

REDMOND HEIGHTS TECH CENTER

ALCO INVESTMENT
Company

CUSHMAN &
WAKEFIELD

8561-8575 WILLOW RD NE & 14603-14935 NE 87TH STREET, REDMOND, WA 98052

FLEX FOR LEASE



FLEX OFFICE/INDUSTRIAL BUSINESS PARK | FOR LEASE

REDMOND HEIGHTS TECH CENTER - LISTING INFORMATION

SUITE A-106

Total SF Available	5,001 SF
Warehouse SF	±50%
Office SF	±50%
Lease Rate	\$24.00 SF/yr NNN

SUITE B-130

Total SF Available	17,121 SF
Warehouse SF	8,034 SF
Office SF	9,087 SF
Lease Rate	\$24.00 SF/yr NNN

SUITE B-160

Total SF Available	6,160 SF
Warehouse SF	-
Office SF	6,160 SF
Lease Rate	\$24.00 SF/yr NNN

SUITE C-102

Total SF Available	6,889 SF
Warehouse SF	3,304 SF
Office SF	3,585 SF
Lease Rate	\$24.00 SF/yr NNN

SUITE C-101

Total SF Available	17,439 SF
Warehouse SF	8,134 SF
Office SF	9,305 SF
Lease Rate	\$24.00 SF/yr NNN

FEATURES:

- Rarely available flex office/warehouse space for lease in desirable Redmond Heights Tech Center in the Willows Road industrial area
- Full building or multi-tenant opportunity with flexible layouts
- Premier location with prominent exposure to Willows Road and 148th Ave. NE
- Ample parking available
- Easy access to SR 520, which has direct access to Interstate 405
- Located in close proximity to numerous retailers, restaurants and amenities in downtown Redmond
- Heavy Power Available



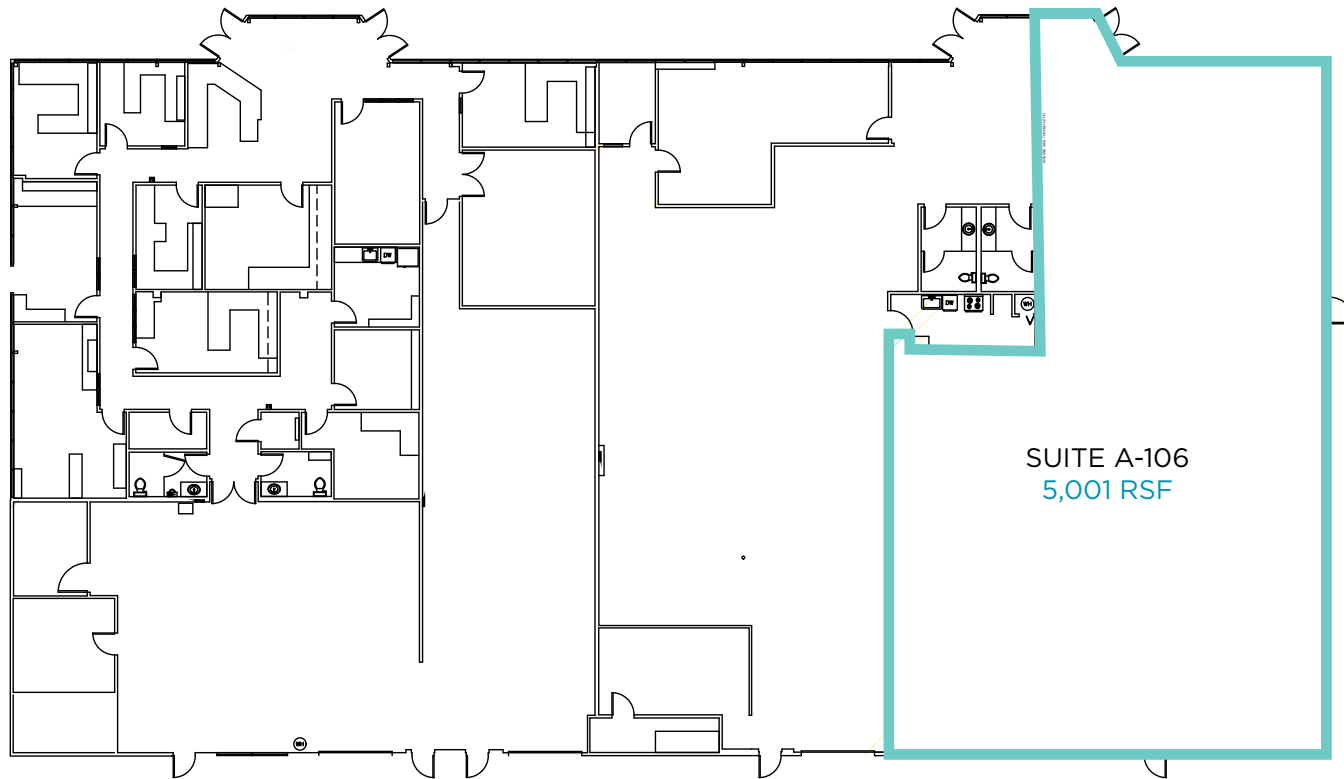
REDMOND HEIGHTS TECH CENTER

SUITE A-106

8567 WILLOWS RD NE

AVAILABLE SPACES

SUITE	OFFICE SF	WAREHOUSE SF	TOTAL SF	LEASE RATE
A-106	±50%	±50%	5,001	\$24.00 SF/Yr NNN



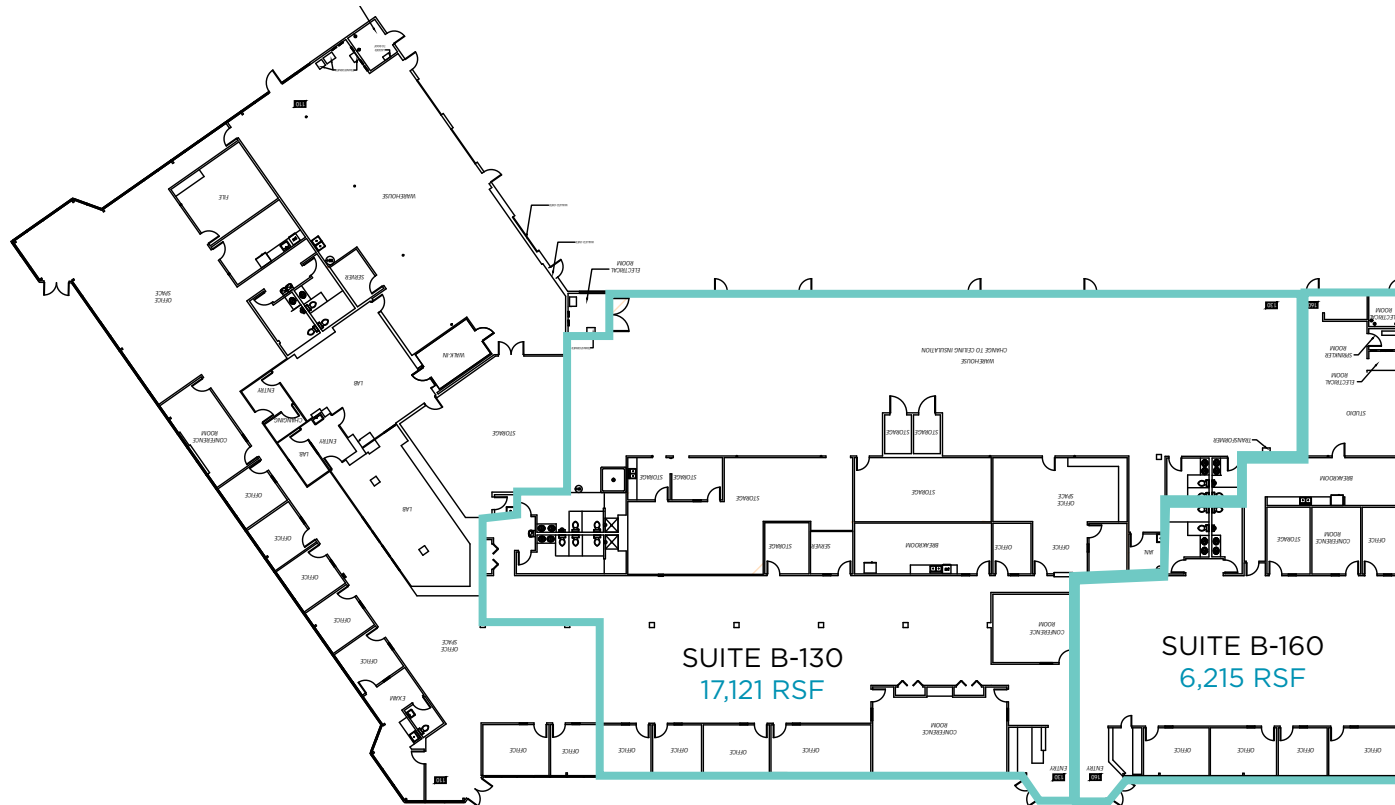
REDMOND HEIGHTS TECH CENTER

SUITE B-130 & 160

14935 NE 87TH ST

AVAILABLE SPACES

SUITE	OFFICE SF	WAREHOUSE SF	TOTAL SF	LEASE RATE
B-130	8,034	9,087	17,121	\$24.00 SF/Yr NNN
B-160	6,160	-	6,160	\$24.00 SF/Yr NNN



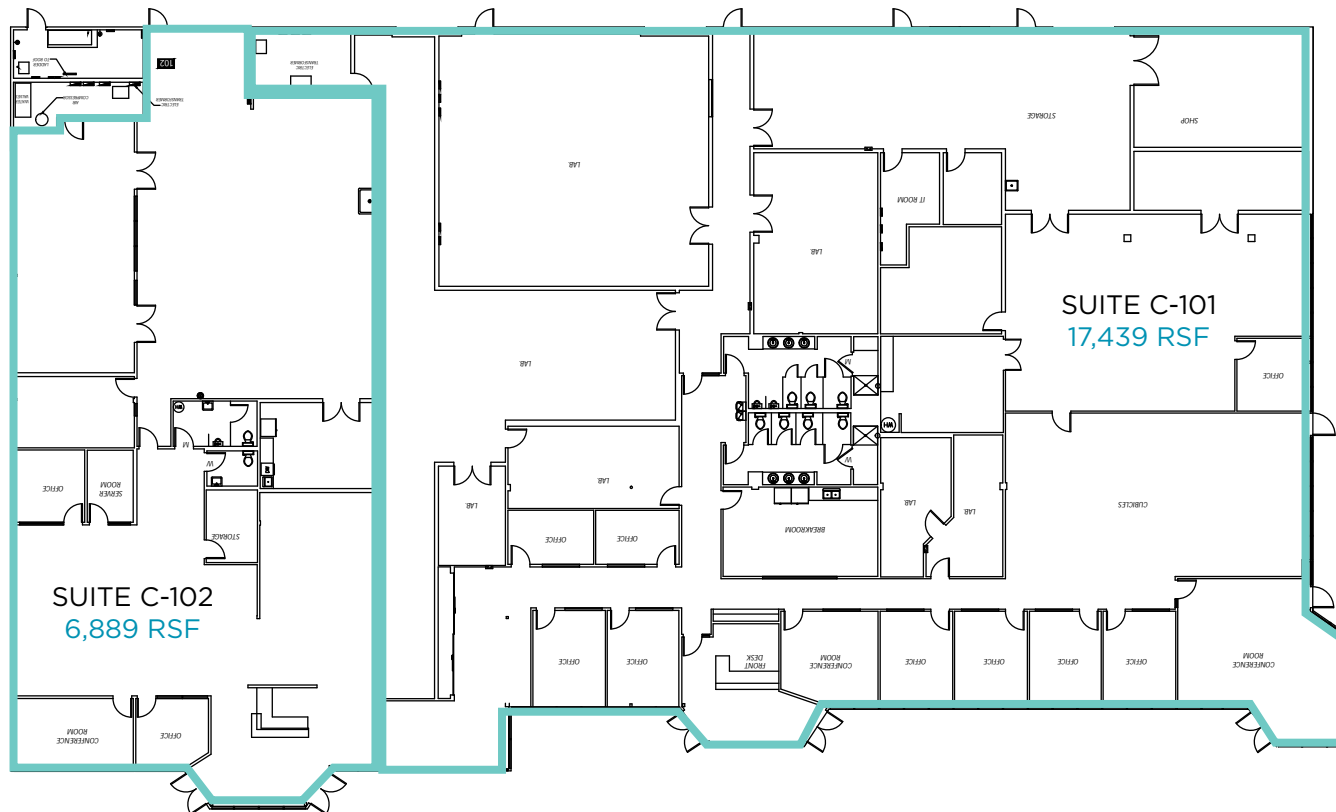
REDMOND HEIGHTS TECH CENTER

SUITE C-101 & 102

14833 NE 87TH ST

AVAILABLE SPACES

SUITE	OFFICE SF	WAREHOUSE SF	TOTAL SF	LEASE RATE
C-101	9,305	8,137	17,439	\$24.00 SF/Yr NNN
C-102	3,585	3,304	6,889	\$24.00 SF/Yr NNN
C-101 & 102	12,890	11,438	24,328	\$24.00 SF/Yr NNN



REDMOND HEIGHTS TECH CENTER

8561-8575 WILLOW RD NE & 14603-14935 NE 87TH STREET, REDMOND, WA 98052



FOR MORE INFORMATION, CONTACT:

CARSON SCOTT

+1 206 215 9781

Carson.Scott@cushwake.com

JIM REED

+1 206 215 9815

Jim.Reed@cushwake.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

ALCO *INVESTMENT*
Company

CUSHMAN &
WAKEFIELD