

WESTPARK

BUSINESS PARK



UNMATCHED CAMPUS SETTING

782,185 SF of office, flex and industrial space
adjacent to downtown Redmond

WESTPARKREDMOND.COM



PACIFIC OAK

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

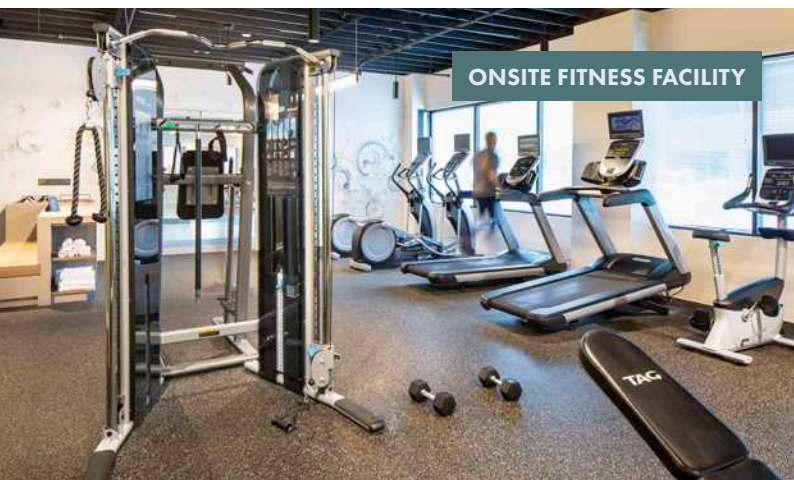
Total business parks including
Westpark, Redmond
Centercourt + PBTC

21

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



OUTDOOR PAVILION



ONSITE FITNESS FACILITY

782,185

Total RSF



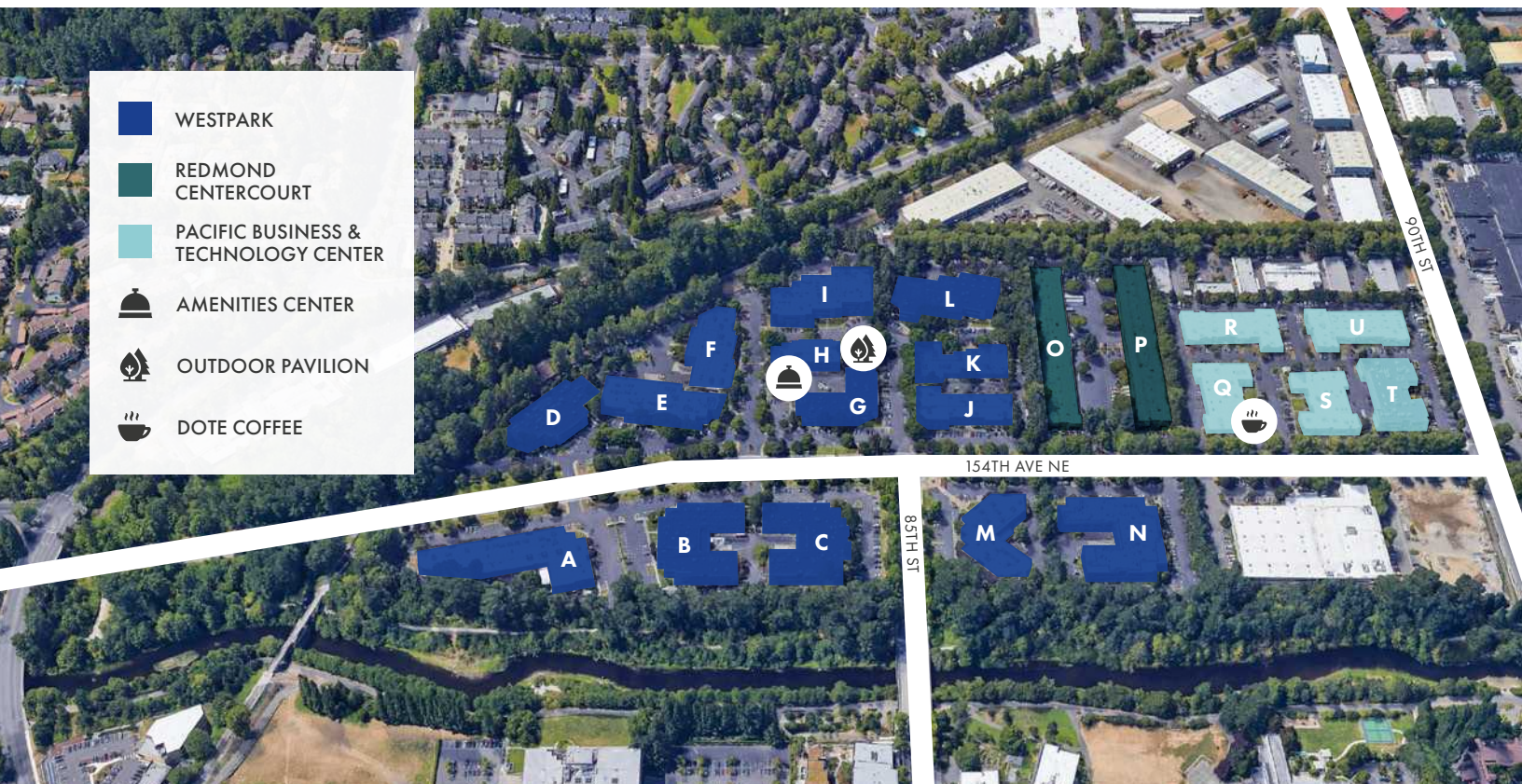
BUILDING H AMENITIES BUILDING

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



Availabilities

PURE OFFICE SPACE

| Bldg / Suite | Floor Plan | Size | Comments |
|--------------------|---------------------------------|-----------|--|
| R / Suite 160 | View floor plan | 1,151 SF | Small office space, 2 private offices, conference/kitchen and internal restrooms. |
| J / Suite 250 | View floor plan | 1,519 SF | 4 private offices, kitchen, and conference room. Move-in ready condition. |
| J / Suite 200 | View floor plan | 1,772 SF | 3 private offices, conference room and kitchen. |
| J / Suite 260 | View floor plan | 2,660 SF | Outstanding move-in ready space, 6 private offices, conference room and open area. |
| J / Suite 240 | View floor plan | 3,354 SF | 7 private offices, conference room, and kitchen on extensive window line on 2nd floor. Move-in ready condition. |
| L / Suite 210 | View floor plan | 4,211 SF | 2nd floor office on extensive window line. |
| T / Suite 200 | View floor plan | 9,239 SF | 2nd floor office on extensive window line, includes small 604 SF warehouse for storage with grade-level loading. |
| D / Suites 200/250 | View floor plan | 22,625 SF | Full floor available, divisible to 7,715 SF and 14,910 SF. |

FLEX SPACE

| | | | |
|----------------------|---------------------------------|--|--|
| K / Suite 160 | View floor plan | 3,151 SF total 1,667 SF office 1,484 SF warehouse | 2 private offices and conference room, an endcap space, kitchen, server, and small warehouse with grade-level loading. |
| G / Suite 110/120 | View floor plan | 13,276 SF total 7,130 SF office 6,146 SF warehouse | High-end finishes, with furniture available. 24' clear, multiple grade-level loading doors, move-in ready condition. |
| A / Suites 100 + 230 | View floor plan | 32,412 SF total 16,922 SF office 15,490 SF warehouse | Rare production, R&D and warehousing space. Dock- and grade-level loading, 24' clear height, heavy power, flexible layout. |

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**

