

QUADRANT WILLOWS

Building C & E

11121 - 11241 Willows Road NE | Redmond



NEWMARK

Property Highlights



Convenient access with proximity to SR-520 and I-405, mass transit, and now operating light-rail



Efficient floorplates offer natural light, flexible spaces, and unobstructed view of the Sammamish Valley



Free surface parking offered at a ratio of 3.0 per 1,000 square feet



All spaces in Building C in market ready condition



Range of spaces, including, office, laboratory and flex R&D (including loading).



Availabilities

Building C

Third Floor

Suite 310*	5,331 RSF	Available Now
Suite 315*	5,943 RSF	Available Now
Suite 319*	1,699 RSF	Available Now
Suite 320*	3,652 RSF	Available Now

*Suites 310, 315, 319, and 320 can be combined for up to 16,625 RSF

Building E

First Floor

Suite 120	3,876 RSF	Available April 2026
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Availabilities

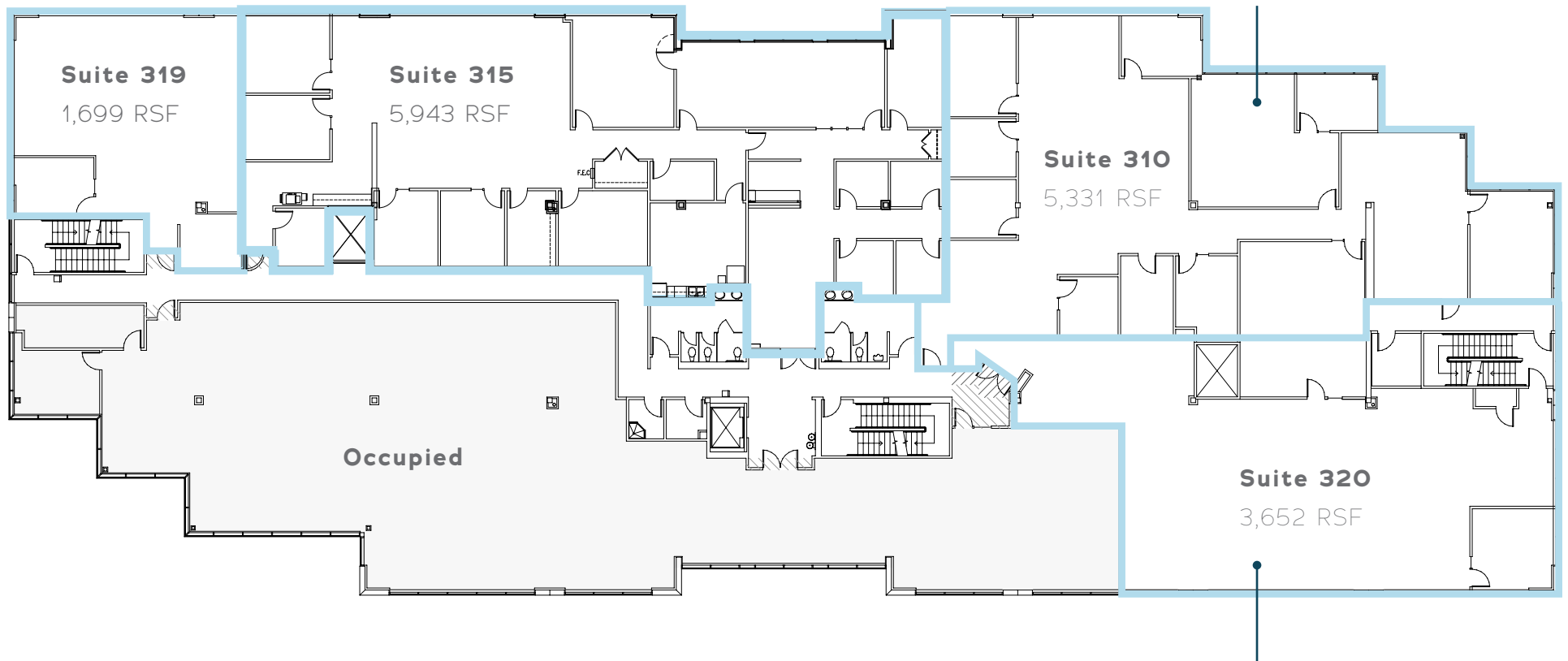
Building C | Floor 3

SUITE 310, 315, 319, 320

Suites Available From
1,699 - 16,625 RSF



As-Built



Availabilities

Building C | Floor 3

SUITE 310, 315, 319, 320

Suites Available From
1,699 - 16,625 RSF

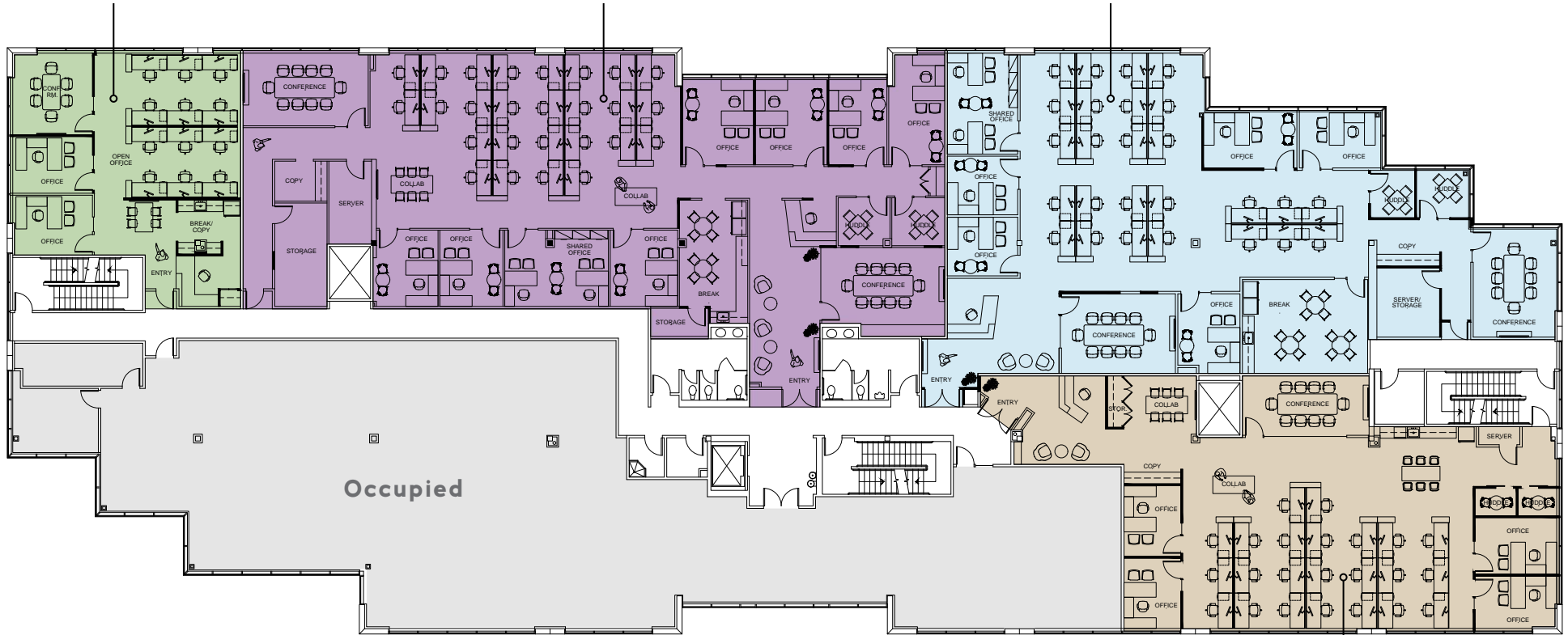


Conceptual

Suite 319
1,699 RSF

Suite 315
5,943 RSF

Suite 310
5,331 RSF



Suite 320
3,652 RSF

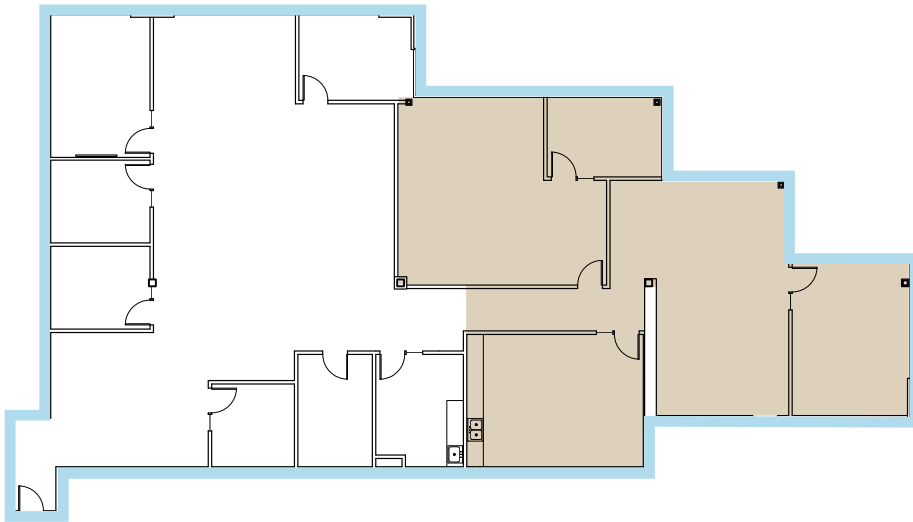
Availabilities

Building C | Floor 3

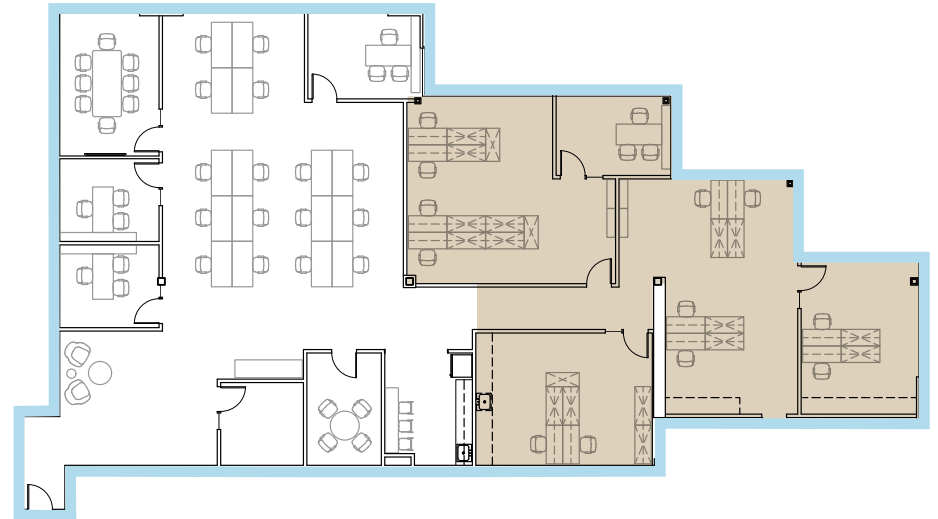
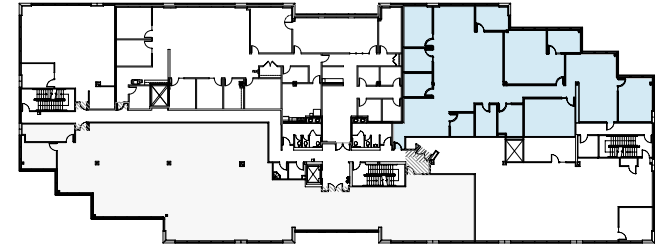
SUITE 310 (LAB SPACE)

5,331 RSF

Available Now



AS-BUILT PLAN



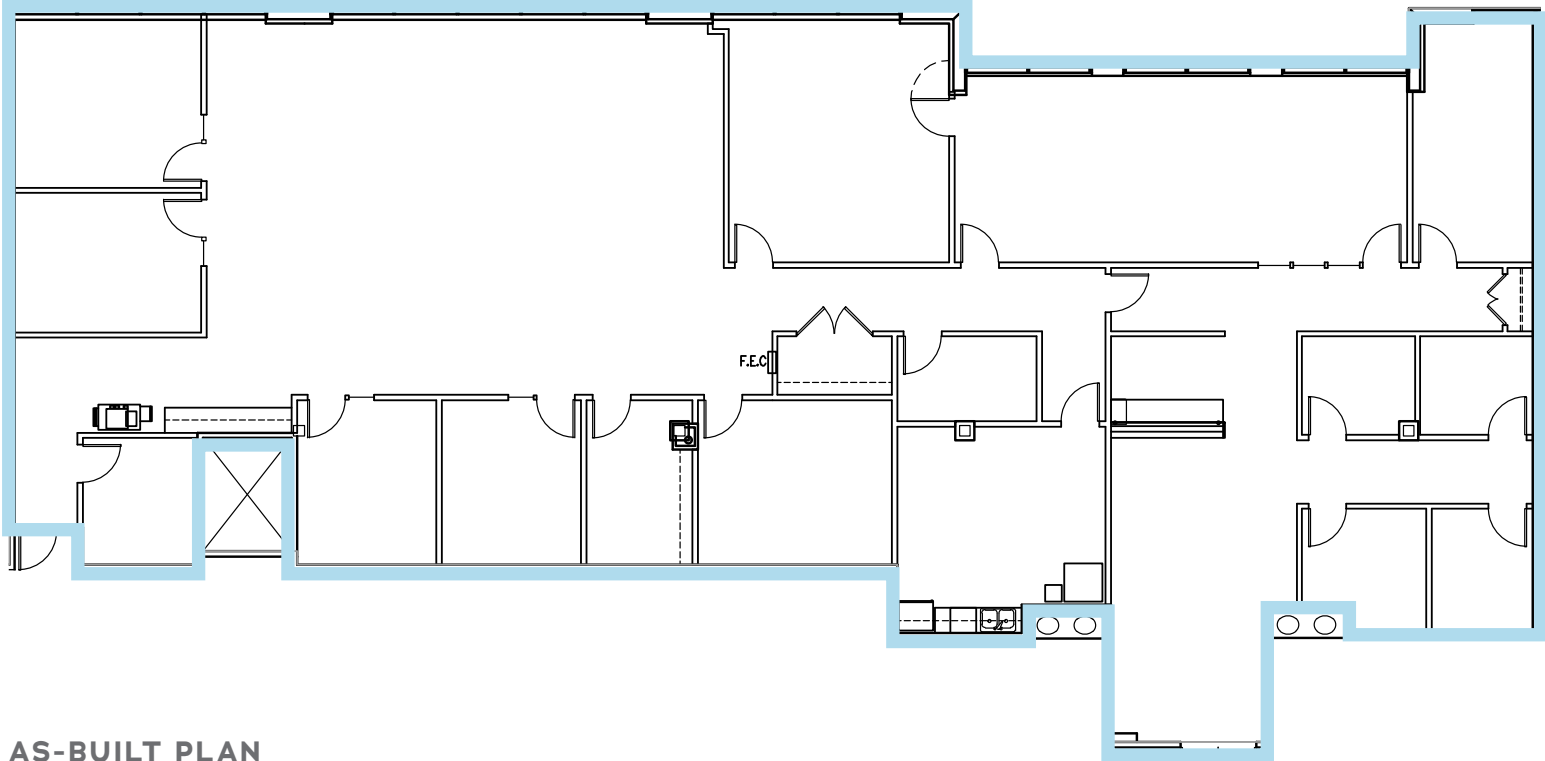
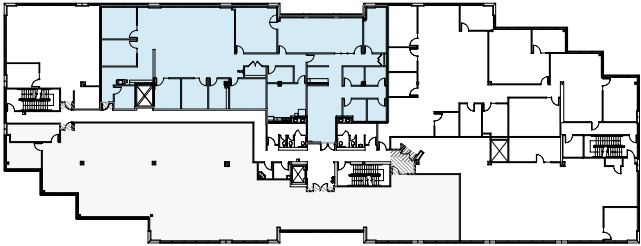
LABORATORY FURNITURE PLAN

 LAB SPACE

Availabilities

Building C | Floor 3

SUITE 315
5,943 RSF
Available Now

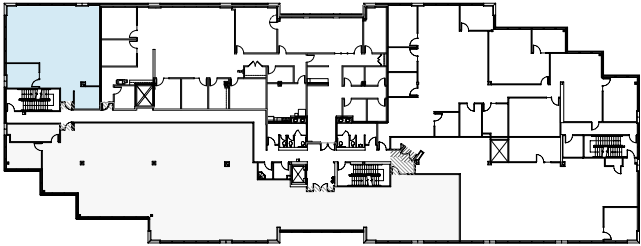
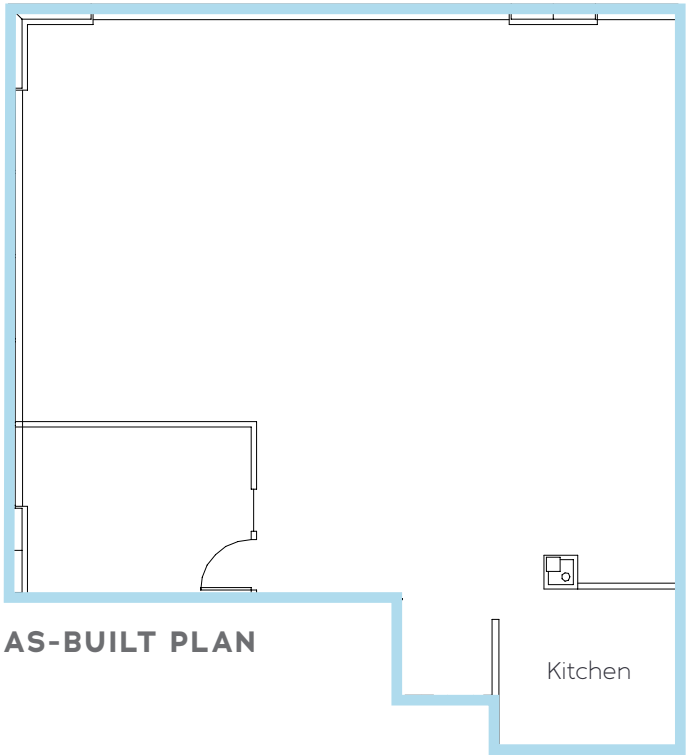


AS-BUILT PLAN

Availabilities

Building C | Floor 3

SUITE 319
1,699 RSF
Available Now



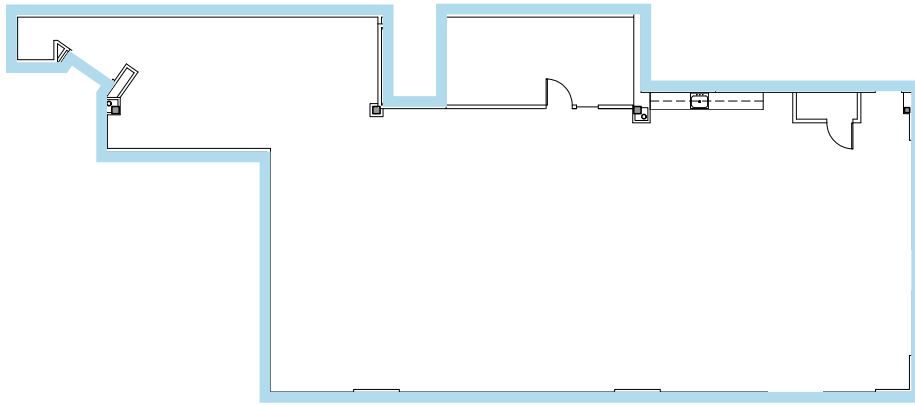
Availabilities

Building C | Floor 3

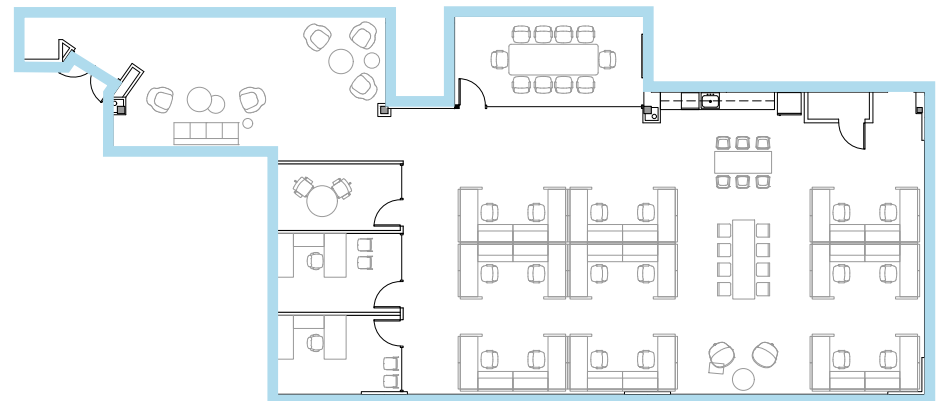
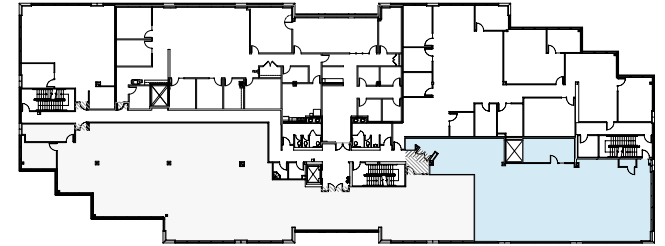
SUITE 320

3,652 RSF

Available Now



AS-BUILT PLAN



CONCEPT PLAN

GOLF
COURSE
VIEWS

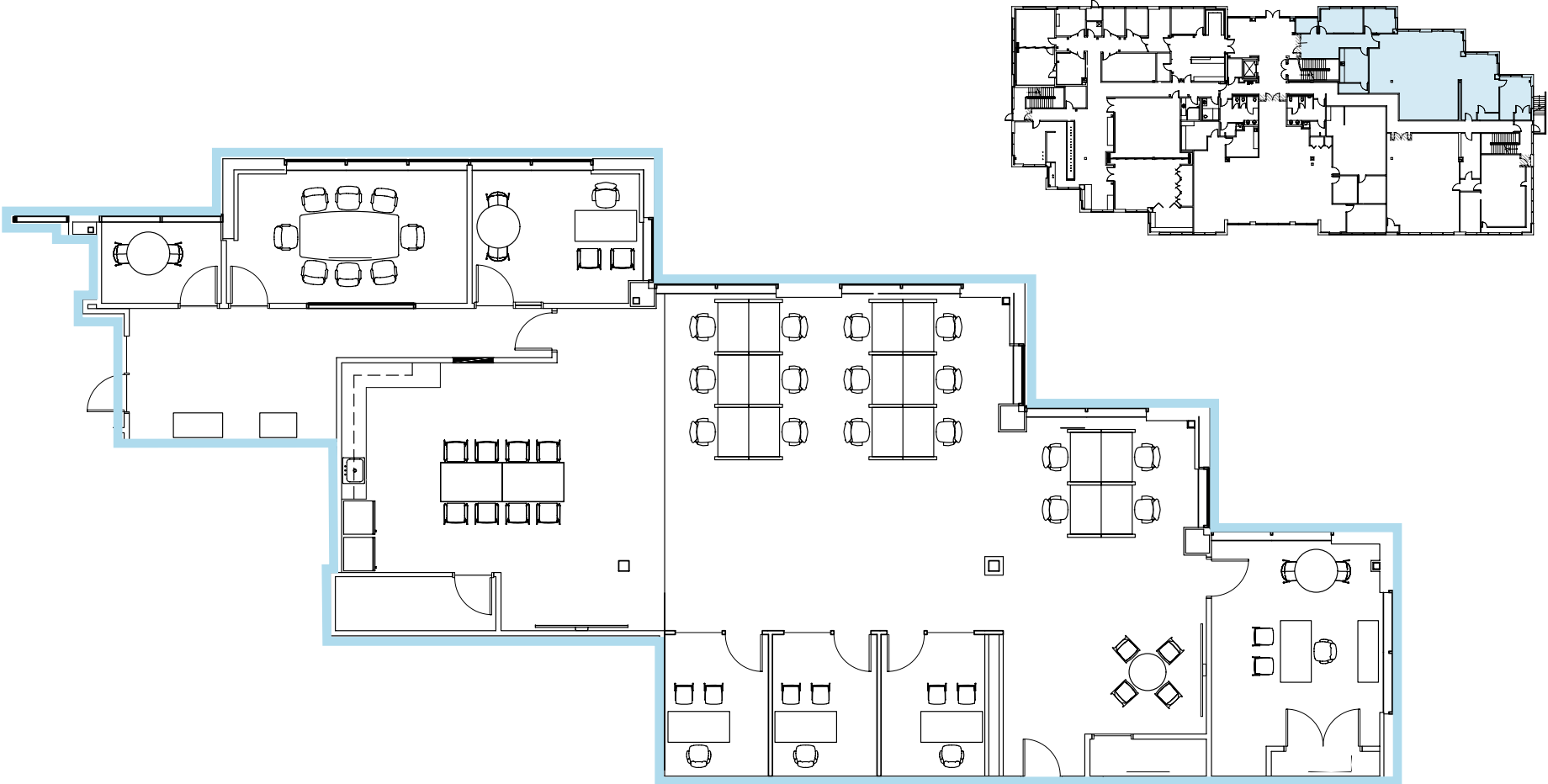
Availabilities

Building E | Floor 1

SUITE 120

3,876 RSF

Available April 2026



Proximity to Amenities



REDMOND

TOWN-CENTER

Comprehensive outdoor retail experience featuring over 120 brands spanning retailers with strong national presences and unique local boutiques.

Marymoor Park hosting Saturday markets, seasonal festivities, arts festivals, 5ks, and more.

3 hotels including the Marriott Residence Inn, Seattle Marriott Redmond, and the Archer Hotel.

Extensive directory with brands including:

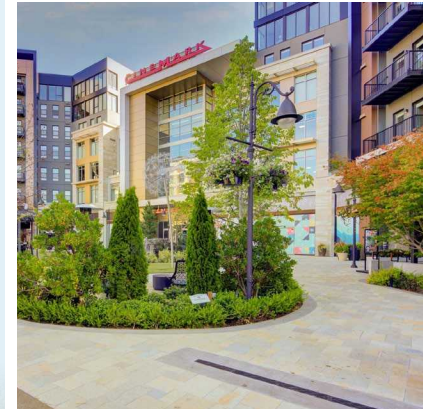


Kirkland's newest luxury mixed-use redevelopment intermingling a lifestyle center with premiere, modern apartments to curate an upscale suburban oasis with a village feel.

State-of-the-art eight-screen Cinemark theatre with reserved seating, oversized recliner seats, and café serving coffee and ice cream.

752 Class A units delivered 2020.

Mix of shopping, dining and experiential retail options built around common parks and plazas, including:



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NEWMARK

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