

HUB AT WILLOWS

A New 138,724 SF Manufacturing / Flex
Development in the Heart of Redmond
Available For Lease

9900 WILLOWS RD NE, REDMOND, WA



DEVELOPED BY



STEELE DEVELOPMENT

LEASING BY

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HUBATWILLOWS.COM

 **Kidder
Mathews**

A NEXT GENERATION INDUSTRIAL DEVELOPMENT

BUILDING FOOTPRINT

138,724 SF

OFFICE/MEZZANINE

Build-to-suit

Ability to add second story office

SITE AREA

±9 acres

PARKING

2.4 stalls per 1,000 SF

Additional parking available

TRUCK COURT

Ability to secure rear truck court

LOADING DOORS

18 dock-high loading doors

2 grade-level loading doors

PROJECTED DELIVERY

Q3 2027

CEILING HEIGHT

30'

COLUMN SPACING

56' X 60'

SHELL

Upgraded interior shell

Full dock leveler packages

Upgraded lighting spec

POWER

Heavy power available

Power substation upgrades

in process

LEASE RATE

Contact brokers



RARE CLOSE-IN MANUFACTURING BUILDING

Build to-suit office/flex space with the
ability to add second story office



AMENITIES

HUB
AT WILLOWS

Willows Run Golf Complex

La Cherie Bakery

Willows Deli

BLACK RAVEN
BREWING

Zaucer Pizza

Subway

Cafecito Bakery

BELLA BOTTEGA
SHOPPING CENTER

QFC
Quality Food Centers

JJ Mahoney's Irish Pub
Yummy Pho

POTBELLY
SANDWICH WORKS

MOD

Village Square Cafe

River Trail Roasters

Tropea Ristorante

Ooba Tooba Mexican

molly moon's

TRADER JOE'S

Starbucks

WOODBLOCK
COCKTAILS & FOOD

DOWNTOWN REDMOND STATION

BEAR CREEK VILLAGE

SAFeway

Target

LIFETIME

THE HOME DEPOT

REDMOND TOWN CENTER

MARYMOOR STATION

Sunrise Donuts

Grass Lawn Park

520

Marymoor Park

NEW DEVELOPMENT FOR LEASE | KIDDER MATHEWS 4

HUB
AT WILLOWS

DOWNTOWN REDMOND

Palmer's East Grill
Homegrown
Matador

Kanishka

Kobuta & Ookami

Mendocino Farms

Flatstick Pub

Five Guys

Zio Sal Ristorante

Red Robin

K-Street KBBQ

Thai Ginger

Matt's Rotisserie

Fuji Steak House

BJ's Restaurant & Brewery

WILLOWS RD NE

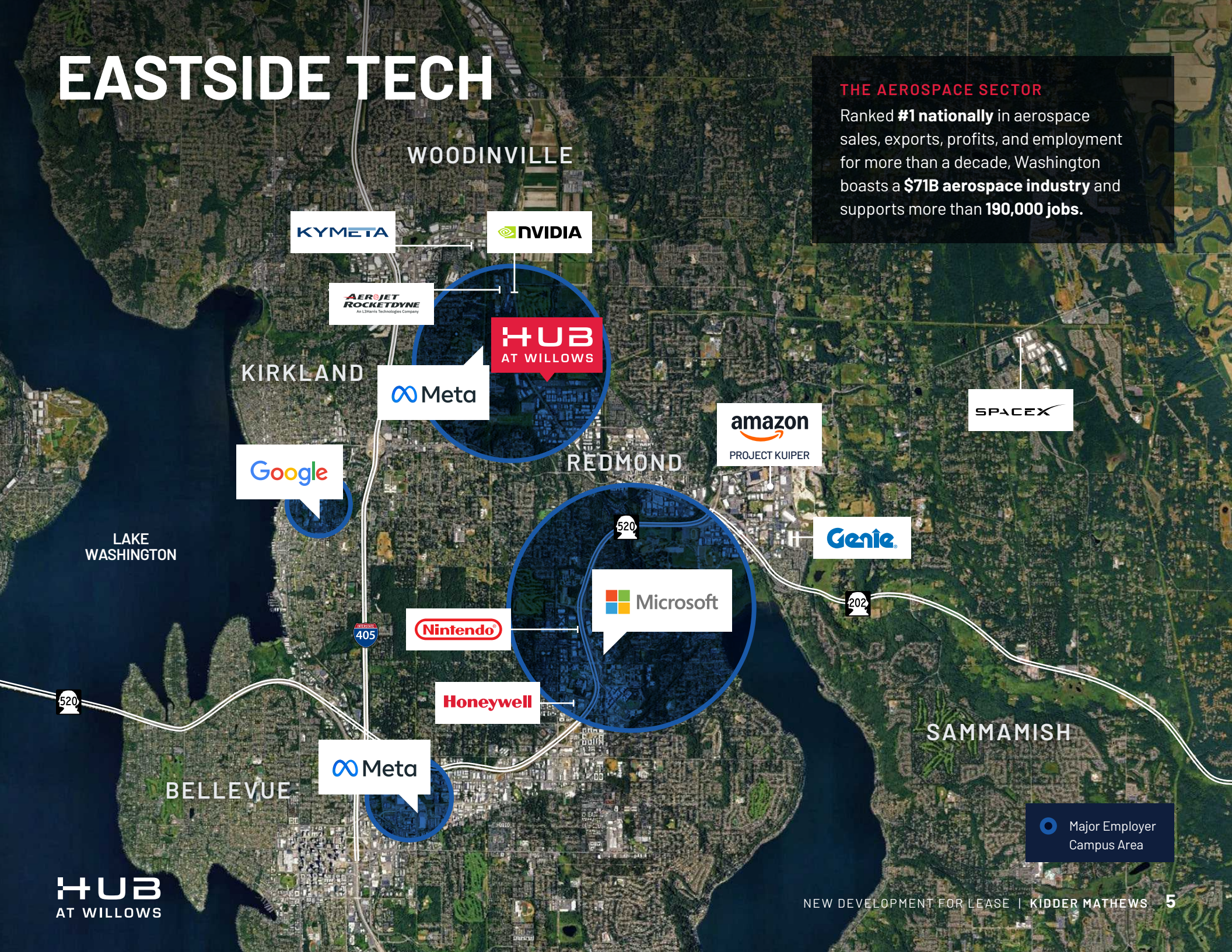
REDMOND WAY

AVONDALE RD NE

EASTSIDE TECH

THE AEROSPACE SECTOR

Ranked **#1 nationally** in aerospace sales, exports, profits, and employment for more than a decade, Washington boasts a **\$71B aerospace industry** and supports more than **190,000 jobs**.



WOODINVILLE

KYMETA

NVIDIA

AERJET
ROCKETDYNE
An Lockheed Technologies Company

HUB
AT WILLOWS

KIRKLAND

Meta

REDMOND

amazon
PROJECT KUIPER

SPACE X

LAKE
WASHINGTON

Google

Genie

Microsoft

Nintendo

Honeywell

Meta

BELLEVUE

SAMMAMISH

Major Employer
Campus Area

HUB
AT WILLOWS

SEATTLE EMPLOYERS



IDEALLY CONNECTED

DIRECT ACCESS

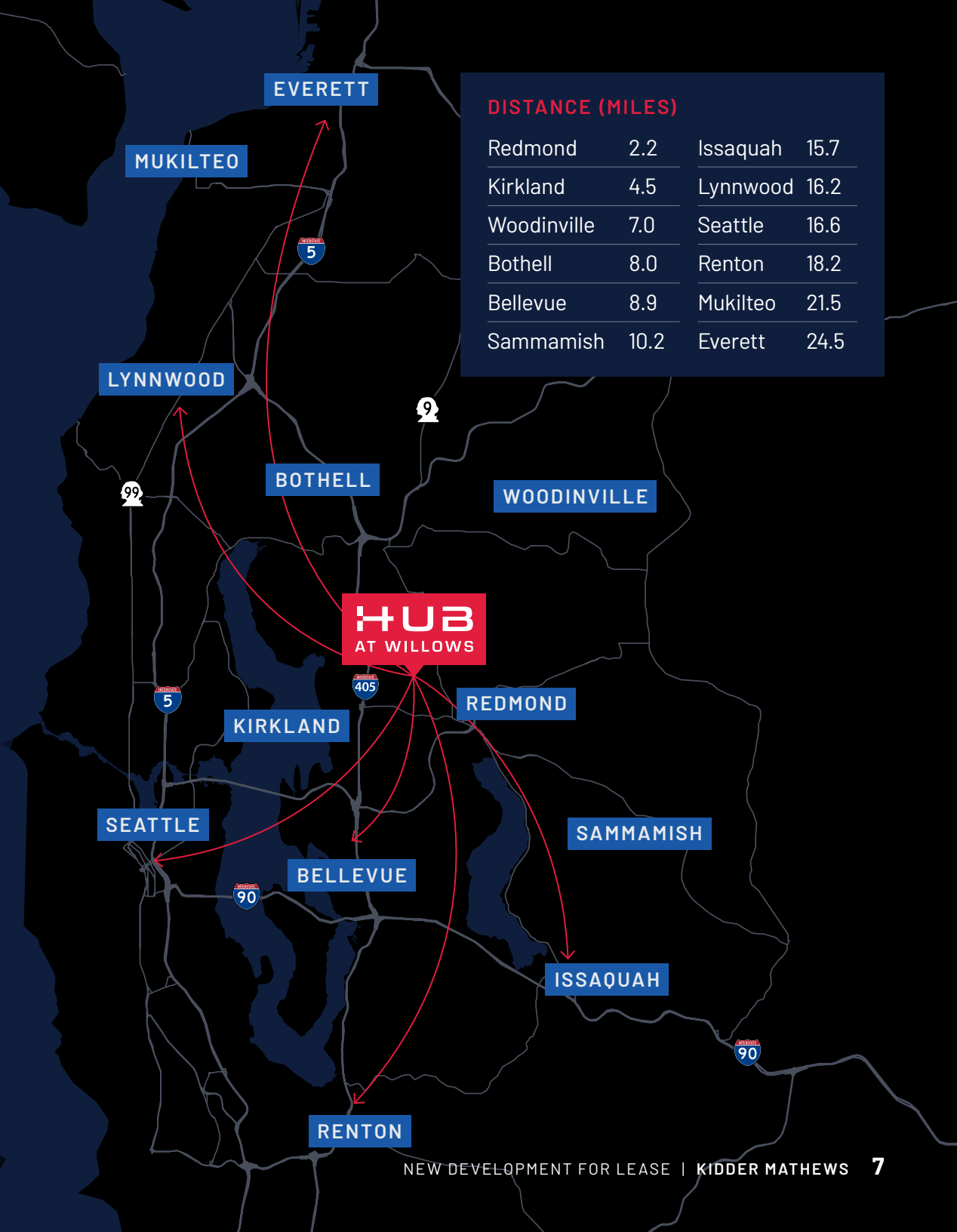
Numerous access points to SR 520, I-405, and the new Light Rail Transit Center, which offers a multitude of routes from the Eastside and Seattle.

LOCATION AMENITIES

The Hub is located in Redmond, with two direct entrances off Willows Road— one of which is a dedicated, lit intersection. The property is bordered by Willows Run Golf Complex to the north and a nature trail to the south, directly connected to the Sammamish River trail system via pedestrian bridge. Minutes from downtown Redmond, Redmond Town Center, the new Light Rail Transit Center, plus a multitude of easy transit routes, amenities, and residential communities.

BUILD-TO-SUIT FACILITY

Opportunity to design-build a facility, providing superior efficiency and cost savings versus retrofitting.



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