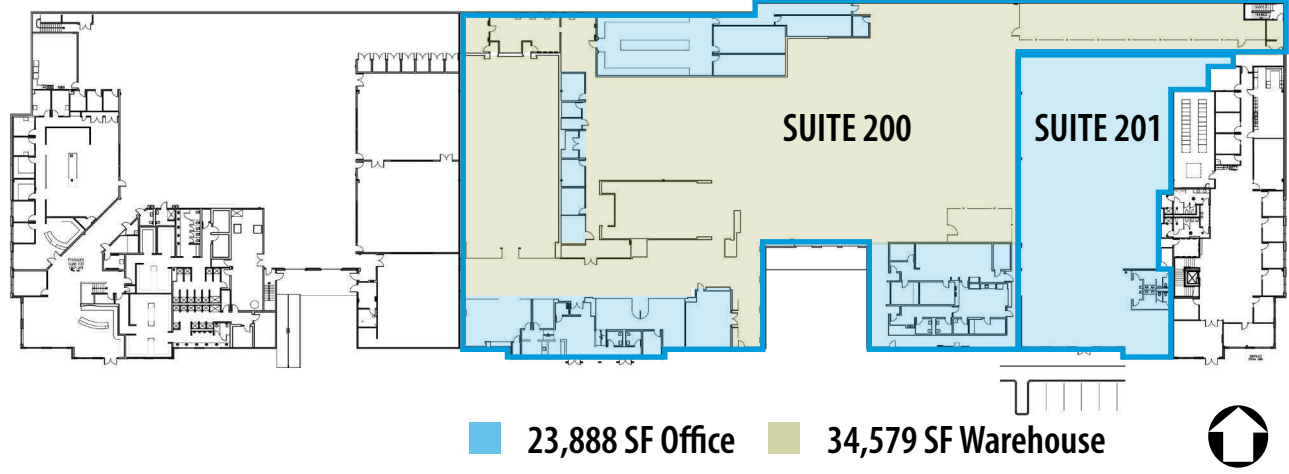




## BUILDING D

## 9911 WILLOWS ROAD NE

LEASE TYPE:	NNN		LEASE TERM:	Negotiable
AVAILABLE SPACE	OFFICE SF	WAREHOUSE SF	TOTAL SF	BASE RENT / MO.
Floor 1   Suite 200	11,956 SF	34,579 SF	46,535 SF	Negotiable
Floor 1   Suite 201	11,932 SF	-	11,932 SF	Negotiable



### FEATURES: Available 12/01/2024

- f 58,467 SF total available space
- f Located adjacent to Meta's Building X
- f Warehouse, office, flex with 24' - 26' clear height in warehouse
- f 4 grade-level doors, 2 dock-high doors
- f Parking ratio 2.0/1,000 SF
- f Convenient access off Willows Road across the street from Willows Run Golf Course
- f Fully heated and air conditioned
- f 5600 Amps, 480V, 3-Phase

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*Willows Commerce Park tenants benefit from easy freeway access to major throughways, providing convenient commuting options with a variety of nearby retail amenities in Downtown Redmond*

## 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



**FOR MORE INFORMATION:**

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