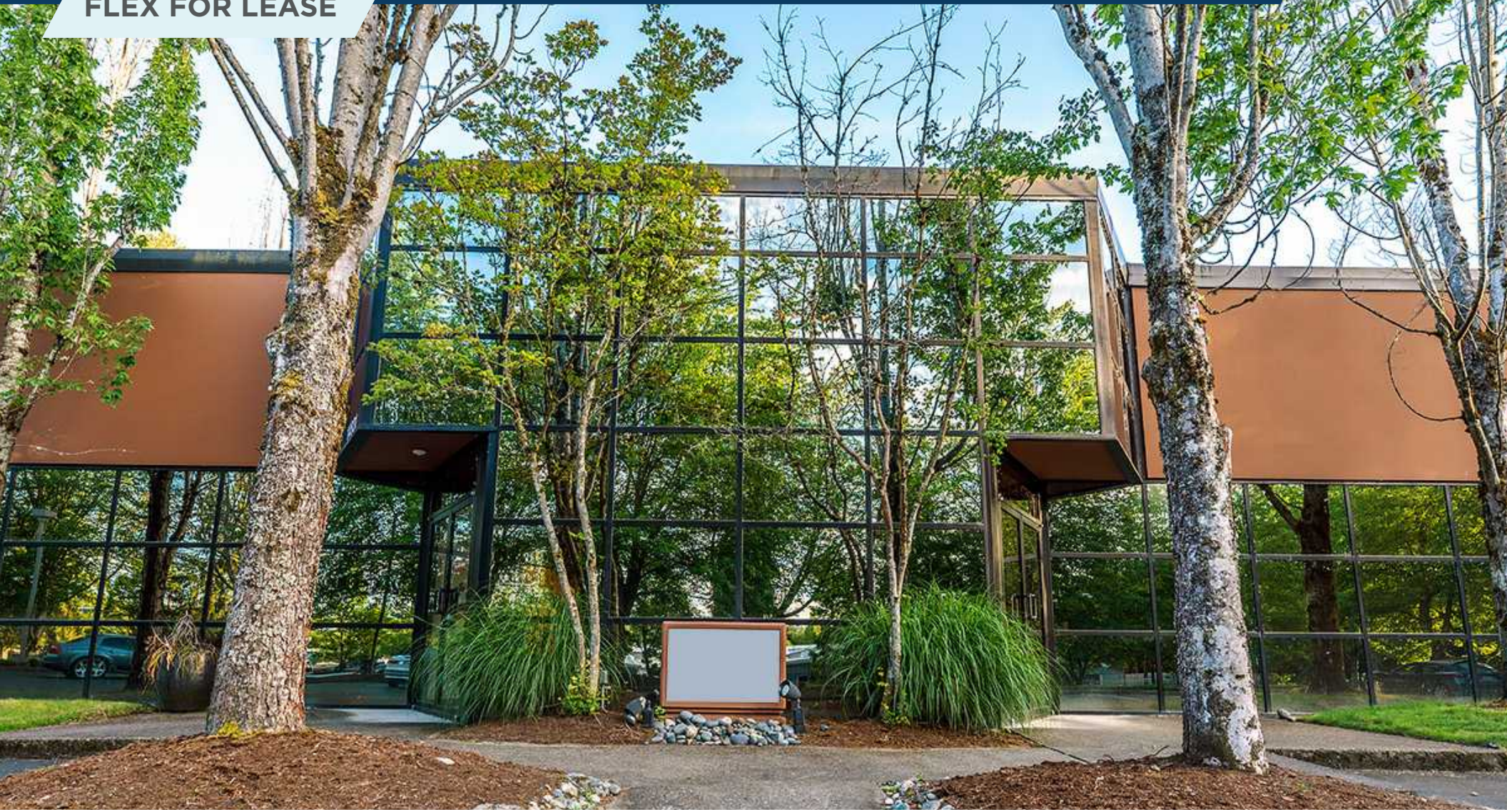
# REDMOND HEIGHTS TECH CENTER

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 | 6,215 SF |
| Warehouse SF | - |
| Office SF | 6,215 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
- Premier location with prominent exposure to Willows Road and 148th Ave. NE
- Easy access to SR 520, which has direct access to Interstate 405
- Full building or multi-tenant opportunity with flexible layouts
- Ample parking available
- Located in close proximity to numerous retailers, restaurants and amenities in downtown Redmond
- Heavy Power Available

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CUSHMAN & WAKEFIELD

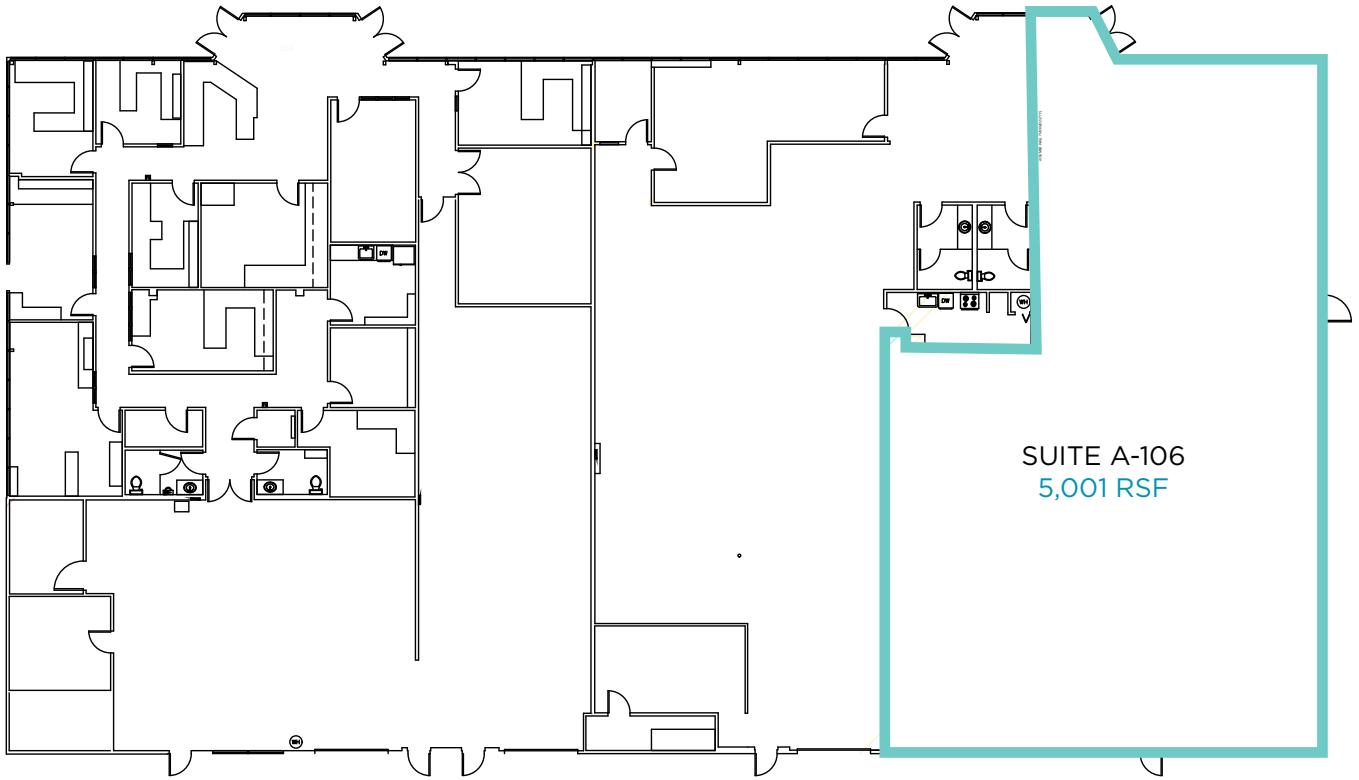
# REDMOND HEIGHTS TECH CENTER

## 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 |

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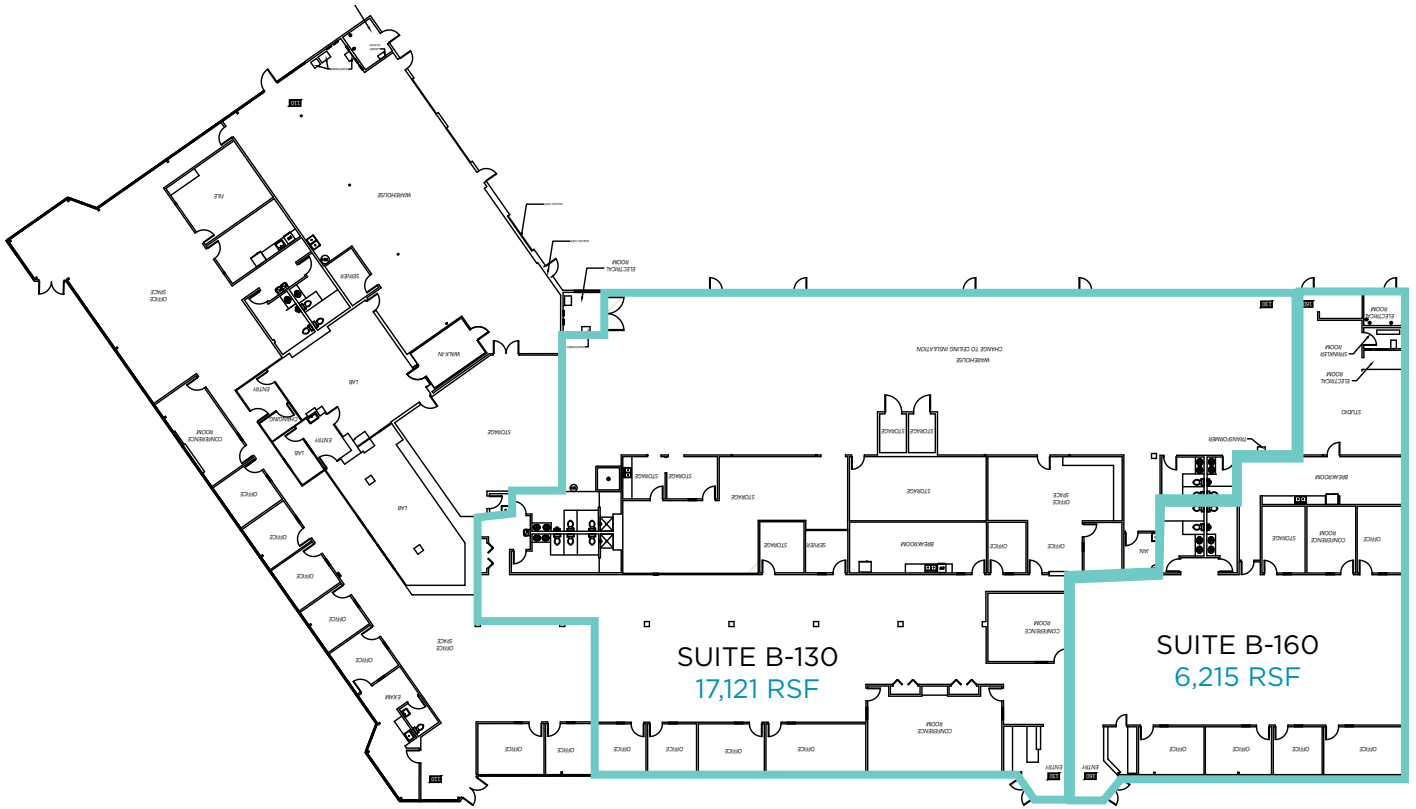
## SUITE B-130 & 160

## 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 | 6,215 | - | 6,215 | $24.00 SF/Yr NNN |

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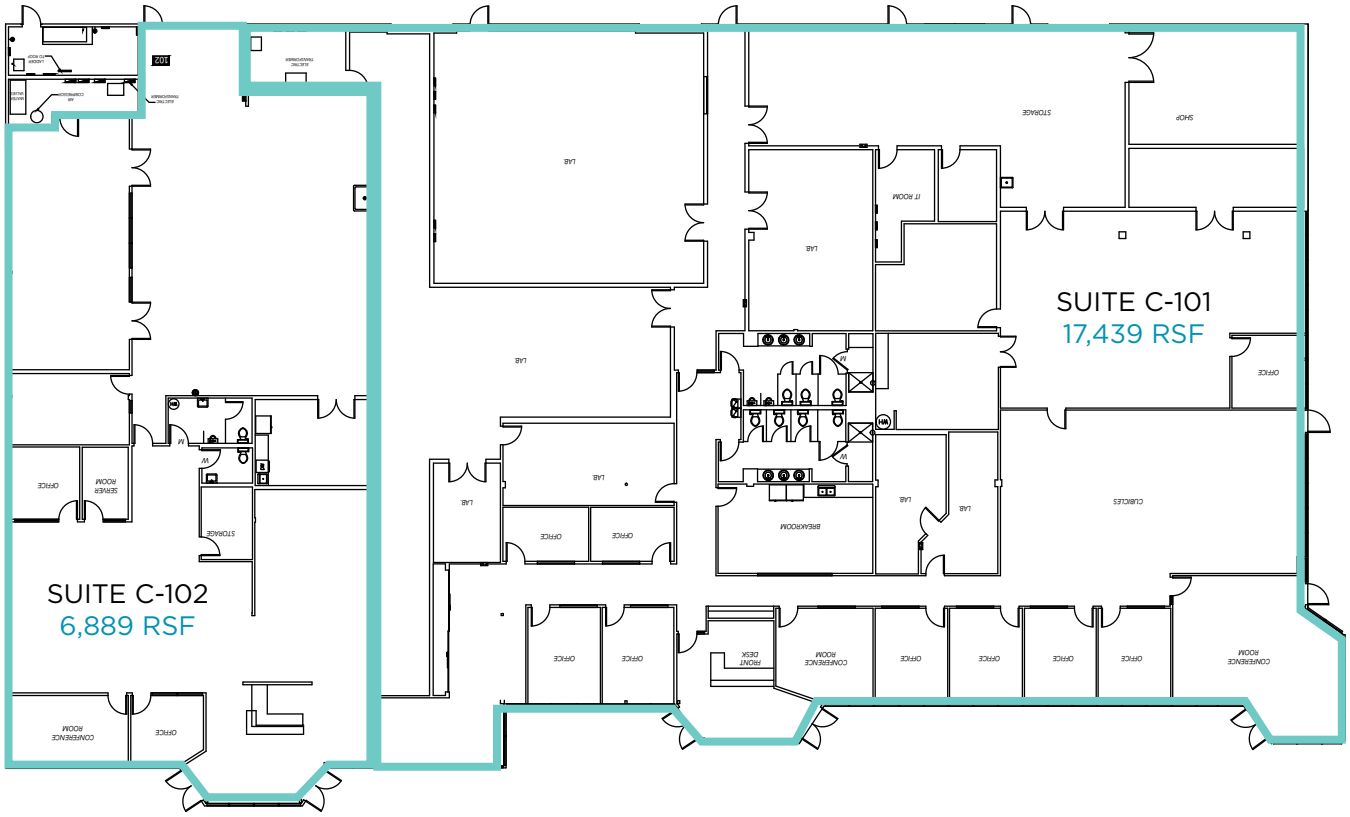
# REDMOND HEIGHTS TECH CENTER

## 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 |

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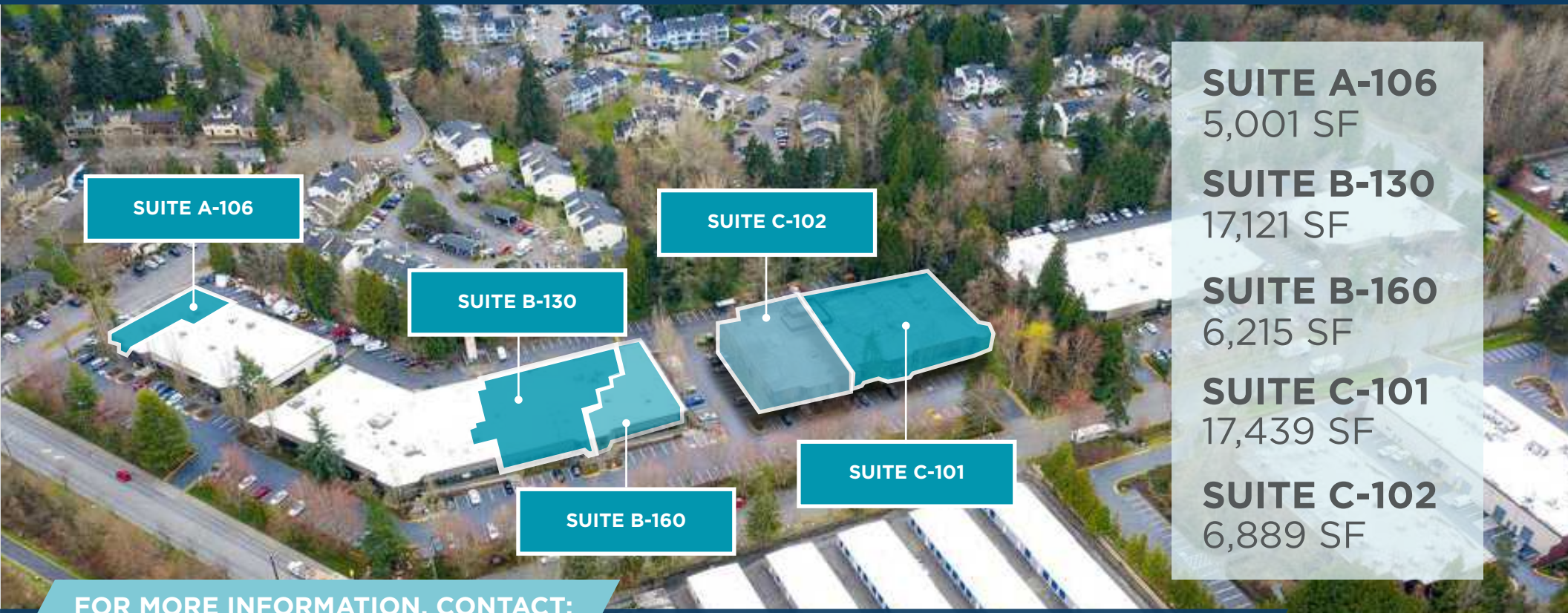


**SUITE A-106**
5,001 SF

**SUITE B-130**
17,121 SF

**SUITE B-160**
6,215 SF

**SUITE C-101**
17,439 SF

**SUITE C-102**
6,889 SF

## FOR MORE INFORMATION, CONTACT:

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