

QW

QUADRANT WILLOWS

BUILDING D

STANDALONE SINGLE TENANT LEASE OPPORTUNITY



11261 WILLOWS RD NE
REDMOND, WASHINGTON

PROPERTY HIGHLIGHTS



Highly sought-after Redmond location surrounded by leading corporate employers including Meta, Amazon, Microsoft, SpaceX, and Google.



Immediate access to SR-520 and I-405 with nearby mass-transit connectivity.



Efficient floor plates offering abundant natural light, flexible layouts, and unobstructed views.



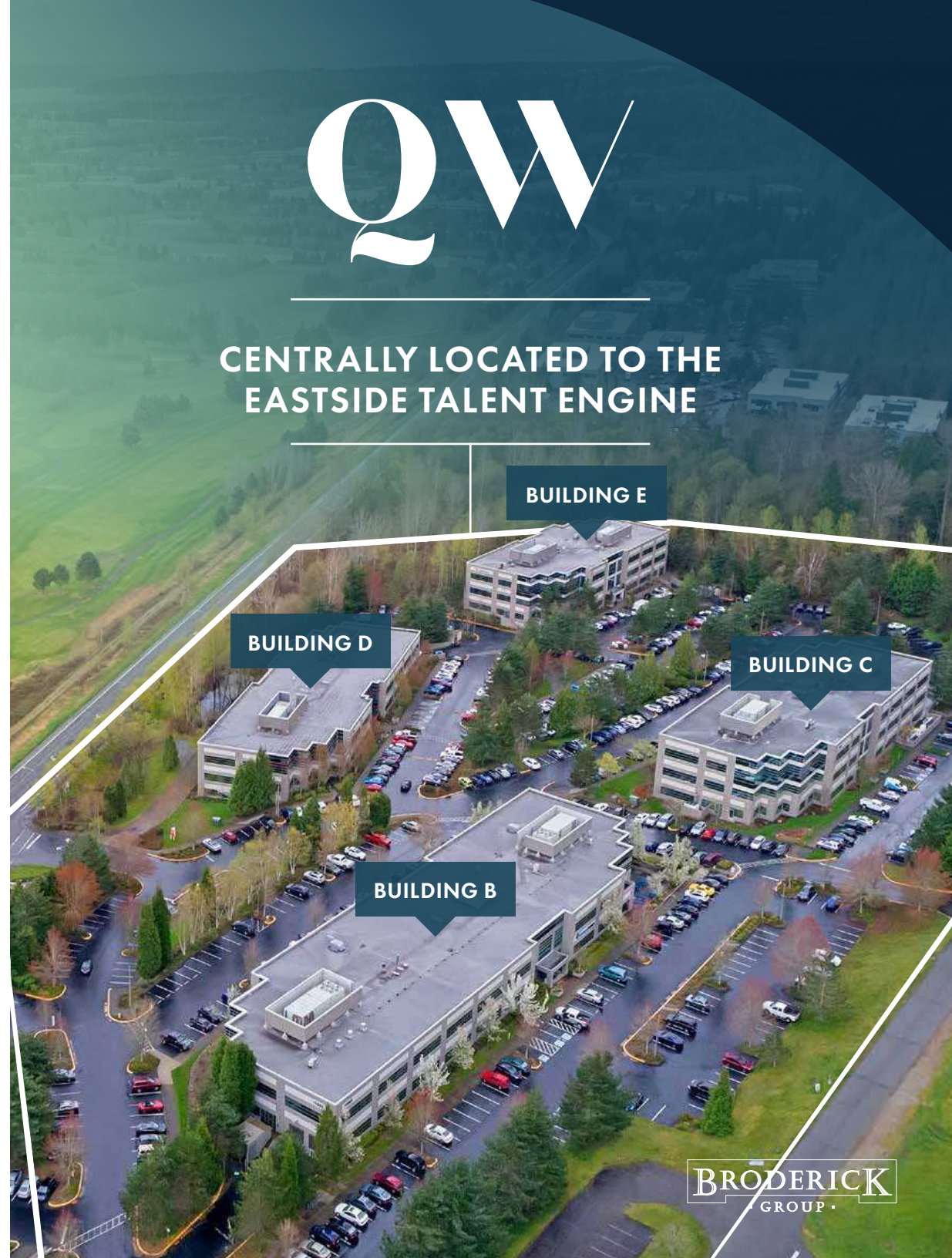
Conveniently located between downtown Redmond and Totem Lake retail amenities, including the highly desirable Redmond Town Center and The Village at Totem Lake.



Direct access to the local biking infrastructure, including the Redmond Central Connector, Cross Kirkland corridor and Sammamish River Trail.

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CENTRALLY LOCATED TO THE EASTSIDE TALENT ENGINE





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QUADRANT WILLOWS

EST. 2015
THE VILLAGE
AT TOTEM LAKE

-  BIKE ROUTE
-  LINK LIGHT RAIL
-  RAPID TRANSIT

DRIVE TIMES

DOWNTOWN BELLEVUE

12 MINUTES | 9 MILES

DOWNTOWN REDMOND

9 MINUTES | 4 MILES

KIRKLAND

10 MINUTES | 5 MILES

DOWNTOWN SEATTLE

22 MINUTES | 18 MILES

NEARBY TENANTS



BUNGIE

SPACEX



Google



Meta



QW

QUADRANT WILLOWS

AEROJET
ROCKETDYNE

amazon.com

stryker

ASTRONICS

LEADING TECH, HARDWARE, & AEROSPACE USERS

Quadrant Willows is located within Redmond's established technology corridor, surrounded by a concentration of leading tech and innovation-driven users. Proximity to major employers such as Meta and other prominent Eastside technology firms reinforces the area's role as a core hub for engineering, R&D, and advanced office users. This tech-centric environment supports long-term tenant demand while offering a highly connected, business-focused setting.

NEARBY AMENITIES



REDMOND TOWN CENTER

Quadrant Willows is located just minutes from Redmond Town Center, an established upscale amenity hub offering a refined mix of retail, dining, and services. This nearby destination provides convenient access to high-quality restaurants, boutique fitness, and curated retail within a vibrant, pedestrian-friendly environment—enhancing the daily employee experience while reinforcing the property’s premier Redmond location.



Located near The Village at Totem Lake, the property benefits from immediate access to one of Kirkland’s premier upscale amenity destinations. The Village at Totem Lake offers a thoughtfully curated mix of high-quality retail, dining, and everyday services within a modern, walkable environment—providing a convenient and elevated amenity base that enhances the overall employee experience.



BARNES & NOBLE



FACT SHEET

CAMPUS SIZE	246,899 SF over 4 buildings / Building D - 54,062 SF
LAND AREA	16.55 acres
2026 ESTIMATED OPEX	\$12.50/SF/Yr
PARKING	Building D: 164 Parking Stalls (50 covered / 114 uncovered) equates to 3.03 stalls / 1,000 SF
LOADING	Dock high loading with 10'x10' roll up door
SPRINKLERS	Wet systems on floors 1 & 2 and dry system in garage
POWER	277/480 3-phase power: 2,100 amps at the switchgear. Generator pad in garage, which previously housed 400Hz generator serving floor 1.
CEILING HEIGHTS	9' finished ceiling height, 14.5' deck height
ELEVATORS	One elevator serving all levels - 3,000lb capacity
FEATURES	Bike storage and repair station. Compressed air lines throughout second floor. Quality office furniture available on 2nd floor

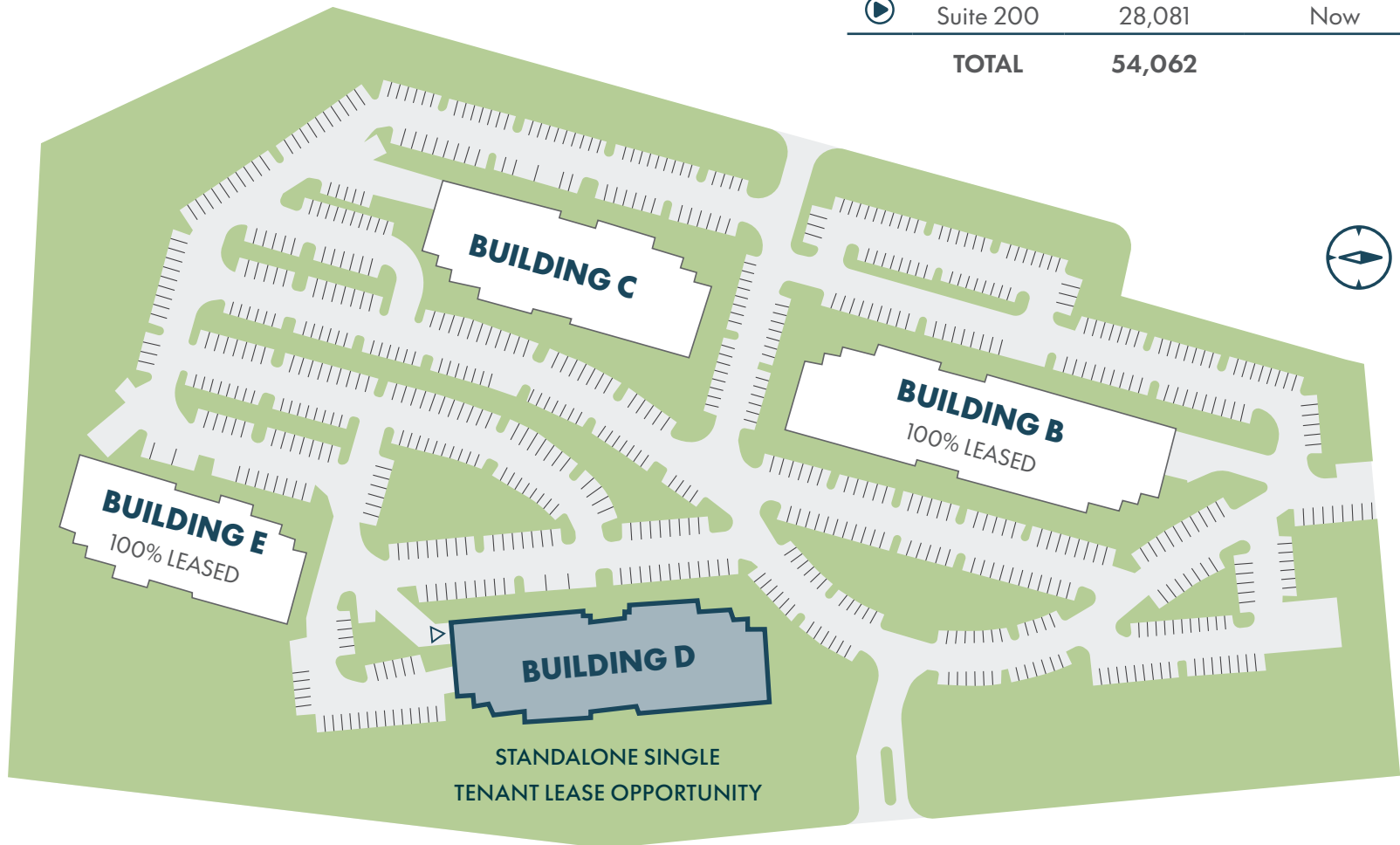


QUADRANT WILLOWS

AVAILABILITY

BUILDING D

SUITE	RSF	AVAILABLE
▶ Suite 100	25,981	June 1, 2026
▶ Suite 200	28,081	Now
TOTAL	54,062	



△ DOCK HIGH LOADING

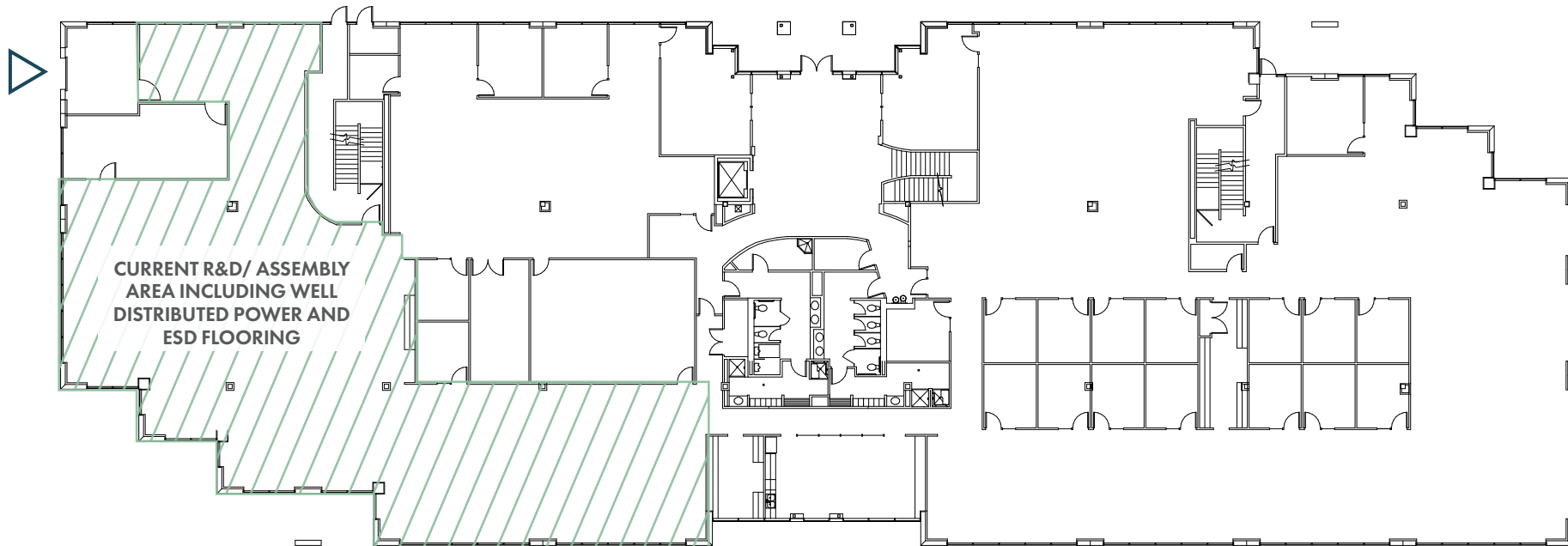
WILLOWS RD



Building D | Floor 1

25,981 RSF | AVAILABLE 6/1/26

 [CLICK TO VIEW
VIRTUAL TOUR](#)



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Building D | Floor 2

28,081 RSF | AVAILABLE NOW

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 R&D / LAB  KITCHEN / BREAK

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The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.