WESTPARK

BUSINESS PARK

UNMATCHED CAMPUS SETTING

788,141 SF of office, flex, lab/assembly, and industrial space adjacent to downtown Redmond

WESTPARKREDMOND.COM

PACIFIC OAK

EXCLUSIVELY REPRESENTED BY

JLL | km Kidder Mathews

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.

3

Total business parks including Westpark, Redmond Center Court + Pacific Business & Technology Center

21

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

788,141

Total RSF

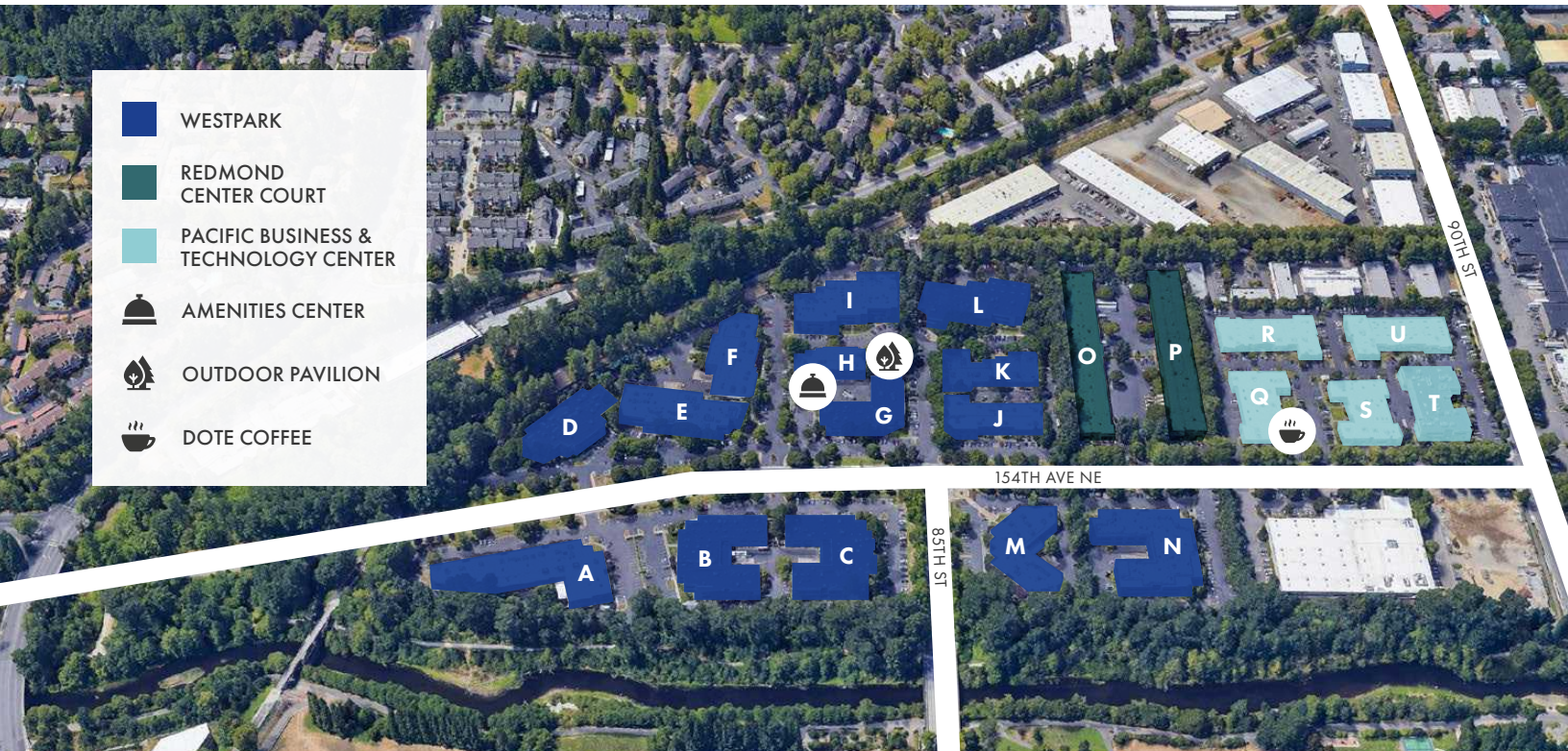
BUILDING H AMENITIES BUILDING

Building Amenities

- 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 (Building Q)
- Outdoor pavilion with covered seating
- EV charging stations located throughout park

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
- Half-mile away from Redmond Transit Center and new Downtown Redmond Light Rail Station
- Prominently situated near numerous retail amenities and services, including Redmond Town Center and downtown Redmond



Availabilities

PURE OFFICE SPACE

Bldg - Suite	Floor Plan	Size	Comments
R - 160	View floor plan	1,151 SF	Small office space, 2 private offices, conference/kitchen and internal restrooms.
J - 200	View floor plan	1,772 SF	3 private offices, conference room and kitchen.
T - 120	View floor plan	2,050 SF total 1,530 SF off 521 SF whse	Small office/warehouse space off the lobby, 3 private offices, testing area, warehouse with grade-level loading.
J - 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.
F - 160	View floor plan	4,133 SF	2nd floor office on extensive window line, move-in ready condition
D - 200/250	View floor plan	22,625 SF	Full floor available, divisible to 7,715 SF and 14,910 SF.
N - 200	View floor plan	33,700 SF	Full floor, move-in ready with class A tech finishes, mix of open area, conference rooms, private offices, open ceiling, completely remodeled.

FLEX SPACE

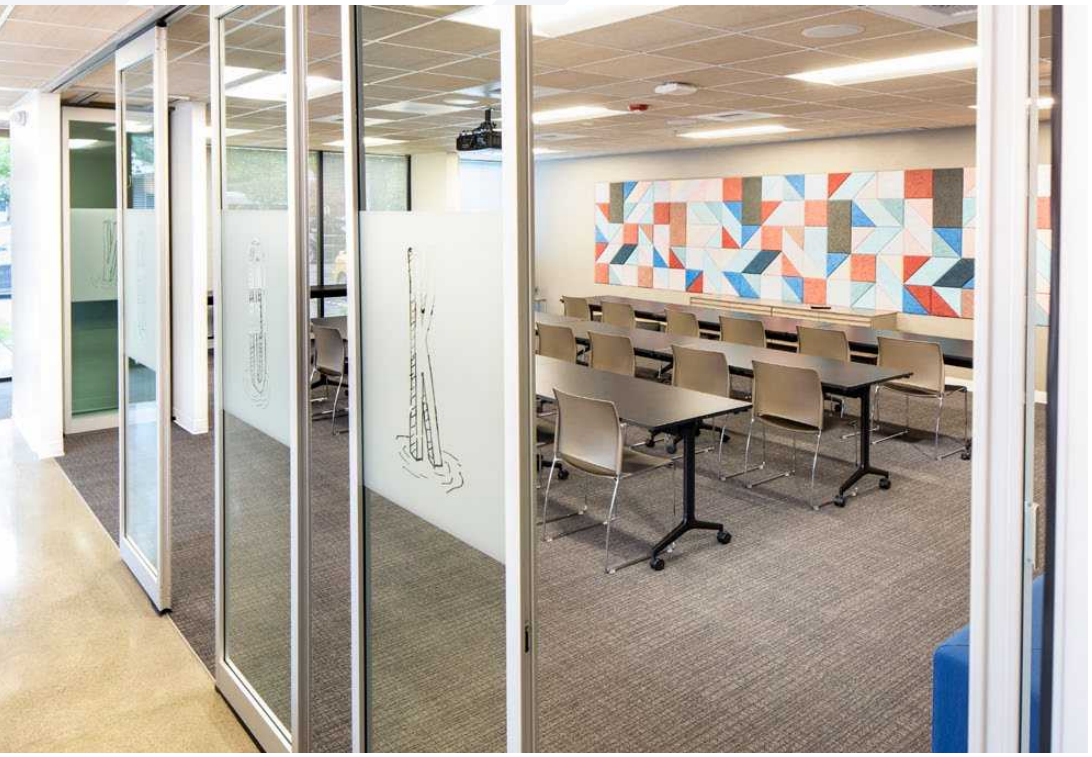
K - 150	View floor plan	2,886 SF total 1,882 SF off 1,064 SF whse	3 private offices, conference room, kitchen, and warehouse with grade level door.
U - 140	View floor plan	4,108 SF total 2,258 SF off 1,850 SF whse	Outstanding small flex space with high-end finishes with 3 private offices, conference room, kitchen, and warehouse with grade loading.
N - 150	View floor plan	5,360 SF total	Flex R&D space, dock & grade-level loading, fully conditioned space, high-end finishes.
N - 105 /110	View floor plan	7,708 SF total	Flex R&D space with dock & grade-level loading, high-end finishes, and move-in ready condition.
T - 110	View floor plan	7,530 SF total 7,177 SF off 353 SF whse	R&D/Flex space with small warehouse, grade-level loading, temp controlled R&D area.
C - 120	View floor plan	7,756 SF total 5,417 SF off 2,339 SF whse	Market-ready space, newly built out, extensive window line with 2,339 SF warehouse, 2 grade-level doors and a shared dock door.
T - 200	View floor plan	9,239 SF total 8,635 SF off 604 SF whse	2nd floor office on extensive window line, includes small 604 SF warehouse for storage with grade-level loading.
M - 100	View floor plan	11,107 SF total	Office/lab on first floor, high-level finishes, dock & grade-level loading.
M - 200	View floor plan	21,727 SF total	Office/lab on second floor, incredible finishes, furniture available.
A - 100 / 230	View floor plan	32,412 SF total 16,922 SF off 15,490 SF whse	Rare production, R&D and warehousing space. Dock- and grade-level loading, 24' clear height, heavy power, flexible layout.
M - 100 / 200	View floor plan	32,834 SF total	Suite 100 & 200 can be combined with full office/lab, incredible finishes and furniture available.

ENTIRE BUILDING

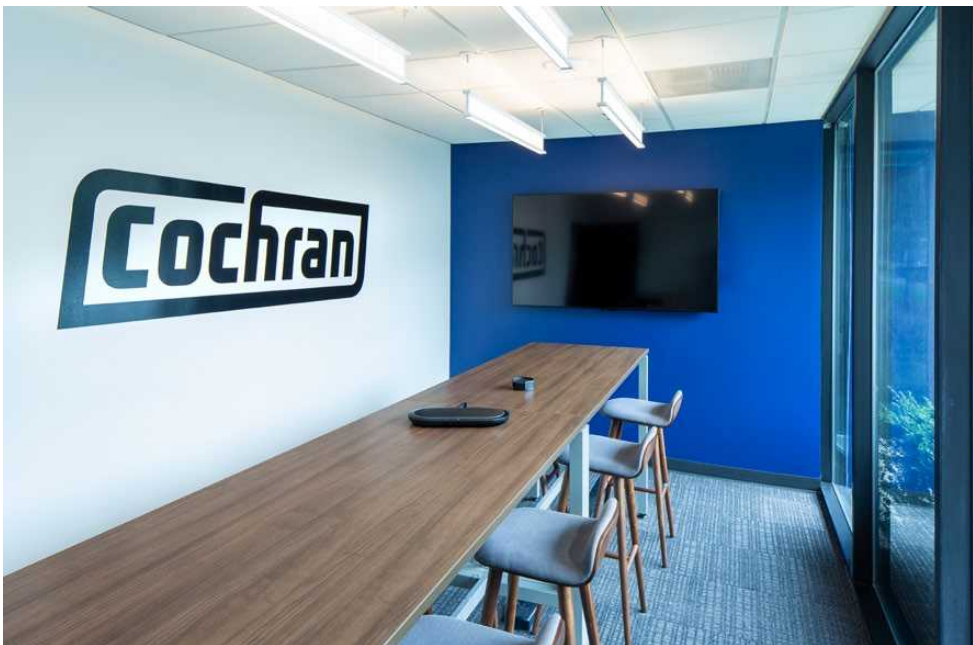
Bldg C	View floor plan	56,264 SF	Full building opportunity, dock & grade-level loading, class-A office space, R&D/flex lab space and warehouse, can configure to tenant's needs.

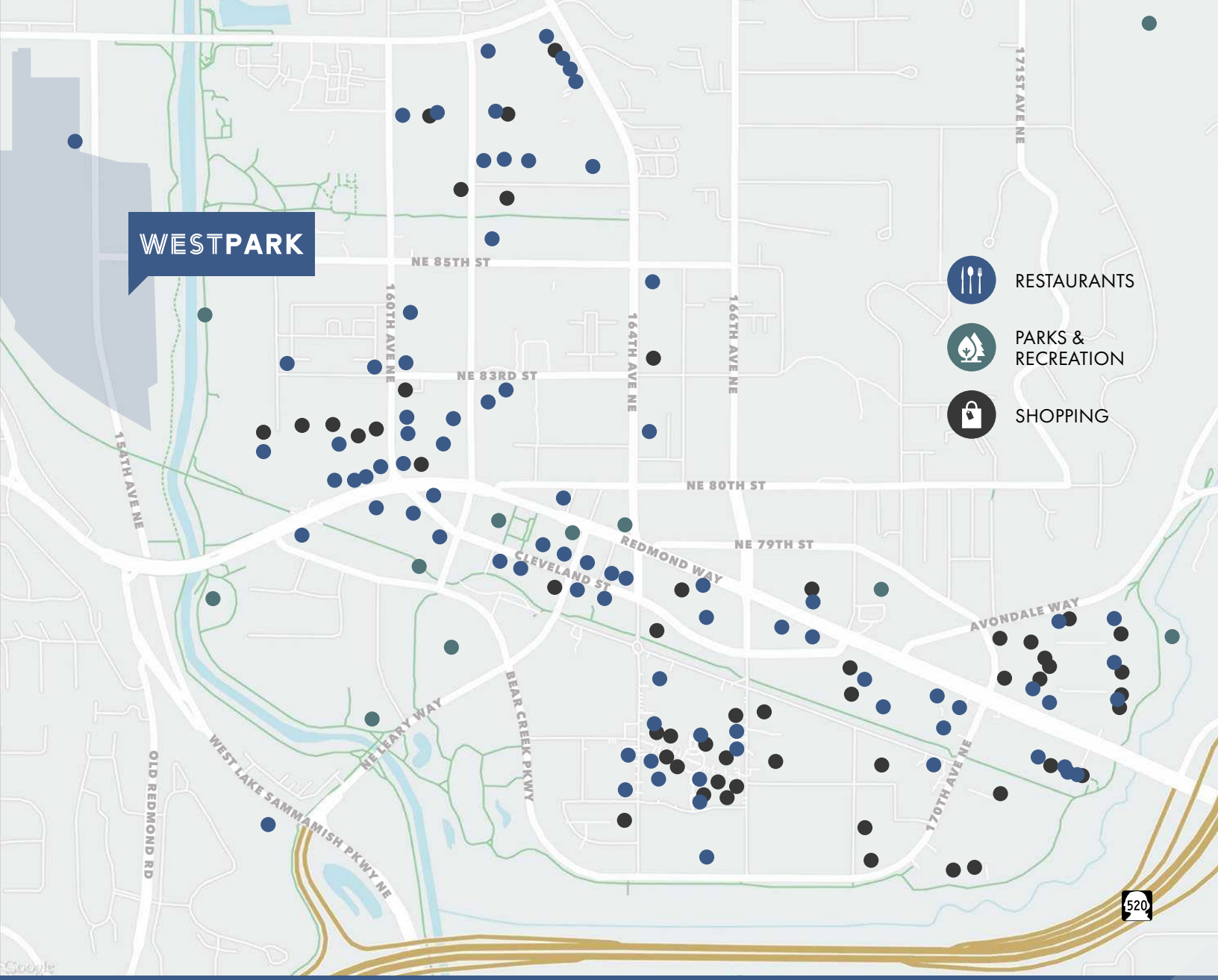
SHARED EXECUTIVE SPACE

H - 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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