

QW

QUADRANT WILLOWS BUILDING C

EXCEPTIONAL WORKSPACE IN THE HEART OF REDMOND'S INNOVATION CORRIDOR

11241 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.



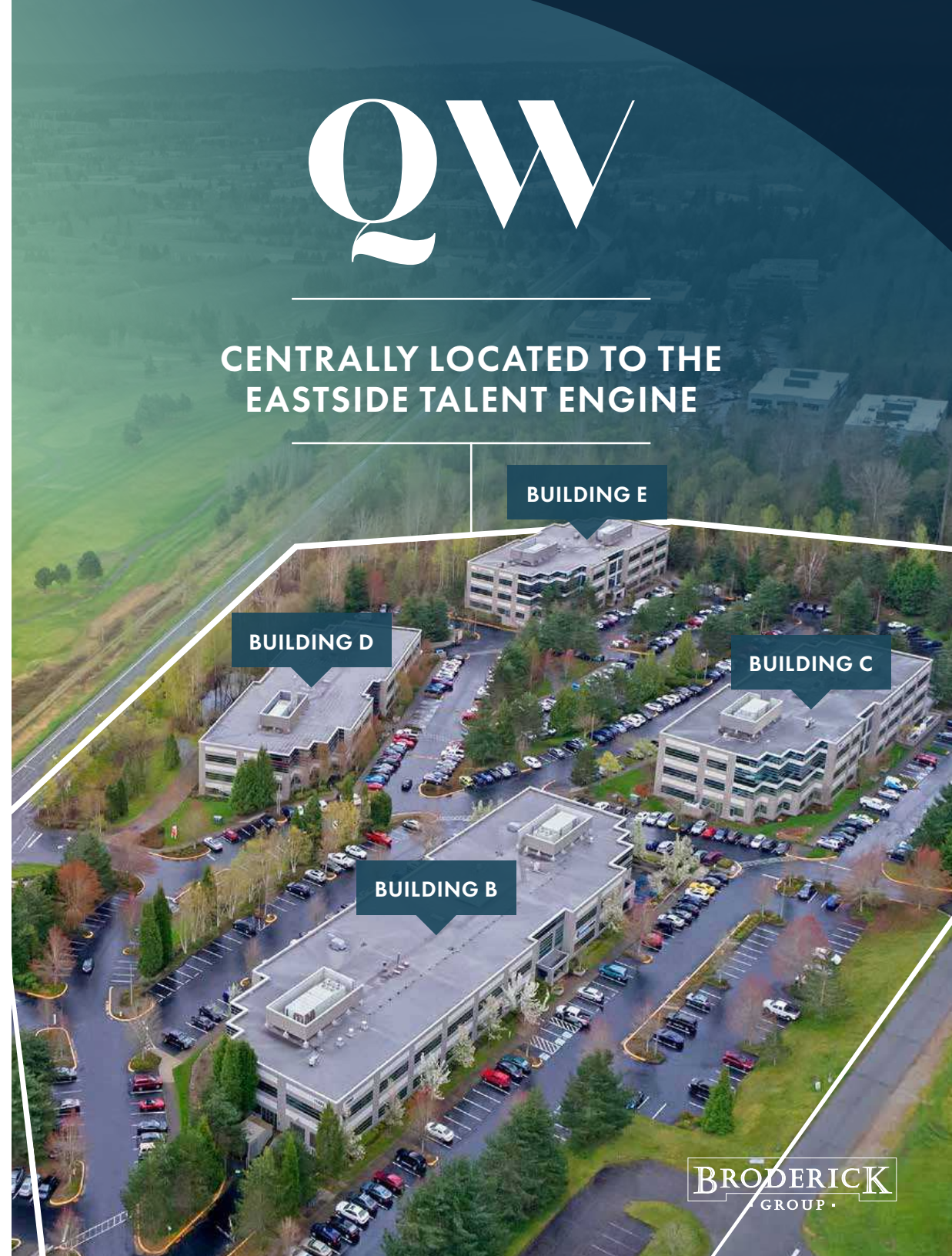
Conveniently located between downtown Redmond and Totem Lake retail amenities, including the highly desirable Redmond Town Center and The Village at Totem Lake.



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



T-Mobile

BUNGIE

SPACEX

Microsoft

Google

Nintendo

Meta

QW

QUADRANT WILLOWS

AEROJET
ROCKETDYNE

stryker

ASTRONICS

amazon.com



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.

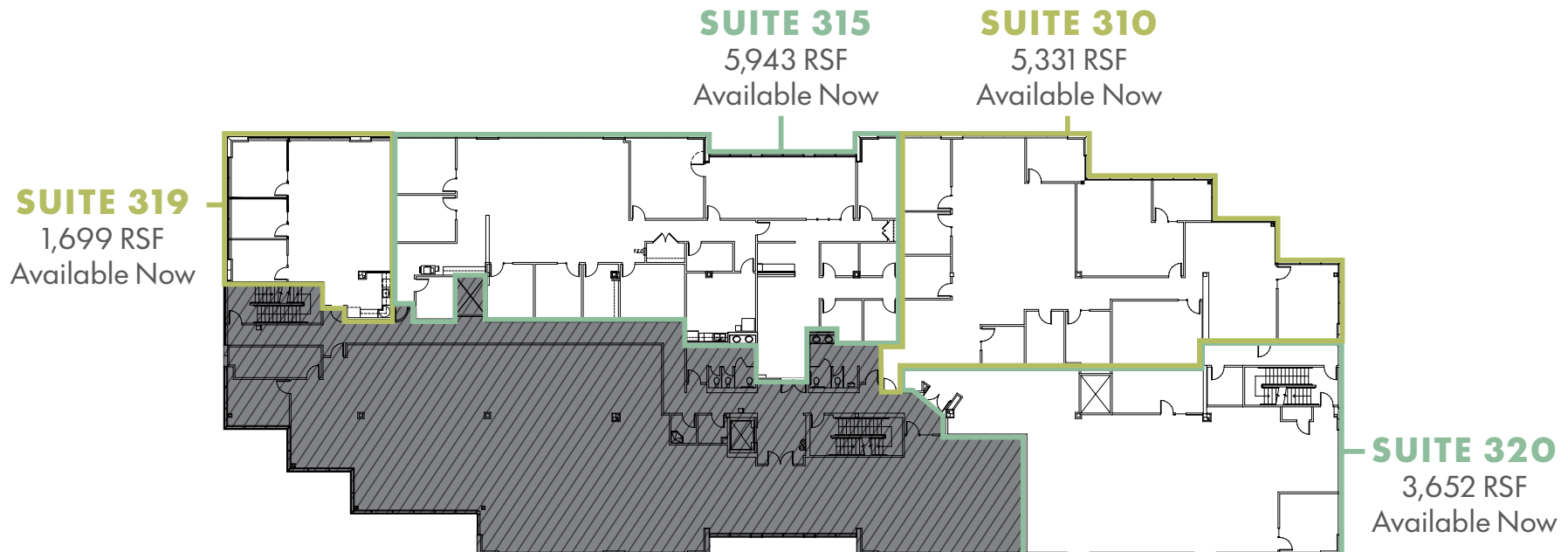


BARNES & NOBLE



FACT SHEET

CAMPUS SIZE	246,899 SF over 4 buildings / Building C - 71,196 SF
LAND AREA	16.55 acres
2026 ESTIMATED OPEX	\$12.50/SF/Yr
PARKING	Building C: 222 parking stalls equates to 3.1 stalls / 1,000 SF
SPRINKLERS	Yes
CEILING HEIGHTS	9' finished ceiling height, 14.5' deck height
FEATURES	Market ready improvements underway. Extensive window-line with views of Willows Run Golf Complex and the Sammamish Valley





QUADRANT WILLOWS

AVAILABILITY

BUILDING C

	SUITE	RSF	AVAILABLE
▶	310	5,331	Now
▶	315	5,943	Now
▶	319	1,699	Now
▶	320	3,652	Now

16,652 CONTIGUOUS





Building C | Floor 3



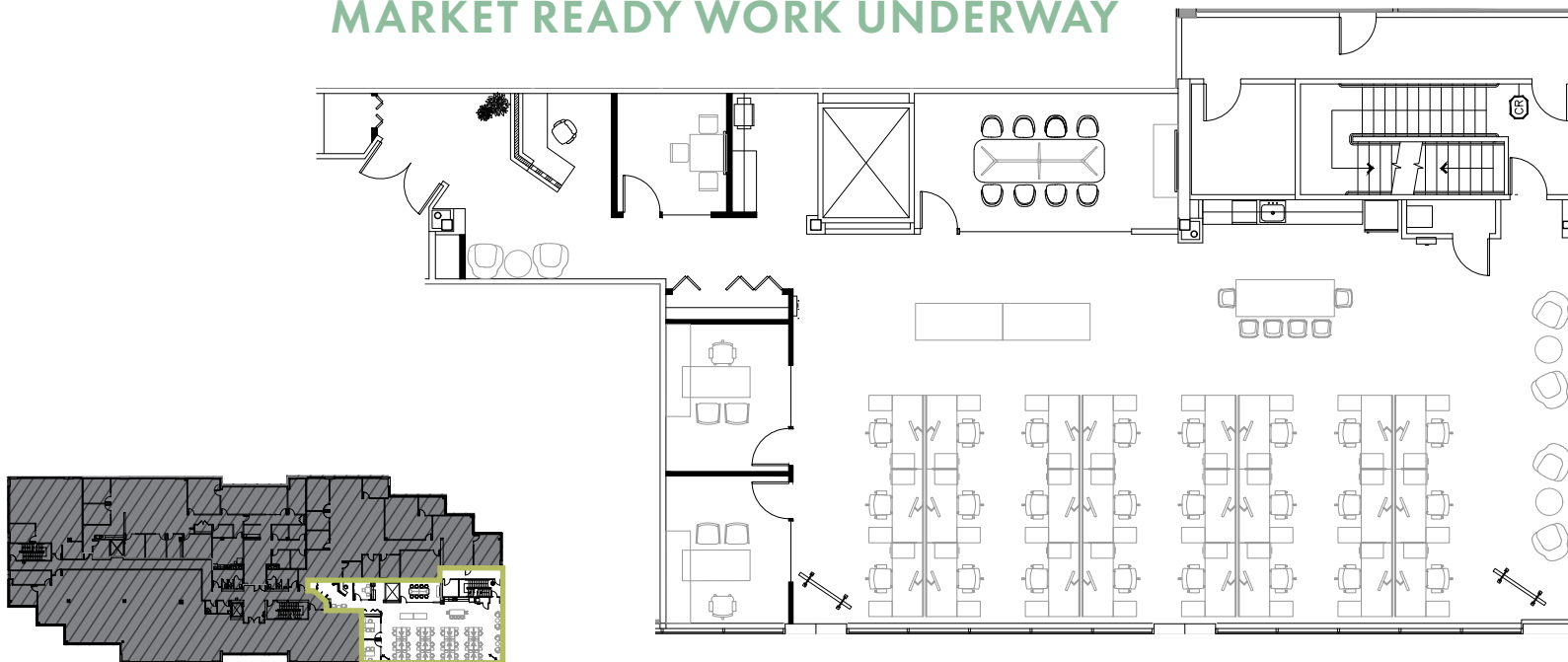
CLICK TO VIEW
VIRTUAL TOUR

SUITE 320

3,652 RSF

AVAILABLE NOW

**SPECULATIVE PLAN
MARKET READY WORK UNDERWAY**



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WILLOWS

11241 WILLOWS RD NE | REDMOND, WA



Building C | Floor 3

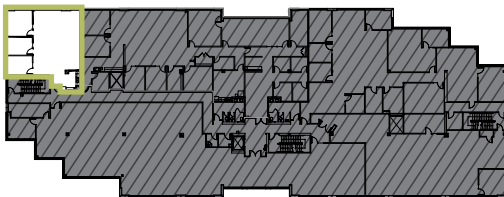
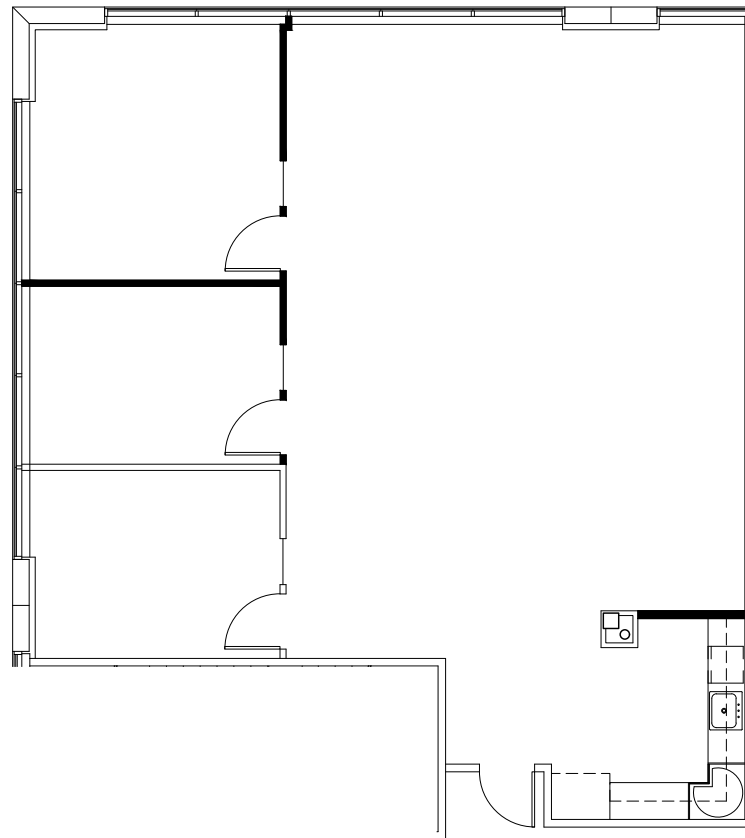
MARKET READY PLAN

SUITE 319

1,699 RSF

AVAILABLE NOW

 [CLICK TO VIEW
VIRTUAL TOUR](#)



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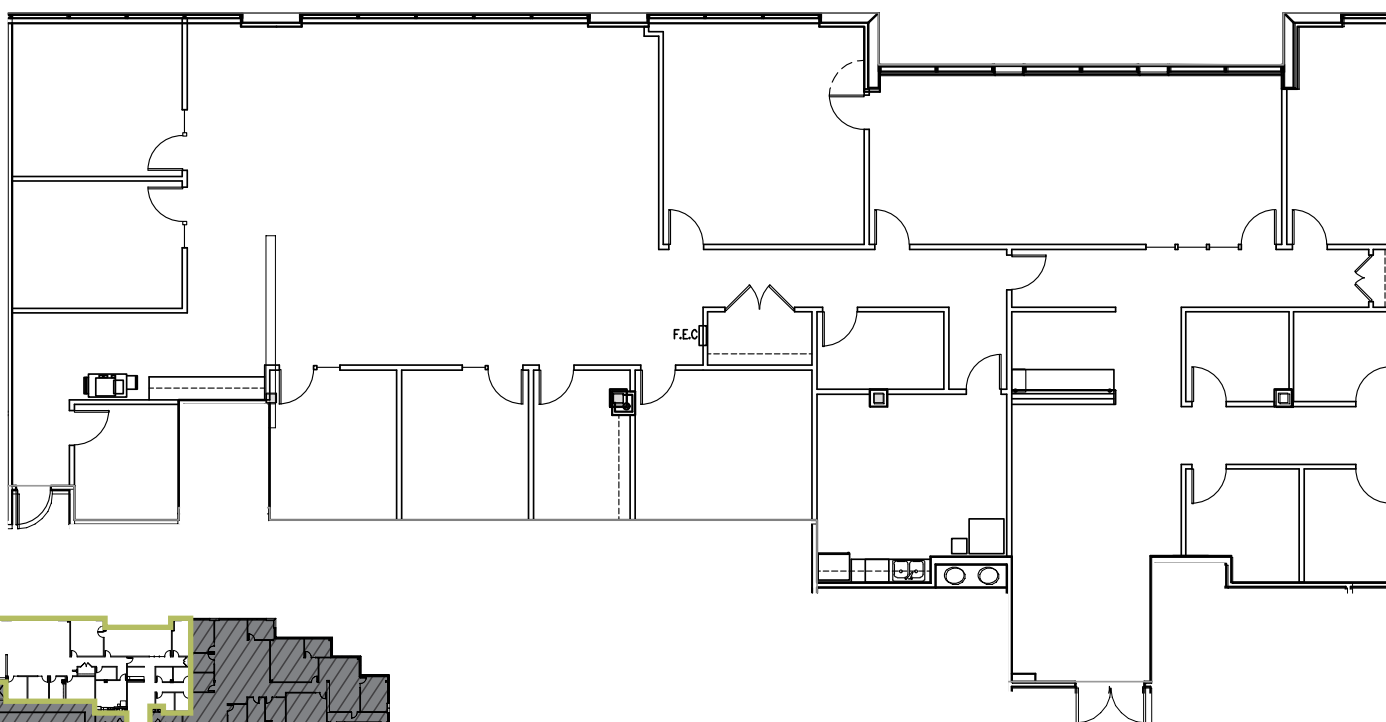
CLICK TO VIEW
VIRTUAL TOUR

Building C | Floor 3

SUITE 315

5,943 RSF

AVAILABLE NOW



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Building C | Floor 3

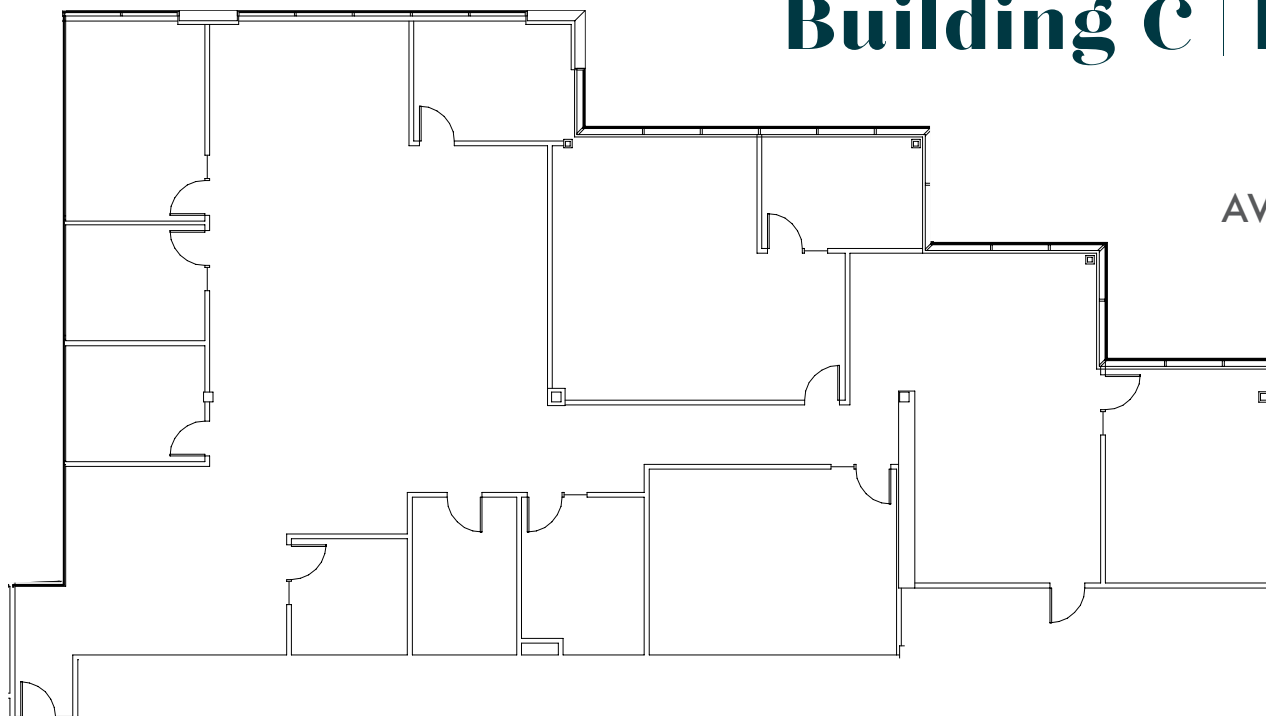
SUITE 310

5,331 RSF

AVAILABLE NOW



CLICK TO VIEW
VIRTUAL TOUR



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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.