

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

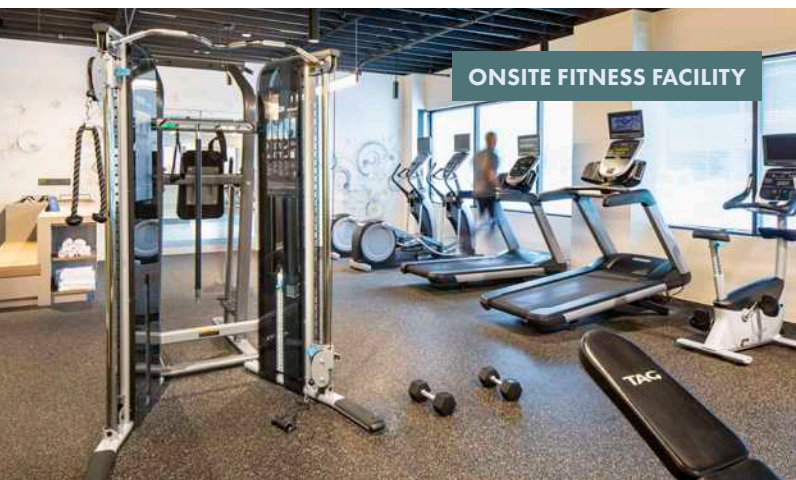
Total business parks including Westpark, Redmond Centercourt + PBTC

21

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



OUTDOOR PAVILION



ONSITE FITNESS FACILITY

782,185

Total RSF



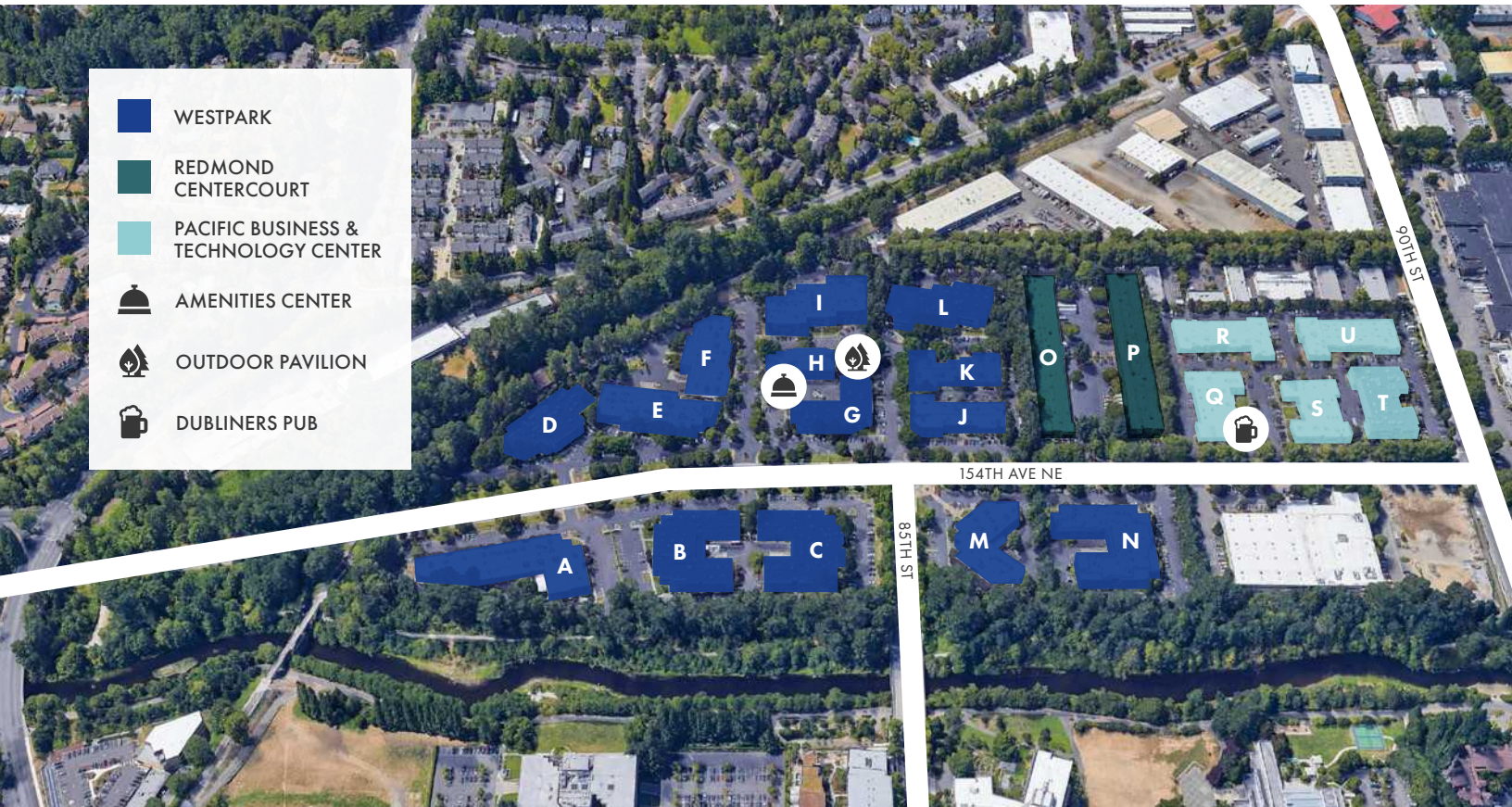
BUILDING H AMENITIES BUILDING

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 250	View floor plan	1,519 SF	5 private offices and conference room.
I / Suite 210	View floor plan	2,204 SF	4 private offices on extensive glass line, conference room, and kitchenette.
J / Suite 260	View floor plan	2,660 SF	Outstanding move-in ready space, 6 private offices, conference room and open area.

FLEX SPACE

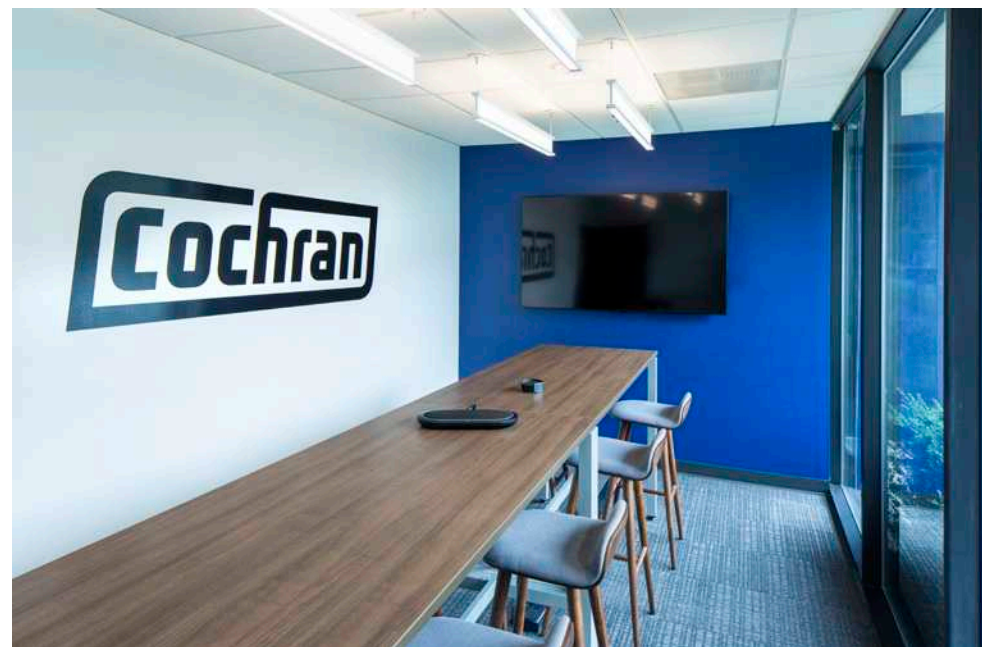
C / Suite 120	View floor plan	7,608 SF total 6,186 SF office 1,422 SF warehouse	Landlord completing market-ready work to include 6 perimeter private offices, kitchen, conference room and open area. Small flex/assembly area with grade- and dock-level loading.
P / Suite 110	View floor plan	8,784 SF total 2,462 SF office 6,322 SF warehouse	24' clear height, 3 docks, very functional office space with mix of private offices and open area.
A / Suites 100 + 230	View floor plan	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.

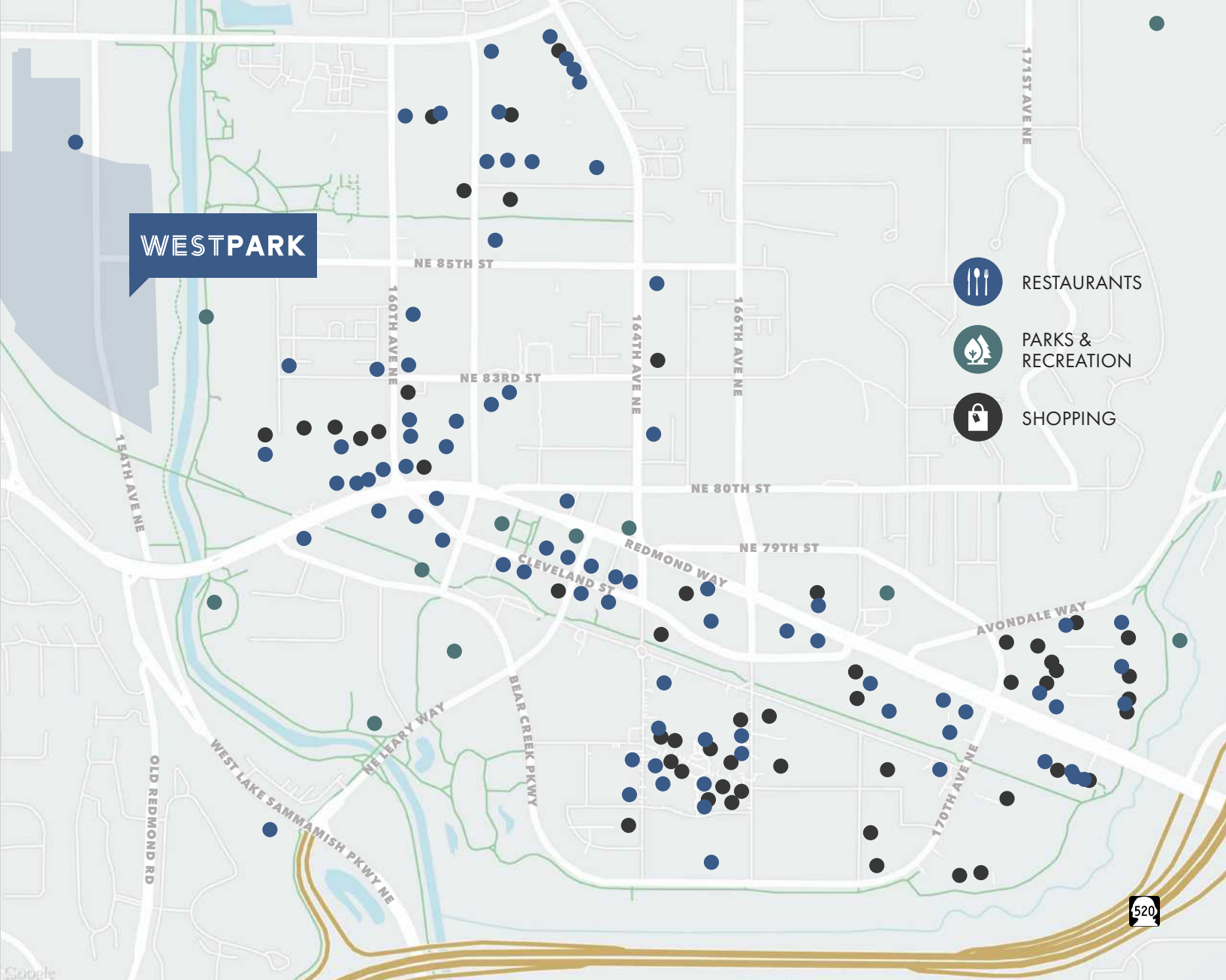
SHARED EXECUTIVE SPACE

H / Suites 203 - 209	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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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

JASON BLOOM
 Kidder Mathews
 425.450.1102
jason.bloom@kidder.com



PACIFIC OAK



Kidder Mathews

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