

# WESTPARK

BUSINESS PARK



## UNMATCHED CAMPUS SETTING

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

[WESTPARKREDMOND.COM](http://WESTPARKREDMOND.COM)



PACIFIC OAK

EXCLUSIVELY  
REPRESENTED BY



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.

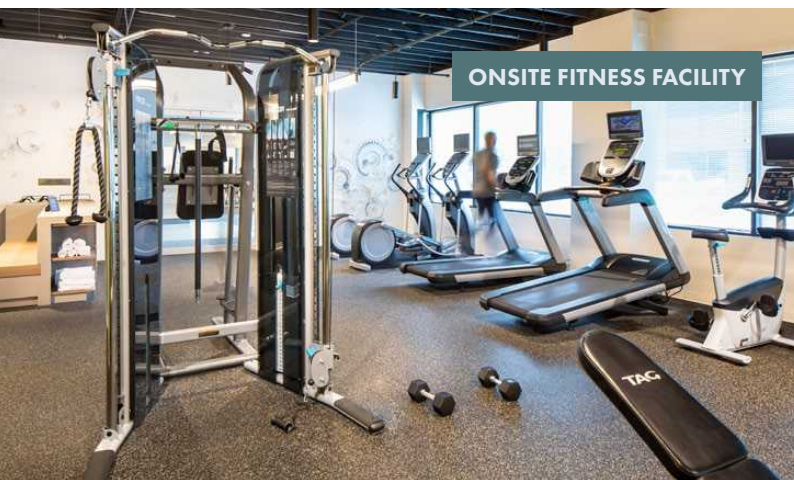


3

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



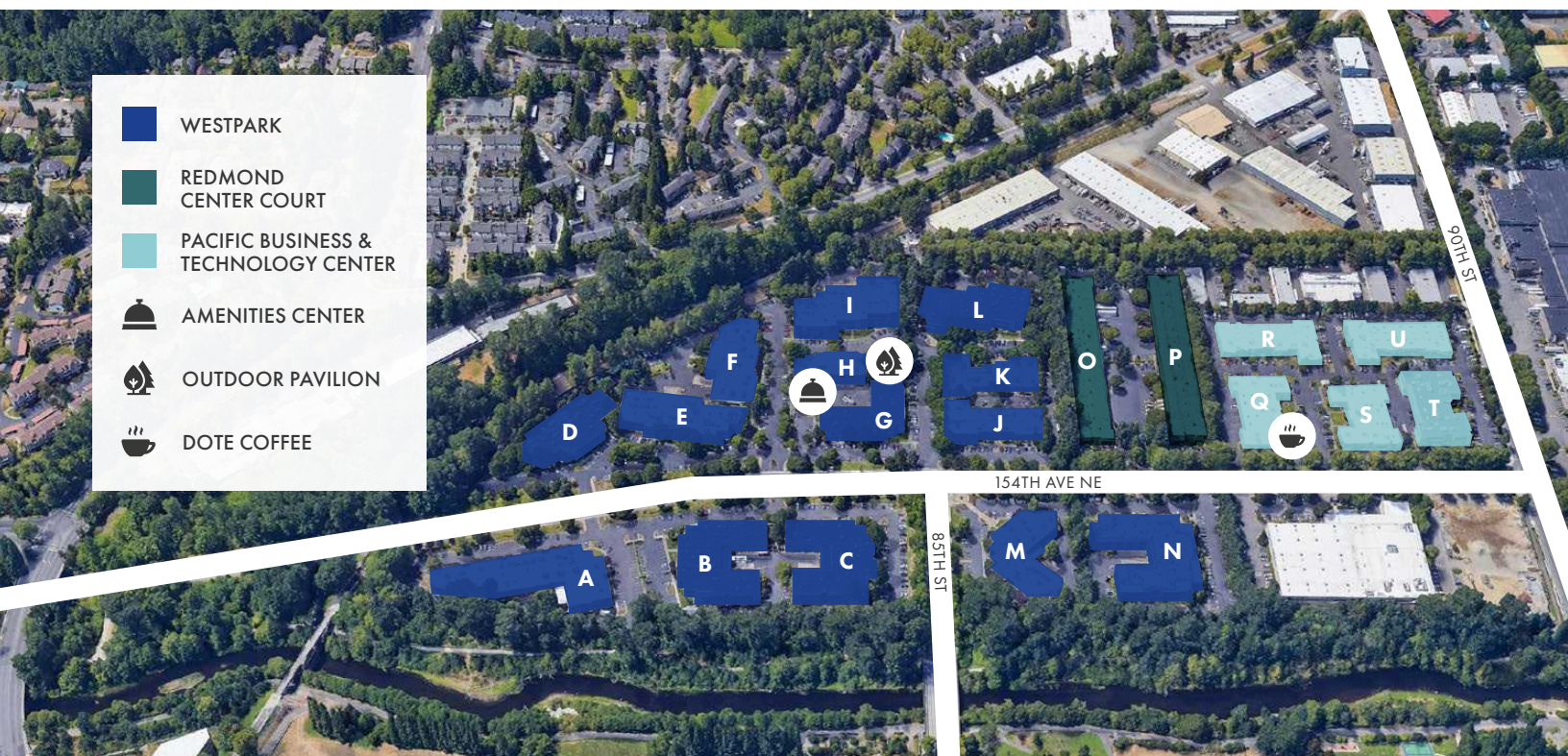
BUILDING H AMENITIES BUILDING

## 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      | <a href="#">View floor plan</a> | 1,151 SF                                      | Small office space, 2 private offices, conference/kitchen and internal restrooms.                                                              |
| J - 200      | <a href="#">View floor plan</a> | 1,772 SF                                      | 3 private offices, conference room and kitchen.                                                                                                |
| T - 120      | <a href="#">View floor plan</a> | 2,050 SF total<br>1,530 SF off<br>521 SF whse | Small office/warehouse space off the lobby, 3 private offices, testing area, warehouse with grade-level loading.                               |
| J - 240      | <a href="#">View floor plan</a> | 3,354 SF                                      | 7 private offices, conference room, and kitchen on extensive window line on 2nd floor. Move-in ready condition.                                |
| F - 160      | <a href="#">View floor plan</a> | 4,133 SF                                      | 2nd floor office on extensive window line, move-in ready condition                                                                             |
| D - 200/250  | <a href="#">View floor plan</a> | 22,625 SF                                     | Full floor available, divisible to 7,715 SF and 14,910 SF.                                                                                     |
| N - 200      | <a href="#">View floor plan</a> | 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       | <a href="#">View floor plan</a> | 2,886 SF total<br>1,882 SF off<br>1,064 SF whse    | 3 private offices, conference room, kitchen, and warehouse with grade level door.                                                       |
| U - 140       | <a href="#">View floor plan</a> | 4,108 SF total<br>2,258 SF off<br>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       | <a href="#">View floor plan</a> | 5,360 SF total                                     | Flex R&D space, dock & grade-level loading, fully conditioned space, high-end finishes.                                                 |
| N - 105 / 110 | <a href="#">View floor plan</a> | 7,708 SF total                                     | Flex R&D space with dock & grade-level loading, high-end finishes, and move-in ready condition.                                         |
| T - 110       | <a href="#">View floor plan</a> | 7,530 SF total<br>7,177 SF off<br>353 SF whse      | R&D/Flex space with small warehouse, grade-level loading, temp controlled R&D area.                                                     |
| C - 120       | <a href="#">View floor plan</a> | 7,756 SF total<br>5,417 SF off<br>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       | <a href="#">View floor plan</a> | 9,239 SF total<br>8,635 SF off<br>604 SF whse      | 2nd floor office on extensive window line, includes small 604 SF warehouse for storage with grade-level loading.                        |
| M - 100       | <a href="#">View floor plan</a> | 11,107 SF total                                    | Office/lab on first floor, high-level finishes, dock & grade-level loading.                                                             |
| M - 200       | <a href="#">View floor plan</a> | 21,727 SF total                                    | Office/lab on second floor, incredible finishes, furniture available.                                                                   |
| A - 100 / 230 | <a href="#">View floor plan</a> | 32,412 SF total<br>16,922 SF off<br>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 | <a href="#">View floor plan</a> | 32,834 SF total                                    | Suite 100 & 200 can be combined with full office/lab, incredible finishes and furniture available.                                      |

## ENTIRE BUILDING

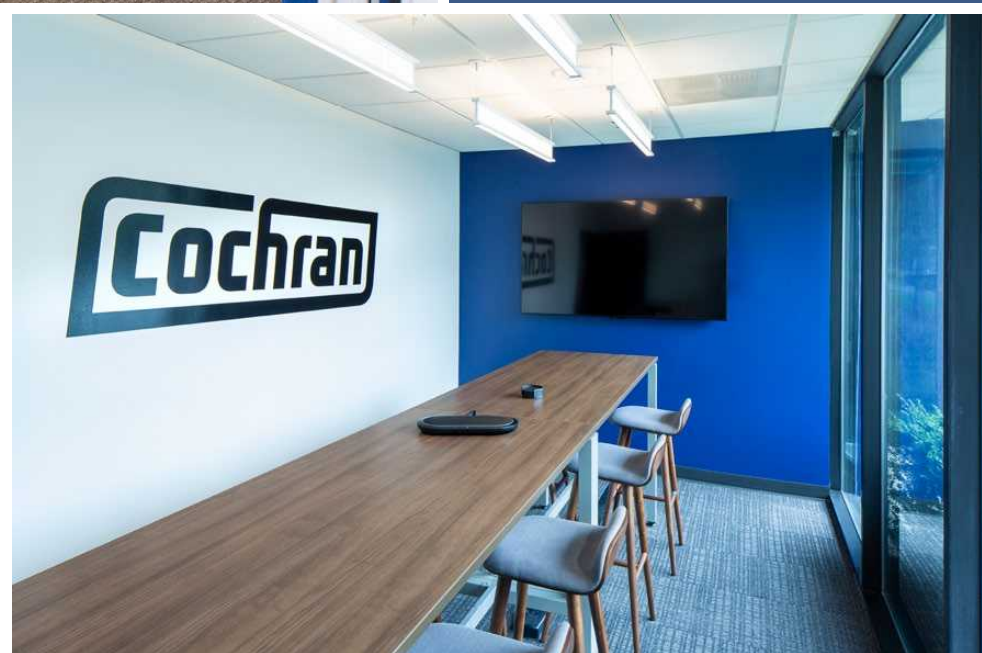
|        |                                 |           |                                                                                                                                                 |
|--------|---------------------------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Bldg C | <a href="#">View floor plan</a> | 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. |
|--------|---------------------------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------|

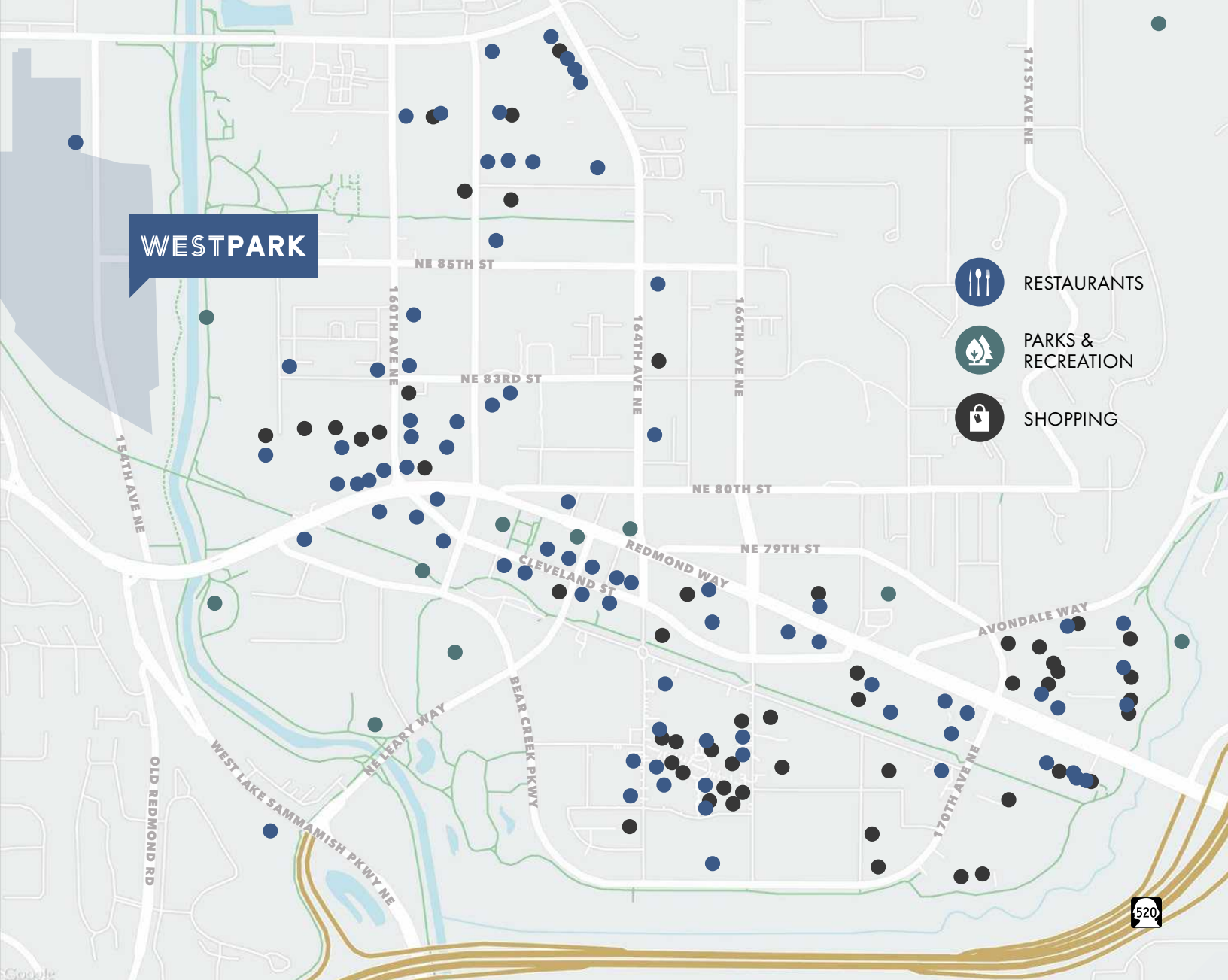
## SHARED EXECUTIVE SPACE

|               |                                 |                    |                                                                                                                                                                                                                                                                                                      |
|---------------|---------------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| H - 203 - 209 | <a href="#">View floor plan</a> | 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**





# WESTPARK

BUSINESS PARK

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PACIFIC OAK

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