

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

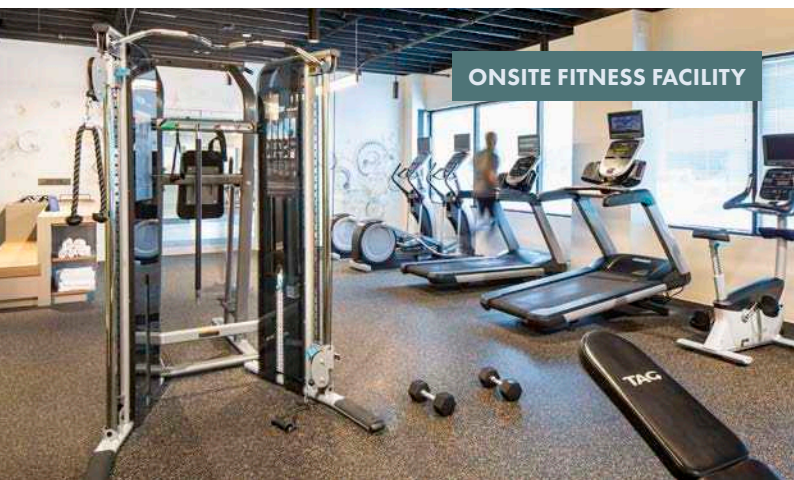
Total business parks including Westpark, Redmond Centercourt + PBTC

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
- Brand new Dote Coffee featuring small batch coffee, in-house pastries, and chocolate
- New outdoor pavilion 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
- EV charging stations located throughout park



| | |
|---|--------------------------------------|
|  | WESTPARK |
|  | REDMOND CENTERCOURT |
|  | PACIFIC BUSINESS & TECHNOLOGY CENTER |
|  | AMENITIES CENTER |
|  | OUTDOOR PAVILION |
|  | DOTE COFFEE |

90TH ST

154TH AVE NE

85TH 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. |
| L / Suite 210 | View floor plan | 4,033 SF | 2nd floor office on extensive window line. Available 10/1/24. |

FLEX SPACE

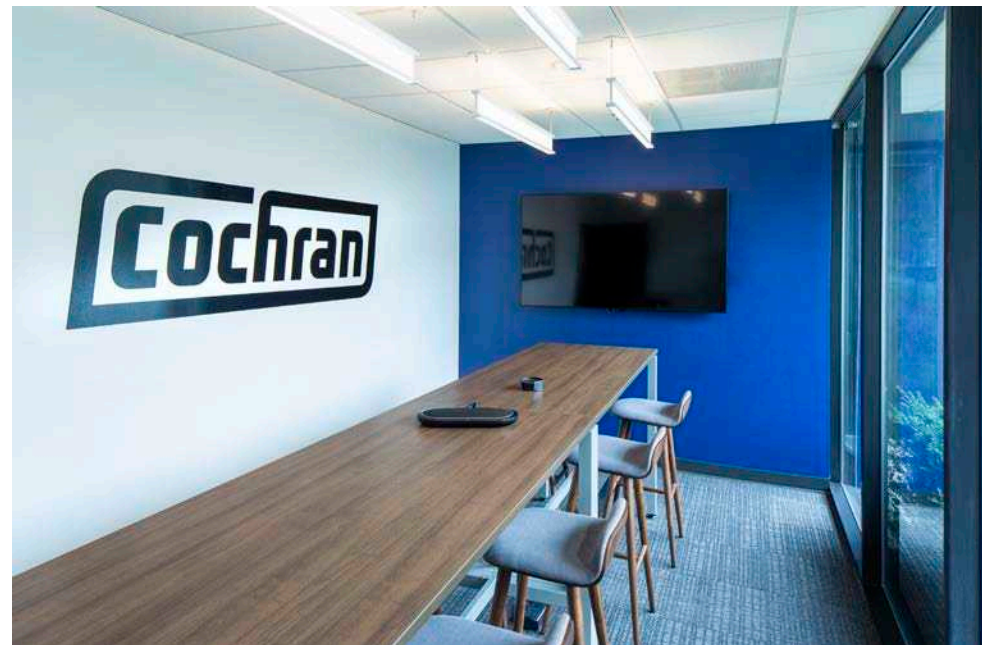
| | | | |
|----------------------|---------------------------------|--|--|
| K / Suite 110 | View floor plan | 3,523 SF total 3,171 SF office 352 SF warehouse | 6 private offices on 3 sides of windows, conference, kitchen, server, and small warehouse with grade-level loading. |
| C / Suite 120 | View 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. |
| 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. |

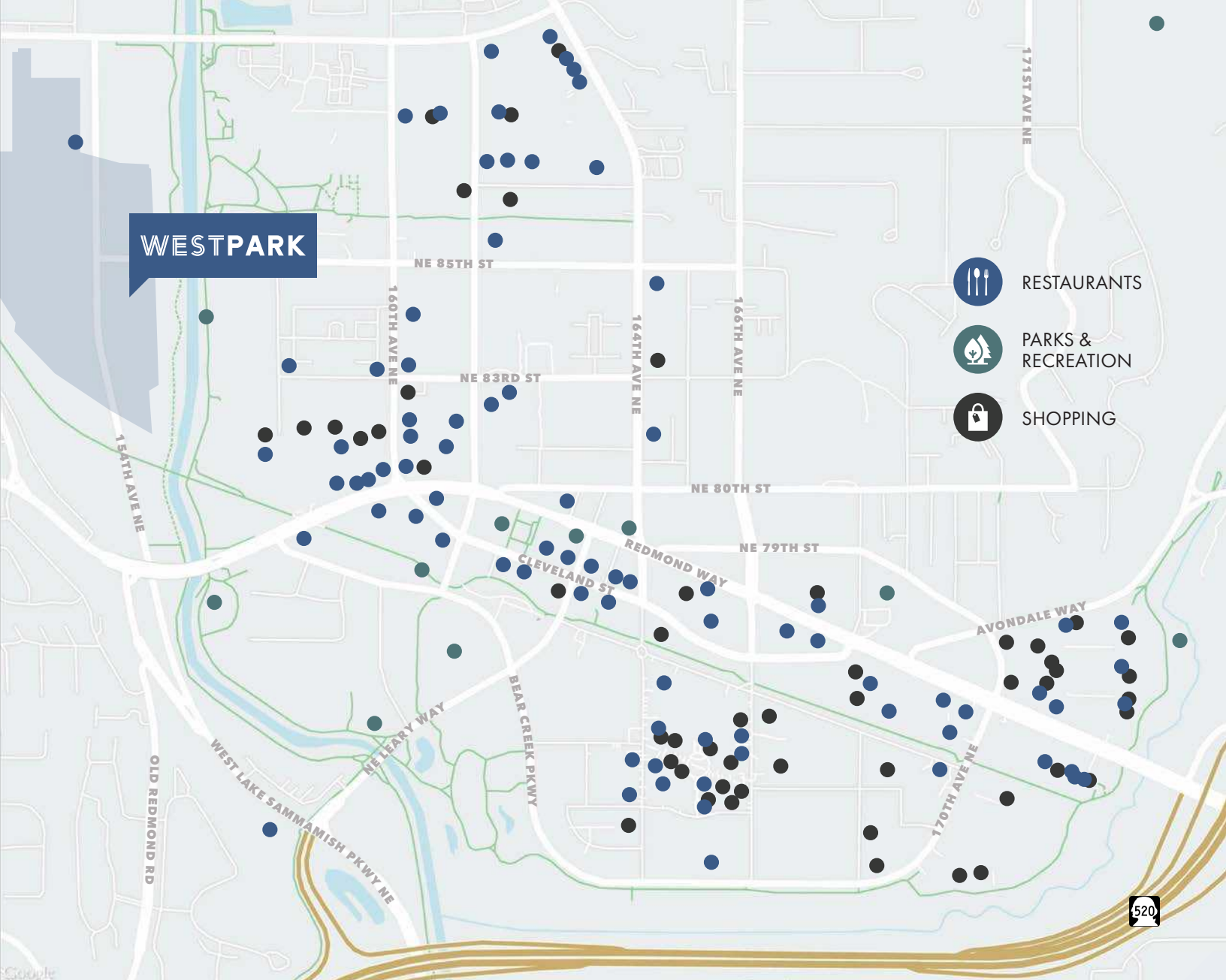
SHARED EXECUTIVE SPACE

| | | | |
|----------------------|---------------------------------|--------------------|--|
| 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. |
|----------------------|---------------------------------|--------------------|--|



Unique work environment with an abundance of amenities





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8410 154TH AVE NE | REDMOND, WA

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PACIFIC OAK



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