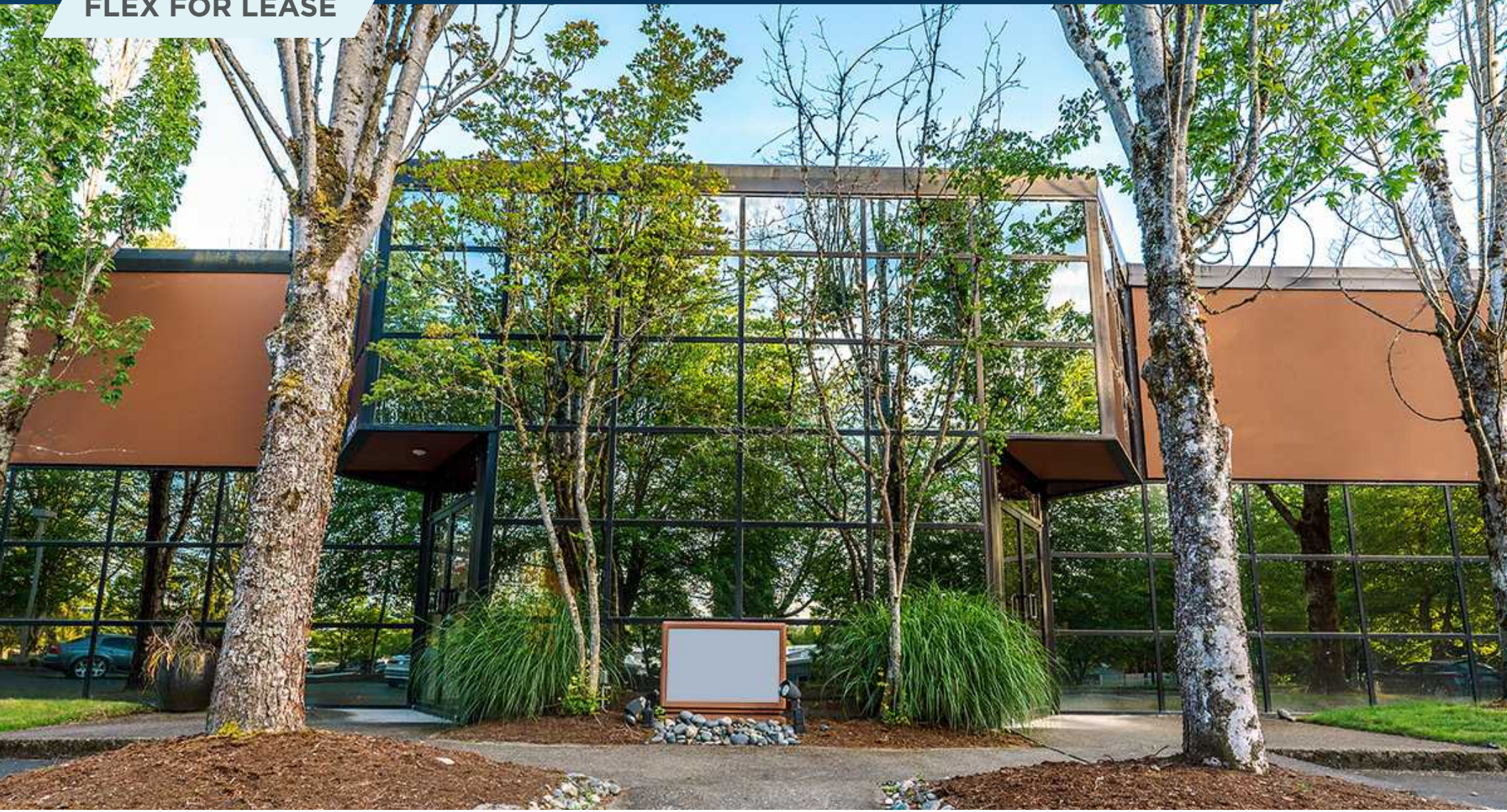
REDMOND HEIGHTS TECH CENTER

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

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

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CUSHMAN & WAKEFIELD

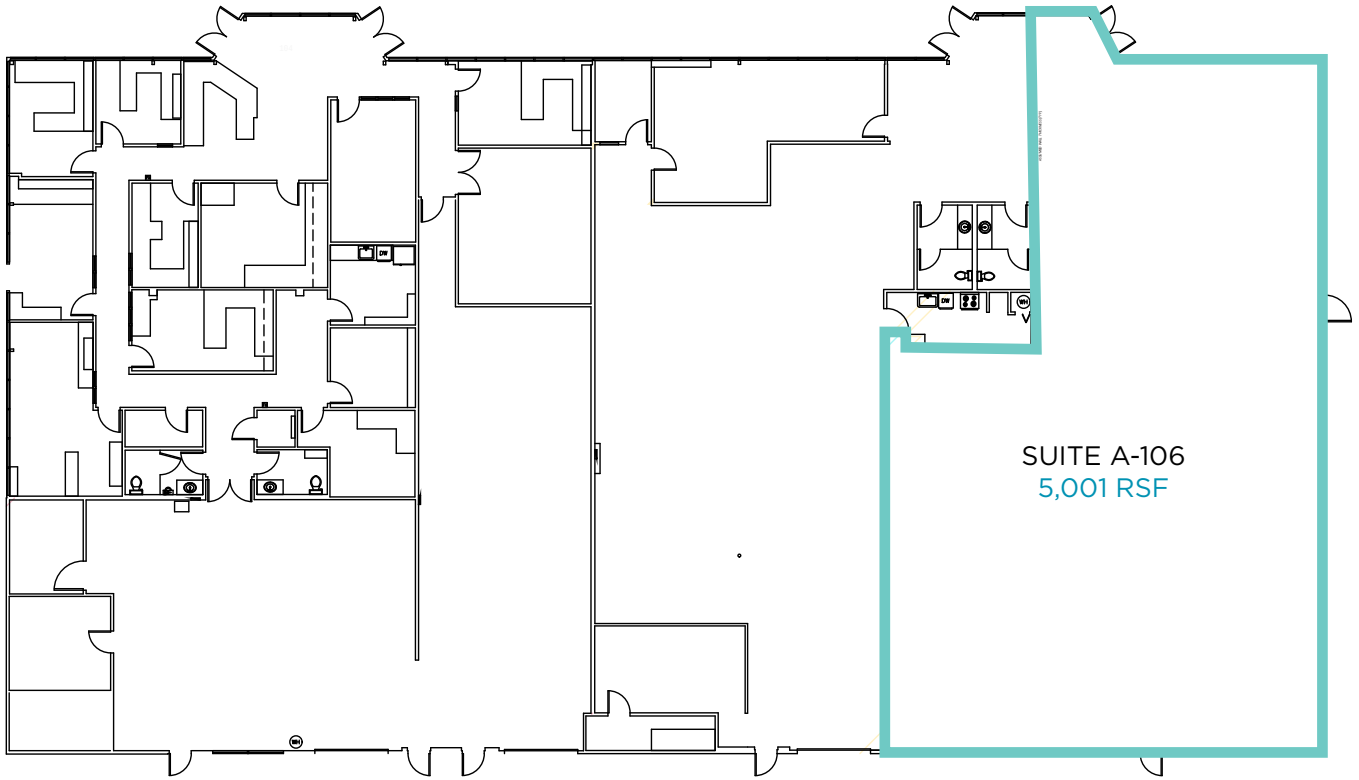
REDMOND HEIGHTS TECH CENTER

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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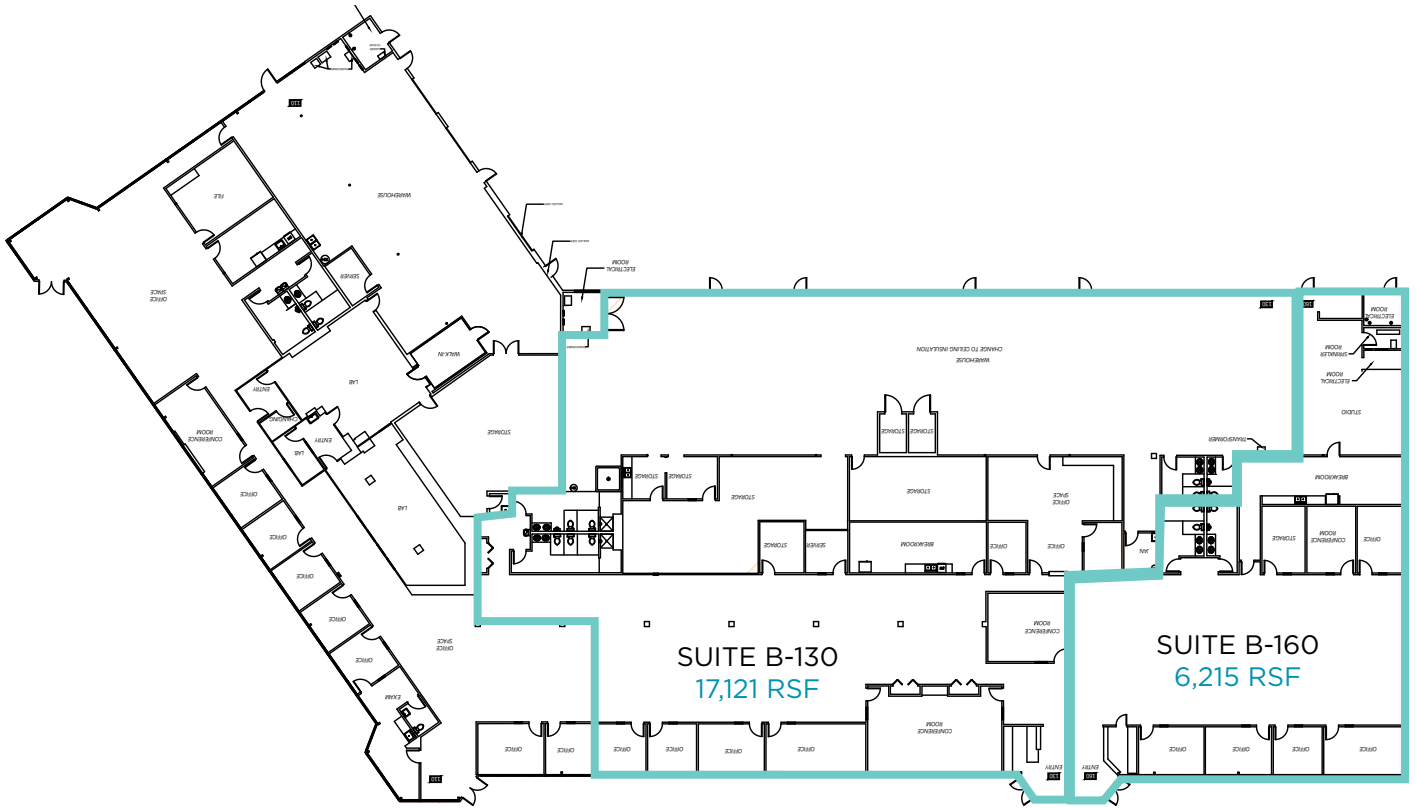
REDMOND HEIGHTS TECH CENTER

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



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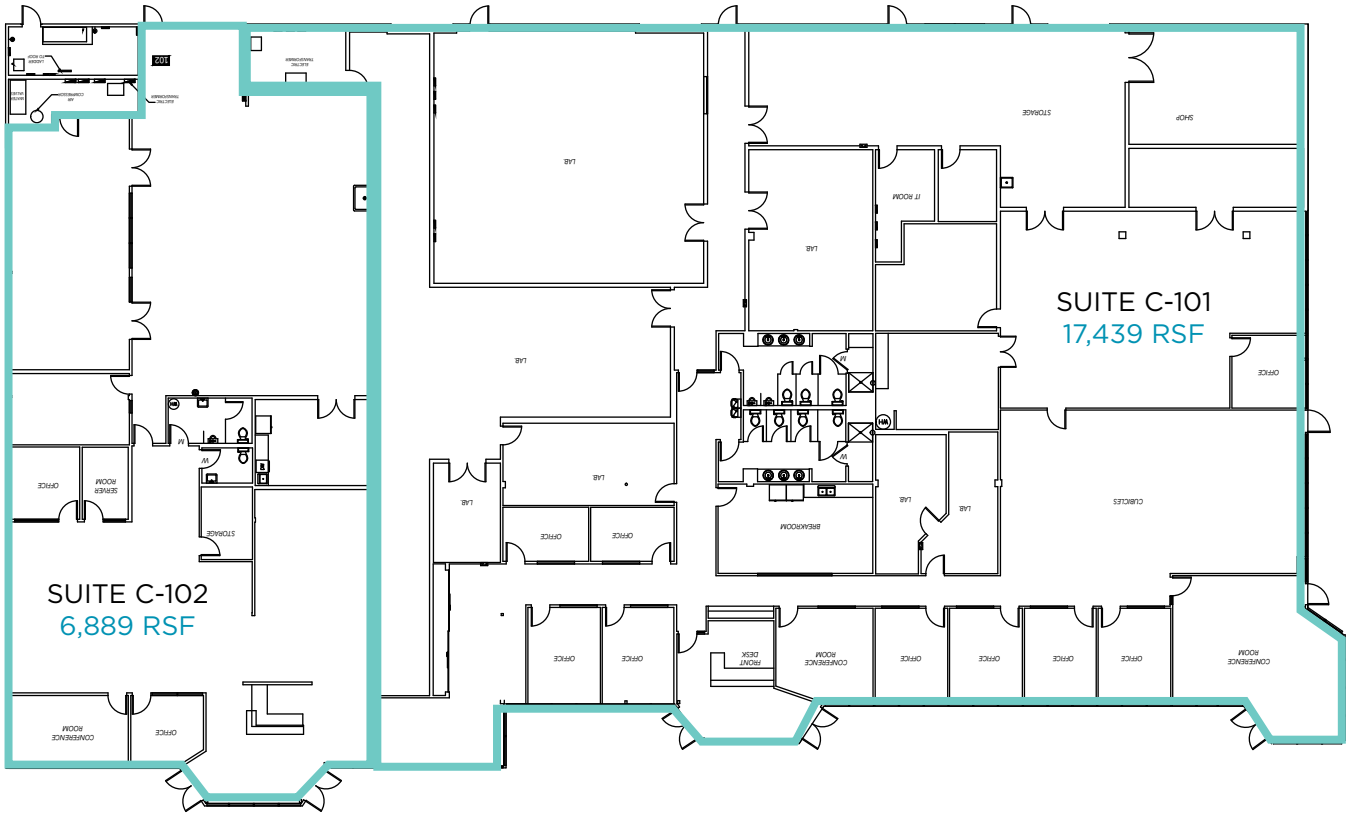
REDMOND HEIGHTS TECH CENTER

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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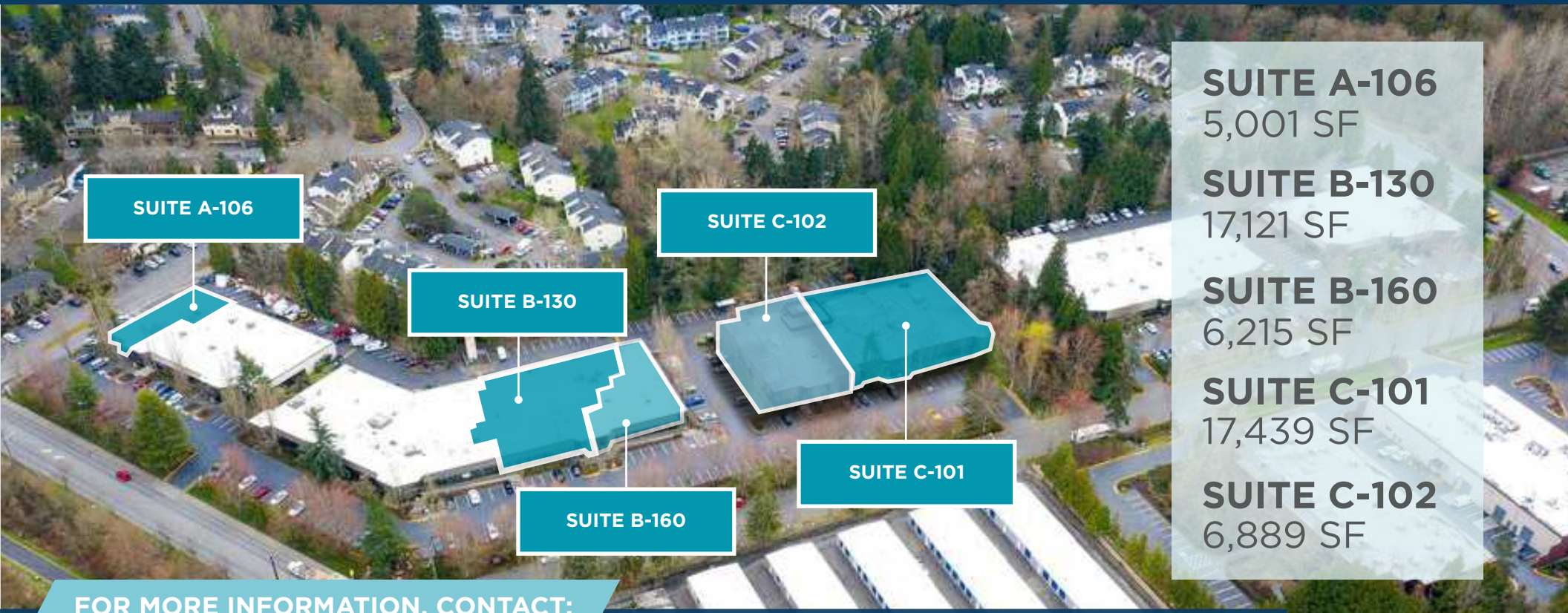

SUITE A-106
5,001 SF

SUITE B-130
17,121 SF

SUITE B-160
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SUITE C-101
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FOR MORE INFORMATION, CONTACT:

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