

WILLOWS COMMERCE PARK

9825 WILLOWS RD NE, REDMOND, WA | BUILDING B

ALCO INVESTMENT
Company

CUSHMAN &
WAKEFIELD

WAREHOUSE / FLEX | FOR LEASE



FLEX / INDUSTRIAL, RESEARCH AND DEVELOPMENT | EXCELLENT LOCATION WITH FLEXIBLE OPTIONS

Willows Commerce Park is a best-in-class multi-tenant office/warehouse/flex building park situated in the Willows/Rose Hill submarket of Redmond. The park consists of four buildings, totaling 428,328 SF of space, situated on 31.59 acres. The park is home to a variety of tenants, including several high-tech tenants who enjoy this ideal location surrounded by lush, mature trees, beautiful Pacific Northwest landscape, and expansive views of the Sammamish River Valley. The park offers easy access to Highway 520 and is adjacent to public pedestrian, bike and equestrian trails.

WILLOWS COMMERCE PARK

CAMPUS HIGHLIGHTS:

- 4-building, multi-tenant park
- Complex total 428,328 SF
- Located just off of Willows Road, less than 2 miles from Downtown Redmond
- Easy access to Highway 520, Bellevue and Redmond
- Close proximity to outdoor recreation and the Sammamish River Trail System
- Ample shared parking throughout the park
- Beautiful corporate campus surrounded by lush landscaping
- Heavy power throughout the buildings and adjacent PSE substation
- Good mix of grade-level and dock-high loading



WILLOWS COMMERCE PARK

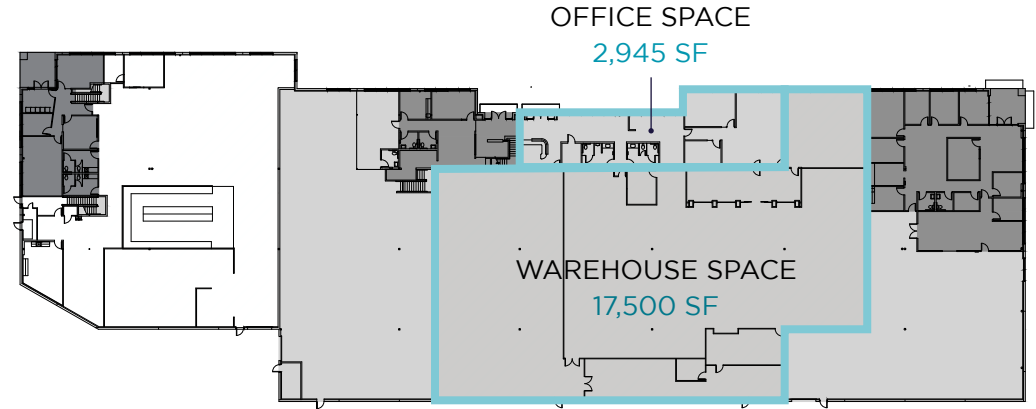
BUILDING B

9825 WILLOWS ROAD NE

LEASE TYPE:	NNN		LEASE TERM:	Negotiable
AVAILABLE SPACE	OFFICE SF	WAREHOUSE SF	TOTAL SF	BASE RENT / MO.
Floor 1 Suite 120	2,945	17,501	20,446	Negotiable

FEATURES:

- 20,446 SF total available space
- Located adjacent to Meta's Building X
- Warehouse, office, flex with 24' - 26' clear height in warehouse
- 2 grade-level doors, 2 cross docks
- Parking ratio 2.0/1,000 SF
- Convenient access off Willows Road across the street from Willows Run Golf Course



WILLOWS COMMERCE PARK



Willows Commerce Park tenants benefit from easy freeway access to major throughways, providing convenient commuting options with a variety of nearby retail amenities in Downtown Redmond

RESTAURANTS

- 1 Firecreek Grill
- 2 Pomegranate Bistro
- 3 Family Pancake House
- 4 Agave Cantina
- 5 BJ's Brewhouse
- 6 ZioSal Ristorante
- 7 Topsy 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 CVS Pharmacy
- 2 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



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