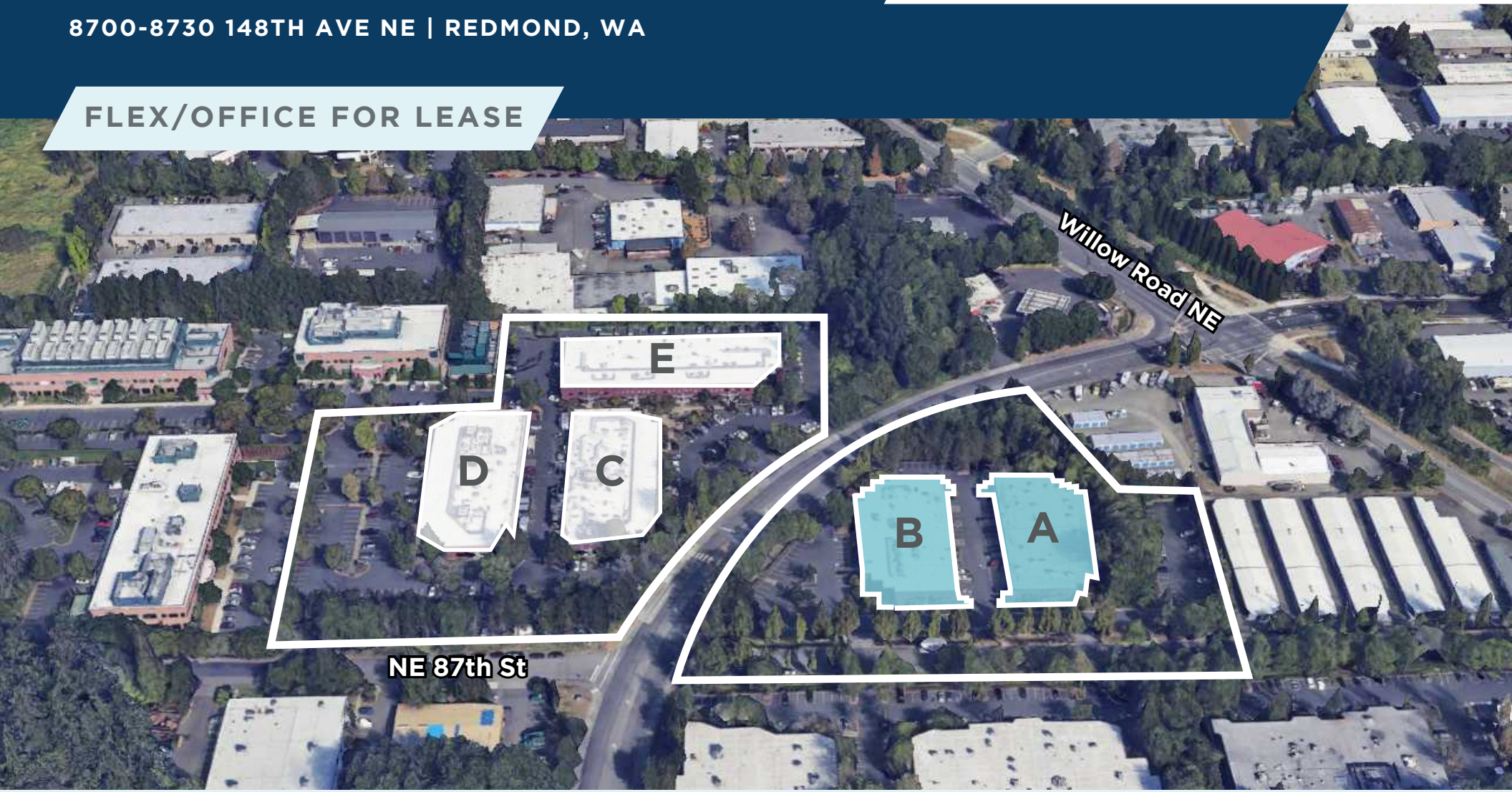
WEST WILLOWS TECH CENTER

8700-8730 148TH AVE NE | REDMOND, WA

FLEX/OFFICE FOR LEASE



FLEX BUSINESS PARK | EXCELLENT LOCATION WITH FLEXIBLE OPTIONS

West Willows Technology Center is a well established 5-building, multi-tenant technology/business park located in Redmond, WA. This 9.40-acre corporate campus environment includes 5 two-story, attractive brick buildings, grade level loading and notable glass entrances. Recent upgrades throughout the park include landscaping, painting, parking, windows and upgraded signage. Tenants benefit from high visibility, excellent exposure, and easy freeway access via Highway 520, and I-405, providing convenient commuting options a variety of nearby retail amenities in downtown Redmond.

WEST WILLOWS TECH CENTER

CAMPUS HIGHLIGHTS:

- 5-building, multi-tenant technology/business park
- Complex Total 164,000 RSF
- Located just off of Willows Road and 148th Ave NE in Redmond
- Nearby downtown Redmond retail includes QFC, Walgreens, Rite-Aid and Starbucks
- Easy access to I-405, Highway 520, Bellevue and Redmond
- Close proximity to outdoor recreation and the Sammamish River Trail System
- Extensive upgrades including HVAC, landscaping, paint and signage
- Beautiful corporate campus surrounded by lush landscaping

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CUSHMAN & WAKEFIELD

WEST WILLOWS TECH CENTER

BUILDING A

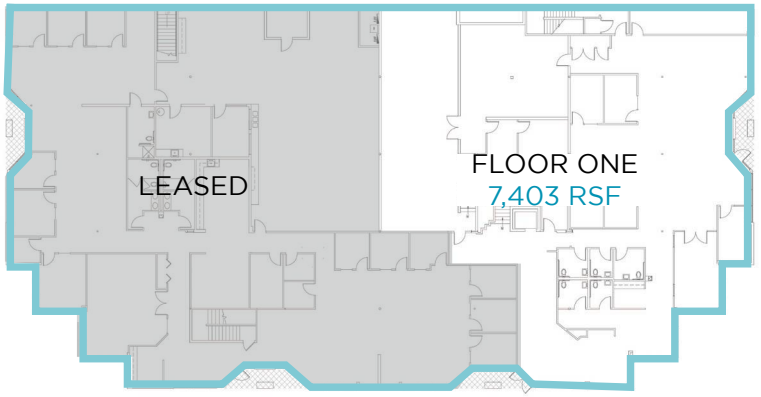
14720 NE 87TH STREET

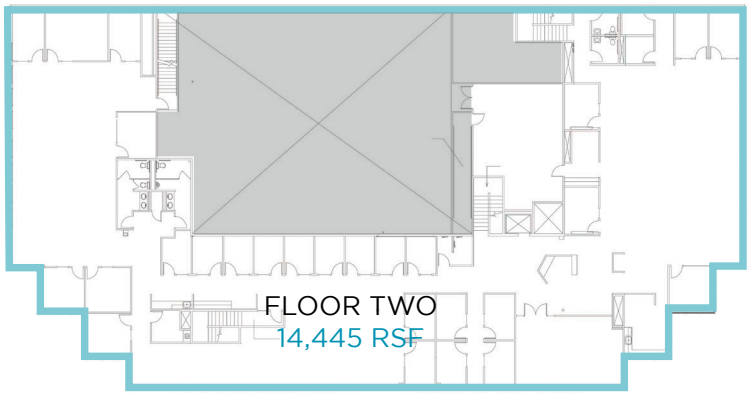
LEASE TYPE: NNN | **LEASE TERM: NEGOTIABLE**

AVAILABLE SPACE	FLEX SF	BASE RENT/MO
Floor 1	7,403	Negotiable
Floor 2	14,554	Negotiable

FEATURES:

- 21,957 RSF available within 30 days
- Flex office / warehouse space on two floors
- Grade level warehouse loading
- Furniture available





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WEST WILLOWS TECH CENTER

BUILDING B

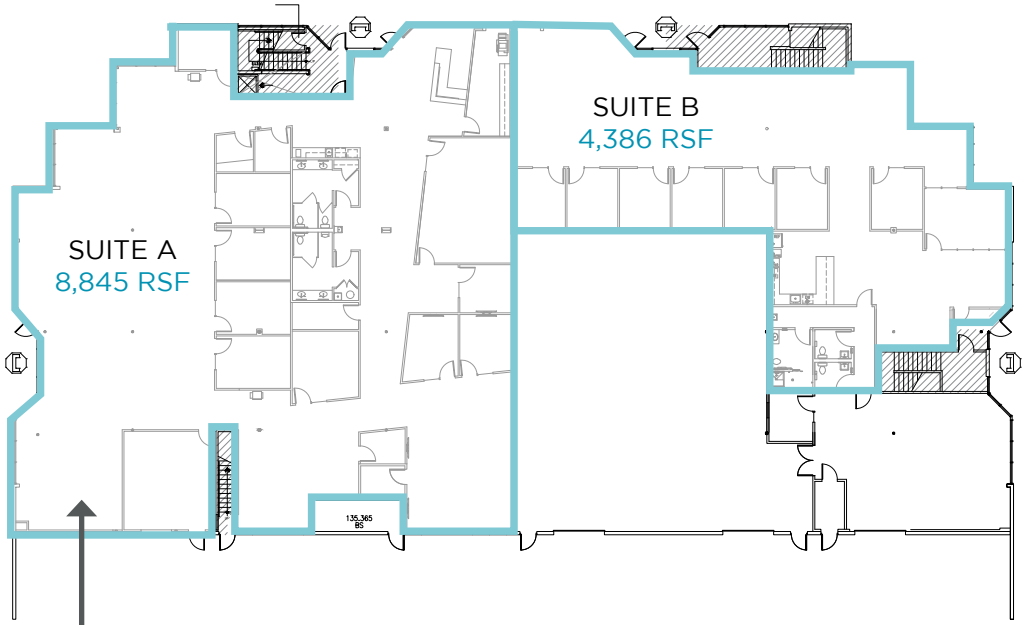
8700 148TH AVE NE

LEASE TYPE: NNN | **LEASE TERM: NEGOTIABLE**

AVAILABLE SPACE	FLEX SF	BASE RENT/MO
Suite A	8,845	Negotiable
Suite B	4,386	Negotiable

FEATURES:

- Total 13,231 SF of space available now
- Frontage on 148th Ave NE
- 4,386 - 13,231 SF available
- Immediate freeway access
- Convenient access to public transportation
- Close proximity to retail amenities



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RESTAURANTS

1. Firecreek Grill
2. Pomegranate Bistro
3. Family Pancacke House
4. Agave Cantina
5. BJ's Brewhouse
6. ZioSal Ristorante
7. Tipsy Cow Redmond
8. Matador Redmond
9. El Topreador
10. Woodblock
11. Garlic Crush
12. Sage's Restaurant
13. Doba Tooba
14. Jack in the Box
15. Fatburger & Buffalo Express
16. Taco Time
17. Five Guys
18. KFC
19. Wendy's
20. Kanishka Cuisine

FITNESS

1. Pure Barre
2. Acuo Cross Fit
3. M2 Fitness
4. Serious About Fitness
5. Eastside Gym
6. Kutting Edge Fitness

LODGING

1. Hilton Garden Inn
2. Seattle Marriott
3. Residence Inn
4. Hyatt House

RECREATION

1. Anderson Park
2. Dudley Carter Park
3. Rotary Picnic Area
4. The Rise
5. Resivoir Park

GROCERY

1. Whole Foods
2. Fred Meyer
3. Target
4. Safeway
5. QFC

HEALTH

1. Bartell Drugs
2. Rite Aid
3. CVS Pharmacy
4. Bartell
5. Consonus WA Pharmacy

BANKS

1. Chase
2. Banner
3. HomeStreet
4. Wells Fargo
5. First Tech Federal

TRANSIT

1. Redmond Park & Ride
2. Redmond Transit Center

West Willows Technology Center tenants benefit from easy freeway access via Highway 520, and I-405, providing convenient commuting options a variety of nearby retail amenities in downtown Redmond

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