

FOR LEASE

# WILLOWS PACIFIC BUILDING

24,754 SF, Fully Air-Conditioned  
Office/Lab/Flex Building  
Available in Willows-Redmond

15305 NE 95TH ST | REDMOND, WA



KIDDER.COM

**km** Kidder  
Mathews



## WILLOWS PACIFIC BUILDING

Located in the Willows industrial district, with easy freeway access and close proximity to the amenities of downtown Redmond. The property is adjacent to the Sammamish River Pedestrian/Bike Trail.

*24,754 SF*

TOTAL BUILDING AREA

*6,143 SF*

1ST-FLOOR OFFICE

*12,553 SF*

LAB/FLEX SPACE

*6,058 SF*

2ND-FLOOR OFFICE/LABS



AVAILABLE FOR LEASE

KIDDER MATHEWS



Configured with technology tenants in mind, the entire building, including the flex area, is equipped with multiple HVAC units and individual climate controls. The building is also outfitted with clean labs.



### PROPERTY FEATURES

ADDRESS	15305 NE 95th St, Redmond, WA 98052
BUILDING SIZE	24,754 SF
LAND AREA	65,234 SF
SPRINKLERS	Yes
HVAC	Yes, entire building
RESTROOMS	9
CLEAR HEIGHT	17'
PARKING	70 spaces
GL LOADING	4
DH LOADING	2
POWER	1,200 amp, 120/208, 3-phase
ZONED	MP

*For more information,  
please contact*

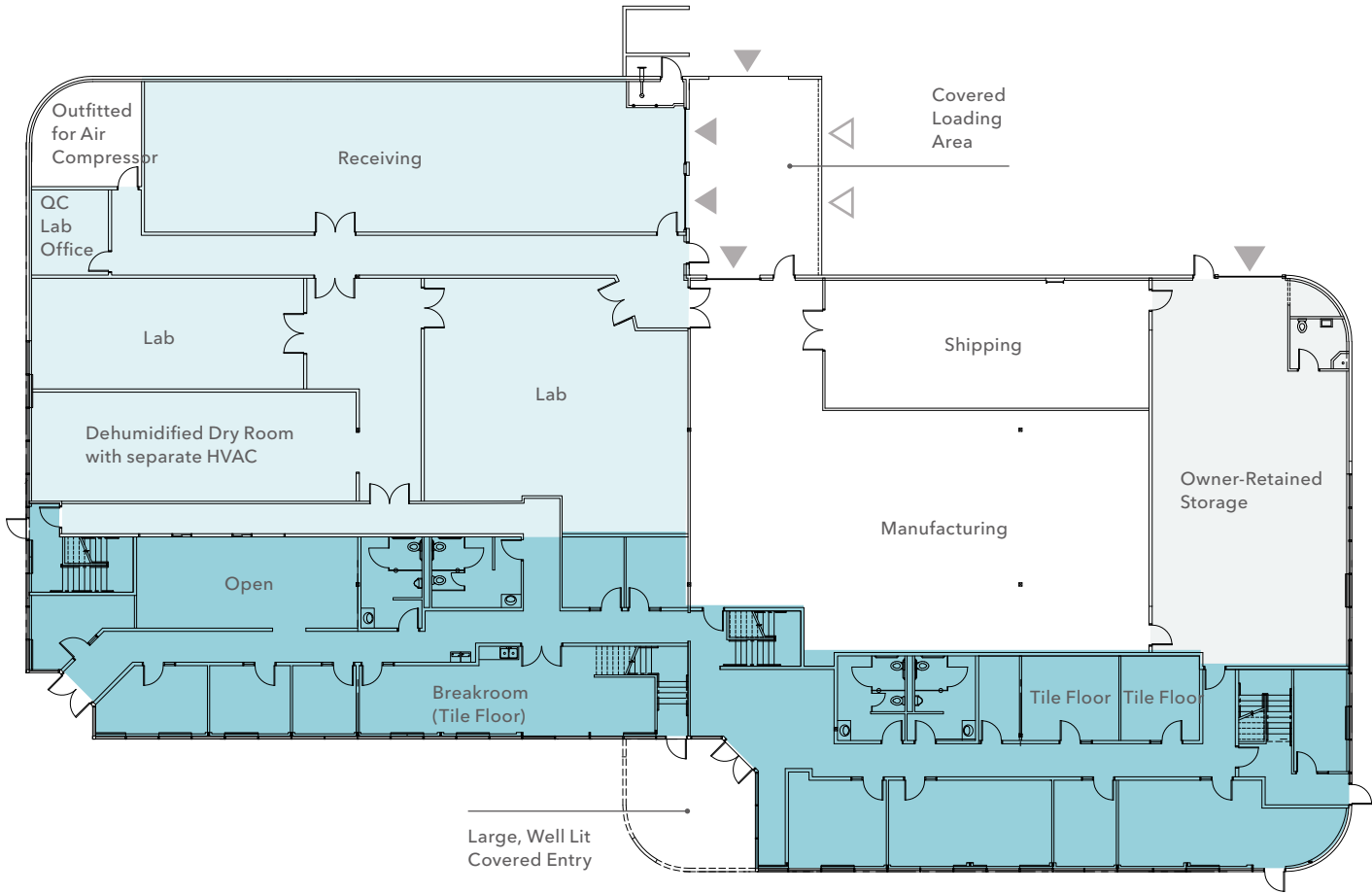
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FIRST FLOOR



12,553 SF

LAB/FLEX SPACE

6,143 SF

FIRST-FLOOR OFFICE

NOW

AVAILABLE

LEGEND

- Office
- Lab/Flex/Warehouse (Epoxy Flooring)
- Grade-Level Loading
- Dock-High Loading

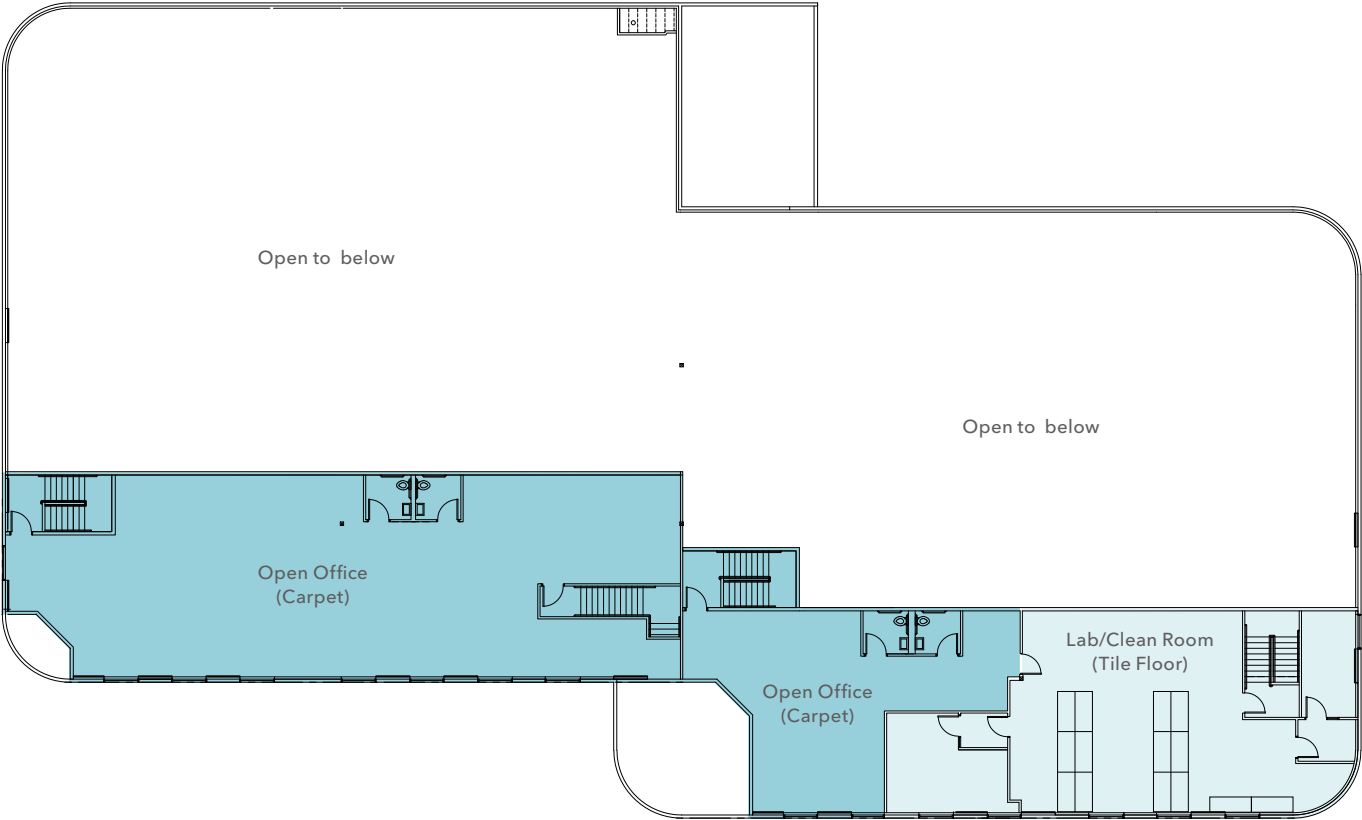
SECOND FLOOR

6,058 SF

SECOND-FLOOR OFFICE/LAB

NOW

AVAILABLE



LAB NOTES

The lab is comprised of one large main lab with two smaller rooms connected by interior doors.

The main lab has two long installed metal frame lab bench islands with chemical-resistant bench tops for biological or chemical work, drawers and cabinets below the bench, adjustable chemical resistant shelving above the bench, and several cutouts for lab chairs.

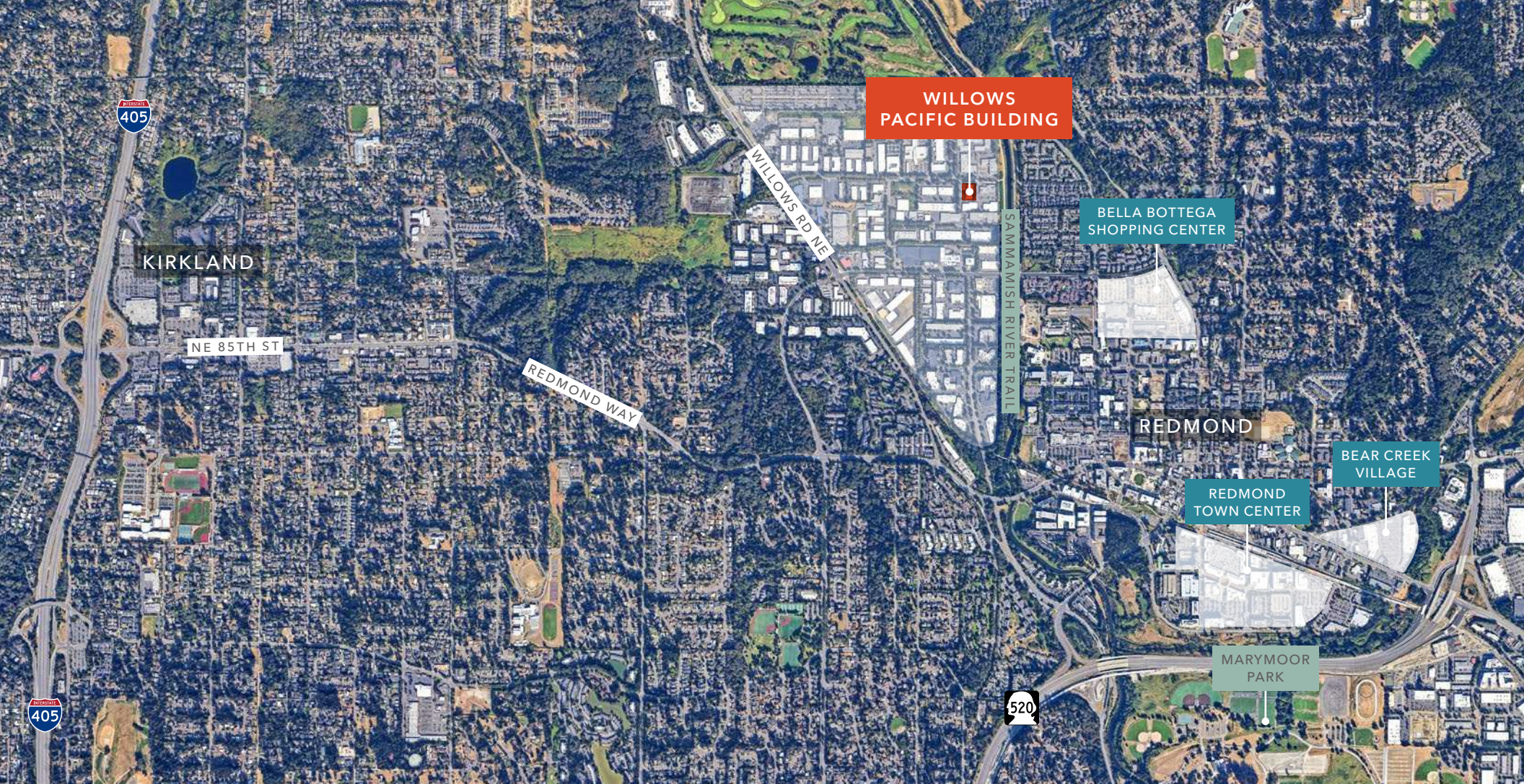
The two smaller lab rooms are ideal for work that needs isolation for safety. These rooms each have an ante-room for gowning / de-gowning and are separated by doors from the main lab with separate and dedicated air evacuation.

LEGEND

- Office
- Lab/Clean Room







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