

QUADRANT WILLOWS

Building D | 54,062 RSF Available

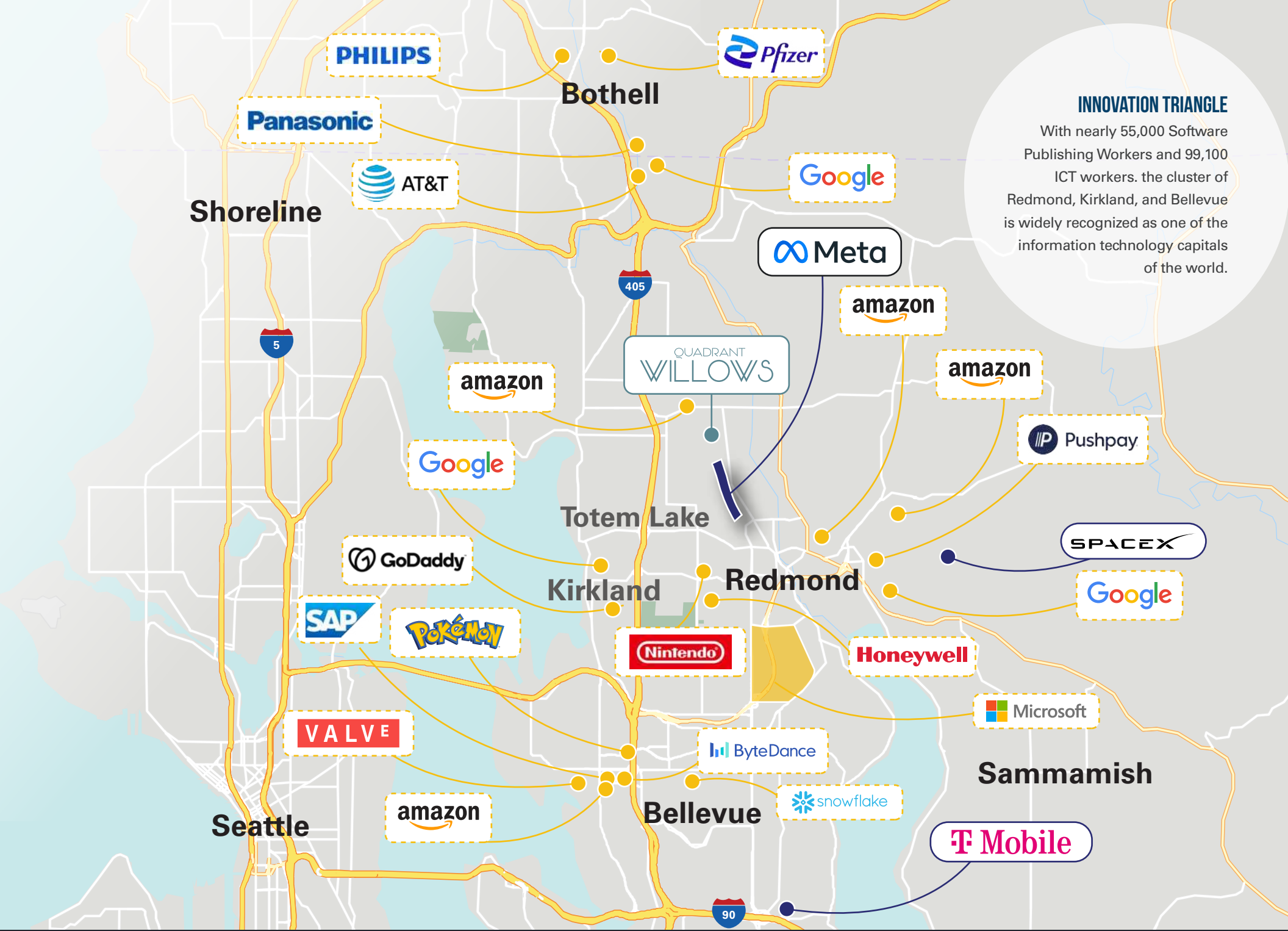
11261 Willows Road NE | Redmond



NEWMARK

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INNOVATION TRIANGLE
 With nearly 55,000 Software Publishing Workers and 99,100 ICT workers, the cluster of Redmond, Kirkland, and Bellevue is widely recognized as one of the information technology capitals of the world.

QUADRANT WILLOWS

PROPERTY HIGHLIGHTS



Range of spaces, including, office, laboratory and flex R&D (including loading)



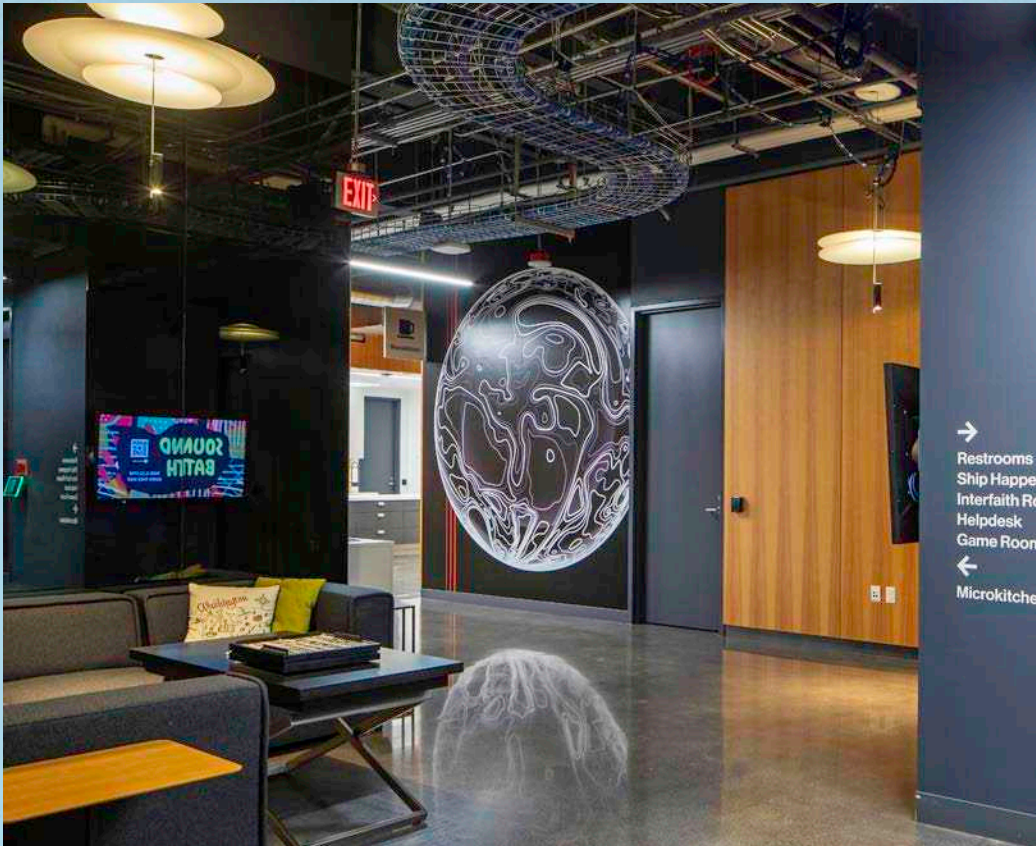
Convenient access with proximity to SR-520 and I-405, mass transit, and now operating light-rail



Free surface parking and dedicated garage parking offered at a ratio of 3.0 per 1,000 SF



Secured bike storage and fix-it station in garage



Example Space



DESIGNED TO HELP COMPANIES THRIVE



Efficient floorplates offer natural light, flexible spaces, and unobstructed view of the Sammamish Valley



9' finished ceiling height, with 14.5' deck to deck ceiling height.



Electrical: 277/480 3-phase power; 2100 amps at the switchgear



HVAC: 2 Trane intellipacs rated at 75 tons per unit. 150 ton total cooling capacity



Overhead sprinkler system with dry system in garage and wet systems on 1st & 2nd floor. Remote monitored with an AES radio system



FIRST FLOOR AVAILABILITY

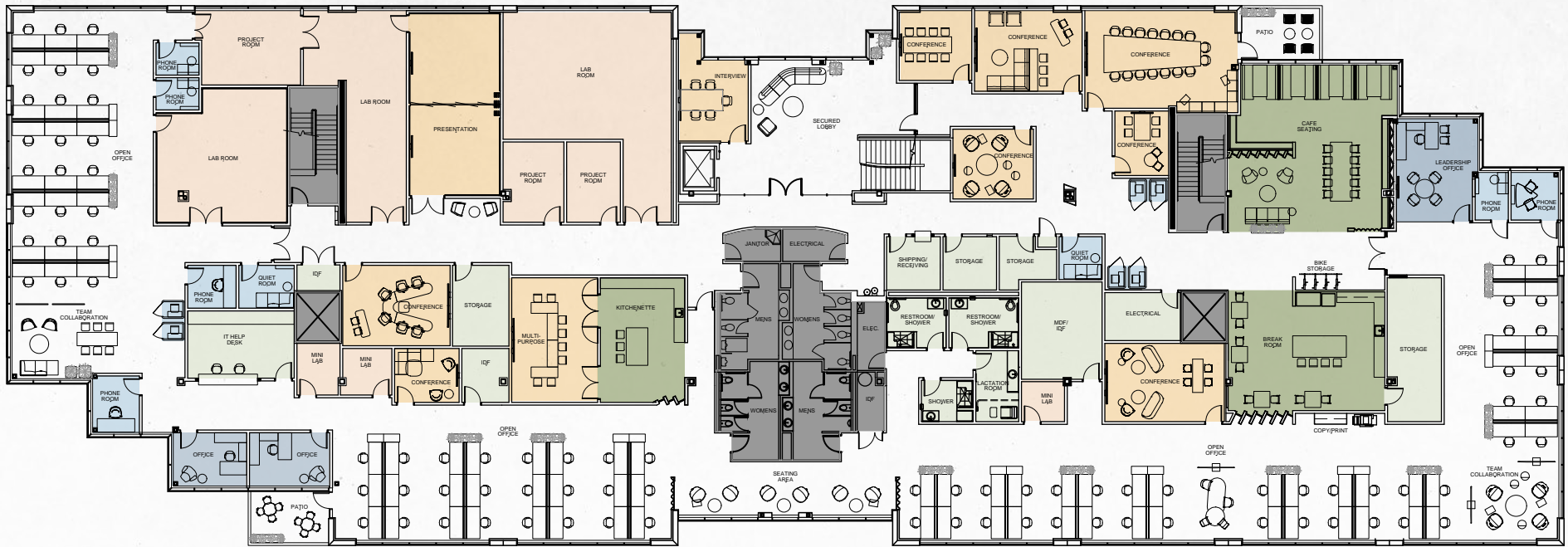
25,714 RSF | Available July 2025 | Concept plan



- OFFICE
- FOCUS
- MEETING
- LAB/FUTURE LAB
- BREAK AREA
- SUPPORT

SECOND FLOOR AVAILABILITY

27,260 RSF | Available July 2025 | Existing plan with over \$300/sf invested



- OFFICE
- FOCUS
- MEETING
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- SUPPORT

PROXIMITY TO AMENITIES



Comprehensive outdoor retail experience featuring over 120 brands spanning retailers with strong national presences and unique local boutiques.

Marymoor Park hosting Saturday markets, seasonal festivities, arts festivals, 5ks, and more.

3 hotels including the Marriott Residence Inn, Seattle Marriott Redmond, and the Archer Hotel.

Extensive directory with brands including:



Kirkland's newest luxury mixed-use redevelopment intermingling a lifestyle center with premiere, modern apartments to curate an upscale suburban oasis with a village feel.

State-of-the-art eight-screen Cinemark theatre with reserved seating, oversized recliner seats, and café serving coffee and ice cream.

752 Class A units delivered 2020.

Mix of shopping, dining and experiential retail options built around common parks and plazas, including:



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September 24, 2024 10:11 AM