



**CUSHMAN &  
WAKEFIELD**

**FOR SUBLEASE**

**WESTPARK BUSINESS PARK, BLDG. N  
SUITE 140**

8620 154TH AVE., NE, REDMOND, WA 98052

**2,832 SF TOTAL AVAILABLE  
1,344 SF AVAILABLE OFFICE  
1,488 SF AVAILABLE FLEXSPACE**



## **PROPERTY HIGHLIGHTS**

- OFFICE/FLEX SPACE, AVAILABLE NOW
- RATE: NEGOTIABLE
- STRONG CREDIT SUBLANDLORD
- SOME FURNITURE CAN BE MADE AVAILABLE
- SUBLEASE AVAILABLE THROUGH 12/31/29, SUBLANDLORD WILL CONSIDER SHORTER
- ADDITIONAL SPACE CAN BE MADE AVAILABLE
- ONE GRADE LEVEL DOOR & ACCESS TO ONE DOCK HIGH.
- WAREHOUSE SPACE HAS SPRINKLERED DROPPED CEILING
- CLEAR HEIGHT: 9-10', GRID CAN BE REMOVED FOR ADDITIONAL CLEARANCE

**Trevor Youngren**

Managing Director  
+1 425 443 5869  
[trevor.youngren@cushwake.com](mailto:trevor.youngren@cushwake.com)

**McCaleb Nesseler-Cass**

Associate  
+1 971 806 2379  
[mccaleb.nesseler-cass@cushwake.com](mailto:mccaleb.nesseler-cass@cushwake.com)



## FLOORPLANS

SUITE 140



## BUILDING HIGHLIGHTS

- PARKING RATIO OF 3.20/1000 SF
- EASY ACCESS TO SR-520 & I-405, ALONG WITH BUS LINES
- ON-SITE TENANT AMENITY CENTER (WESTPARK HUB) INCLUDES: MULTIPLE CONFERENCE ROOMS, GYM, SHOWERS, INDOOR BIKE STORAGE, BASKETBALL COURT, AND A NEW COFFEE SHOP.

### Trevor Youngren

Managing Director

+1 425 443 5869

[trevor.youngren@cushwake.com](mailto:trevor.youngren@cushwake.com)

### McCaleb Nessler-Cass

Associate

+1 971 806 2379

[mccaleb.nesslercass@cushwake.com](mailto:mccaleb.nesslercass@cushwake.com)

601 Union Street

Seattle, Washington 98101

+1 206 682 0666

[cushmanwakefield.com](http://cushmanwakefield.com)